



Redevelopment Authority

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

Regular Meeting

Agenda

Monday, June 22, 2020

6:00 PM

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 22, 2020** at **6:00 PM**.

Due to the current public health emergency, the meeting will be held electronically and the public may attend this meeting electronically or telephonically by accessing either:

Computer/smart phone accessing <https://www.gotomeet.me/DePere>

OR

You can also dial in using your phone.

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(312\) 757-3117](tel:+13127573117)

Access Code: 154-883-285

THIS MEETING WILL NOT BE HELD IN PERSON.

This meeting may also be 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 May 26, 2020 Redevelopment Authority meeting.
3. Consideration and Possible Action Regarding a Facade Grant Amendment Request for 600-604 Grant St (ED-961). *

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



City of De Pere, Wisconsin

Request For Redevelopment Authority Action

MEETING DATE: June 22, 2020

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the May 26, 2020 Redevelopment Authority meeting.

ATTACHMENTS:

- RDA_May2020_Minutes_Draft (PDF)



Redevelopment Authority

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

Regular Meeting

Draft Minutes

Tuesday, May 26, 2020

6:30 PM

Call to Order

The meeting was called to order at 6:30 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	Excused	
Lisa VandenAvond	Board Member	Present	
Joe Van Deurzen	Board Member	Present	
Julie Van Straten	Vice Chair	Present	

Also present: Development Services Director Daniel Lindstrom and members of the public.

2. Approval of the minutes of the February 24, 2020 Redevelopment Authority meeting.

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

3. Consideration and possible action regarding a Facade Grant Request for 101 S. Broadway (Parcel ED-833). *

Development Services Director Daniel Lindstrom reviewed the facade grant request for 101 S Broadway Street, which is located in TID #7 . He reported that the proposed work includes replacing headers to add structural support, replacing windows to reflect past design, removing paint, and some tuck point brick work. Due to the downtown being vacant due to the pandemic, some work has already begun to accommodate construction schedules. This request is eligible for a total grant amount of \$30,000. Dan added that there will still be \$23,000 left in available funds for 2020 and staff has not received any other facade grant requests, but he is aware of one possible application that may be submitted to the City. Joe Van Deurzen asked if anything is being done to the rear of the building. The petitioner, Andy Krans stated that he is looking at doing a chemical spray on the brick to clean up the entire building. Joe Van Deurzen moved, seconded by Julie Van Straten, to approve the facade grant request. Upon vote, motion carried unanimously.

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

Adjournment

Julie Van Straten moved, seconded by Joe Van Deurzen, to adjourn the meeting at 6:47 pm. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

Attachment: RDA_May2020_Minutes_Draft (9725 : Approval of the minutes of the May 26, 2020 Redevelopment Authority meeting.)



City of De Pere, Wisconsin

Request For Redevelopment Authority Action

MEETING DATE: June 22, 2020

DEPARTMENT: Redevelopment Authority

FROM: Daniel Lindstrom

SUBJECT: Consideration and Possible Action Regarding a Facade Grant Amendment Request for 600-604 Grant St (ED-961). *

ATTACHMENTS:

- FG AMendment Request - 600 George RDA Memo (DOCX)
- 2020 Build Quotes (PDF)
- 600 George RDA Memo (2019) (PDF)
- 600 George App (2020) (PDF)

CITY OF DE PERE MEMO



To: Redevelopment Authority
 From: Daniel Lindstrom, Development Services Director
 Date: June 22, 2020

RE: **Consideration and Possible Action Regarding a Façade Grant Request for 600-604 Grant St (ED-961), C&C Pub. ***

Background

Gregory Cornell, the building owner, submitted a request to amend a previously approved façade grant at 600-604 George St (Parcel ED-961). This building is also known as C&C Pub. The original review memo is attached for your review. The previously approved work included:

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 the existing front and side door.

Last August the selected awning contractor began work to remove the existing awning and façade. They uncovered structural elements that they felt they were not qualified to correct and walked away from the project after the initial façade removal. The applicant expressed to City staff that it was difficult to find a qualified contractor willing to complete the small or short term job. The on-site work ceased due to the cold fall and the troubling start to 2020 (see the owner's letter attached to this memo). The owner now has a contract with Alliance Construction and Design to complete the work. However, the quote to complete the work increased due to the additional structural work required, the quote to complete additional framing new lintels, parapets, general framing, new sheathing, and new finishes. Below is a detailed breakdown of the updated quotes supplied by the owner/applicant. The quotes are included in this review memo. The applicant stated vendors and contractors are honoring 2019 quotes.

Façade Grant Eligibility

- TID District Property located in TID #7
- Building Length Measured along the 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 is eligible for maximum grant award of \$30,000.
- Previous Façade Grant Awarded (if so, when) – \$13,641.07 (2019)

Project Summary

The City received the façade grant application on June 1, 2020. All proposed work is considered eligible under the Façade Grant Guidelines if the RDA recommends amending the award.

APPROVED 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	
		\$1 Investment	
		\$1 Grant Match (Maximum)	
		\$27,282.13	
			Grant Maximum
			\$30,000

REQUESTED AMENDMENT 600 George Street Façade Grant - Façade Grant Project Estimate

Vendor	Detail	Amount	Notes
Front (North) and Side (West)			
Alliance Const & Design	Structural Repair and Finishing	\$23,800.00	<i>Estimate Provided - Eligible</i>
Tri-City Glass	Doors and Windows	\$5,200.00	<i>Estimate Provided - Eligible</i>
Fox Cities Sign	Awning and Vinyl Window Signs	\$8,329.50	<i>Estimate Provided - Eligible</i>
Hendricks Painting	Front step/stoop repair	\$3,498.00	<i>Estimate Provided - Eligible</i>
C&C Electrical	Updated exterior electrical	\$4,100.00	<i>Estimate Provided - Eligible</i>
		Total	
		\$1 Investment	
		\$1 Grant Match (Maximum)	
		\$44,927.50	
			Grant Maximum
			\$30,000

Funding

The applicant is eligible for the grant maximum of \$30,000 and is now requesting a total of \$22,463.75, an increase of \$8,822.69. The property will be eligible for future grant funding up to \$30,000 in total.

2020 TID No. 7 Façade Grant Funds (\$60,000)

123 S. Broadway (Broadway Theater)	\$6,800 (approved 2019)
101 S Broadway (Approved June 2020)	\$30,000
600-604 George Street (if approved)	<u>\$8,822.69</u>
Remaining Façade Grant Funds	\$14,377.32

Recommendation

Recommend approval of the requested amendment to the previously approved façade grant request for 600 George Street (ED-961), in an amount now not to exceed \$22,463.75 (\$13,641.07 – 2019 Budget and \$8,822.69 2020 Budget), to be funded by TID No. 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.



CONSTRUCTION AGREEMENT

PROPOSAL

This Construction Agreement ("Agreement") is made this 3rd day of June, 2020 by and between ALLIANCE CONSTRUCTION AND DESIGN, INC. ("Alliance"), a Wisconsin corporation located at 1050 Broadway Street, Wrightstown, Wisconsin, 54180, and Greg Cornell ("Owner"), located at 600 George Street, De Pere, WI 54115.

WHEREAS, it is the mutual desire of Alliance and Owner that Alliance perform certain design services and perform certain labor and/or furnish certain materials as an independent contractor ("Project") at 600 George Street, De Pere, WI 54115 ("Worksite"), pursuant to plans, drawings and specifications prepared by Alliance ("Work"), the terms of which shall be specified in writing by Alliance's proposal to be agreed upon by Alliance and Owner ("Proposal"), all subject to the terms and conditions contained in this Agreement.

NOW, THEREFORE, in consideration of mutual covenants and agreements and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner and Alliance agree as follows:

1. GENERAL REQUIREMENTS:

A. ADMINISTRATIVE:

01. Supervision

- We will assign a supervisor to this project that is responsible for the supervision of all contracted field construction in progress. The supervisor's responsibilities will include the scheduling and direct supervision of contracted field construction forces, interfacing as required with building inspection officials, and ensuring compliance of work in place with drawings and specifications.

02. Safety

- It is our position and philosophy to place a high priority on a safe job site. Therefore, we have made the necessary commitment in training, education, knowledge and equipment to be able to comply with OSHA requirements during the construction phase of this project.

B. PLANS AND PERMITS

01. Proposal is based on an exterior plan by Alliance Construction.
02. Engineered, stamped, and state approved construction plans are **not** included in proposal.
 - Fire Suppression, Plumbing, HVAC, and Electrical approvals are **not** included in proposal.
03. Local building permit is **not** included in proposal.
 - Local Fire Suppression, Plumbing, HVAC, and Electrical permits are **by owner**.
04. Asbestos testing for project area is included in proposal.
 - Note: If asbestos or any other hazardous material is found, it will be reviewed with owner and can be removed at additional cost.

C. TEMPORARY SERVICES

01. All equipment rental required for completion of work is included in proposal.
02. Waste removal is included in proposal.
03. Temporary sanitary facility is not included in proposal.
04. Progress cleaning of worksite is included in proposal.

2. EXISTING CONDITIONS:**A. EXTERIOR DEMOLITION**

01. Demo existing brick, parapet cap, batton strips, and lintel over center unit.
02. Demo existing remaining canopy and rotten parapet over third unit.

3. CONCRETE:**A. NONE AT THIS TIME.****4. MASONRY:****A. NONE AT THIS TIME.****5. METALS:****A. NONE AT THIS TIME.****6. WOOD AND PLASTICS:****A. WOOD FRAMING.**

01. Furnish and install new lintel over middle unit. Exact lintel material to be verified.
02. Furnish and install new 2 x 6 parapet material over east unit and center unit to replace existing decaying framing.

B. WOOD SHEATHING.

01. Furnish and install new sheathing on back side of new parapet framing.

7. INSULATION SYSTEMS/THERMAL AND MOISTURE PROTECTION.

A. MEMBRANE ROOFING.

01. By owner.

B. FLASHING AND SHEET METAL.

01. Owner to provide new cap flashing on parapet at middle and east units.

C. METAL SIDING.

01. Furnish and install new 26 gauge McElroy Multi-Cor corrugated panel with galvalume finish, color to be Matte Black.

D. SEALANTS AND CAULKING.

01. Sealants and caulking shall be installed at all dissimilar materials.

8. DOORS AND WINDOWS.

A. NONE AT THIS TIME. EXISTING TO REMAIN AS IS.

9. FINISH WORK.

A. NONE AT THIS TIME.

10. SPECIALTIES.

A. NONE AT THIS TIME.

11. EQUIPMENT.

A. NONE AT THIS TIME.

12. FURNISHINGS.

A. NONE AT THIS TIME.

13. SPECIAL CONSTRUCTION.

A. NONE AT THIS TIME.

14. CONVEYING SYSTEMS.

A. NONE AT THIS TIME.

15. MECHANICALS.

A. NONE AT THIS TIME.

16. ELECTRICAL.

A. GENERAL ELECTRICAL.

- 01. By owner if needed.

17. EXCLUSIONS TO THE PROPOSAL.

A. THE FOLLOWING ITEMS SHALL BE EXCLUDED FROM THE PROPOSAL UNLESS OTHERWISE SPECIFICALLY NOTED HEREIN:

- 01. As-built surveys that may be required by lenders are not included.
- 02. Any mechanical work other than specified
- 03. Electric and gas hookups or cost for utilities.
- 04. S.A.C. (Sewer Accessibility Fees) or City Impact Fees.
- 05. Any provisions for updating any possible existing building or mechanical conditions which do not meet code.
- 06. Telephone, computer line hookups, fire alarms or security systems.
- 07. Repairs if required by city.
- 08. Owner's sign or logo on building.
- 09. Snow guards and heat tapes in gutters or any area susceptible to excessive snow or ice damming.
- 10. Roof openings or loadings for any mechanical equipment unless specified.
- 11. Any project delays due to the removal or disposal of any hazardous materials, including asbestos and lead paint, etc. that may be encountered during the project.
- 12. Special structural design features that Factory Mutual (F.M.) or other underwriters may or may not desire or require.
- 13. Special code requirements or interpretations that individual plan reviewers, municipalities or inspectors may require
- 14. Sales tax on retail sale of any tangible personal property provided under this contract have not been included; if required to be collected by us per State Tax Laws, these taxed would result in an additional charge to this Agreement.
- 15. Exact color match on additions and remodels is not guaranteed, including but not limited to, roofing, masonry, siding, windows, etc.

18. OPTIONS

A. NONE AT THIS TIME

- 01.

ADD	\$	ACCEPTED BY:	
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Attachment: 2020 Build Quotes (9737 : Consideration and Possible Action Regarding a Facade Grant Request for 600-604 Grant St)

*****TOTAL PROJECT COST AS LISTED \$23,800.00*****
“TWENTY THREE THOUSAND EIGHT HUNDRED DOLLARS
AND ZERO CENTS”

IN WITNESS WHEREOF, Alliance and Owner have hereunto set their hands and seals in duplicate the day and year first written above.

OWNER:

ALLIANCE:
ALLIANCE CONSTRUCTION AND DESIGN INC.

By: _____

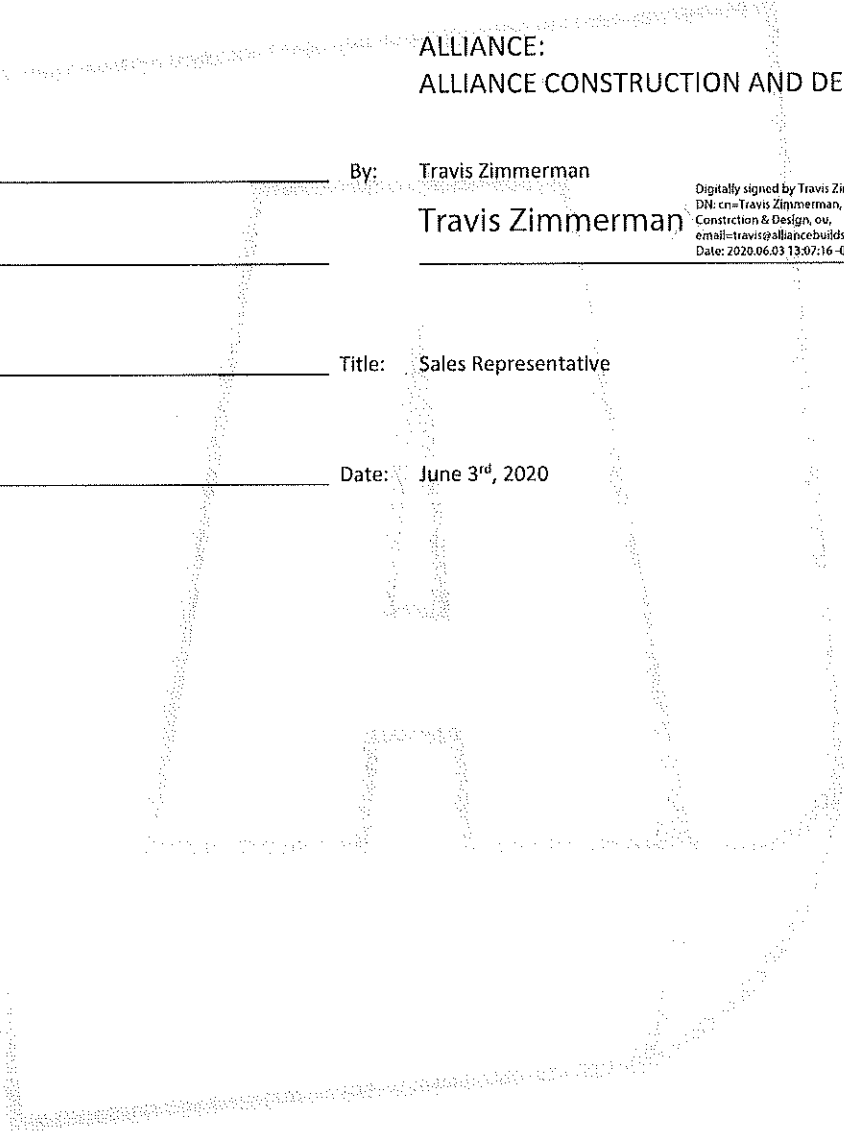
By: Travis Zimmerman
Travis Zimmerman
Digitally signed by Travis Zimmerman
DN: cn=Travis Zimmerman, o=Alliance
Construction & Design, ou,
email=travis@alliancebuilds.com, c=US
Date: 2020.06.03 13:07:16 -05'00'

Title: _____

Title: Sales Representative

Date: _____

Date: June 3rd, 2020



Attachment: 2020 Build Quotes (9737 : Consideration and Possible Action Regarding a Facade Grant Request for 600-604 Grant St)



1125D Tuckaway Ln , Menasha, WI 54952
 C: 920-540-6947 F:920-228-8993 O: 920-378-3515

CONTRACT

Number C4829
 Date May 28, 2020
 Sara Grell

Sold To	
C & C Pub & Grill Greg Cornell 600 George Street De Pere, WI 54115	
Phone	920-621-7601 632 2013
Fax	
Email	chefgc@att.net

Installation Location	
C & C Pub & Grill Greg Cornell 600 George Street De Pere, WI 54115	
Phone	920-621-7601
Fax	

Salesperson	P.O. Number	Ship Via	PROJECT #
Kristina Coppo			4829

Description	Unit Price	Ext. Price
4829.1 New Awnings Produce and install new non-lit Sunbrella Awnings. (1) 32"w x 172"h x 48"d color-Azure, (1) 32"w x 210"h x 48"d color-Slate, & (1) 32"w x 261"h x 48"d color-Slate. Mill finish aluminum with closed ends. SubTotal		\$7,746.94
4829.2 Winodw Vinyl Produce & install (3) white opaque 17" x 20" vinyl graphics to (3) exterior windows. Vinyl best applied in temps above 50 degrees. SubTotal		\$148.32
SubTotal		\$7,895.26
Tax		\$434.24
Shipping		\$0.00
Total		\$8,329.50

PRICE VALID FOR 30 DAYS. CUSTOMER IS RESPONSIBLE FOR SIGN PERMIT OR MAY CONTRACT FOX CITIES SIGN TO OBTAIN PERMIT FOR \$100 FEE PLUS COST OF PERMIT AND ANY ADDITIONAL FEES REQUIRED FROM MUNICIPALITY. CLIENT IS RESPONSIBLE FOR ABIDING BY MUNICIPAL CODE, STATE & DOT REGULATIONS. FOX CITIES SIGN IS NOT RESPONSIBLE FOR RUNNING ELECTRICAL TO SIGN, ENGINEERING OR INSPECTIONS. OUR TERMS ARE 75% DOWN WITH BALANCE DUE UPON INSTALLATION/COMPLETION PRODUCTION WILL BEGIN UPON RECEIPT OF THE FOLLOWING: SIGNED CONTRACT & RENDERINGS, DOWN-PAYMENT, PERMIT APPROVAL. ESTIMATED COMPLETION DATE WILL BE PROVIDED APPROXIMATELY ONE WEEK AFTER RECEIVING THESE ITEMS. *** FINAL INVOICE AMOUNT MAY VARY UPON COMPLETION ***
 THERE MAY BE ADDITIONAL CHARGES DUE TO ABNORMAL SOIL CONDITIONS, READINESS OF THE SITE UPON OUR ARRIVAL, ACCESS ISSUES, RUSH FEES, AND ADDITIONAL REPAIRS. IF THE BUILDING OR OTHER EXISTING STRUCTURE IN WHICH SIGNAGE WILL BE ATTACHED IS FOUND TO BE NOT SUPPORTIVE OR STRUCTURALLY SOUND, THERE MAY BE ADDITIONAL LABOR/MATERIAL CHARGES. QUOTE IS VALID FOR MILD TEMPERATURE INSTALLATION. IF PAINTING, VINYL OR FLEX FACE INSTALLATION IS REQUIRED DURING TEMPERATURES BELOW 50 DEG, THERE MAY BE ADDITIONAL COSTS OR DELAYS INVOLVED

Orders less than \$1,000 will require payment in full up-front. Orders over \$1000 requires 75% down payment up-front.
 Pay online at: paypal.me/foxcities Additional 3.5% charge will be added for credit card processing & Paypal
 Checks payable to Fox Cities Sign & Lighting, LLC.

The Fox Cities Sign, LLC, a Wisconsin limited liability company ("Company") DBA Fox Cities Sign Contract Terms and Conditions, which are attached hereto are made part of this contract, and shall be binding upon the parties.

To accept this contract, sign here

 (Signature) (Date)

Fox Cities Sign, LLC, a Wisconsin limited liability company ("Company") DBA Fox Cities Sign

 (Signature) (Date)

C & C Electric Services Inc

3765 Creamery Rd Suite 1

De Pere, WI 54115

ccelectricservice@sbcglobal.net

Estimate

Phone # 920-338-8123

Fax # 920-336-6327

Name / Address
C&C Bar

Date	Estimate #
5/6/2019	2466

Project
Outside Electrical Work

Description
<p>Outside Electrical</p> <p>2-Receptacles on West side of building</p> <p>3-Receptacles on North side of building on existing switch</p> <p>2-Motors for awnings</p> <p>1-Disconnect existing sign</p> <p>1-Wire new sign</p> <p>Total:\$4,100</p>

Attachment: 2020 Build Quotes (9737 : Consideration and Possible Action Regarding a Facade Grant Request for 600-604 Grant St)

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
<p>**REVISED** BUILDING EXTERIOR AT 604 GEORGE STREET & C&C PUB EXTERIOR AT 600 & 602 GEORGE STREET</p> <p>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.</p> <p>REVISED - BASE BID</p>	<p>3,498.00</p>

Thank you, Joe Hendricks, Jr.	Total
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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 # Fax # E-mail
 920-336-4171 920-336-6327 hendrickspainting@gmail.com

Attachment: 2020 Build Quotes (9737 : Consideration and Possible Action Regarding a Facade Grant Request for 600-604 Grant St)



**Tri City
Glass & Door**
AUTOMOTIVE • RESIDENTIAL • COMMERCIAL
The Right Product. The Right Way.®

An Employee Owned Company

☎ 2801 N. Roemer Rd
Appleton, WI 54911
920.731.8176
f 920.734.1096

☐ 1811 E. Mason St.
Green Bay, WI 54302
920.468.7820
f 920.468.6337

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
- Tubolite 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

