DE PERE

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

Redevelopment Authority

Regular Meeting

Final Minutes

Monday, July 22, 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	Excused	
Carol Karls	Board Member	Present	
Ted Penn	Chairman	Present	
Tina Quigley	Board Member	Present	
Lisa VandenAvond	Board Member	Present	
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 June 24, 2019 Redevelopment Authority meeting.

   Carol Karls noted that for agenda item #4, Julie Van Straten was the one who asked the applicant about listing the building on the historic registry, not herself, as the minutes indicated. Joe Van Deurzen moved, seconded by Julie Van Straten, to approve the minutes as amended. Upon vote, motion carried unanimously.

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

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

   Development Services Director Kim Flom reviewed the facade grant request for 600 George Street, C & C Pub, owned by Greg Cornell. She reported that he is proposing some work for new awnings, painting, and the replacement of some doors. Kim added that not all of the items on the rendering are being proposed at this time, such as the awning on the side of the building, signage, and the railing. Julie Van Straten asked for clarification on the brick and if the owner was planning to paint it. Julie Van Straten moved, seconded by Joe Van Deurzen, to open the meeting. Greg Cornell addressed the board. He stated that he does not plan on painting the brick. Discussion followed regarding the recommendation of the WEDC Downtown Design consultant to remove the stone in order to expose and highlight the brick. Greg stated that removing the stone was cost prohibitive, which is why he is not removing it. He added that the awning will cover that area anyway. Joe Van Deurzen asked if he would be replacing the sign. Greg stated that replacing the sign would also be cost prohibitive, due to the sign code requirements for lighting within the downtown. Tina Quigley explained that the sign code may possibly be changing next year due to the zoning code rewrite project that the City is currently working on and Greg might look at changing the sign next year. Carol Karls noted that the facade grant program is meant to defray some of the larger expenses, which helps building owners to afford some of the more expensive improvements. Julie Van

Straten moved, seconded by Joe Van Deurzen, to go back to regular order. Upon vote, motion carried unanimously. Tina Quigley moved, seconded by Lisa Vanden Avond, to approve the facade grant request in an amount not to exceed $13,641.07. Upon vote, motion carried unanimously. Development Services Director Kim Flom reported that the facade grant request will be forwarded to the Common Council via a resolution on August 6, 2019. The final payment of the facade grant is made once all of the receipts have been submitted and approved by staff.

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

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

Development Services Director Kim Flom reviewed the facade grant request for Nicky's, at 331 Main Avenue. Improvements are proposed for both the front facade and the alley facade. The owner, John Nick, is proposing a $61,000 investment to the exterior of the building. Improvements to the front facade include new shutters that better fit the size of the windows and some new transom windows. On the alley side, the proposed improvements include installing a decorative garage door to provide customer access into the alley and replacing the existing vinyl siding with a composite wood-type siding with a stucco type texture. Code does not permit this type of building material: therefore, the Plan Commission will review a building material review at their meeting later tonight. Kim noted that the entire alley will be going through an art installation with added lighting, decorative seating, landscaping, and art & sculpture pieces. She added that some of the artwork will be attached to the buildings. Staff recommended approval of the composite siding since it is an improvement over the existing vinyl siding, which is in disrepair. Tina Quigley moved, seconded by Julie Van Straten, to open the meeting. John Nick addressed the board. Carol Karls asked if the siding is an EIFS or Dryvit material since it is listed that way on the project estimate. Kim clarified that the proposed material is not EIFS or Dryvit. Instead, it is a wood-based composite material that is more durable. But because the application was submitted late, some of the information was not completely updated. Julie Van Straten noted that the actual facade grant application lists the total estimated cost as $30,000, which should be updated to reflect the actual total cost, which is $61,000. Ted Penn asked what would happen if the Council does not approve additional funding. Kim replied that if the Council did not approve an increase in 2019 funding, the City would still fund the entire project by using some of the 2020 funds if funds are approved by Council for facade grants in 2020. Julie Van Straten moved, seconded by Tina Quigley, to go back to regular order. Upon vote, motion carried unanimously. Joe Van Deurzen moved, seconded by Julie Van Straten, to approve the facade grant in an amount not to exceed $30,000 and that the recommendation be forwarded to Council, subject to the following conditions:

1.) That only code permitted, or Plan Commission approved material be utilized for the west facade.
2.) Council approves a budget increase in the 2019 facade 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.

Upon vote, motion carried unanimously.

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

Adjournment

Julie Van Straten moved, seconded by Joe Van Deurzen, to adjourn the meeting at 6:34 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker