



Redevelopment Authority

335 South Broadway

De Pere, WI 54115

<http://www.de-pere.org>

Regular Meeting

Agenda

Monday, August 24, 2015

6:00 PM

De Pere City Hall Council Chambers

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Redevelopment Authority** of the City of De Pere will be held on **August 24, 2015** at **6:00 PM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115**.

Call to Order

1. Roll Call.
2. Approval of the minutes of the May 19, 2015 Redevelopment Authority meeting.
3. Approval of the minutes of the June 10, 2015 Redevelopment Authority meeting.
4. Review Facade Grant Application for 123 S. Broadway (In reference to 121 S. Broadway address). Applicant: SAKS Holdings, LLC Andrew Krans.
5. Review Facade Grant Application for 353 Main Av. Applicant: SAKS Holdings, LLC Andrew Krans.
6. Update on status of negotiations for 102 N. Broadway redevelopment

PLEASE TAKE NOTICE, that pursuant to Wis. Stats. §19.85(1)(e), the Redevelopment Authority may convene in closed session for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The Redevelopment Authority may then reconvene in open session for purposes of taking action on the item discussed in closed session or for such other purposes as are allowed by law.

Adjournment

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the City Planner's office at 339-4043 by Noon on Monday, August 24, 2015 so that arrangements can be made.

AGENDA SENT TO:

Redevelopment Authority Members
Alderspersons
News Media
Brown County Library, De Pere Branch
De Pere Area Chamber of Commerce
Definitely De Pere
SAKS Holdings, LLC

City of De Pere, Wisconsin



Request For Redevelopment Authority Action

MEETING DATE: August 24, 2015

DEPARTMENT: Planning

FROM: Sarah Wallace

SUBJECT: Approval of the minutes of the May 19, 2015 Redevelopment Authority meeting.

ATTACHMENTS:

- RDA_May2015_Minutes_Draft (PDF)



Redevelopment Authority

335 South Broadway

De Pere, WI 54115

<http://www.de-pere.org>

Special Meeting

Draft Minutes

Tuesday, May 19, 2015

7:00 PM

De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 7:00 PM by Board Member Ted Penn

Attendee Name	Title	Status	Arrived
Jerry Henrigillis	Board Member	Present	
Bill Komsi	Board Member	Present	
John Nusbaum	Board Member	Present	
Ted Penn	Board Member	Present	
Joe Van Deurzen	Board Member	Present	
Julie Van Straten	Board Member	Present	

Also present: City Planning Director Ken Pabich and City Attorney Judith Schmidt-Lehman.

2. Approval of the minutes of the February 23, 2015 Redevelopment Authority meeting.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Joe Van Deurzen, Board Member
SECONDER: Jerry Henrigillis, Board Member
AYES: Henrigillis, Komsi, Nusbaum, Penn, Van Deurzen, Straten

3. Approval of the minutes of the April 21, 2015 joint meeting of the Redevelopment Authority and Common Council.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Julie Van Straten, Board Member
SECONDER: Bill Komsi, Board Member
AYES: Henrigillis, Komsi, Nusbaum, Penn, Van Deurzen, Straten

4. Resolution RDA15-01, authorizing Settlement Agreement and Mutual Release between the City of De Pere, the Redevelopment Authority of the City of De Pere, Medical Arts Complex Dental Center, S.C. and Centre Ville LLC. *

The resolution being presented tonight outlines the settlement terms. Judy Schmidt-Lehman reported that the City Council does not have a quorum for their meeting tonight, so RDA members may want to entertain a motion to extend the closing date. Jerry Henrigillis motioned, seconded by Julie Van Straten, to amend item 2 of the settlement agreement to state that the developer shall transfer ownership on or before May 29, 2015, or an otherwise mutually agreed-upon closing date. Upon vote, motion carried unanimously.

Julie Van Straten motioned, seconded by Joe Van Deurzen, to present the RDA resolution with amended agreement attached, to the City Council for action. Upon vote, motion carried unanimously.

RESULT: ADOPTED AS AMENDED [UNANIMOUS]
MOVER: Julie Van Straten, Board Member
SECONDER: Joe Van Deurzen, Board Member
AYES: Henrigillis, Komsi, Nusbaum, Penn, Van Deurzen, Straten

Adjournment

Attachment: RDA_May2015_Minutes_Draft (3804 : May Minutes)

Joe Van Deurzen motioned, seconded by Ted Penn, to adjourn the meeting at 7:10 PM.
Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen

City of De Pere, Wisconsin



Request For Redevelopment Authority Action

MEETING DATE: August 24, 2015

DEPARTMENT: Planning

FROM: Sarah Wallace

SUBJECT: Approval of the minutes of the June 10, 2015 Redevelopment Authority meeting.

ATTACHMENTS:

- RDA_Jun2015_Minutes_Draft(PDF)



Redevelopment Authority

335 South Broadway

De Pere, WI 54115

<http://www.de-pere.org>

Special Meeting

Draft Minutes

Wednesday, June 10, 2015
5:00 PM
De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 5:00 PM by Board Member Ted Penn

Attendee Name	Title	Status	Arrived
Jerry Henrigillis	Board Member	Excused	
Bill Komsi	Board Member	Present	
John Nusbaum	Board Member	Present	
Ted Penn	Board Member	Present	
Joe Van Deurzen	Board Member	Excused	
Julie Van Straten	Board Member	Present	

Also present: City Planning Director Ken Pabich, Mayor Mike Walsh, City Attorney Judith Schmidt-Lehman, and members of the public.

2. Presentation on 102 North Broadway by the Bader Development Group.

The property at 102 N. Broadway has been marketed by the City as an area for redevelopment. Staff sent out requests for proposals and received two. Each group will have 30 minutes to present, and have been asked to cover the same topics: an outline of their plan, a basic summary of financial viability and assistance requirements, as well as a timeline of the project.

Garritt Bader, representing the 100 North development team, provided an introduction of their team members and the background of the project. They are proposing a four story condominium complex with 6,000 square feet of retail/commercial space on the first floor. The development would include underground parking for residents, and would maintain vehicular access and surface parking on the alley side. The second - fourth floors would consist of residential condominium space with steel and concrete construction to buffer noise. The building is designed to maximize west and south views, and provides balconies and rooftop space for all residents. The design includes brick exterior, classic archways, modern glass, and a corner tower feature with wraparound exposures to blend the old and new De Pere.

The developers are proposing to buy the land for \$1, and are requesting \$1,000,000 in TIF assistance. Boring needs to be conducted to determine soil capacity, and the developers are asking if the City would be willing to complete additional boring so costs can be lowered.

Discussion followed regarding customer parking, which the developer felt could be addressed with street parking and surface lots nearby. The board asked for clarification on "pre-sales", which the developer defines as the signing of a purchase agreement. Board members inquired how many prospective condominium owners have expressed interest; there are a total of nine, several of whom are in attendance tonight. Garbage and recycling storage was also discussed. Project architect Chris Renier reported that a storage room is included in the first floor design.

3. Presentation on 102 North Broadway by the Tadych Development Group.

Jason Tadych, representing Tadych Investment Partners, outlined the project proposal. Plans call for a four story, mixed use building with executive commercial on the first floor and 24 luxury loft-style apartments on floors 2-4. The plan includes 30

Attachment: RDA_Jun2015_Minutes_Draft (3813 : June minutes)

underground parking stalls and 13 on the first floor. Architect Paul De Leeuw provided an overview of the design, explaining that it is respectful of the city's historic character with modern amenities. The design is new and bold but rooted in the history of De Pere. Components include brick with historic details and window openings.

The developers are proposing to purchase the land for \$90,000, and are requesting \$750,000 in TIF assistance.

Discussion followed regarding parking and garbage storage. The development would rely on surrounding surface lots for customers, as all of the interior parking would be dedicated to residential tenant use. The plans provide for garbage storage in the rear of the first floor parking area. Board members inquired if the developer has researched statistics on vacancy rates of similar rental properties in the area. Tadych stated that other properties have reported limited vacancies, and new developments have had success with pre-leasing prior to the completion of construction.

4. Possible selection and recommendation by the Redevelopment Authority for 102 N Broadway.

Ken Pabich summarized the comparison matrix prepared by staff as part of the agenda packet. It outlines items such as project costs, assistance requested and TID #7 payoff information. Ken also pointed out that the base value for TID #7 was redetermined last year, which changed the closing date of the TID to 2031.

Discussion followed regarding the number and orientation of street-level entrances for the commercial space in both proposals.

Julie Van Straten motioned, seconded by John Nusbaum, to enter into closed session at 6:04 PM. Upon vote, motion carried unanimously.

Julie Van Straten motioned, seconded by John Nusbaum, to return to open session at 7:18 PM. Upon vote, motion carried unanimously. Board chairman Ted commended both developers for their strong proposals.

John Nusbaum motioned, seconded by Bill Komsi, to accept the Tadych Development proposal as presented and forward to City Council for approval. Upon vote, motion carried unanimously.

Adjournment

Julie Van Straten motioned, seconded by Bill Komsi, to adjourn the meeting at 7:21 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen

City of De Pere, Wisconsin**Request For Redevelopment Authority Action**

MEETING DATE: August 24, 2015

DEPARTMENT: Planning

FROM: Sarah Wallace

SUBJECT: Review Facade Grant Application for 123 S. Broadway (In reference to 121 S. Broadway address). Applicant: SAKS Holdings, LLC Andrew Krans.

ATTACHMENTS:

- RDA_Staff_123 S Broadway (PDF)
- FG_123 S Broadway (PDF)

Item #4: Review Facade Grant Application for 123 S. Broadway (In reference to 121 S. Broadway address). Applicant: SAKS Holdings, LLC Andrew Krans.



Image of property

The existing building at address 121 South Broadway is located within the same parcel as 123 South Broadway, has applied for Façade Grant funds. This project has been part of 125, 123 and 121 joint efforts for improvements and updates to the facades. 123 and 125 have previously received façade grant funds. The façade funds for 123 were for the East Elevation (Wisconsin Street side) improvements. The owners have worked with the State Main Street program staff and Definitely De Pere to help generate a rendering and it matches our design guidelines.

The project for 121/123 S. Broadway includes the following:

West Elevation (Broadway Side): The proposal is to correct the overall design of the Broadway facing side of this property to be more in line with the refacing work to be done at 123 Broadway side. (See proposed drawings) The overall shape of the exterior of 121 will not be changed but refaced within the existing structure. To be refaced with brick, new windows to include glass block and new door entry systems. Signage to be removed and future lighting and signage to comply with City of De Pere codes.

The estimated cost for the entire project is \$35,400. If the RDA would approve all proposed expenditures, the project would qualify for \$8,850 from the grant program. Staff would recommend that the RDA approve up to \$10,000 for qualifying expenses. This allows the owner to proceed with the project if other items are found during construction. The owner will need to clearly show the expenses separated for the project.

Recommendation:

Staff would recommend supporting the façade grant. If approved, the owner will need to provide receipts back to the City for approval by the RDA. If any other comments are provided by the Main Street Design Committee, they will also be shared with the property owner.

Facade Grant Application

City of DePere / Planning Department
Atten: Sarah Wallace
335 S Broadway
DePere, WI. 54115

SAKS Holdings, LLC
Andrew Krans
941 Lawton Place
Depere, WI. 54115

Re: 123 S. Broadway (In reference to 121. S Broadway address)
Facade Grant Application



121 S. BROADWAY
JULY 10, 2008 / REVISED JAN. 26, 2015

DE PERE, WI
JOE LAWNICZAK

August 4th 2015

City of DePere / Planning Department
Atten: Sarah Wallace
335 S Broadway
DePere, WI. 54115

SAKS Holdings, LLC
Andrew Krans
941 Lawton Place
Depere, WI. 54115

Re: 123 S. Broadway (In reference to 121. S Broadway address) Facade Grant Application

Hello Sarah,

Hope this finds you well. Attached you will find the completed Facade Grant Application, photos of the existing and proposed project design along with a cost estimate for the work to be completed.

We are still working with our local architect, Chris Renier, towards a final design drawing and concept for the exterior but feel that our costs and overall design will be similar to the drawing included. (However without the removable or replaceable signage marquee letters as they are not permitted under the City of DePere Signage requirements / codes.) I will supply you and the RDA committee with these completed drawings shortly but wanted to get the bulk of the information to you for review.

Also since we purchased 121 S. Broadway in the spring of 2015 we formally had the building parcel/ address merged with 123 S. Broadway. I wanted to point this out since we have already used the City of DePere Facade Grant towards the improvement of 123. S Broadway in 2014. This is why I made a reference to 121 and 123 S. Broadway above. If you have any questions please feel free to contact me to clarify if needed.

Estimated Project Costs:

Masonry/ Stone and Block Glass work	Cost Estimates
Miller Masonry Contractor:	\$13,500.00
Door Systems, Windows	
Tri City Glass:	\$8,500.00
Electrical	
C&C Electrical	\$3,500.00
Brick Clean Up / Tuck point / mortar	
Big 10 Painting / TBD requesting new quotes:	\$5,500.00
General Labor outside of contracted work:	
SAKS Holdings, LLC: Permits / 80 HRS Labor	\$4,400.00
Total:	<u>\$35,400.00</u>

Sincerely,


Andrew Krans
Saks Holdings, LLC

CC: M. BUDZINSKI

4.b



CITY OF DE PERE

Façade Grant Application

The City of De Pere, in conjunction with Downtown De Pere Inc., will assist with façade improvements for commercial properties located within the boundaries of a Tax Increment District (TID). Applications will be acted upon **on a first come first serve basis**. The maximum grant is up to \$10,000 for approved projects. The grant requires the expenditure of \$4.00 of private funds for each \$1.00 of grant funds disbursed. Grants will only be awarded to projects that are approved by the Redevelopment Authority.

Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: SAKS Holdings, LLC / Andrew Krans

Mailing Address: 941 Lawton Place

Phone: 920-371-5032

Cell: 920-371-5032

Email Address: atkrans@gmail.com

B. Property Information: Name: Majestic Theatre Building

Address: 123 S. Broadway (121 S. Broadway Subject Property)

C Project Details: Proposed Start Date: Fall 2015 Expected Completion Date: 30 Days from Start

Contractor Name: Andrew Krans

Mailing Address: 941 Lawton Place

Phone: _____ Cell: 920-371-5032

Please attach (1) hard copy and (1) PDF version of the following items:

1. A photo of the existing façade.
2. The proposed project design.
3. The project cost estimates by major category (design, material, labor, etc).

The undersigned applicant(s) affirms that the information submitted herein is true and accurate to the best of my (our) knowledge. I (we) have read and understand the conditions of the City of De Pere Façade Grant Program and agree to abide by its conditions and guidelines.

Saks Holdings, LLC

Signed

Date

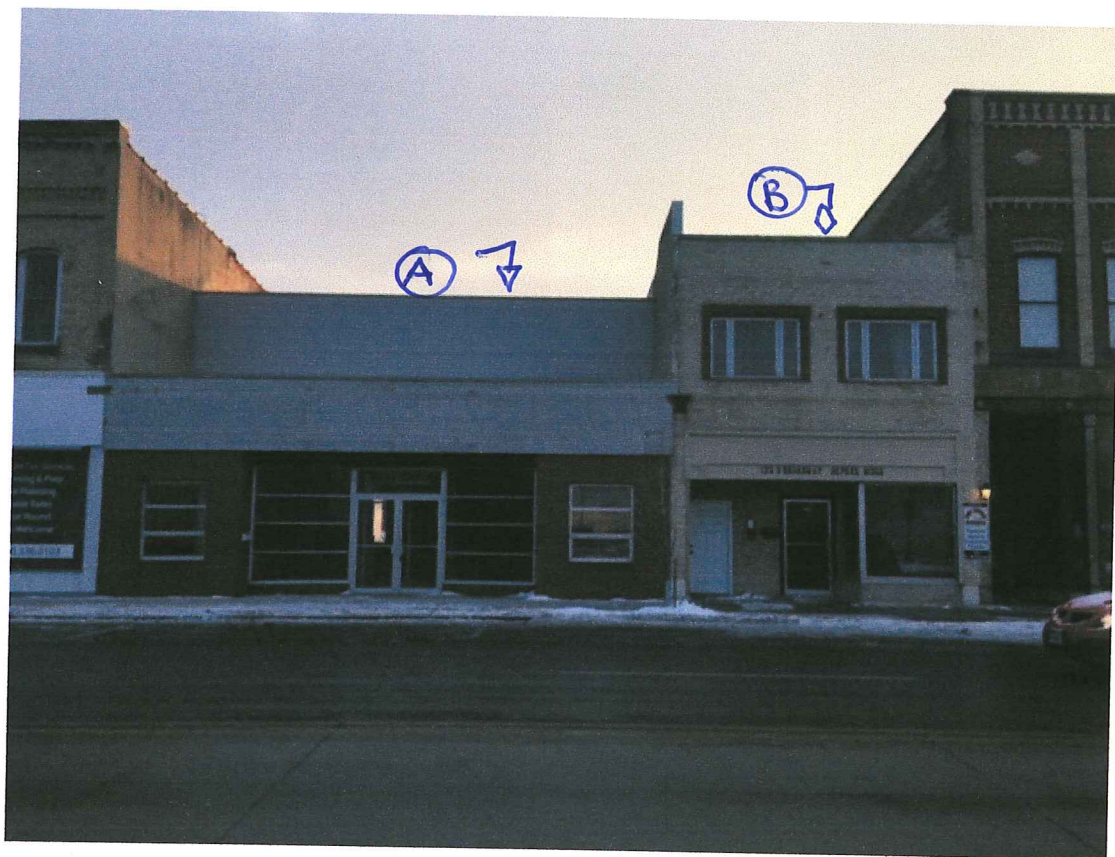
Andrew Krans / Saks Holdings, LLC

Signed

Date

Please submit the application to:

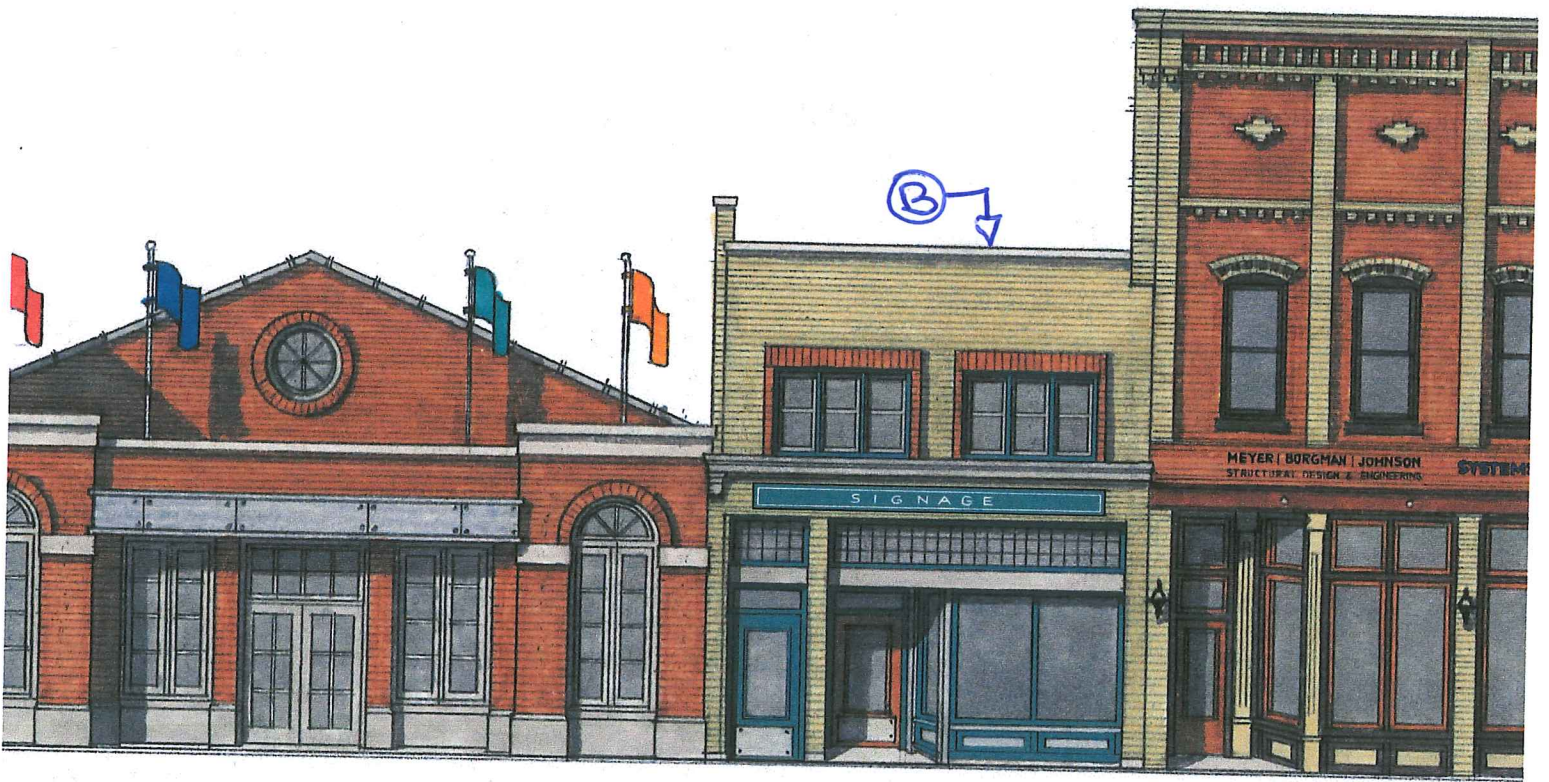
City of De Pere
ATTN: Planning Department
335 S Broadway
De Pere, WI 54115





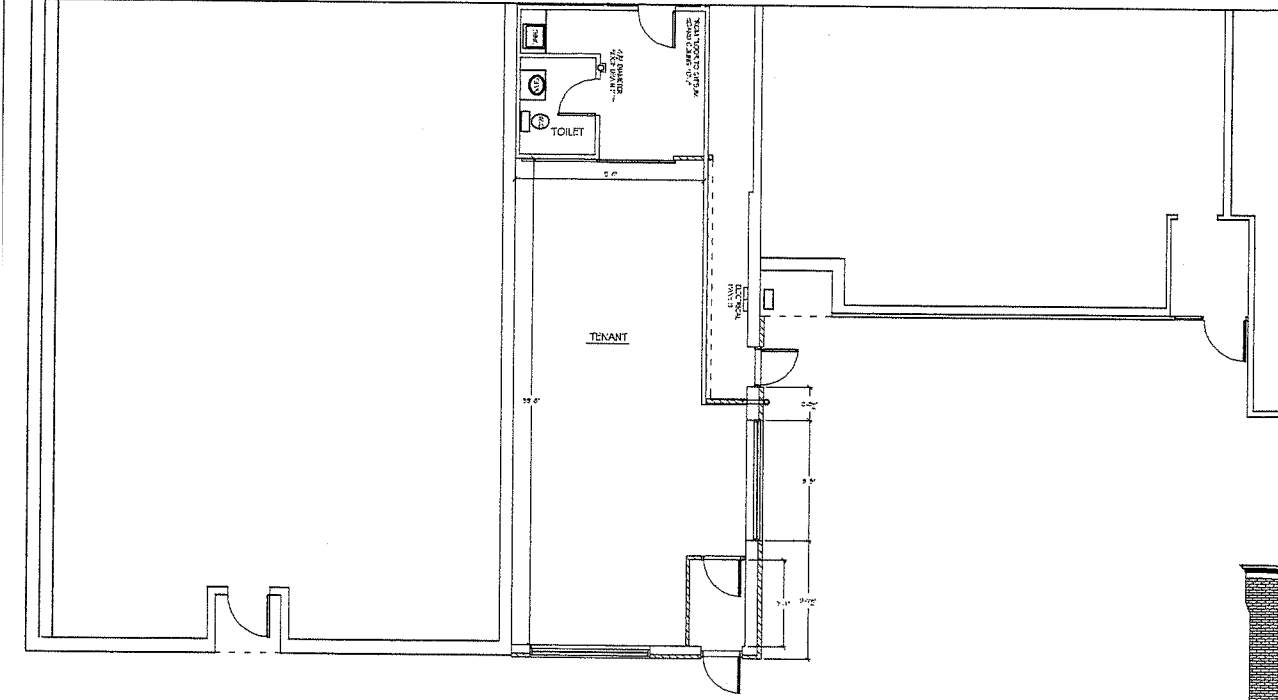
121 S. BROADWAY
JULY 10, 2008/REVISED JAN. 26, 2015

DE PERE, WI
JOE LAWNICZAK

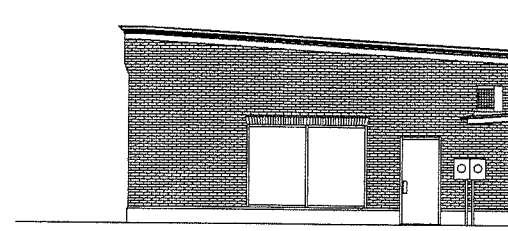


121-125 S. BROADWAY (FRONT FACADES)

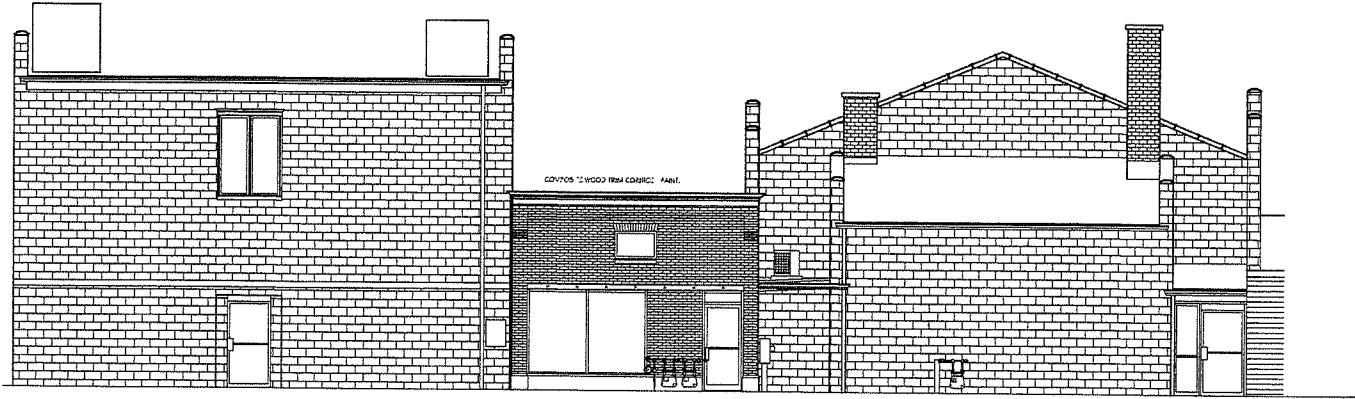
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FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
123 SOUTH BROADWAY



123 SOUTH BROADWAY
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



123 SOUTH BROADWAY
EAST ELEVATION
SCALE: 1/4" = 1'-0"

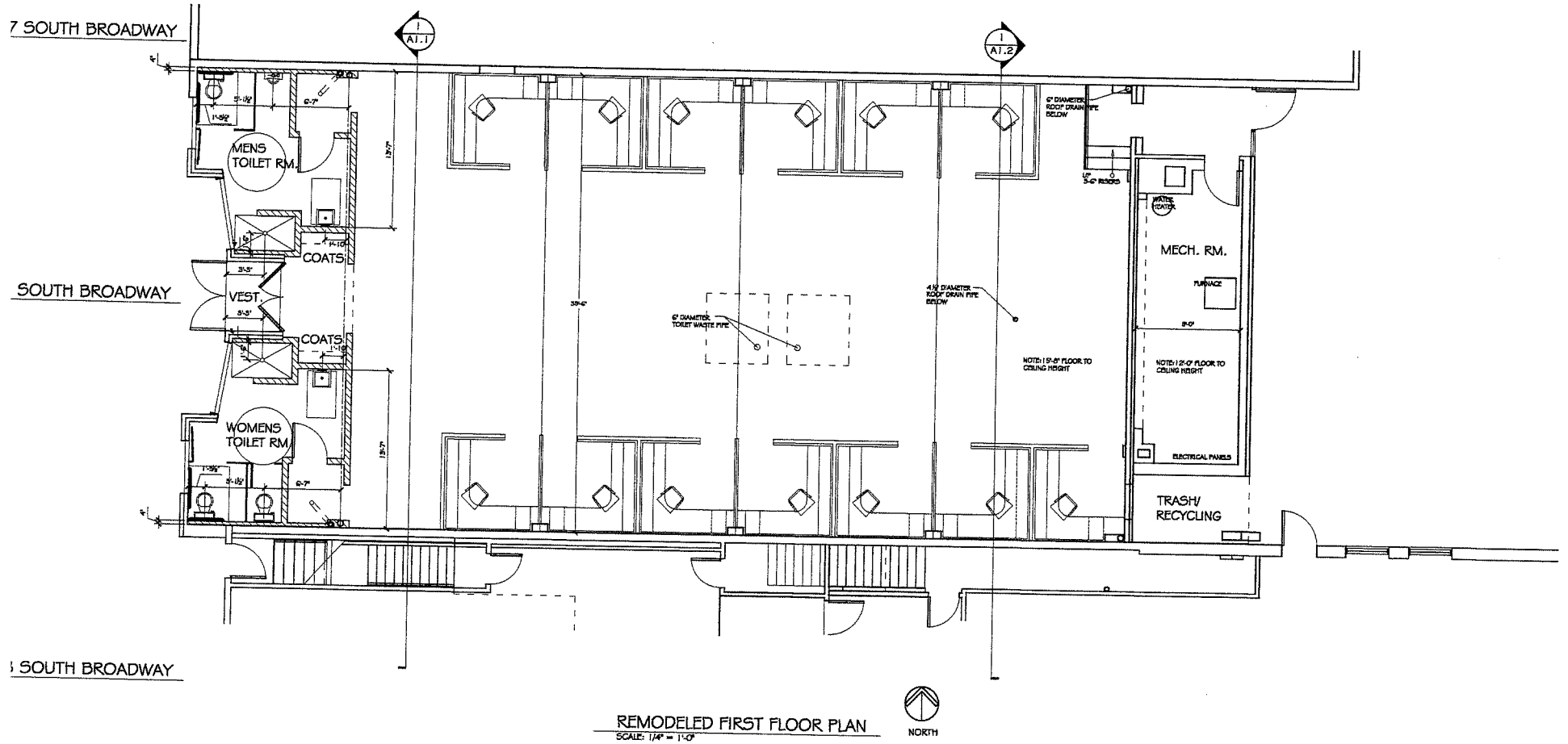
123 SOUTH BROADWAY
DE PERE, WISCONSIN

CHECKED: CCR
DATE: 04/28/14
BY: CCR
PROJECT NO. 123 SOUTH BROADWAY
FACADE GRANT

FIRST FLOOR PLAN

C. RENIER ARCHITECTS, INC.
348 MAIN AVENUE
DE PERE, WISCONSIN 54115
PH: (920) 330-0300 FAX: (920) 330-0504

DATE: 04/28/14
COPYRIGHT
SHEET
A1.1
PROJ. NO.



City of De Pere, Wisconsin



Request For Redevelopment Authority Action

MEETING DATE: August 24, 2015

DEPARTMENT: Planning

FROM: Sarah Wallace

SUBJECT: Review Facade Grant Application for 353 Main Av. Applicant:
SAKS Holdings, LLC Andrew Krans.

ATTACHMENTS:

- RDA_Staff_353 Main (PDF)
- FG_353 Main (PDF)

Item #5: Review Facade Grant Application for 353 Main Av. Applicant: SAKS Holdings, LLC Andrew Krans.

The owner of 353 Main Avenue has applied for a façade grant (Saks Holdings) and has provided a detailed scope of work.



Image of the property

The design of the building was done by the State Main Street program staff and it matches our design guidelines. The plans were also reviewed by Definitely De Pere. As of the time of this writing, the City has not received formal comments.

The project includes:

North (Main Avenue Side): Will be refaced with a different color brick or material to comply with the WEDC. The court yard renovations (not included in any project costs) will consist of a new fence running between 353 and 345 Main along with an improved dumpster enclosure area.

East: Currently has plaster over original masonry brick. This plaster will not be removed because damage to underlying brick is extensive. The southern half of this east facing

wall (area around Green Room entrance) will be replaced with a brick of the same color to match the front brick work on Main Ave at side of the building.

South (Nicolet Square Side): The currently exposed entry way to Thrive Nutrition will be squared off and enclosed (as seen in Artist rendering) to recreate what would have been a separate entrance for this space by "squaring off" the back entry way. Elevations will remain sloped to accommodate ADA accessibility. Also the elevation will be converted to make the entrance to the Green Room ADA accessible without the need of current ADA access ramp. This will be done via patio stone elevation.

Estimated cost for the entire project is \$51,150. If the RDA would approve all proposed expenditures, the project would qualify for \$10,000 from the grant program. Staff would recommend that the RDA approve up to \$10,000 for qualifying expenses. The owner will need to clearly show the expenses separated for the project.

Recommendation:

Staff would recommend supporting the façade grant. If approved, the owner will need to provide receipts back to the City for approval by the RDA. If any comments are provided from Definitely De Pere and the associated Design Committee, they will be shared with the property owner.

Facade Grant Application

City of DePere / Planning Department
Atten: Sarah Wallace
335 S Broadway
DePere, WI. 54115

SAKS Holdings, LLC
Andrew Krans
941 Lawton Place
Depere, WI. 54115

Re: 353 Main St. DePere, WI
Facade Grant Application



THRIVE/GREEN ROOM ALLEY
JULY 30, 2015

-

DEPERE, WI
JOE LANNICZAK

August 10th 2015

City of DePere / Planning Department
Atten: Sarah Wallace
335 S. Broadway St.
DePere, WI. 54115

SAKS Holdings, LLC
Andrew Krans
941 Lawton Place
DePere, WI. 54115

Re: 353 Main St. Facade Grant Application

Hello Sarah,

Hope this finds you well. Attached you will find the completed application, photos of the existing and proposed project design along with a cost estimate for the work to be completed. We are still working to complete our State and Federal Grant Applications and continue to be in contact with Jen Davel, Senior Preservation Architect, with the Wisconsin Historical Society regarding materials and design as expected. Below is our current cost estimates, for this project, but fully understand that these numbers are our baseline and will most likely not go below but above these primary quotes / estimates.

353 Main St. West Side Facade redesign in conjunction with State and Federal guidelines.

Estimated Project Costs:

Masonry (Brick, Facade, Flat work, foundations)

Miller Masonry:

Windows / Overhead Windows

Tri City Glass:

Electrical

C&C Electrical (T&M)

Framing/ Entry Way

Matzke Construction:

Roofing / Entry Way

Blindauro EPMD Roofing / Also Gutters / Flashing

General Labor / Permits / SAKS Holdings / 80 HRS

SAKS Holdings:

Cost Estimates:

\$26,500.00

\$6,500.00

\$2,500.00

\$4,750.00

\$6,500.00

\$4,400.00

Total:

\$51,150.00

Sincerely,



Andrew Krans
Saks Holdings, LLC
cc: Mark Budzinski



CITY OF DE PERE

Façade Grant Application

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A. Property Owner: Name: SAKS Holdings, LLC / Andrew Krans

Mailing Address: 941 Lawton Place

Phone: 920-371-5032

Cell: 920-371-5032

Email Address: atkrans@gmail.com

B. Property Information: Name: 353 Main St. (The Green Room / Thrive Nutrition)

Address: 353 Main DePere, WI. 54115

C Project Details: Proposed Start Date: Fall 2015 Expected Completion Date: 30 Days from Start

Contractor Name: Andrew Krans

Mailing Address: 941 Lawton Place

Phone: _____ Cell: 920-371-5032

Please attach (1) hard copy and (1) PDF version of the following items:

1. A photo of the existing façade.
2. The proposed project design.
3. The project cost estimates by major category (design, material, labor, etc).

The undersigned applicant(s) affirms that the information submitted herein is true and accurate to the best of my (our) knowledge. I (we) have read and understand the conditions of the City of De Pere Façade Grant Program and agree to abide by its conditions and guidelines.

Saks Holdings, LLC

Signed

Date

Andrew Krans / Saks Holdings, LLC

Signed

Date

Please submit the application to:

City of De Pere
ATTN: Planning Department
335 S Broadway
De Pere, WI 54115

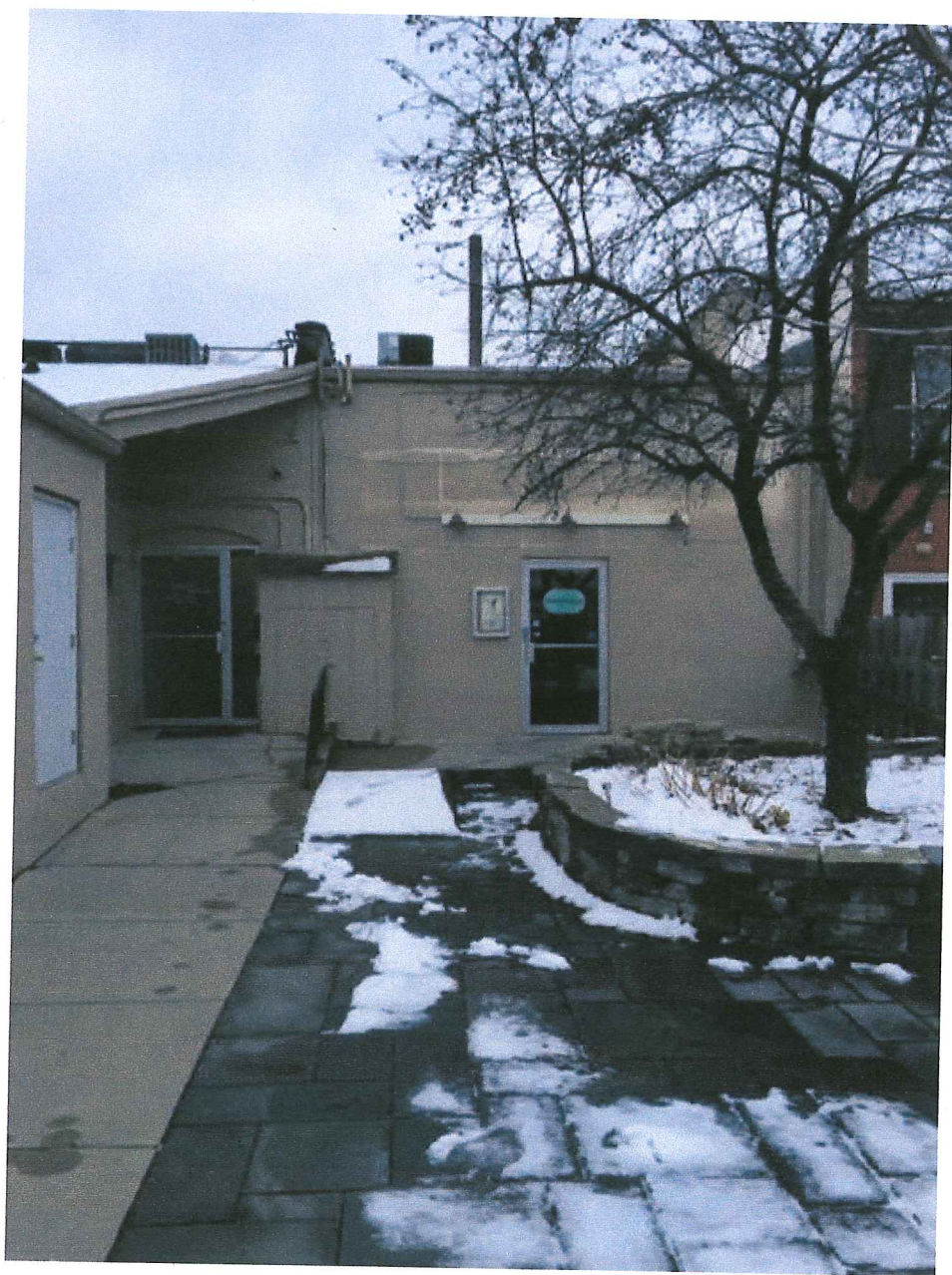






THRIVE/GREEN ROOM ALLEY
JULY 30, 2015

- DEPERE, WI
JOE LANNICZAK

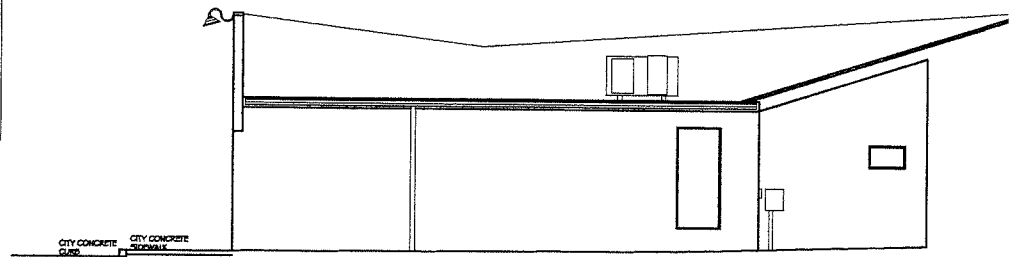
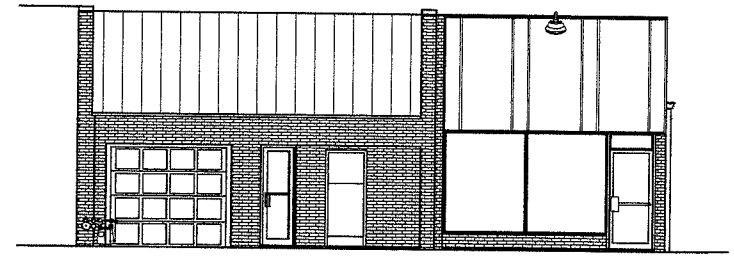
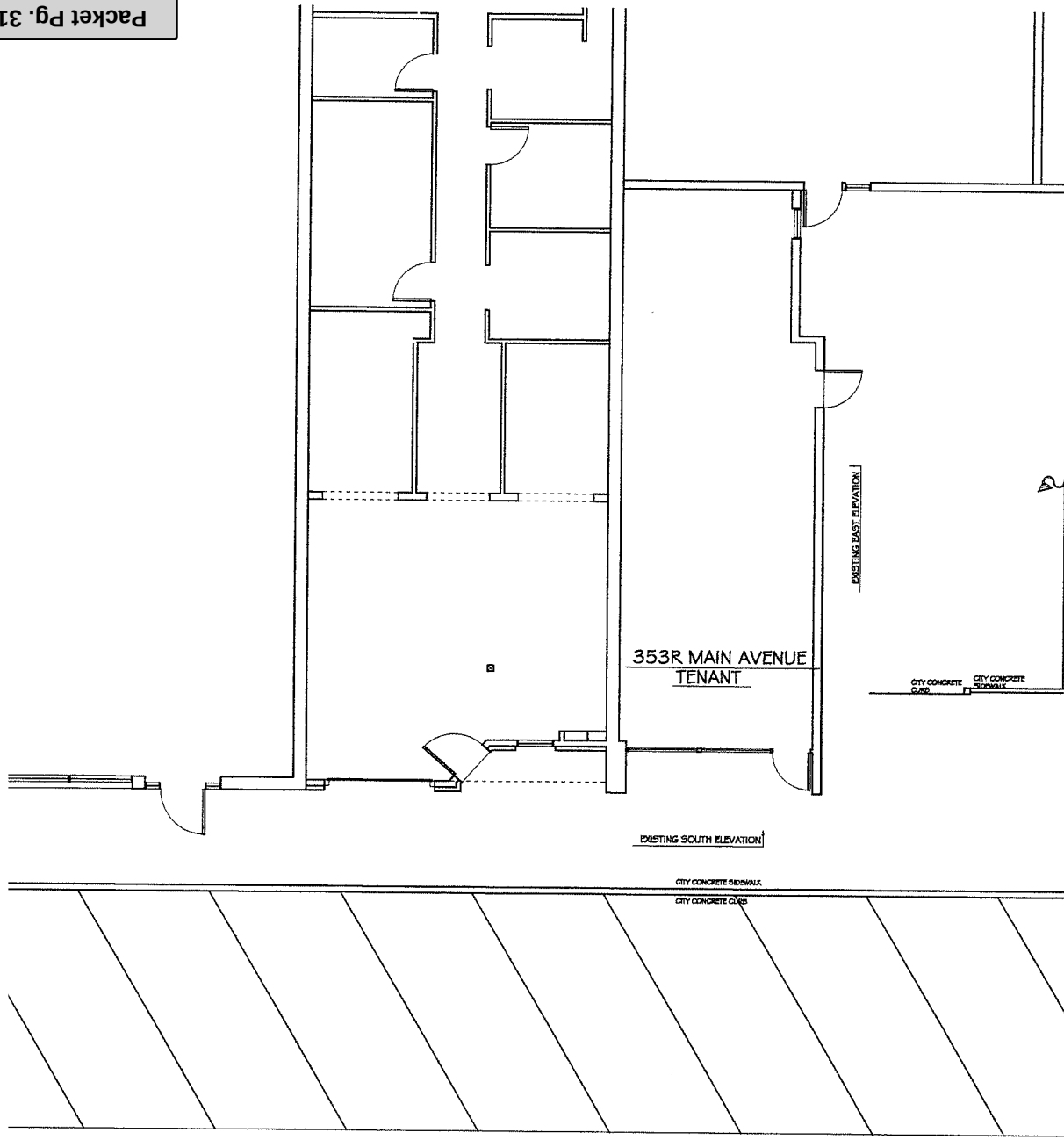






THRIVE/GREEN ROOM ALLEY
JULY 30, 2015

- DE PERE, WI
JOE LAWNICZAK



353R MAIN AVENUE
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



NORTH

City of De Pere, Wisconsin



Request For Redevelopment Authority Action

MEETING DATE: August 24, 2015

DEPARTMENT: City Attorney

FROM: Judith Schmidt-Lehman

SUBJECT: Update on status of negotiations for 102 N. Broadway redevelopment