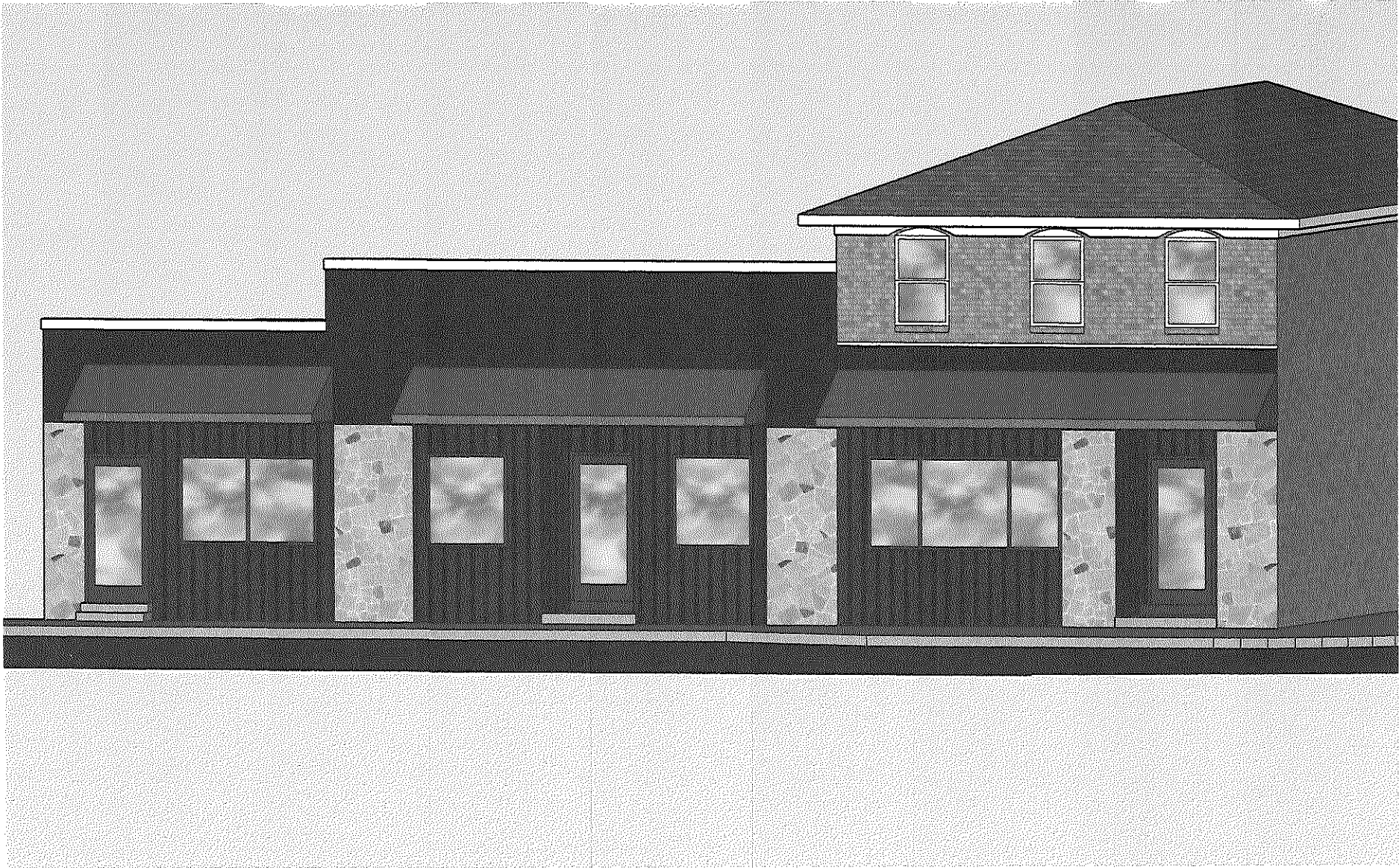
Acceptance of this proposal by Buyer shall be acceptance of all terms and conditions recited herein which shall supersede any conflicting term in any other contract document. Any of the Buyer's terms and conditions in addition or different from this proposal are objected to and shall have no effect. 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: _____

Attachment: 2020 Build Quotes (9737 : Consideration and Possible Action Regarding a Facade Grant Request for 600-604 Grant St)



Attachment: 2020 Build Quotes (9737 : Consideration and Possible Action Regarding a Facade Grant

CITY OF DE PERE MEMO

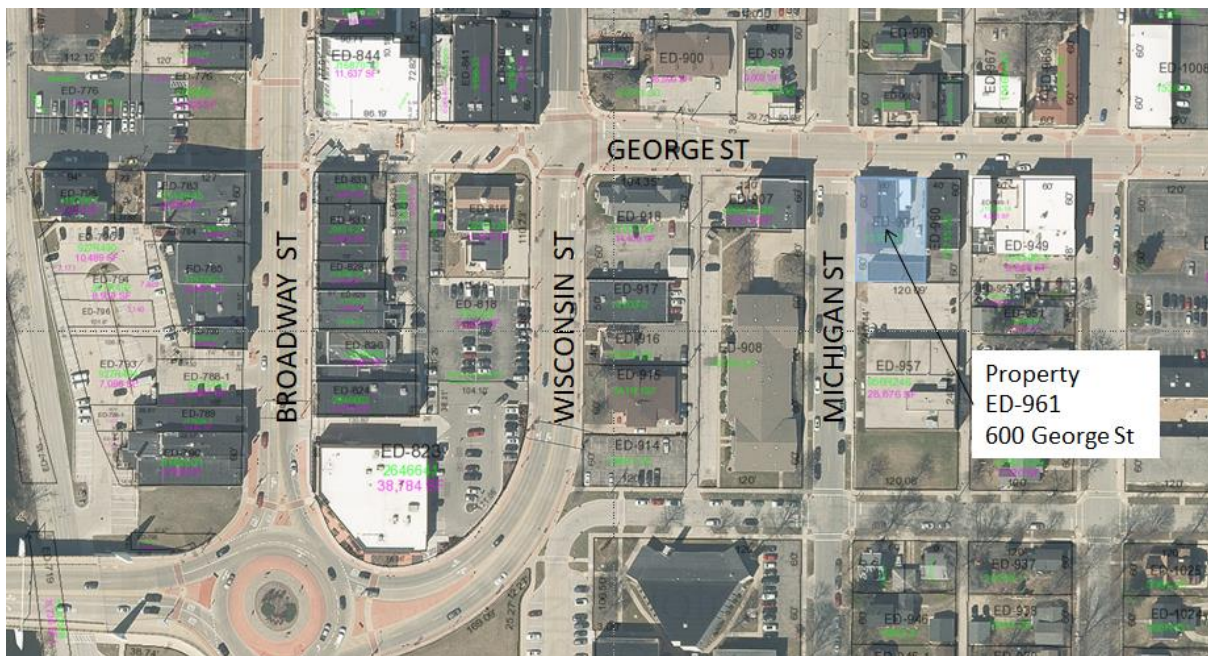


To: Redevelopment Authority
 From: Kim Flom, Development Services Director
 Date: July 22, 2019

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.

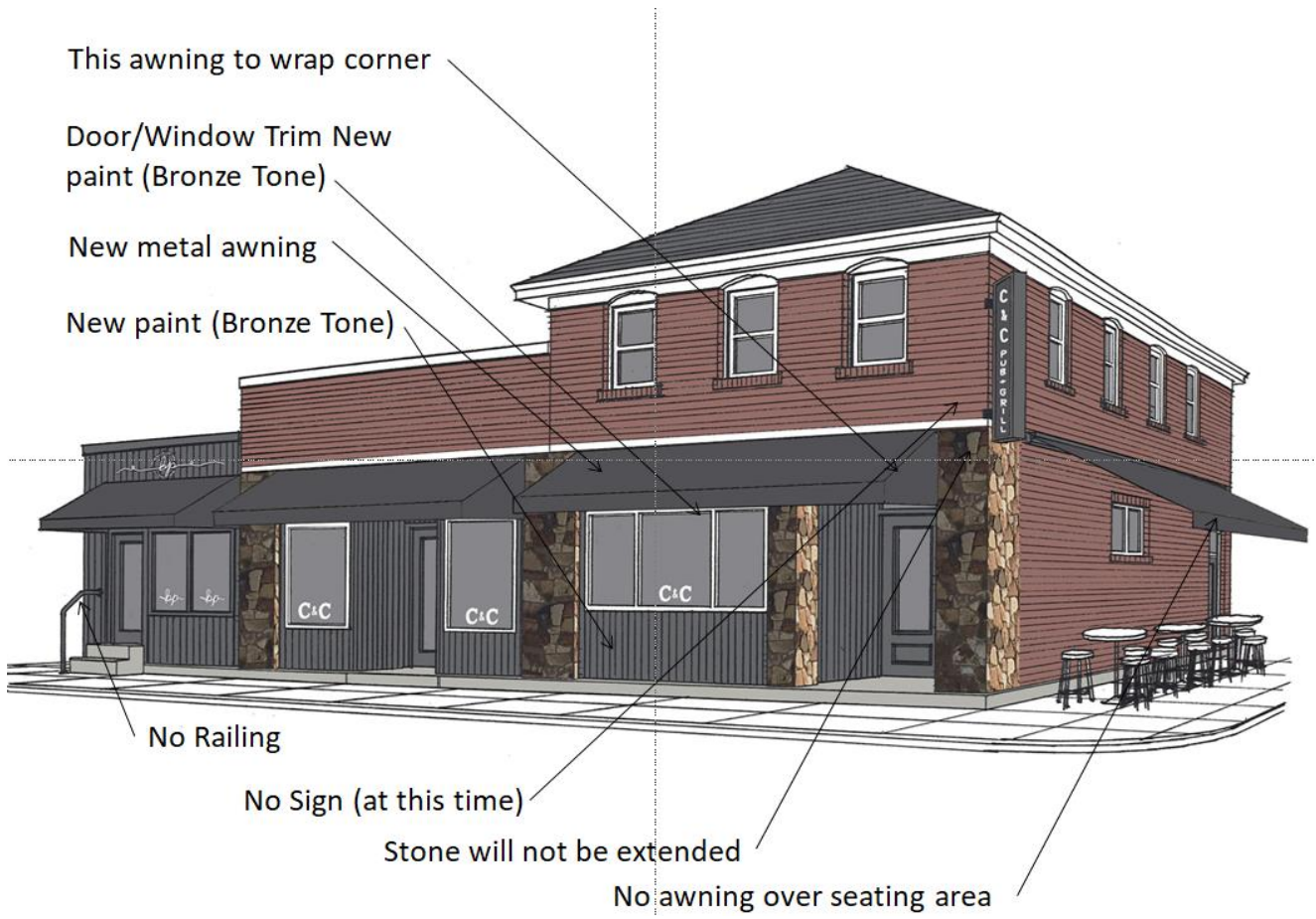


Façade Grant Eligibility

- 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.

	<p>CITY OF DE PERE</p> <p>APPLICATION FOR</p> <p>FAÇADE GRANT</p>	<p>Receipt #:</p> <p>Date:</p>
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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>GREGORY 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 GC @ ATTORNEY</i>	Phone Number (incl. area code)	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>600-03-04 GEORGE ST</i>	Parcel No. <i>ED-961</i>
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SECTION 4: Project Information

Project Description:	Façade update to C&C Pub and adjoining business. See attached letter.		
Estimated Start Date:	July 2020	Estimated Completion Date:	Fall 2020
Existing Façade Photo (attach):		Design Drawing (attach):	Attached
<i>Fill in below form with cost estimates based on category. Attach quotes to this application.</i>			
Category	Cost Estimate	Category	Cost Estimate
Structural Repair and Finishing	\$23,800.00	Front Step/Stoop repair/Painting	\$3,498.00
Doors and Windows	\$5,200.00	Electrical	\$4,100.00
Awning and Vinyl Window Signs	\$8,329.50		
Total Eligible Expenses:	\$44,927.50	Requested Grant Amount:	\$22,463.75

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>GREGORY J CORNELL</i>	Title <i>OWNER</i>	Phone Number <i>910-621-7601</i>
Signature of Applicant <i>Gregory J Cornell</i>		Date Signed <i>6/16/20</i>

Attachment: 600 George App (2020) (9737 : Consideration and Possible Action Regarding a Façade Grant Request for 600-604 Grant St)

June 15, 2020

Facade for C&C Pub

Per our conversation a couple of days ago, I was explaining to you about my experience with my facade so far.

The original contractor tore off my old overhang and realized that it was a nightmare to continue with the project. He was not equipped to fix and continue with the project. I have tried calling them and they never returned my many phone calls.


I have contacted other contractors and they are so busy and that this is too small of a project and they are not able to pull their crew off the bigger jobs for this.

I finally called Alliance Construction Co. and they were able to help me with this project. It got so cold last October and all work stopped. Then spring came and I contacted the Coronavirus and was in a coma for 21 days and I was in ICU for 5 weeks. My wife did not know how to get the project back on track.

Alliance Construction is now ready to finish this project after careful planning. The cost has gone up because there is more work that has to be done, so that is why I am asking for a little more money. I would really appreciate your consideration in helping me with the extra cost.

Thank you for your time.

Sincerely,



Gregg Cornell