



Redevelopment Authority

Regular Meeting

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

Agenda

Monday, July 22, 2019

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 **July 22, 2019 at 6:00 PM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115.**

This meeting can be viewed LIVE at www.depere.tv. This meeting is also rebroadcast on Spectrum Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at www.depere.tv.

Call to Order

1. Roll Call
2. Approval of the minutes of the June 24, 2019 Redevelopment Authority meeting.
3. Consideration and possible action regarding a Facade Grant request for 600 George Street (Parcel ED-961). *
4. Consideration and possible action regarding a Facade Grant request for 331 Main Avenue (Parcel WD-912). *

Adjournment

Any person wishing to attend this meeting, who, because of disability, requires special accommodations should contact the Development Services Department at 339-4043 by noon on the day of the meeting so that arrangements can be made.

*Items with an asterisk require City Council approval.

Agenda Sent To:

Alderspersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Gregory Cornell
John Nick



City of De Pere, Wisconsin

Request For Redevelopment Authority Action

MEETING DATE: July 22, 2019

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the June 24, 2019 Redevelopment Authority meeting.

ATTACHMENTS:

- RDA_Jun2019_Minutes_Draft(PDF)



Redevelopment Authority

Regular Meeting

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

Draft Minutes

Monday, June 24, 2019

6:00 PM

De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 6:00 PM by Chairman Ted Penn

Attendee Name	Title	Status	Arrived
Jerry Henrigillis	Board Member	Present	
Carol Karls	Board Member	Present	
Ted Penn	Chairman	Present	
Tina Quigley	Board Member	Excused	
Lisa VandenAvond	Board Member	Excused	
Joe Van Deurzen	Board Member	Present	
Julie Van Straten	Vice Chair	Present	

Also present: Development Services Director Kim Flom and members of the public.

2. Approval of the minutes of the February 25, 2019 Redevelopment Authority Meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Joe Van Deurzen, Board Member
SECONDER:	Carol Karls, Board Member
AYES:	Henrigillis, Karls, Penn, Van Deurzen, Van Straten
EXCUSED:	Tina Quigley, Lisa VandenAvond

3. Consideration and possible action regarding a Facade Grant Request for 421 Main Avenue (Parcel WD-889). *

Development Services Director Kim Flom provided a brief summary for the facade grant request for 421 Main Avenue. The applicant is proposing a major renovation for the front facade by removing the false front and adding a storefront window system to the single story building. The cost of the renovation is approximately \$146,000, which would qualify for the maximum \$30,000 grant amount. Joe Van Deurzen moved, seconded by Jerry Henrigillis, to open the meeting. Upon vote, motion carried unanimously. Mike Cashman, with De Leers Construction addressed the board. Joe Van Deurzen asked if there is any usage for the second floor. Mike replied that there is no second floor, the higher ceilings are for the indoor volleyball courts. Ted Penn asked if Baba Louie's is current with their liquor license. Kim replied that she would check with the Clerk's office to verify that the establishment is current. Joe Van Deurzen moved, seconded by Jerry Henrigillis, to close the meeting. Upon vote, motion carried unanimously. Julie Van Straten moved, seconded by Carol Karls, to approve the facade grant for the maximum \$30,000 amount and forward it to the Common Council for final approval. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Julie Van Straten, Vice Chair
SECONDER:	Carol Karls, Board Member
AYES:	Henrigillis, Karls, Penn, Van Deurzen, Van Straten
EXCUSED:	Tina Quigley, Lisa VandenAvond

4. Consideration and possible action regarding a Facade Grant request for 416 George Street (Parcel ED-816). *

Development Services Director Kim Flom reviewed the facade grant request for the old post office building at 416 George Street. She reported that the applicant has already done some of the work, most of which is maintenance and upkeep of the building. The owner was not aware of the facade grant program. However, once he found out about it, he submitted his application the following day. Some of the work was began a few days before the application was submitted, but a lot of the work is still ongoing. Julie Van Straten moved, seconded by Carol Karls, to open the meeting. Upon vote, motion carried unanimously. The applicant, Bruce Gajewski addressed the board. Carol asked if he plans on listing the building on the state or national registry of historic buildings. Bruce said he does plan on listing it. Carol Karls asked how much grant money is available for 2019. Kim replied that there is still \$30,000 remaining since no facade grants have been applied for in TID #7. Joe Van Deurzen moved, seconded by Julie Van Straten, to close the meeting. Upon vote, motion carried unanimously. Discussion followed and the RDA members agreed that the entire amount minus the landscaping should be approved. Ted Penn moved, seconded by Jerry Henrigillis, to approve the facade grant for \$13,138.93 and forward it to the Common Council for final approval. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ted Penn, Chairman
SECONDER:	Jerry Henrigillis, Board Member
AYES:	Henrigillis, Karls, Penn, Van Deurzen, Van Straten
EXCUSED:	Tina Quigley, Lisa VandenAvond

5. Facade Grant Guideline Discussion - No Action Required.

Development Services Director Kim Flom noted that this item is a discussion only item and no action needed to be taken. She explained that she wanted to have an informal discussion with the RDA members to seek some feedback in regard to improvements that change the exterior appearance of a building versus improvements that don't change the exterior appearance but help preserve a building. Kim posed the question of whether the facade grant program should be used more for projects that are maintenance and building preservation related or for projects that truly transform the exterior building facade. Joe Van Deurzen commented that the facade grant requests should be looked at on a case by case basis. Julie Van Straten added that she thinks preserving an existing facade is transforming to the building. Carol Karls commented that she thinks the goal of the program is investment into the downtown. She added that if more people took advantage of the facade grant program, the RDA may have to be a little more pickier in the kinds of projects they approved. Kim thanked the board for their feedback.

RESULT:	DISCUSSED
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Adjournment

Joe Van Deurzen moved, seconded by Jerry Henrigillis, to adjourn the meeting at 6:37 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

Request For Redevelopment Authority Action

MEETING DATE: July 22, 2019

DEPARTMENT: Planning

FROM: Kimberly Flom

SUBJECT: Consideration and possible action regarding a Facade Grant request for 600 George Street (Parcel ED-961). *

ATTACHMENTS:

- 600 George RDA Memo (PDF)
- 600 George App (PDF)
- 600 George Quotes (PDF)

CITY OF DE PERE MEMO

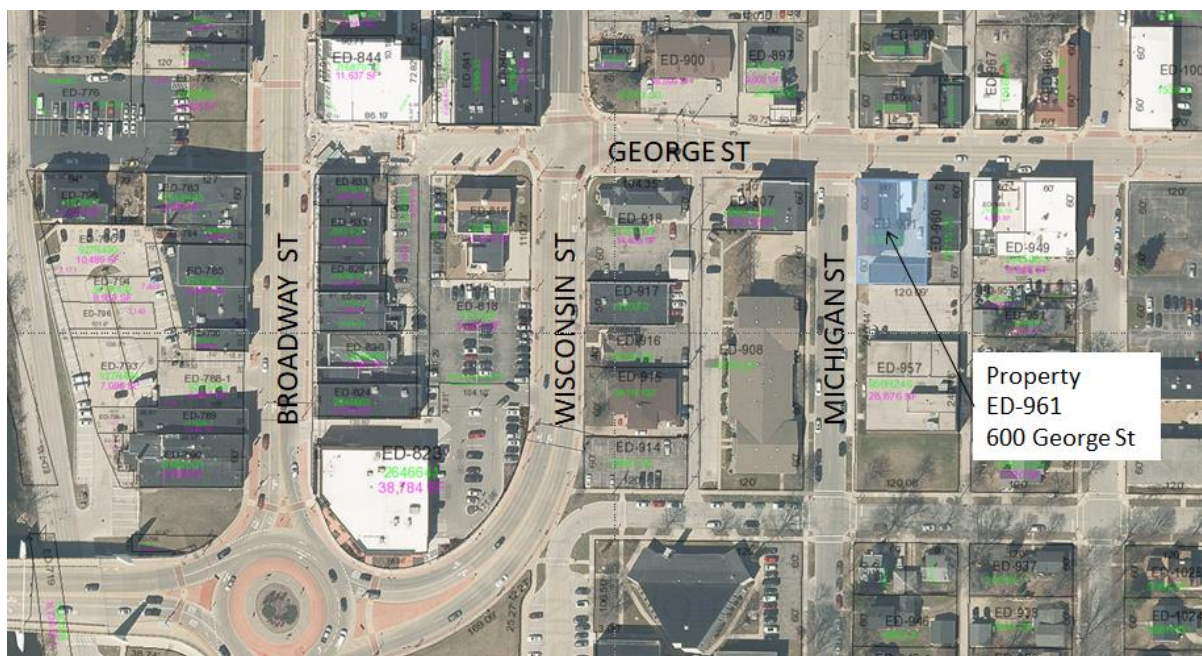


To: Redevelopment Authority
From: Kim Flom, Development Services Director
Date: July 22, 2019

RE: Façade Grant Request for 600-604 George Street (ED-961), C&C Pub. *

Background

Gregory Cornell, building owner, submitted the attached façade grant application for 600-604 George St (Parcel ED-961). This building is also known as C&C Pub.

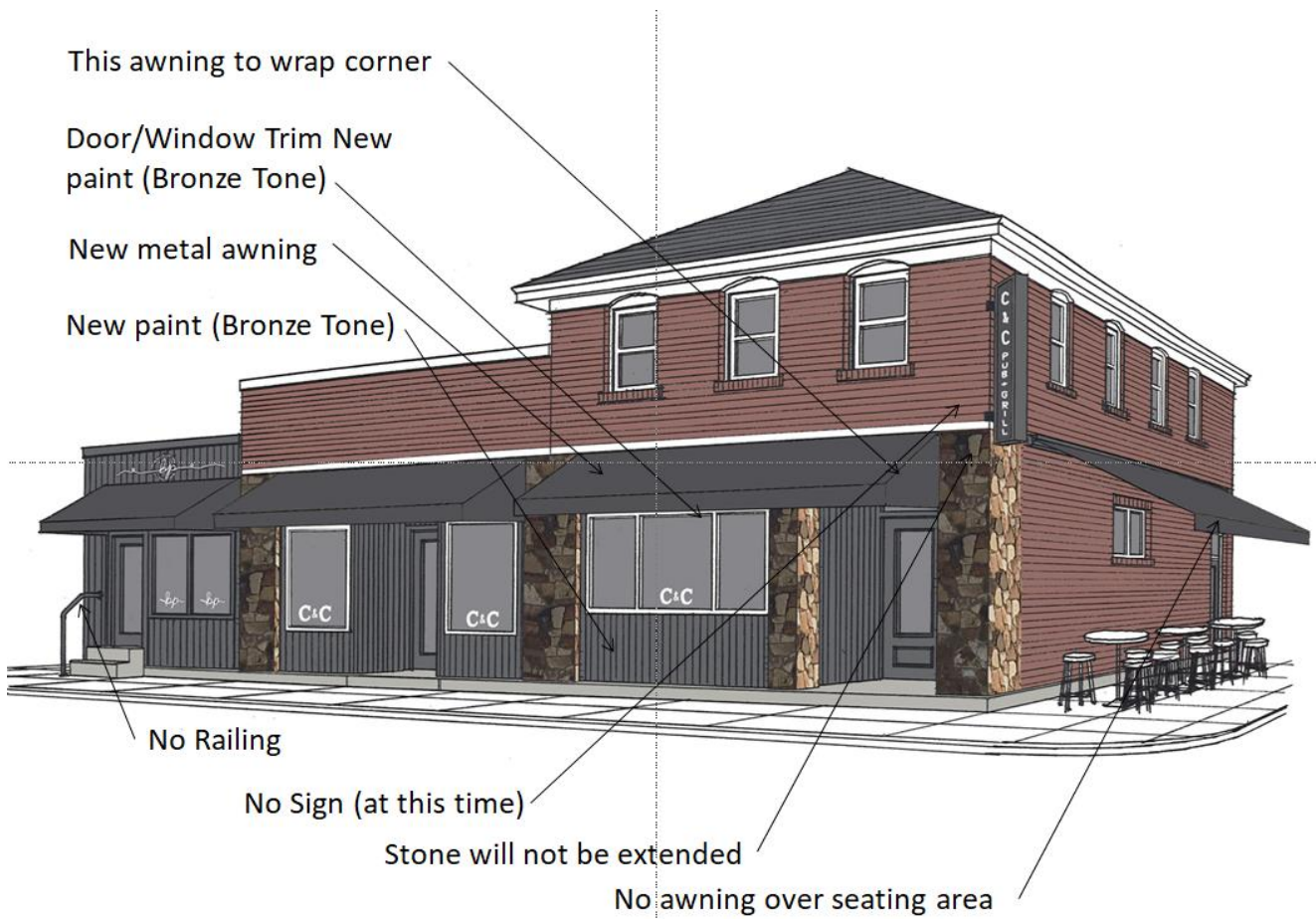


Façade Grant Eligibility

- TID District – Property located in TID #7
- Building Length (measured along right of way) – The property includes two separate buildings. Primary Building: George Street length = 60'. Michigan Street length=90'. Secondary Building: Michigan Street length = 22'. Property eligible for grant maximum of \$30,000.
- Previous Façade Grant Awarded (if so, when) – None
- Historic Designation – Not historically designated at the federal, state or local level. Both the 2001 and 2017 Intensive Surveys reviewed this property. Per the Wisconsin Historical Society website, the building was constructed sometime between 1871 and 1884 in the Commercial Vernacular style.



Existing Front Facade



Proposed Improvements

The primary building on the property consists of three storefronts. At some point, stone columns were attached to the original brick and a continuous awning was added. The applicant proposes some renovations to the building façade related to the awning, doors and paint.

The applicant worked with Definitely De Pere and the WEDC Downtown Design consultant. WEDC initially recommended that the stone veneer be removed from the building in order to expose and highlight the original brick. The owner noted that removing the stone would be very cost prohibitive. WEDC then recommended that the stone be extended to the top of the first floor in order to improve the overall design. That, along with other proposed improvements, are shown on the rendering. The rendering is labeled to notate what the building owner proposes to complete at this time, including:

1. Existing awning removal. Replacement with three metal awnings (the main awning will wrap the corner).
2. New Paint on exterior wood, door/window frames and brick.
3. Repair/upgrade to existing steps/entranceway.
4. Replace existing front and side door.

Project Summary

The City received the façade grant application on July 10, 2019. No work has been completed to date. The applicant has provided the attached cost estimates for proposed work, which are summarized in the below table. All proposed work is considered eligible under the Façade Grant Guidelines.

600 George Street Façade Grant - Façade Grant Project Estimate

Vendor	Detail	Amount	Notes
Front (North) and Side (West)			
Nevilles Awning	New Awning	\$17,450.00	<i>Estimate Provided - Eligible</i>
Tri-City Glass	Doors and Windows	\$5,358.25	<i>Estimate Provided - Eligible</i>
Fortress Floors	Exterior	\$975.88	<i>Estimate Provided - Eligible</i>
Hendricks Painting	Front step/stoop repair	\$3,498.00	<i>Estimate Provided - Eligible</i>
	Total	\$27,282.13	
	\$1 Investment	\$13,641.07	Grant Maximum
	\$1 Grant Match (Maximum)	\$13,641.07	\$30,000

Funding

The applicant is eligible for the grant maximum of \$30,000, but is requesting \$13,641.07. The property will be eligible for future grant funding up to \$30,000 total.

2019 TID #7 Façade Grant Program - \$30,000

416 George Street – Former Post Office (6/2019) - \$13,138.93

600 George Street – C&C Pub (7/2019) - \$13,641.07

Awarding this project to the grant maximum would leave approximately \$3,200 left for 2019.

Recommendation

Recommend approval of the façade grant request for 600 George Street (ED-961), in an amount not to exceed \$13,641.07, to be funded by TID #7, and that the recommendation be forwarded to Council, subject to the following conditions:

- 1) That final grant payment be calculated per program requirements based on receipt review.



CITY OF DE PERE

APPLICATION FOR FAÇADE GRANT

Date:

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 designated Tax Increment Districts (TID). Applications will be acted upon on a first come first serve basis. See the back of this form for funding requirements and review process.

Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) <i>GABRIEL J CORNELL</i>	Authorized Representative <i>SAME</i>	Title <i>OWNER</i>	
Mailing Address <i>703 SMITH ST</i>	City <i>DE PERE</i>	State <i>WI</i>	ZIP Code <i>54115</i>
Email Address <i>CHER G C @ATT.NET</i>	Phone Number (incl. area code) <i>910-621-7601</i>	Fax Number (incl. area code)	

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Name (Ind. Org. or Entity)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description <i>600 GEORGE ST.</i>	Parcel No. <i>ED-961</i>
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SECTION 4: Project Information

Project Description:			
Estimated Start Date:		Estimated Completion Date:	
Existing Façade Photo (attach):		Design Drawing (attach):	
Fill in below form with cost estimates based on category. Attach quotes to this application.			
Category	Cost Estimate	Category	Cost Estimate
Total Eligible Expenses:		Requested Grant Amount:	

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) <i>GABRIEL J. CORNELL</i>	Title <i>OWNER</i>	Phone Number <i>910-621-7601</i>
Signature of Applicant <i>Guy J. Cornell</i>		Date Signed

Attachment: 600 George App (8551 : Consideration and possible action regarding a Façade Grant request for 600 George Street (Parcel ED-)

600 George st

Nevilles Awning	\$17,450.00
Tri-City Glass for doors	\$5,358.25
Fortress floors	\$975.88
Hendricks painting	\$3498.00
Total	\$27282.13



1857 Sal St.
Green Bay, WI. 54302

Estimate

Phone # (920)468-5746 nevilles@nevillesinc.com
Fax # (920)468-6497 www.nevillesinc.com

DATE	ESTIMATE NO.
6/27/2019	2812

NAME / ADDRESS

SHIP TO

C & C Pub

Gregory Cornell
703 N. Smits
De Pere, WI 54115

Customer Phone

920-621-7601

P.O. NO.

REP

PROJECT

BL

DESCRIPTION	TOTAL
To furnish and install three welded frame awnings across the front of the building. 1 23 footer 1 20 footer 1 16 footer	17,450.00

To remove existing wood structure on front area of building. Price includes hauling away old product.

Prices Include: Materials, Tax and Labor.

Manufacturer's warranty on material. One year warranty on labor.

We propose hereby to furnish material and labor complete in accordance with above specifications.

50% down payment up front with balance due upon completion of job.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. This proposal may be withdrawn by us if not accepted within 60 days.

Acceptance of proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. Neville's is authorized to do the work as specified. Payment will be made as outlined above.

TOTAL

\$17,450.00

ACCEPTANCE SIGNATURE _____

Attachment: 600 George Quotes (8551 : Consideration and possible action regarding a Facade Grant request for 600 George Street (Parcel ED-)



2801 N. Roemer Rd
Appleton, WI 54911 **3.c**
920.731.8176
f 920.734.1096

1811 E. Mason St.
Green Bay, WI 54302
920.468.7820
f 920.468.5337

An Employee Owned Company

Proposal

Replying to subject inquiry, we are pleased to quote as follows; and unless otherwise agreed in writing, the conditions constitute a part of this quotation.

CNC Pub and Grill

Attn: Greg

3/21/19

RE: Door Replacement

De Pere, WI

Terms: 50% down, balance due upon completion

We propose the following:

Section 08 41 13: Aluminum Entrances and Storefronts

Section 08 80 00: Glass & Glazing

We propose to furnish and install dark bronze aluminum entrances

- Doors to be medium stile with 10" bottom rail and standard hardware, one extra cylinder in each price
- All exterior glazed with 1" tinted low-E insulated glass, tempered where required
- Tubelite T14000 material has been priced
- Removal of existing doors and frames are included in price
- Frame to receive transom above door includes a metal panel; cutouts or vents are by others
- Tri City does Not include any painting, patching of existing walls and floors
- Tri City does Not include any door bells or installation of existing door bells
- Tri City does Not include any lettering or stickers of business, hours, etc.
- Additional insurance requirements above our standard are Not included in pricing

Front door sum of \$2,390.00 installed, tax included

Side door with transom sum of \$2,810.00 installed, tax included

THANK YOU FOR THIS OPPORTUNITY

TRI CITY GLASS & DOOR

ERIC VERBETEN/COMMERCIAL ESTIMATOR

E-MAIL: ericv@tricityglass-door.com

Cc: Steve Wood Commercial Sales Associate

Acceptance of this proposal by Buyer shall be acceptance of all terms and conditions recited herein which shall supersede any conflicting term in any other contract document. Any of the Buyer's terms and conditions in addition or different from this proposal are objected to and shall have no effect. Buyer's agreement herewith shall be evidenced by Buyer's signature hereon or by permitting Seller to commence work for project.

As required by the Wisconsin Construction Lien Law, builder hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the above signed builder, are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction, and should give a copy of each notice received to his mortgage lender, if any. Builder agrees to cooperate with the owner and his lender, if any, to see that all potential lien claimants are duly paid.

Date of Acceptance: _____

Signature: _____

Packet Pg. 13

Attachment: 600 George Quotes (8551 : Consideration and possible action regarding a Facade Grant request for 600 George Street (Parcel ED-)



Quote

Quote Number:

Q04-0416-13122

3.c

Quote Date: 4/16/2019
BEVERLY LINZMEIER 04 Residential Division
39-1137605

Remit to: 2801 N Roemer Road, Appleton, WI 54911

100 W Northland Ave
Appleton, WI 54911
920.731.8176
800.521.5221
f 920.731.5028

2801 N. Roemer Rd.
Appleton, WI 54911
920.734.9164
800.449.8081
f 920.734.1096

1811 E. Mason St.
Green Bay, WI 54302
920.468.7820
800.242.8177
f 920.468.5337

Bill to: C & C PUB/GREG
600 GEORGE ST.
DEPERE, WI 54115

Job Address: C & C PUB/GREG
600 GEORGE ST.
DEPERE, WI 54115

(920) 621-7601 Ext. 0000

PO Number: & C PUB/GREG
Customer Number: 0004

Qty.	Part	Description	Vendor Item	Unit	List	Price	Exten
12	PLUNGER BOLT			EA	1.00	1.00	12.00
		PLUNGER BOLT-CRL WSC605, CRL (REPLACE 2 IN EACH SCREEN)					
6	LABOR MISCELLANEOUS			EA	5.00	5.00	30.00
		ANEIOUS LABOR (1.00) R/R PLUNGER BOLTS IN SCREENS					
1	RLABOR F			HRS	78.00	78.00	78.00
		RESIDENTIAL FIELD LABOR (1.00)					
1	TC TRUCK CHARGE			EA	30.00	30.00	30.00
		TRUCK AND FUEL CHARGE					

Comments

LIEN NOTICE:

As required by the Wisconsin Construction Lien Law, Builder hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on that land and on the buildings on that land if they are not paid for such labor or materials. Those entitled to lien rights, in addition to the undersigned builder, are those who contract directly with the owner or those who give the owner notice within 60-days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction, and should give a copy of each notice received to his mortgage lender, if any. Builder agrees to cooperate with the owner and his lender, if any, to see that all potential lien claimants are duly paid.

