Redevelopment Authority

335 South Broadway

De Pere, WI 54115

http://www.de-pere.org

Special Meeting

Final Minutes

Wednesday, June 10, 2015 **5:00 PM** **De Pere City Hall Council Chambers**

Call to Order

The meeting was called to order at 5:00 PM by Board Member Ted Penn

Attendee Name	Title	Status	Arrived
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	Excused	
Julie Van Straten	Board Member	Present	

Also present: City Planning Director Ken Pabich, Mayor Mike Walsh, City Attorney Judith Schmidt-Lehman, and members of the public.

2. Presentation on 102 North Broadway by the Bader Development Group.

The property at 102 N. Broadway has been marketed by the City as an area for redevelopment. Staff sent out requests for proposals and received two. Each group will have 30 minutes to present, and have been asked to cover the same topics: an outline of their plan, a basic summary of financial viability and assistance requirements, as well as a timeline of the project.

Garritt Bader, representing the 100 North development team, provided an introduction of their team members and the background of the project. They are proposing a four story condominium complex with 6,000 square feet of retail/commercial space on the first floor. The development would include underground parking for residents, and would maintain vehicular access and surface parking on the alley side. The second - fourth floors would consist of residential condominium space with steel and concrete construction to buffer noise. The building is designed to maximize west and south views, and provides balconies and rooftop space for all residents. The design includes brick exterior, classic archways, modern glass, and a corner tower feature with wraparound exposures to blend the old and new De Pere.

The developers are proposing to buy the land for $1, and are requesting $1,000,000 in TIF assistance. Boring needs to be conducted to determine soil capacity, and the developers are asking if the City would be willing to complete additional boring so costs can be lowered.

Discussion followed regarding customer parking, which the developer felt could be addressed with street parking and surface lots nearby. The board asked for clarification on "pre-sales", which the developer defines as the signing of a purchase agreement. Board members inquired how many prospective condominium owners have expressed interest; there are a total of nine, several of whom are in attendance tonight. Garbage and recycling storage was also discussed. Project architect Chris Renier reported that a storage room is included in the first floor design.

3. Presentation on 102 North Broadway by the Tadych Development Group.

Jason Tadych, representing Tadych Investment Partners, outlined the project proposal. Plans call for a four story, mixed use building with executive commercial on the first floor and 24 luxury loft-style apartments on floors 2-4. The plan includes 30

underground parking stalls and 13 on the first floor. Architect Paul De Leeuw provided an overview of the design, explaining that it is respectful of the city's historic character with modern amenities. The design is new and bold but rooted in the history of De Pere. Components include brick with historic details and window openings.
The developers are proposing to purchase the land for $90,000, and are requesting $750,000 in TIF assistance.
Disucssion followed regarding parking and garbage storage. The development would rely on surrounding surface lots for customers, as all of the interior parking would be dedicated to residential tenant use. The plans provide for garbage storage in the rear of the first floor parking area. Board members inquired if the developer has researched statistics on vacancy rates of similar rental properties in the area. Tadych stated that other properties have reported limited vacancies, and new developments have had success with pre-leasing prior to the completion of construction.

4. Possible selection and recommendation by the Redevelopment Authority for 102 N Broadway.

Ken Pabich summarized the comparison matrix prepared by staff as part of the agenda packet. It outlines items such as project costs, assistance requested and TID #7 payoff information. Ken also pointed out that the base value for TID #7 was redetermined last year, which changed the closing date of the TID to 2031.
Discussion followed regarding the number and orientation of street-level entrances for the commercial space in both proposals.
Julie Van Straten motioned, seconded by John Nusbaum, to enter into closed session at 6:04 PM. Upon vote, motion carried unanimously.
Julie Van Straten motioned, seconded by John Nusbaum, to return to open session at 7:18 PM. Upon vote, motion carried unanimously. Board chairman Ted commended both developers for their strong proposals.
John Nusbaum motioned, seconded by Bill Komsi, to accept the Tadych Development proposal as presented and forward to City Council for approval. Upon vote, motion carried unanimously.

Adjournment

Julie Van Straten motioned, seconded by Bill Komsi, to adjourn the meeting at 7:21 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen