



Redevelopment Authority

Regular Meeting

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

Agenda

Monday, June 27, 2016	6:00 PM	De Pere City Hall Council Chambers
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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 **June 27, 2016** 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 September 15, 2015 meeting of the Redevelopment Authority.
3. Approval of the minutes of the October 20, 2015, March 15, 2016, and May 17, 2016 joint meetings of the Common Council/Redevelopment Authority.
4. TID #7 Project Plan Update
5. 102 N Broadway Project Update
6. Downtown De Pere Updates

Adjournment

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the Clerk-Treasurer's office at 339-4050 by Noon on the day of the meeting, so that arrangements can be made.

Agenda Sent To:

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

City of De Pere, Wisconsin



Request For Redevelopment Authority Action

MEETING DATE: June 27, 2016

DEPARTMENT: Redevelopment Authority

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the September 15, 2015 meeting of the Redevelopment Authority.

ATTACHMENTS:

- RDA_Sept2015_Minutes_Draft (PDF)



Redevelopment Authority

335 South Broadway

De Pere, WI 54115

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

Special Meeting

Draft Minutes

Tuesday, September 15, 2015
6:30 PM
De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 6:30 PM by Board Member Ted Penn

Attendee Name	Title	Status	Arrived
Tina Quigley	Board Member	Excused	
Jerry Henrigillis	Board Member	Absent	
Bill Koms	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 Planner Sarah Wallace, City Attorney Judith Schmidt-Lehman, City Administrator Larry Delo, and members of the public.

2. Approval of the minutes of the August 24, 2015 Redevelopment Authority meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Koms, Board Member
SECONDER:	John Nusbaum, Board Member
AYES:	Koms, Nusbaum, Penn, Van Deurzen, Straten
ABSENT:	Jerry Henrigillis
EXCUSED:	Tina Quigley

3. Discussion and Notification of Video Recording of Redevelopment Authority Meetings.

City Administrator Larry Delo has requested that future meetings of the Redevelopment Authority be recorded.

4. Review Facade Grant Application for 115 S. Broadway. Applicant: Thomas G. Zoeller.

City Planner Sarah Wallace received an update today that the property owner is planning to use the grant for the front facade (facing S. Broadway) only. The rear facade would be renovated at a future date. The work for the front facade would still total \$40,000, and staff recommends approving up to a \$10,000 match.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John Nusbaum, Board Member
SECONDER:	Julie Van Straten, Board Member
AYES:	Koms, Nusbaum, Penn, Van Deurzen, Straten
ABSENT:	Jerry Henrigillis
EXCUSED:	Tina Quigley

5. Resolution #RDA 15-01, Authorizing Agreement Regarding Redevelopment of Certain Property Between the City of De Pere, the Redevelopment Authority of the City of De Pere and Broadway Investment Partners, LLC (102 North Broadway Street).*

City Attorney Judith Schmidt-Lehman pointed out that the development agreement provided in the packet requires a typographical correction on page 3, and the legal

Attachment: RDA_Sept2015_Minutes_Draft (4874 : Minutes)

description in the agreement still needs work because it differs from the one in the title commitment. Board members requested clarification on two items within the staff memo: Item # 2 states that the second installment is payable upon approval of footings and foundation; staff confirmed that this approval would be issued by the Building Inspection Department. Item # 3 states that the third installment is to be disbursed after a Certificate of Occupancy is issued on completion of the first completed floor. Developer Jason Tadych explained that after the entire building structure is framed, interior finish work will likely begin on the fourth floor so that workers are not tracking through completed areas. He anticipates a 30-45 day span between finishing floors. Mr. Tadych also reported that the primary lender has not yet been determined but submittals are going out this week. He provided an overview of the two financing scenarios being considered. Attorney Schmidt-Lehman confirmed that one of the contingencies of closing is that all financing must be in place. She also noted that this is one of the most thoroughly negotiated agreements the City has encountered, and will be a good project for the RDA and the City.

John Nusbaum motioned, seconded by Bill Komsi, to adopt the redevelopment agreement as presented. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John Nusbaum, Board Member
SECONDER:	Bill Komsi, Board Member
AYES:	Komsi, Nusbaum, Penn, Van Deurzen, Straten
ABSENT:	Jerry Henrigillis
EXCUSED:	Tina Quigley

Adjournment

Julie Van Straten motioned, seconded by John Nusbaum, to adjourn the meeting at 6:43 P.M. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen

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

MEETING DATE: June 27, 2016

DEPARTMENT: Redevelopment Authority

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the October 20, 2015, March 15, 2016, and May 17, 2016 joint meetings of the Common Council/Redevelopment Authority.

ATTACHMENTS:

- RDA_CC_Oct2015_Minutes (PDF)
- RDA_CC_Mar2016_Minutes (PDF)
- RDA_CC_May2016_Minutes (PDF)



Common Council and Redevelopment Authority 335 South Broadway

Special Untelevised

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

Final Minutes

Tuesday, October 20, 2015

6:45 PM

De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 6:45 PM by

Attendee Name	Title	Status	Arrived
James Boyd	Aldersperson	Present	
Kevin Bauer	Aldersperson	Present	
Scott Crevier	Aldersperson	Present	
Michael Donovan	Aldersperson	Present	
Jim Kneiszel	Aldersperson	Present	
Larry Lueck	Aldersperson	Present	
Dean Raasch	Aldersperson	Present	
Lisa Rafferty	Aldersperson	Present	
Michael J. Walsh	Mayor	Present	
Jerry Henrigillis	Board Member	Excused	
Bill Komsi	Board Member	Present	
John Nusbaum	Board Member	Present	
Ted Penn	Board Member	Excused	
Tina Quigley	Board Member	Excused	
Joe Van Deurzen	Board Member	Present	
Julie Van Straten	Board Member	Present	

Julie Van Straten was present as well.

- Discuss concept proposal for development on Parcel ED-812 (vacant site at Southwest corner of Claude Allouez Bridge round-about).

Aldersperson Rafferty moved, seconded by Aldersperson Raasch to close the meeting at 6:47 p.m.
 Upon roll call vote, motion carried unanimously.

Aldersperson Donovan moved, seconded by Aldersperson Crevier to open the meeting at 7:39 p.m.
 Upon roll call vote, motion carried unanimously.

- Adjournment.

Board Member Van Deurzen moved, seconded by Board Member Nusbaum to adjourn the meeting at 7:40 p.m. Upon vote, motion carried unanimously.

Aldersperson Boyd moved, seconded by Aldersperson Lueck to adjourn the meeting at 7:40 p.m.
 Upon vote, motion carried unanimously.

Respectfully submitted,

Attachment: RDA_CC_Oct2015_Minutes (4879 : Minutes)



Common Council and Redevelopment Authority 335 South Broadway

Special Untelevised

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

Minutes

Tuesday, March 15, 2016

7:00 PM

De Pere City Hall Council Chambers

1. Call to Order: The meeting was called to order at 7:00 PM by Mayor Michael Walsh.

Attendee Name	Title	Status
James Boyd	Aldersperson	Present
Kevin Bauer	Aldersperson	Present
Scott Crevier	Aldersperson	Present
Michael Donovan	Aldersperson	Present
Jim Kneiszel	Aldersperson	Present
Larry Lueck	Aldersperson	Present
Dean Raasch	Aldersperson	Present
Lisa Rafferty	Aldersperson	Present
Michael J. Walsh	Mayor	Present
Jerry Henrigillis	Board Member	Present
Bill Komsi	Board Member	Present
John Nusbaum	Board Member	Excused
Ted Penn	Board Member	Excused
Joe Van Deurzen	Board Member	Present
Julie Van Straten	Board Member	Present
Carol Karls	Board Member	Present

Board Member Van Deurzen moved, seconded by Board Member Komsi to name Board Member Henrigillis as pro tem Chair of the Redevelopment Authority. Upon vote, motion carried unanimously.

2. Consideration of Amendment No. 5 to the Agreement Regarding Redevelopment of Certain Property Between the City of De Pere, the Redevelopment Authority of the City of De Pere, and Broadway Investment Partners, LLC (102 North Broadway Street).

Economic Development and Planning Director Kim Flom presented the 102 N Broadway project. She explained that additional soil testing shows that the planned footing for the project will be insufficient in supporting the building and that the developer is requesting an additional \$150,000 in funding from the City. Council previously approved a \$750,000 agreement which brings the City's total contribution to the project to \$900,000. Discussion followed. Aldersperson Rafferty moved, seconded by Aldersperson Boyd to open the meeting. Upon vote, motion carried unanimously. Chairperson Henrigillis moved, seconded by Board Member Van Deurzen to open the meeting. Upon vote, motion carried unanimously.

Jason Tadych, developer for the project, came forward and thanked everyone for considering his request. He explained the issue with the footings in depth and explained the alternative that they have decided to move forward with, which consists of drilling 24" holes around the site, packing them with gravel, and putting the traditional footing on this. He presented a cost analysis of the project and reviewed the changes. Aldersperson Kneiszel stated that he can't support this request for extra funding. Discussion followed. Aldersperson Crevier moved, seconded by Aldersperson Kneiszel to close the meeting. Upon vote, motion carried unanimously. Chairperson Henrigillis moved, seconded by

Attachment: RDA_CC_Mar2016_Minutes (4879 : Minutes)

Board Member Van Deurzen to close the meeting. Upon vote, motion carried unanimously.

Discussion followed regarding the soil study and the disbursement schedule for the project.

3. Redevelopment Authority Resolution #RDA 16-01, Authorizing Amendment No. 5 to the Agreement Regarding Redevelopment Certain Property Between the City of De Pere, the Redevelopment Authority of the City of De Pere, and Broadway Investment Partners, LLC (102 North Broadway Street).

Upon motion by Board Member Komsi, seconded by Board Member Van Straten, the Redevelopment Authority voted 4-0 to approve the resolution.

4. Resolution #16-41, Authorizing Amendment No. 5 to the Agreement Regarding Development of Certain Property Between the City of De Pere, the Redevelopment Authority of the City of De Pere, and Broadway Investment Partners, LLC (102 North Broadway Street).

Upon motion by Alderperson Lueck, seconded by Alderperson Raasch, the Common Council voted 5-3 to approve the resolution with Alderpersons Bauer, Crevier and Kneiszel voting nay.

5. Adjournment. Alderperson Bauer moved, seconded by Alderperson Kneiszel to adjourn the Common Council Meeting at 7:39 p.m. Chairperson Henrigillis moved, seconded by Board Member Van Deurzen to adjourn the Redevelopment Authority Meeting at 7:39 p.m. Upon vote, motion carried unanimously.

Respectfully submitted,

Shana Ledvina, Clerk-Treasurer



Common Council and Redevelopment Authority

335 South Broadway
De Pere, WI 54115

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

Special Untelevised

Minutes

Tuesday, May 17, 2016

7:00 PM

De Pere City Hall Council Chambers

1. Call to Order: The meeting was called to order at 7:00 PM by Mayor Michael Walsh.

Attendee Name	Title	Status
Ryan Jennings	Aldersperson	Present
Dan Carpenter	Aldersperson	Present
James Boyd	Aldersperson	Excused
Scott Crevier	Aldersperson	Present
Michael Donovan	Aldersperson	Present
Larry Lueck	Aldersperson	Present
Dean Raasch	Aldersperson	Present
Lisa Rafferty	Aldersperson	Excused
Michael J. Walsh	Mayor	Present
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	Present
Julie Van Straten	Board Member	Present
Carol Karls	Board Member	Present

2. Consideration of Amendment No. 6 To The Agreement Regarding Redevelopment of Certain Property Between the City of De Pere, the Redevelopment Authority of the City of De Pere, and Broadway Investment Partners, LLC (102 North Broadway Street).

City Economic Development and Planning Director Kim Flom explained that the building elevations have changed for this project and that the Plan Commission has reviewed the revised elevation and the extra floor plan and approved the change. The building will now have 29 apartments and 27 parking spaces. Discussion followed regarding the design of the building, the assessment of the building, and downtown parking issues. Aldersperson Donovan moved, seconded by Aldersperson Raasch to open the meeting. Upon vote, motion carried unanimously. Jason Tadych, the developer for the project, came forward and addressed the questions that arose regarding the number of parking spaces and the assessment of the building. Discussion followed. Aldersperson Raasch moved, seconded by Aldersperson Donovan to close the meeting. Upon vote, motion carried unanimously.
3. Redevelopment Authority Resolution #16-02, Authorizing Amendment No. 6 to the Agreement regarding redevelopment of certain property between the City of De Pere, the Redevelopment Authority of the City of De Pere, and Broadway Investment Partners, LLC (102 North Broadway Street).

Board Member Van Deurzen moved, seconded by Board Member Komsi to approve the resolution. Upon vote, motion carried unanimously.

Attachment: RDA_CC_May2016_Minutes (4879 : Minutes)

4. Resolution #16-52, Authorizing Amendment No. 6 to the Agreement Regarding Redevelopment of certain property between the City of De Pere, the Redevelopment Authority of the City of De Pere, and Broadway Investment Partners, LLC (102 North Broadway Street).

Aldersperson Raasch moved, seconded by Aldersperson Lueck to approve the resolution. Upon vote, motion carried unanimously.

5. Adjournment.

Aldersperson Lueck moved, seconded by Aldersperson Donovan to adjourn the meeting at 7:48 p.m. Upon vote, motion carried unanimously.

Board Member Penn moved, seconded by Board Member Van Straten to adjourn the meeting at 7:48 p.m. Upon vote, motion carried unanimously.

Respectfully submitted,

Shana Ledvina, Clerk-Treasurer

Attachment: RDA_CC_May2016_Minutes (4879 : Minutes)

City of De Pere, Wisconsin

**Request For Redevelopment Authority Action**

MEETING DATE: June 27, 2016
DEPARTMENT: Plan Commission
FROM: Kimberly Flom
SUBJECT: TID #7 Project Plan Update

Staff will provide an update and timeline for the TID #7 Project Plan Amendment. An amendment is being considered to include the Mulva Center project.

City of De Pere, Wisconsin

**Request For Redevelopment Authority Action**

MEETING DATE: June 27, 2016
DEPARTMENT: Plan Commission
FROM: Kimberly Flom
SUBJECT: 102 N Broadway Project Update

Work continues on the 102 N. Broadway project. Here are a few highlights:

The Developer has closed on the property.

City infrastructure work (some utility relocations) has been complete.

Construction anticipated to begin around July 15, 2016. Building anticipated to be open in 2018.

Conditional Use Permit must be amended to include the fifth floor. Scheduled for the June 27, 2016 Plan Commission and July 19, 2016 Common Council.

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

MEETING DATE: June 27, 2016
DEPARTMENT: Plan Commission
FROM: Kimberly Flom
SUBJECT: Downtown De Pere Updates

Staff will provide updates on other Downtown De Pere projects, initiatives and events.