TERMS & CONDITIONS:

Accounts delinquent over 30 days will be charged 1% late service charge (12%) annual. Not responsible for items left in our possession more than 30 days. 15% restocking charge. No returns on special order purchases or custom fabricated units.

9:30:43 AM 4/16/2019 bevl 1 Q04041613122

Subtotal	150.00
Sales Tax	8.20
Total	\$158.20
	\$0.00

I HEREBY ACKNOWLEDGE SATISFACTORY COMPLETION OF THE ABOVE DESCRIBED WORK.

Received by: _____

Print Name: _____

ALL CLAIMS AND RETURNED GOODS MUST BE ACCOMPANIED BY THIS INVOICE.

Attachment: 600 George Quotes (8551 : Consideration and possible action regarding a Facade Grant request for 600 George Street (Parcel ED-)

Representative:				Referred By:			
Name C+C Pub / Greg Cornell				Company			
Address 600 George St				City De Pere		ST WI	Zip
Primary Phone 920-621-7601				Secondary Phone			
Email chefgc@att.net				Preferred Method of Contact:			
Area 1:		X Cost	= Total	Area 2:		X Cost	= Total
Sq. Ft.	1	\$	\$	Sq. Ft.		\$	\$
Vertical	1	\$	\$	Vertical		\$	\$
Steps	3	\$	\$	Steps		\$	\$
Cracks	yes	\$	\$	Cracks		\$	\$
Pitting	↓	\$	\$	Pitting		\$	\$
Removal (Sq. Ft.)		\$	\$	Removal (Sq. Ft.)		\$	\$
M. Block (Sq. Ft.)		\$	\$	M. Block (Sq. Ft.)		\$	\$
Color: Smoke			\$	Color:			\$
If Custom:			\$	If Custom:			\$
Subtotal for Area 1		\$	925	Subtotal for Area 2		\$	
Condition				Condition			
Combined Sq. Ft.*		X Cost	= Combined Cost	+ Features & Repairs		= Total Combined Cost of Areas	
		\$	\$	\$		\$	
Additional Installation Notes				Subtotal for Project			
Includes: 600 602 604 *For combined pricing, areas must be able to be completed at the same time. **Cracks or substrate damage is not covered under warranty.				Code			
				Other			
				Marketing			
				Subtotal		\$	
				Tax (rate)		\$	
Payment Information				Total		\$ 925.00	
Date	Payment Type			Initial Payment (50%)		\$ 462.50	
Date	Payment Type			Due Upon Completion		\$ 462.50	
Client Signature		Date		Representative Signature		Date	
				J. Mensch		5/10/19	
CC#				 FORTRESS FLOORS			
Name							
Exp	CVR						
For credit card payments, balance due will automatically be charged upon job completion. For checks or cash, balance will be collected by crew foreman. Finance charges will be assessed on all balances over 30 days in accordance with applicable law.							

HENDRICKS PAINTING CO., INC.**- Since 1950 -***Commercial - Industrial - Institutional*

3765 Creamery Road
P.O. Box 162
De Pere, WI 54115

Estimate

Greg Cornell

Date	Estimate #
5/21/2019	87740A

Project
BUILDING EXTERIOR

Description	Total
REVISED BUILDING EXTERIOR AT 604 GEORGE STREET & C&C PUB EXTERIOR AT 600 & 602 GEORGE STREET Complete exterior work per our job site discussion on Thursday, May 2, 2019, and as listed. 1. On the red exterior East wall of 604 George Street, waterblast as needed and apply 2 coats of exterior masonry. Color to match existing Bronze tone color. 2. Apply 2 coats of exterior house paint on the wood soffit and siding of the North wall of both locations. Bronze tone color. 3. Prep and apply 2 coats of exterior metal latex to the exterior side of 2 doors and frames and 2 aluminum window frames. Bronze tone color at 600 & 602. REVISED - BASE BID	3,498.00
Thank you, Joe Hendricks, Jr.	Total
ACCEPTANCE OF CONTRACT - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Date of Acceptance: _____ Authorized Signature: _____	

Phone #

920-336-4171

Fax #

920-336-6327

E-mail

hendrickspainting@gmail.com

Attachment: 600 George Quotes (8551 : Consideration and possible action regarding a Facade Grant request for 600 George Street (Parcel ED-)



City of De Pere, Wisconsin

Request For Redevelopment Authority Action

MEETING DATE: July 22, 2019

DEPARTMENT: Planning

FROM: Kimberly Flom

SUBJECT: Consideration and possible action regarding a Facade Grant request for 331 Main Avenue (Parcel WD-912). *

ATTACHMENTS:

- 331 Main RDA Memo(PDF)
- Nickys Application FG (PDF)
- Nicky's FG Materials (PDF)

CITY OF DE PERE MEMO

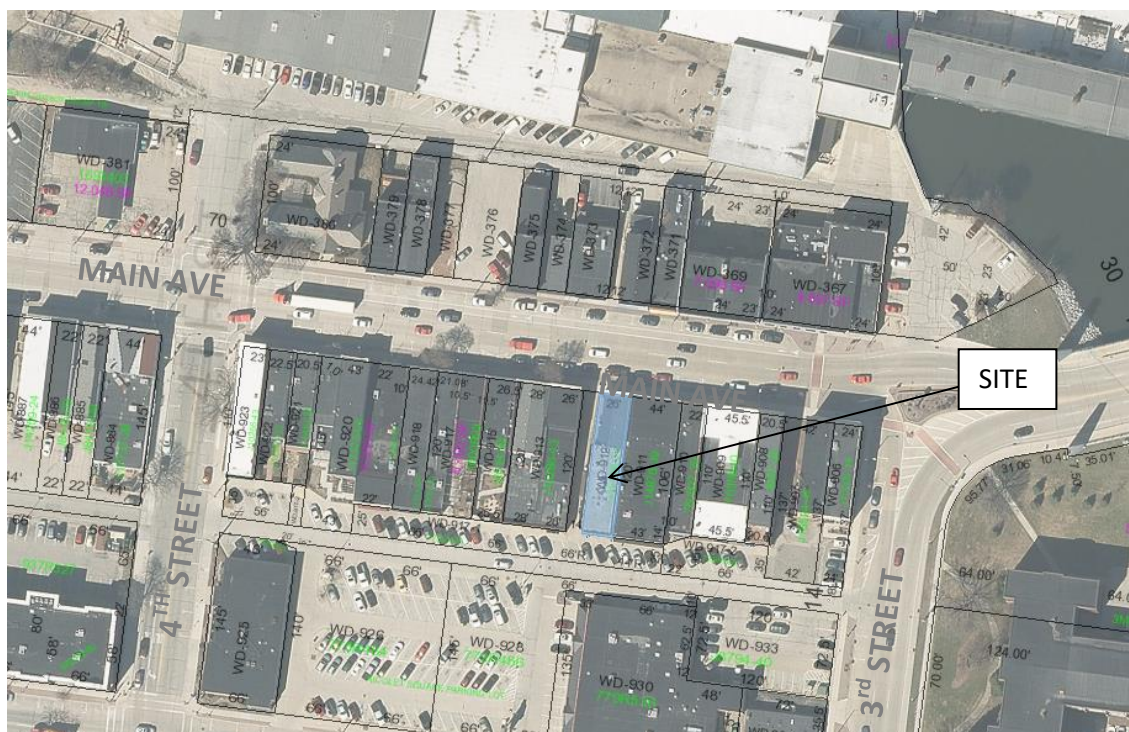


To: Redevelopment Authority
From: Kim Flom, Development Services Director
Date: July 22, 2019

RE: **Façade Grant Request for 331 Main Avenue (WD-912), Nicky's. ***

Background

John Nick, building owner, submitted the attached façade grant application for 331 Main Avenue (Parcel WD-912). This building is also known as Nicky's.



Façade Grant Eligibility

- TID District – Property located in TID #9
- Building Length (measured along right of way) – Main Avenue: 26' Alley Side: 119' Alley Rear: 26' Property eligible for grant maximum of \$30,000.
- Previous Façade Grant Awarded– Application received in 2015, but then withdrawn.
- Historic Designation – The building itself is not historically designated at the federal, state or local level. But the building is part of the Main Avenue Historic District (not contributing). The

2001 Intensive Surveys reviewed this property. Per the Wisconsin Historical Society website, the building was constructed prior to 1883 in the Commercial Vernacular style.



Historical Society front façade photo and existing photo submitted by applicant.

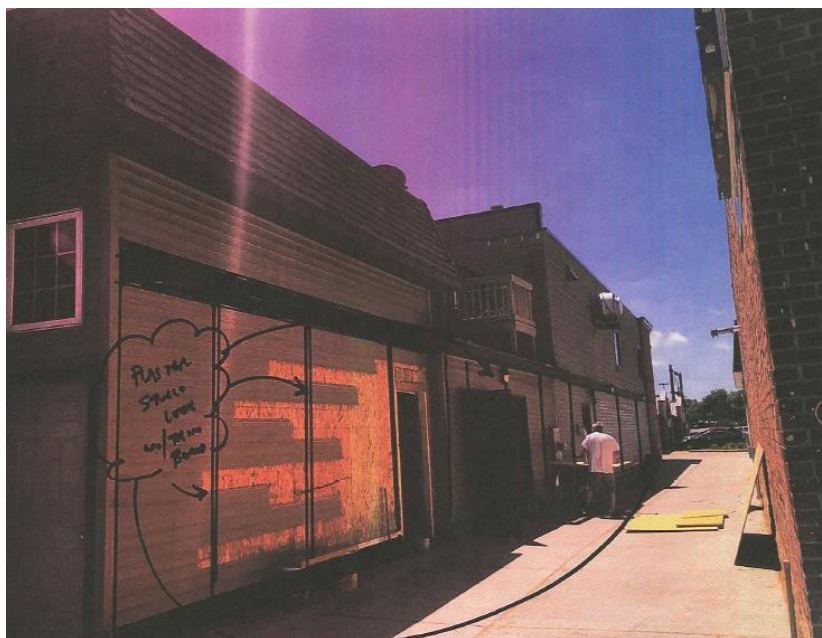
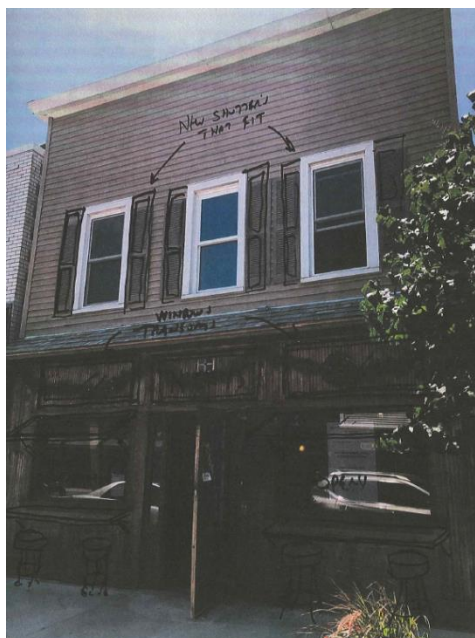
The north bar area of the building caught fire in early 2019. The building owner has contracted with Drury Designs for repair and renovation. The building is also adjacent to the Nicolet Square Pedestrian Alley. This public space will be the site of an immersive art installation that will utilize the Nicky's and Gyro Kabobs building façade. The City recently completed pavement improvements in the alley in order to accommodate the art project. During that work, it became evident that the existing vinyl siding in the alley was aging and, in some areas, in disrepair. Additionally, the ventilation system had been improperly designed and drips grease into the alley. We have issued orders requiring the correction of the ventilation system and also encouraged the owner to consider applying for the façade grant program in order to upgrade the vinyl siding in the alley.

The property owner proposes the following exterior improvements in order to update the façade, increase light into the building and increase opportunities for customers to engage with the outdoors:

- Replace front windows with windows that open and permit outdoor seating.
- Add new transom windows along front façade.
- Replace the first floor siding along the alley with a vertical siding and decorative trim constructed of an engineered wood product.
- Install a decorative garage door to provide customer access into the alley.
- Revise the current ventilation system by either relocating it to the roof or switching the hood in order to prevent grease from dripping into the alley area.
- Other repairs to electric, frame, roof tin.

The property owner is working to expedite the proposed building improvements in order to facilitate the art installation proposed for the Nicolet Square Alley. Because of that, not all of the materials the RDA would typically review (like building renderings and the ventilation quote) are available at this time.

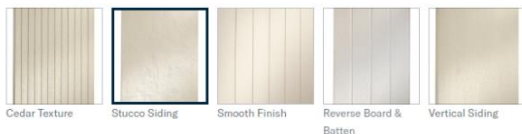
While the alley fronting façade is currently constructed of vinyl siding, siding of any form is not an allowed building material in the B-1 Business District (downtown). The Plan Commission, however, has the authority to approve other materials and has approved different materials for buildings that are undergoing renovations or expansions. The Plan Commission will review the use of this material at their meeting on July 22, 2019.



Sketch drawing of proposed building improvements.

PANEL & VERTICAL SIDING

AVAILABLE PROFILES



Stucco Siding

★★★★★ (0)

Offers the detailed soft, earthy, hand-troweled effect of stucco on a panel—deeply textured and varied.

GET LP SMARTSIDE

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Proposed wood-based, composite type siding material for alley (color and texture to be determined)

Project Summary

The City received the façade grant application on July 10, 2019. No exterior work has been completed to date. The applicant has provided the attached cost estimates for proposed work, which are summarized in the below table.

331 Main Ave Façade Grant - Façade Grant Project Estimate

Vendor	Detail	Amount	Notes
Front (North) and Side (West)			
Drury Designs	Demo/Prep Work	\$4,320.00	Eligible - Quote Received
Drury Designs	Frame Work	\$2,160.00	Eligible - Quote Received
Drury Designs	Insulation	\$360.00	Eligible - Quote Received
Drury Designs	Electrical	\$2,500.00	Eligible - Quote Received
Drury Designs	Front Wall Work - Exterior	\$2,880.00	Eligible - Quote Received
Drury Designs	Front Wall Work - Interior (related to exterior reno)	\$2,160.00	Eligible - Quote Received
Green Bay Glass	Front Windows and Install	\$10,500.00	Eligible - Quote Received
Drury Designs	Roof Tin - Front	\$1,440.00	Eligible - Quote Received
Drury Designs	EIFS/Dryvit Panels and Trim	\$3,600.00	Eligible - Quote Received
Drury Designs	Break Work	\$1,080.00	Eligible - Quote Received
Drury Designs	Garage Door Work	\$1,440.00	Eligible - Quote Received
Drury Designs	Under Steps	\$720.00	Eligible - Quote Received
Drury Designs	Siding Work	\$1,440.00	Eligible - Quote Received
Drury Designs	Materials	\$3,950.00	Eligible - Quote Received
Drury Designs	Garage Door	\$3,105.00	Eligible - Quote Received
Drury Designs	Paint/Stain	\$4,000.00	Eligible - Quote Received
Drury Designs	Dumpster	\$550.00	Eligible - Quote Received
Drury Designs	Trucking	\$350.00	Eligible - Quote Received
Drury Designs	Clean Up	\$400.00	Eligible - Quote Received
Drury Designs	Contractor Fee	\$9,391.00	Eligible - Quote Received
Robinson	Renovation and realignment of ventilation hood	\$5,500.00	Verbal Estimate - Eligibility Undetermined
		Total	
		\$61,846.00	
		\$1 Investment	\$30,000.00
		\$1 Grant Match (Maximum)	\$30,000.00
			Grant Maximum
			\$30,000

The Façade Grant guidelines do not clearly list ventilation systems as an eligible expense. However, repairing the ventilation system will immediately improve the alley area by eliminating the grease that is currently dripping onto the pavement. Additionally, if the system is moved to the roof, it will improve the appearance of the façade and the roofline in the alley.

Funding

The applicant is eligible, and is requesting, the grant maximum of \$30,000. Some of the quotes provided are only estimates and detailed costs will be reviewed upon receipt submittal.

2019 TID #9 Façade Grant Program - \$60,000

The Connective (2/2019) - \$11,000

Baba Louie's (6/2019) - \$30,000

Nicky's (7/2019) - \$30,000

The 2019 Façade Grant Program Budget would need to be increased by \$11,000 in order to fully fund this request. We plan to propose a budget amendment to the Finance and Personnel Committee at their meeting in August. If the Façade Grant is approved, but the budget amendment is not, the project will be partially funded by 2019 and 2020 funds to secure the full \$30,000.

Recommendation

Recommend approval of the façade grant request for 331 Main Avenue (WD-912)), in an amount not to exceed \$30,000.00, to be funded by TID #9, and that the recommendation be forwarded to Council, subject to the following conditions:

- 1) That only code permitted, or Plan Commission approved, materials be utilized for the west façade.
- 2) Council approves a budget increase in the 2019 façade grant program, or that funds be allocated as part of the 2020 budget.
- 3) That final grant payment be calculated per program requirements based on receipt review.

OR

Recommend conceptual approval of the façade grant request for 331 Main Avenue (WD-912) subject to the following condition:

- 1) That only code permitted, or Plan Commission approved, materials be utilized for the west façade.
- 2) Council approves a budget increase in the 2019 façade grant program, or that funds be allocated as part of the 2020 budget.
- 3) That the applicant submit additional supporting materials for RDA review and formal approval.



CITY OF DE PERE
APPLICATION FOR
FAÇADE GRANT

Receipt #:

Date:

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 designated Tax Increment Districts (TID). Applications will be acted upon on a first come first serve basis. See the back of this form for funding requirements and review process.

Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) NICKY'S INC	Authorized Representative JOHN NICK	Title CO - OWNER	
Mailing Address 331 MAIN AVE	City DE PERE	State WI	ZIP Code 53415
Email Address JOHN.NICK2002@YAHOO.COM	Phone Number (incl. area code) 920-983-2891	Fax Number (incl. area code)	

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Name (Ind. Org. or Entity)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 331 MAIN AVE	Parcel No.
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SECTION 4: Project Information

Project Description: FACADE; FRONT & SIDE			
Estimated Start Date: 9-1-19	Estimated Completion Date:	11-1-19	
Existing Façade Photo (attach): SEE ATTACH	Design Drawing (attach):	will submit	

Fill in below form with cost estimates based on category. Attach quotes to this application.

Category	Cost Estimate	Category	Cost Estimate
FACADE	38,000	38,000	
Total Eligible Expenses:		Requested Grant Amount:	

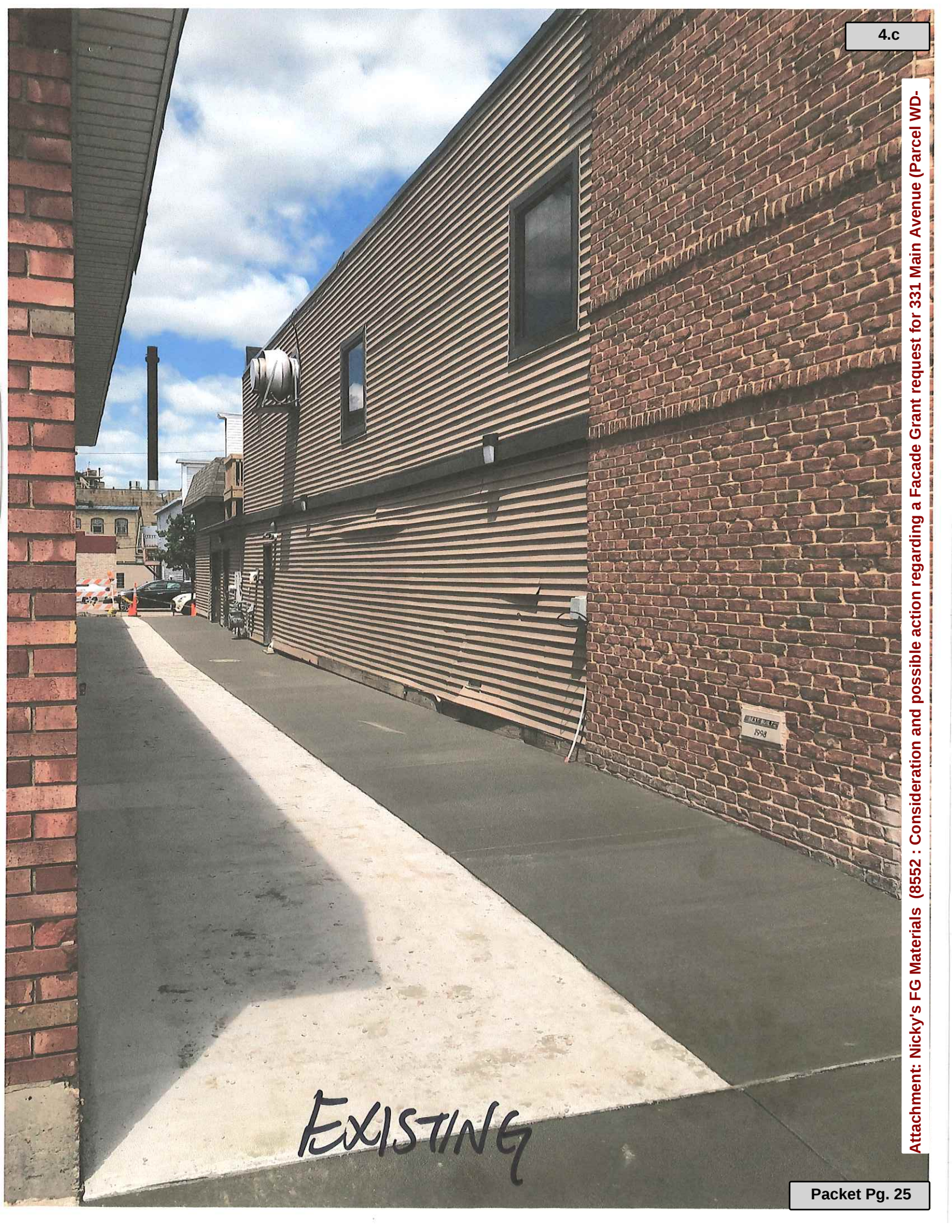
SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) JOHN NICK	Title OWNER	Phone Number 920-983-2891
Signature of Applicant <i>[Signature]</i>		Date Signed 6-14-19





EXISTING

Drury Designs, Inc
411 Dousman st
Green Bay
920-339-1011

Nicky's facade work

Demo and prep work		\$	4,320.00
Frame work		\$	2,160.00
Insulation		\$	360.00
Electrical	Budget	\$	2,500.00
Front wall work	Exterior	\$	2,880.00
Front wall work	Interior	\$	2,160.00
Front windows and install	Green Bay Glass	\$	10,500.00
Roof tin	Front	\$	1,440.00
Stucco sheets and trim		\$	3,600.00
Break work		\$	1,080.00
Garage door work		\$	1,440.00
Under steps		\$	720.00
Siding work		\$	1,440.00
Materials		\$	3,950.00
Garage door	Freedom overhead door/ opener included	\$	3,105.00
Paint/ stain	Budget	\$	4,000.00
Dumpster		\$	550.00
Trucking		\$	350.00
Clean-up		\$	400.00
Sup total		\$	46,955.00
Contractor fee		\$	9,391.00
Total		\$	56,346.00

+ 5,150.00

VENT
Hood

