Redevelopment Authority

335 South Broadway
De Pere, WI 54115
http://www.de-pere.org

Special Meeting

Final Minutes

Tuesday, August 2, 2016 **5:30 PM** **De Pere City Hall Council Chambers**

Call to Order

The meeting was called to order at 5:30 PM by Board Member Ted Penn

Attendee Name	Title	Status	Arrived
Jerry Henrigillis	Board Member	Excused	
Carol Karls	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	Excused	

Also present: Planning Director Kim Flom

2. Approval of the minutes of the June 27, 2016 meeting of the Redevelopment Authority.

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

3. Resolution RDA16-01, Approving Second Amendment to the Redevelopment Plan for the East Side Business District Redevelopment Project, City of De Pere, Wisconsin.

Planning Director Kim Flom explained that the purpose of the meeting is to consider a resolution to amend the Redevelopment Plan for the East Side Business District Redevelopment Project, which was approved by the RDA when TID #7 was created. The Redevelopment Plan is proposed to be amended in order to add the new information provided in the proposed project plan amendment for TID #7. That project plan is being amended to include the consideration of a non-taxable cultural/event center at the former MAC Dental site. Kim explained that the TID was amended once in 2014 for a revaluation and the RDA went through a similar process. By approving the amended Redevelopment Plan, the goals of the TID Project Plan and the Redevelopment Plan will be aligned. She also explained that a TID can only be amended a maximum of four times within its lifetime. This amendment to the TID does not amend any boundaries or add or delete any parcels into the TID District. This amendment is only amending the project costs to provide for TID funds to include a non-taxable cultural center. Kim pointed out that the amendment does not approve the construction of the Mulva Center, nor does it approve the land grant for the Center. The Project Plan Amendment only provides for the option to use TID costs to support a non-taxable cultural/event center on the MAC Dental site. Joe Van Deurzen asked if the RDA would be able to adjust the boundary of the TID. Kim explained that the RDA does not have the authority to amend the boundary of the TID. She said that the City looked at amending the boundary but did not have any pressing new development projects which would warrant a boundary change at this time. She also stated that the City would have to show that there was at least 50% blight in the boundary. Also, TID #7 is halfway through it's lifetime, so any more amendments need to be carefully considered before going ahead with any more, since only four amendments are allowed during the lifetime of a TID. John Nusbaum asked if considering a non-taxable entity such as the Mulva Center is going to open up the TID to accept another non-for-profit to be included in the TID in the future. Kim replied that the amendment is essentially written as a one-of-a-kind within the TID district and it clearly specifies Block 17, or the former MAC Dental site as anticipated to support a non-taxable cultural center. She also stated that any future developments would have to go through City Council approvals. John's concern is that this amendment is changing what TID districts have historically done for the community since this is something that has never been included in a TID district before. Kim assured him that any future projects would need to go through many approvals before being added to the TID. Joe Van Deurzen asked what sort of TID funds would be granted to the Mulva Center. Kim replied that the Mulva Center has not requested any funds outside of the land grant and if they would request TID funds, they would have to go through an approval process before any funds would be granted. John Nusbaum moved, seconded by Carol Karls, to adopt the resolution as presented. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	John Nusbaum, Board Member
SECONDER:	Carol Karls, Board Member
AYES:	Karls, Komsi, Nusbaum, Penn, Van Deurzen
EXCUSED:	Jerry Henrigillis, Julie Van Straten

4. Future Agenda Items

None.

RESULT:	**NO ACTION**

Adjournment

Joe Van Deurzen motioned, seconded by John Nusbaum, to adjourn the meeting at 5:50 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker