



Redevelopment Authority

Regular Meeting

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

Agenda

Monday, April 30, 2018	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 **April 30, 2018** 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 March 26, 2018 Redevelopment Authority meeting.
3. Review 330 Main Avenue (WD-371) Facade Grant Application, submitted by Luna Coffee, LLC.*
4. Facade Grant Guidelines - Review Request*

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.

*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
Angela Patel
Sheila Patel

City of De Pere, Wisconsin



Request For Redevelopment Authority Action

MEETING DATE: April 30, 2018

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the March 26, 2018 Redevelopment Authority meeting.

ATTACHMENTS:

- RDA_Mar2018_Minutes_Draft (PDF)



Redevelopment Authority

Regular Meeting

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

Draft Minutes

Monday, March 26, 2018

6:00 PM

De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 6:00 PM by Vice Chair Julie Van Straten

Attendee Name	Title	Status	Arrived
Jerry Henrigillis	Board Member	Present	
Carol Karls	Board Member	Present	
Ted Penn	Chairman	Excused	
Tina Quigley	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 February 26, 2018 Redevelopment Authority meeting.

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

3. Review 330 Main Avenue (WD-371) Facade Grant Application, submitted by Luna Coffee, LLC.*

Development Services Director Kim Flom reviewed the facade grant application for Luna. The applicant was not familiar with the facade grant guidelines and included the cost of new signage in their application, which is currently not an approved facade grant cost. Luna met with City staff last week and asked for permission to keep the signage on the application in the event that the RDA changes the guidelines to include signage in the future. While the applicant is not ready to go to Council yet, she wanted to get the application submitted so they can get started on the work. At this time, they are looking for a conceptual review and approval. Kim added that they may or may not remove the awning as part of the project, which is an approved facade grant cost. The primary work that the applicant would like to get started on is painting of the front facade. Tina Quigley asked if the RDA can provide a conceptual approval without a final dollar amount until they come back to the RDA with finalized costs, and Kim replied yes. Carol Karls moved, seconded by Tina Quigley, to conceptually approve the facade grant provided Luna returns to the RDA with more detailed cost estimates. Upon vote, motion carried unanimously.

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

4. Review 109 N Broadway (ED-774) Facade Grant Application, submitted by SAKS Holdings, LLC.*

Attachment: RDA_Mar2018_Minutes_Draft (6899 : Approval of the minutes of the March 26, 2018 Redevelopment Authority meeting.)

Development Services Director Kim Flom reviewed the facade grant request for the property commonly known as the Bilotti's Building. This building is not listed on any state or national historic registers. The applicant did not submit any renderings but did include pictures of what the building currently looks like. Kim noted that the work proposed is not a redesign, but more of a restoration, which will change the look of the side and rear of the building. There are two invoices that were paid for and work was done before the application was received. According to the current facade grant guidelines, no work should begin until an application is submitted. Joe Van Deurzen moved, seconded by Julie Van Straten, to open the meeting for public comments. Upon vote, motion carried unanimously. Andy Krans addressed the board, explaining the project. He reported that due to time constraints to allow the new tenant to be able to open by May, some work had to be completed before the application was submitted. He asked for the RDA to consider including these items, noting that the construction process does not always follow precise deadlines. He added the importance of the RDA to be somewhat flexible and take this into consideration when reviewing this and other facade grant applications. He doesn't want other property owners to get the idea that the facade grant process is too complicated, which could hinder people from applying for grants. Kim noted that the Façade Grant Guidelines were approved by Council as guidelines and are not ordinance.. Tina Quigley moved, seconded by Jerry Henrigillis, to approve the facade grant up to \$5600, which includes the work that was already completed. Upon vote, motion carried unanimously. Kim reminded everyone that the facade grant recommendation will go to Council for final determination. Joe Van Deurzen moved, seconded by Jerry Henrigillis, to go back to regular order. Upon vote, motion carried unanimously.

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

5. Review 113 N Broadway (ED-773) Facade Grant Application, submitted by SAKS Holdings, LLC. *

Development Services Director Kim Flom reviewed the facade grant application for 113 N Broadway. The project consists of facade restoration and window and door replacement on the front of the building and awning removal/replacement, masonry work, and exterior lighting and painting on the rear alley-facing side of the building. Based on the preliminary cost estimates and the intensity of the work being proposed for this building, the facade grant award could range from approximately \$5000 to the maximum cap amount of \$10,000. Carol Karls moved, seconded by Tina Quigley, to approve the facade grant for the maximum amount of \$10,000. Upon vote, motion carried unanimously.

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

6. Review 115 N Broadway (ED-772) Facade Grant Application, submitted by SAKS Holdings, LLC.*

Development Services Director Kim Flom reviewed the facade grant for 115 N Broadway, which is only looking at restoring the rear of the building to a more traditional brick finish, cleaning it up and providing unified fixtures along all three buildings (109, 113, and 115 N Broadway) across the back. The applicant does not have detailed quotes for this project, but they are the same contractors doing work at 109 and 113 N Broadway. Jerry Henrigillis moved, seconded by Tina Quigley, to open the meeting for comments. Upon vote, motion carried unanimously. Andy Krans addressed the board, explaining that the intent of the work on this building is to clean up the back of the buildings to make them more attractive and inviting since many people park in the parking lots and walk through the alley to get to the front of Broadway. This building is currently leased to Jonny Olives. Carol Karls moved, seconded by Joe Van Deurzen, to go back to regular order. Upon vote, motion carried unanimously. Jerry Henrigillis moved, seconded by Carol Karls, to approve the facade grant in the amount of \$1042.00. Upon vote, motion carried unanimously.

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

7. Review updated 353 Main Avenue Facade Grant Application, submitted by SAKS Holdings, LLC. *

Development Services Director Kim Flom reviewed the facade grant for 353 Main Avenue. She reported that the RDA approved a previous facade grant for this property in the fall of 2017 and asked the applicant to come back to the RDA with more detailed cost estimates. All of the estimates provided are for exterior building improvements, which would result in a grant of \$4457.00. Tina Quigley moved, seconded by Jerry Henrigillis, to approve the facade grant. Upon vote, motion carried unanimously.

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

8. Review updated 363 Main Ave. Facade Grant Application, submitted by SAKS Holdings LLC *

Development Services Director Kim Flom reviewed the facade grant application for 363 Main Avenue. She explained that a previous facade grant application for \$3441.40 was approved by RDA and Council for this address in the fall of 2017. During the course of the project, the scope of improvements and the costs increased and the applicant is requesting additional facade grant funds in order to cover those costs. Overall, the costs increased by approximately \$10,000. Kim added that some of the work falls into the gray area of the facade grant guidelines. Decorative fencing is not permanent and could possibly fall under the category of personal property and be removed if the owner sells the building. Tina Quigley noted that she approves of the fencing if it enhances the physical environment. Carol Karls agreed that this type of fencing would be ok to include. Also included in the quotes is work for the placement of an interior structural beam. However, Kim noted that the placement of the beam allowed the applicant to make

some exterior improvements that otherwise would not have been possible without the beam. She suggested that the RDA speak with the applicant to clarify whether the fencing and beam should be considered. Tina Quigley moved, seconded by Julie Van Straten, to open the meeting for comments. Upon vote, motion carried unanimously. Andy Krans provided an explanation of the decorative fencing, stating that the fencing will carry across the two buildings (353 and 363 Main Avenue) as well as the Landscape Artisans and Stowe Drug buildings. Having the fencing match across the four buildings would look more attractive and would enhance the facade. The fencing at 363 Main Avenue would create a boxed in dining area with seating. Julie Van Straten moved, seconded by Joe Van Deurzen, to go back to regular order. Upon vote, motion carried unanimously. Carol Karls moved, seconded by Jerry Henrigillis, to approve the facade grant in the amount of \$2191.46, which includes the decorative fencing and structural beam. Upon vote, motion carried unanimously.

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

9. Facade Grant Guidelines - Review Request*

Due to time restraints and the Chair being absent from tonight's meeting, the RDA decided to defer discussion on this item to the next regular meeting, scheduled for Monday, April 30, 2018.

RESULT:	TABLED [UNANIMOUS]
	Next: 4/30/2018 6:00 PM
MOVER:	Julie Van Straten, Vice Chair
SECONDER:	Tina Quigley, Board Member
AYES:	Henrigillis, Karls, Quigley, Van Deurzen, Van Straten
EXCUSED:	Ted Penn

Adjournment

Carol Karls moved, seconded by Jerry Henrigillis, to adjourn the meeting at 7:06 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

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

MEETING DATE: April 30, 2018

DEPARTMENT: Planning

FROM: Kimberly Flom

SUBJECT: Review 330 Main Avenue (WD-371) Facade Grant Application,
submitted by Luna Coffee, LLC.*

ATTACHMENTS:

- Luna Facade Grant RDA Memo 4-2018 (DOCX)
- Awning Removal Quote 4-2018 (PDF)
- Awning Removal Invoice 4-2018 (PDF)
- 330 Main Ave FG 3-2018 RDA Report (PDF)
- Luna Facade Grant App (PDF)

City of De Pere MEMORANDUM



To: Redevelopment Authority
From: Kimberly Flom, Development Services Director
Date: April 30, 2018

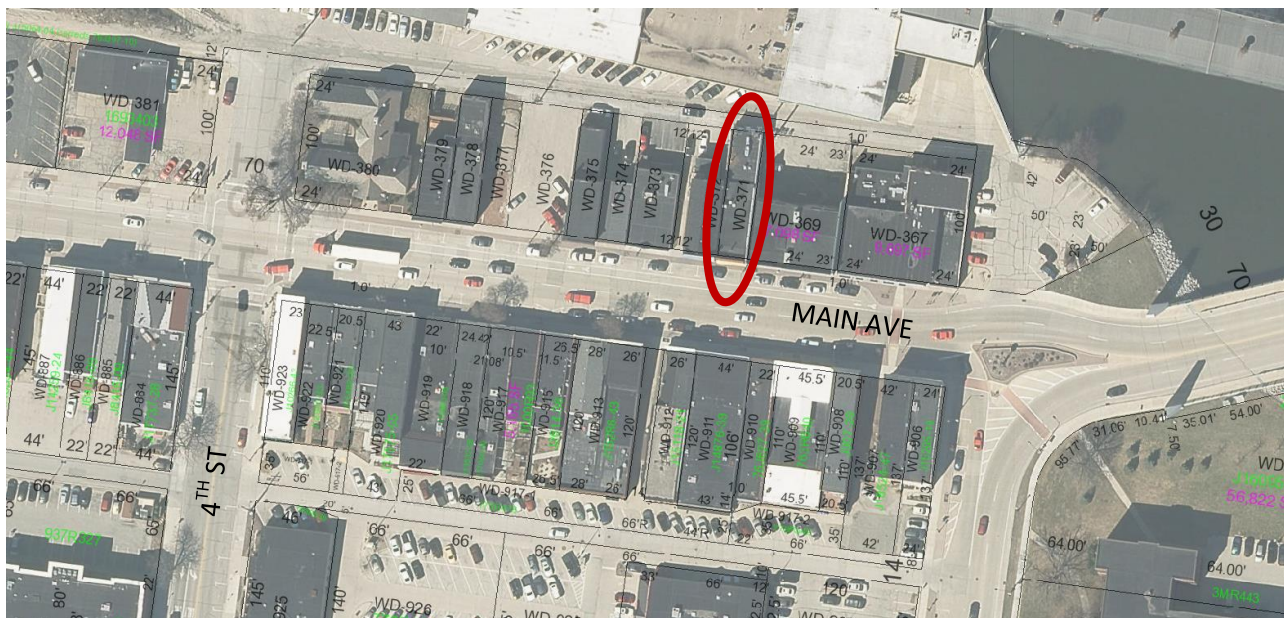
RE: **Façade Grant Application – 330 Main Avenue (Parcel WD-371)**

Background

At its March 26, 2018 meeting, the RDA conceptually approved improvements to the front (south) facade of Luna Coffee at 330 Main Avenue (Parcel WD-371), subject to the following conditions:

- 1) Applicant returns with more detailed cost estimates before forwarding the recommendation to Council.
- 2) Awning/Signage be removed from the current request.
- 3) Awning/Signage may be reconsidered by the RDA if changes to the Façade Grant Guidelines (that occur before July 1, 2018) permit the inclusion of signage.

The applicant did proceed with the removal of the existing awning and the quote for that work, and the paid invoice, are attached. The original application also included a quote for a new sign in the amount of \$21,100. The new awning will now replace the previously designed sign. Because the awning includes features that identify the business, the awning is not eligible for Façade Grant inclusion at this time.



Attachment: Luna Façade Grant RDA Memo 4-2018 (6840 : 330 Main Avenue Façade Grant Request*)

330 Main Ave Façade Grant - Façade Grant Project Estimate

Vendor	Detail	Amount	Notes
Front Façade			
Jones Sign	Awning Removal	\$801.80	
Fitzgerald Painting	Repainting	\$2,500.00	
Total			Grant Maximum
\$4 Investment		\$3,301.80	
\$1 Grant Match		\$2,641.44	
			\$660.36
			\$10,000

This rendering shows the proposed new awning and signage.



Recommendation

Recommend approval of the façade grant request for 330 Main Avenue, in an amount not to exceed \$660.36, and that the recommendation be forwarded to Council, subject to the following conditions:

- 1) That final grant amount be calculated per program requirements based on receipt review.
- 2) Awning/Signage may be reconsidered by the RDA if changes to the Façade Grant Guidelines (that occur before July 1, 2018) permit the inclusion of signage.

Kimberly T. Flom

From: angeljpatel@gmail.com
Sent: Friday, April 20, 2018 8:29 AM
To: Kimberly T. Flom
Subject: Fwd: Luna Cafe West De Pere Removal

Here is a what they provided prior to the job.

Thanks

Angela

Sent from my iPhone

Begin forwarded message:

From: Lisa Bartz <lbartz@jonessign.com>
Date: March 26, 2018 at 7:33:16 AM CDT
To: angeljpatel@gmail.com
Subject: Re: Luna Cafe West De Pere Removal

Angela,

Sorry, I was unable to get them there this morning as i was hoping. Someone scooped them up before me. I will let you know by the end of today when they will be onsite.

Thank you,

Lisa

Lisa Bartz | Service Coordinator

Jones Sign

Your Vision. Accomplished.

Direct: 920-425-9910 Cell: 920-391-8393

Service Department: [1-800-843-8540](tel:1-800-843-8540) ext 6107

De Pere, WI Office

www.jonessign.com

Proud Sign Partner of the Green Bay Packers

On Sun, Mar 25, 2018 at 8:03 AM, <angeljpatel@gmail.com> wrote:

Hi Lisa,

I never heard back from you about the removal tomorrow. Maybe you check emails on the weekend. If it's a go Mark will want to get there early while it's going on. If I don't hear from you I'll send him early just in case.

Thanks

Angela

Sent from my iPhone

Attachment: Awning Removal Quote 4-2018 (6840 : 330 Main Avenue Facade Grant Request*)

On Mar 23, 2018, at 4:10 PM, Lisa Bartz <lbartz@jonessign.com> wrote:

Angela,

We would be able to remove and dispose of the awning and signs for \$800. If you would like to proceed, we will need a credit card to process on file. I have attached the paperwork, please let me know as soon as possible and I will get the removal scheduled.

Thank you,
Lisa

Lisa Bartz | Service Coordinator

Jones Sign

Your Vision. Accomplished.

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De Pere, WI Office

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Proud Sign Partner of the Green Bay Packers

On Thu, Mar 22, 2018 at 5:28 PM, <angeljpatel@gmail.com> wrote:

The awning is retractable but not working. So no I guess.
Everything but the black arm will be disposed of.

Thanks!
Sent from my iPhone

On Mar 22, 2018, at 3:40 PM, Lisa Bartz <lbartz@jonessign.com> wrote:

Angela,

I received your email. Do you know if the awning is retractable? Are we removing and disposing or are you wanting to save the signs and awning? Once I have those questions answered, I can submit to you a quote for removal.

Thank you,
Lisa

Lisa Bartz | Service Coordinator

Jones Sign

Your Vision. Accomplished.

Direct: 920-425-9910 Cell: 920-391-8393

Service Department: 1-800-843-8540 ext 6107

Attachment: Awning Removal Quote 4-2018 (6840 : 330 Main Avenue Facade Grant Request*)

De Pere, WI Office
www.jonessign.com

Proud Sign Partner of the Green Bay Packers

----- Forwarded message -----

From: <angeljpatel@gmail.com>
Date: Thu, Mar 22, 2018 at 2:39 PM
Subject: Luna Cafe West De Pere Removal
To: service@jonessign.com

Hello,
I own Luna in West De Pere. We are looking to have our awning
and the 2 green signs removed from the facade.
My name is Angela Patel and # is [920-606-9688](tel:920-606-9688).
Thank you!
Angela

Sent from my iPhone

<IMG_3417.jpg>

<CC Auth Form - Fillable.pdf>

Attachment: Awning Removal Quote 4-2018 (6840 : 330 Main Avenue Facade Grant Request*)

Nlpehuo | #W1#Iorp

Iurp= dgjhasdwhc jp dlfirp
 Vhqw= Iu|d|/Dsub3/#34;#-5;#DP
 Wr= Np ehud|W#Iarp
 Vxemhfw= Iz g=Mrghv#Wljq#Fr#udqvdfwrq#hfhlswh#625<2534;#-5;-58#DP #Fhqwdq#Iqyr lfh#564;58

Hi Kim,

Here is the bill for the removal. The quote is in an email which I will forward
 Next in case you need it.

I set Peter is out until May. Who should I work with regarding the sign approval?

Thank you!
 Angela

Sent from my iPhone

Begin forwarded message:

From: "Jones Sign Co" <notifications@paytrace.com>
Date: March 29, 2018 at 9:29:11 AM CDT
To: angeljpatel@gmail.com, lbartz@jonessign.com
Subject: Jones Sign Co transaction receipt. 3/29/2018 9:28:25 AM Central - Invoice: 231825
Reply-To: ivanstedum@jonessign.com

Jones Sign Co

1711 Scheuring Rd
 De Pere, WI 54115

3/29/2018 9:28:14 AM

Reference Number: 201877208
 Total: \$801.80
 Transaction Type: Sale
 Transaction Status: Pending Settlement
 Card Type: American Express
 Card Number: xxxxxxxxxxxx2007
 Entry Method: Keyed
 Approval Code: 268812
 Approval Message: EXACT MATCH
 AVS Result: Full Exact Match
 CSC Result: Match
 Customer Name: Luna Coffee
 Invoice: 231825

Attachment: Awning Removal Invoice 4-2018 (6840 : 330 Main Avenue Facade Grant Request*)

City of De Pere MEMORANDUM

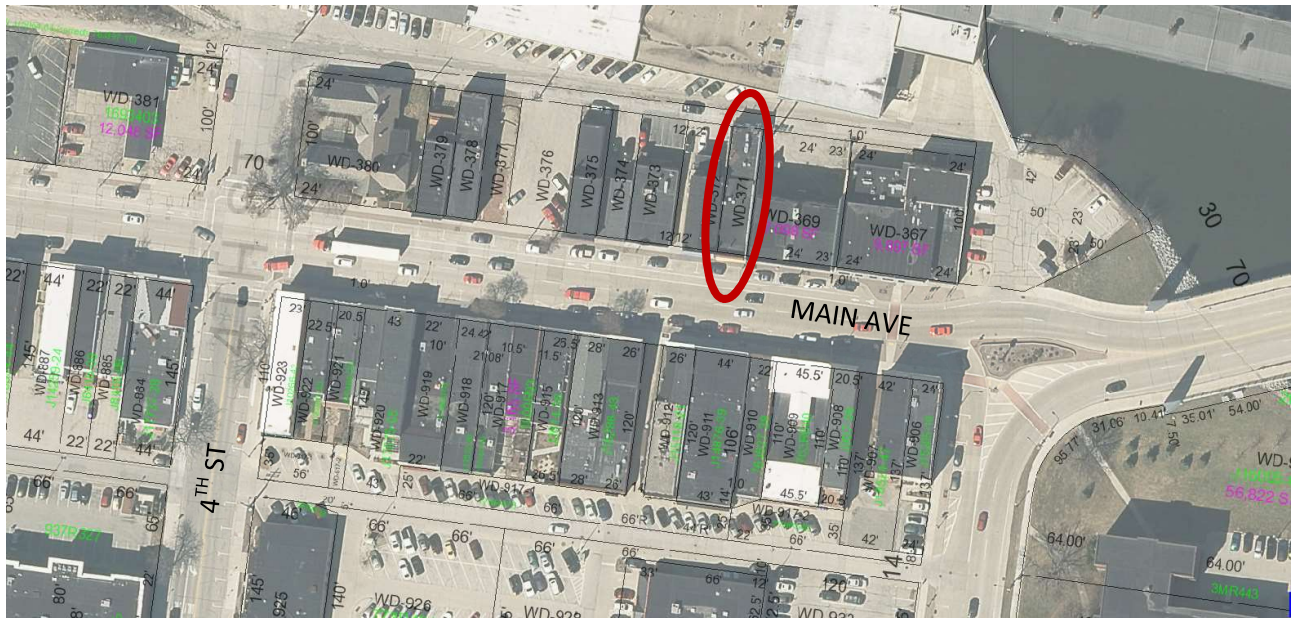


To: Redevelopment Authority
From: Kimberly Flom, Development Services Director
Date: March 26, 2018

RE: **Façade Grant Application – 330 Main Avenue (Parcel WD-371)**

Background

Luna submitted the attached façade grant application for proposed improvements to the front (south) facade of 330 Main Avenue (Parcel WD-371). The applicant proposes to paint and repair the front façade and install new signage.



The building is not listed on the National or State Historic registers. However, the 2001 City Intensive Survey highlights the building as an example of Commercial Vernacular.

After receiving the application, staff met with Luna representatives to review the proposed sign. This meeting may result in slight revisions to the sign location as well as the existing awning. In order to continue to move forward with the painting part of the project, Luna has requested a conceptual approval of that portion and will return to the RDA with more detailed cost estimates depending on the revised project scope.

The application also included a request to fund the new signage. Signage is not currently an eligible expense per the Façade Grant Guidelines, but the RDA and Council will be reviewing those guidelines in an effort to make the program more attractive to businesses. Rather than postpone their project, the applicant requests that their signage be eligible for re-review if the Façade Grant Guidelines are updated by July 2018.

Attachment: 330 Main Ave FG 3-2018 RDA Report (6840 : 330 Main Avenue Façade Grant Request*)

Funding

The 2018 budget includes \$30,000 from TID #9 for façade grants. This is the first application received for TID #9 in 2018.

Recommendation

Staff recommends conceptual approval of the façade grant application for 330 Main Avenue, subject to the following conditions:

- 1) Applicant returns with more detailed cost estimates before forwarding the recommendation to Council.
- 2) Awning/Signage be removed from the current request.
- 3) Awning/Signage may be reconsidered by the RDA if changes to the Façade Grant Guidelines (that occur before July 1, 2018) permit the inclusion of signage.



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 a Tax Increment District (TID). Applications will be acted upon on a first come first serve basis. The maximum grant is up to \$10,000 for approved projects. The grant requires the expenditure of \$4.00 of private funds for each \$1.00 of grant funds disbursed (\$40,000 expenditure for \$10,000 grant). Grants will only be awarded to projects that are approved by the Redevelopment Authority and Common Council.

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) Luna Coffee LLC	Authorized Representative Angela Patel	Title Owner/Member	
Mailing Address 330 Main Avenue	City De Pere	State WI	ZIP Code 54115
Email Address coffee@lunacafe.com	Phone Number (incl. area code) 920-336-1557	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) Stagecoach Ent LLC	Contact Person Sheila Patel	Title Owner/President	
Mailing Address 4351 Creamery Road	City De Pere	State WI	ZIP Code 54115
Email Address patelsheila9@gmail.com	Phone Number (incl. area code) 920-347-1965	Fax Number (incl. area code) 920-347-1965	

SECTION 3: Project or Site Location

Project Address/Description Luna Cafe, 330 Main Ave. De Pere	Parcel No. WD-371
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SECTION 4: Project Information

Project Description:	Painting and new sign installation for Luna Cafe, 330 Main Avenue, De Pere		
Estimated Façade Expenses:	\$23,600.00		
Contractor:	Robinson Renovations and Fitzgerald Painting.		
Estimated Start Date:	ASAP	Estimated Completion Date:	

Please attach (1) hard copy and (1) PDF version of the following items:

1. A photo of the existing façade.
2. The proposed project design. Color renderings are strongly encouraged.
3. The project cost estimates by major category (design, material, labor, etc).

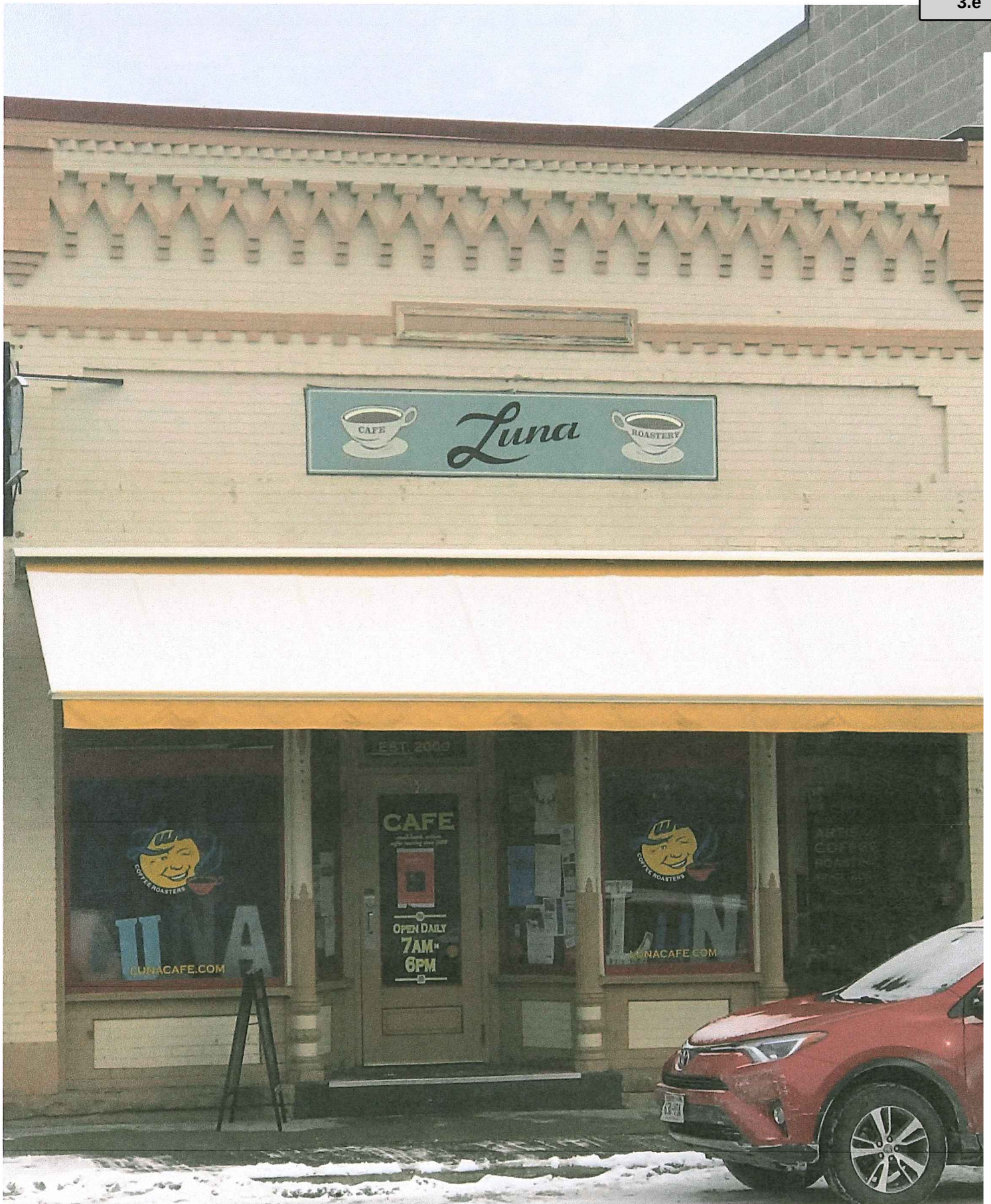
SECTION 5: Certification and Permission

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.

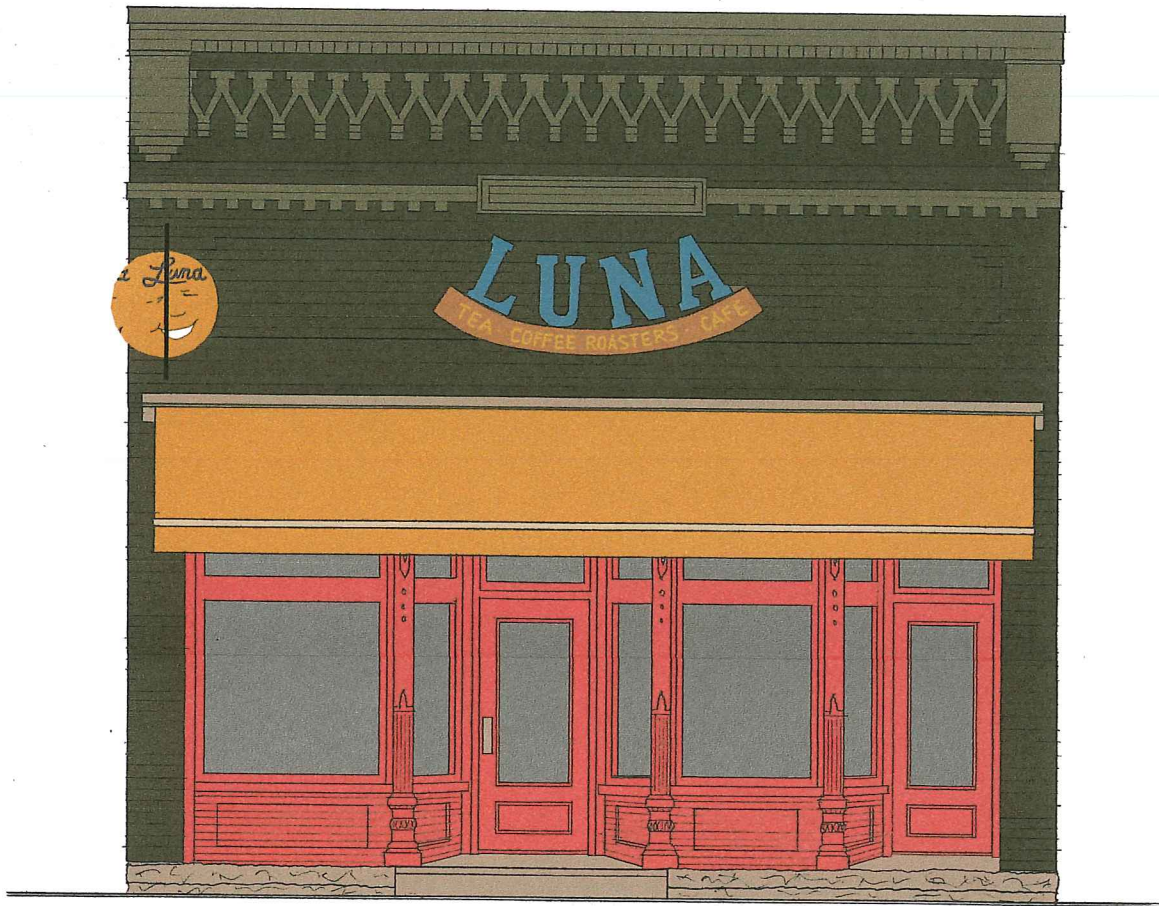
Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) MARK PATEL	Title OWNER / MEMBER	Phone Number 920-336-1557
Signature of Applicant 		Date Signed 03/12/2018

Attachment: Luna Façade Grant App (6840 : 330 Main Avenue Façade Grant Request*)



Attachment: Luna Facade Grant App (6840 : 330 Main Avenue Facade Grant Request*)



LUNA CAFE
FEBRUARY 23, 2018

DE PERE, WI
JOE LAWNICZAK

FitzGerald Painting

1318 Cook St.
De Pere, WI 54311
Phone: (920) 544-2345
E-Mail: mike@fitzpainting.com
Web: www.fitzpainting.com

March 1, 2018

Luna Cafe
330 Main Ave.
De Pere, WI

Estimate

FitzGerald Painting:

- Cover the sidewalk under working area
- Sand and clean the exterior front
- Remove rotted wood frame on the upper center of the building
- Replace wood frame- caulk and prime
- Caulk gaps
- Apply a minimum of two coats of paint, using three colors provided by the owners

Total Cost: = \$2,500.00 (includes paint and material)

Invoice Provided by:

Mike FitzGerald
FitzGerald Painting
920-544-2345
mike@fitzpainting.com

Accepted by:

Luna Cafe/ 330 De Pere, WI 54115

Date

Attachment: Luna Facade Grant App (6840 : 330 Main Avenue Facade Grant Request*)



Luna Coffee Roasters
330 Main Ave.
DePere, WI 54115

PROPOSAL

ATTN: ANGEL/MARK

March 12, 2018

PROJECT: NEW EXTERIOR "ARC" SIGN

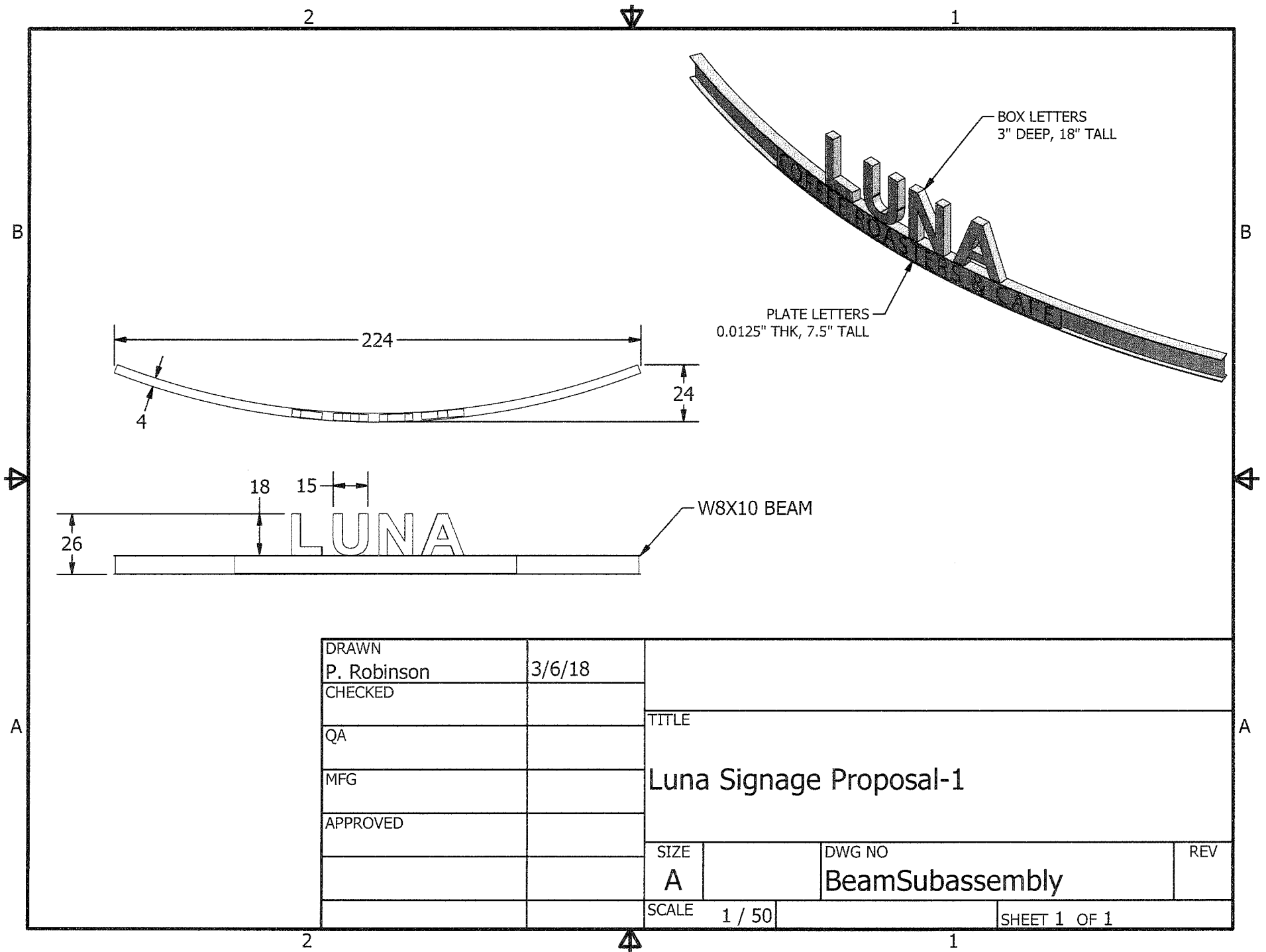
We propose the following:

1. Remove existing sign	\$500.00
2. Rehab existing awning	\$1,500.00
3. Fabricate and install new "Arc" sign	\$12,600.00
4. Fabricate and install new Moon Logo sign	\$2,500.00
5. Install and wire 3 new arm lights	\$4,000.00
Total	\$21,100.00

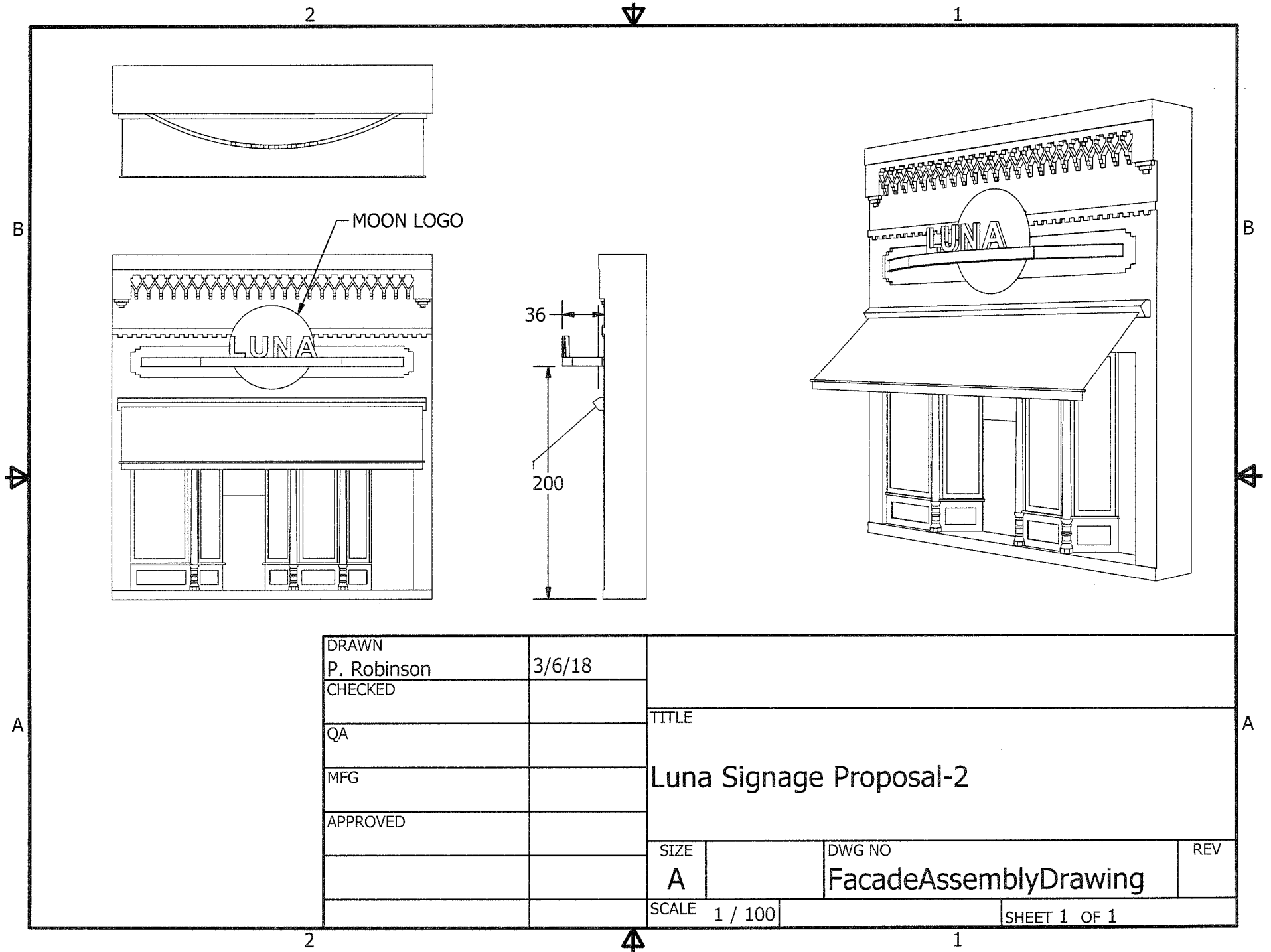
Proposal by

Robinson Renovations, LLC

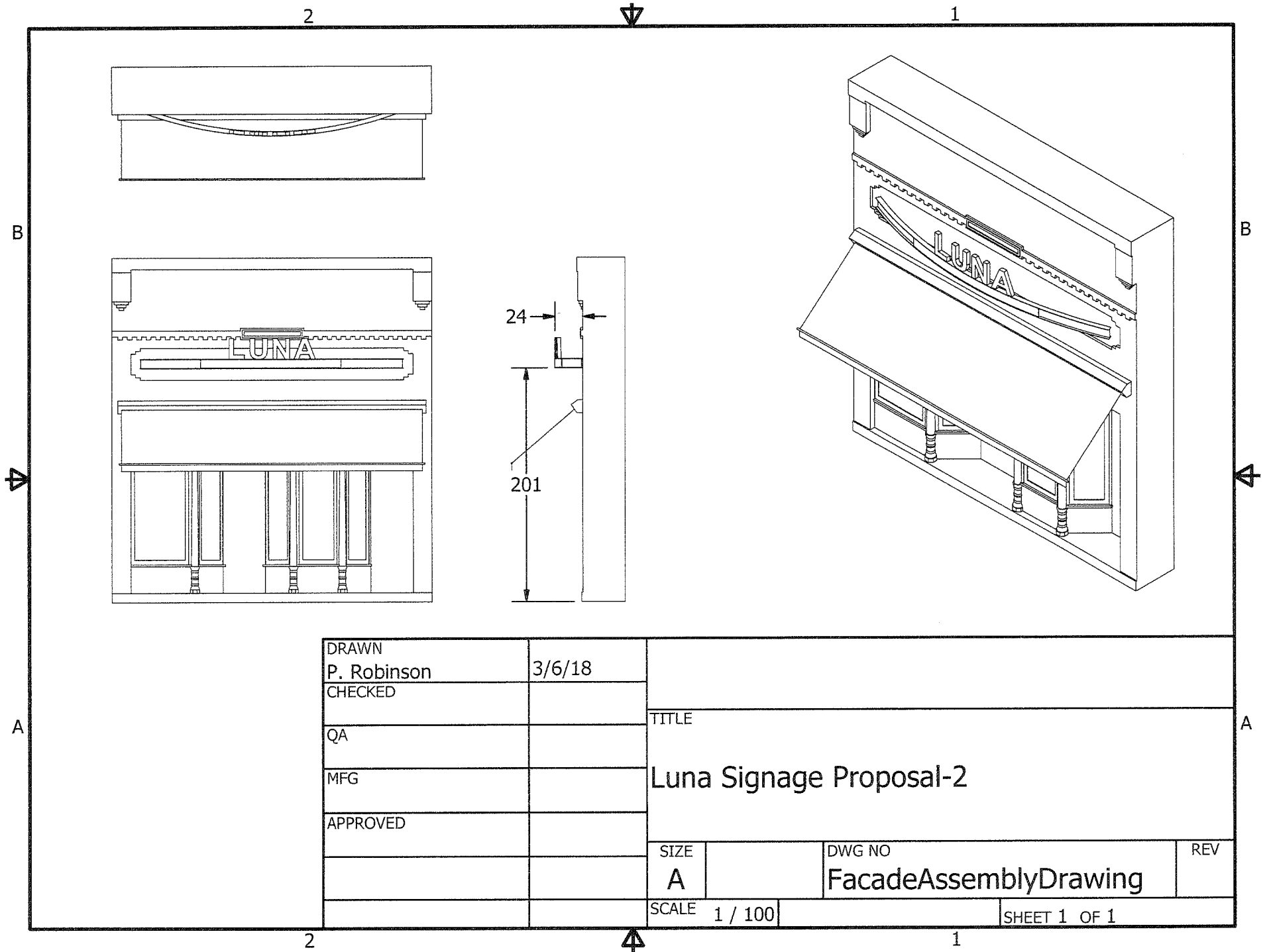
Attachment: Luna Facade Grant App (6840 : 330 Main Avenue Facade Grant Request*)



Attachment: Luna Facade Grant App (6840 : 330 Main Avenue Facade Grant Request*)

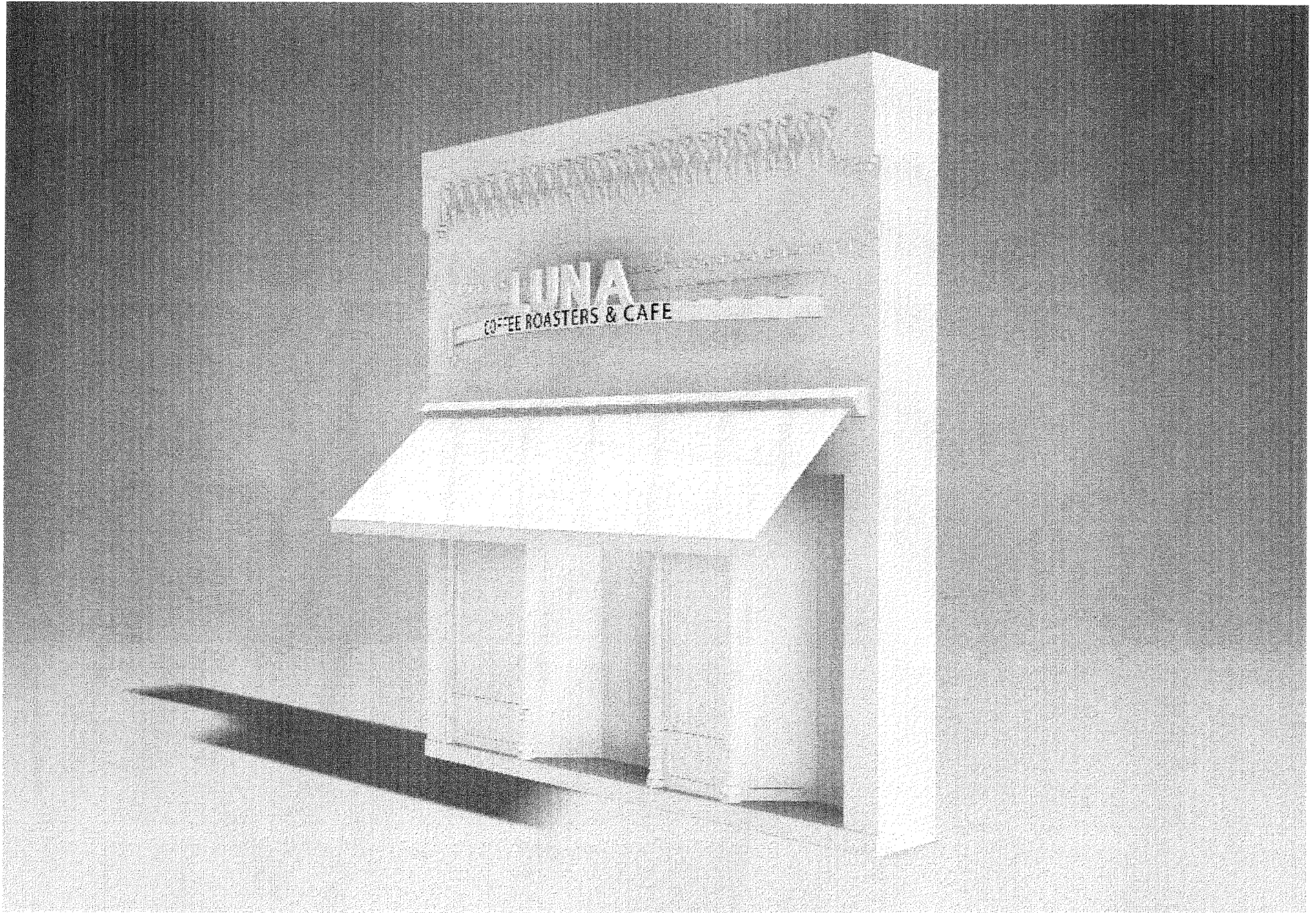


Attachment: Luna Facade Grant App (6840 : 330 Main Avenue Facade Grant Request*)



DRAWN P. Robinson	3/6/18	TITLE Luna Signage Proposal-2		
CHECKED				
QA				
MFG				
APPROVED		SIZE A	DWG NO FacadeAssemblyDrawing	REV
		SCALE 1 / 100	SHEET 1 OF 1	

Attachment: Luna Facade Grant App (6840 : 330 Main Avenue Facade Grant Request*)



City of De Pere, Wisconsin



Request For Redevelopment Authority Action

MEETING DATE: April 30, 2018

DEPARTMENT: Planning

FROM: Kimberly Flom

SUBJECT: Facade Grant Guidelines - Review Request*

ATTACHMENTS:

- Facade Grant Guidelines 3-2018 RDA Report (PDF)
- Facade Grant App (PDF)
- Facade Grant Guidelines (PDF)
- Facade Grant Guidelines September RDA (PDF)
- Facade Grant Guidelines November RDA (DOCX)
- Facade Grant Report 2018 (PDF)

City of De Pere MEMORANDUM



To: Redevelopment Authority (RDA)
From: Kimberly Flom, Development Services Director
Date: March 26, 2018

RE: **Façade Grant Guidelines**

Summary

The Common Council approved Façade Grant Guidelines as recommended by the RDA in December of 2017. The Council requested that the RDA review the guidelines and program parameters in February 2018 in order to explore ways to make the program more attractive.

A number of attachments have been included to this report including:

1. Façade Grant Application (review process on page 2)
2. Façade Grant Guidelines
3. RDA September 2017 Façade Grant Staff Memo
4. RDA November 2017 Façade Grant Staff Memo
5. Façade Grant Report

Possible Program Revisions

Based on the conversation with the RDA in February, as well as recommendations with Downtown stakeholders, property and business owners, staff has prepared the following revisions for consideration:

1. For projects restoring or renovating historic buildings (must be listed as contributing on the City of De Pere Intensive Survey), interior improvements and roof repair/replacement may be included in the project budget for the required matching dollars, but cannot be funded with façade grant dollars.
2. Signage may be included in the project budget for the required matching dollars, but cannot be funded with façade grant dollars.
3. Restoration or renovation of existing and historical signage (for example: Stow Drug, C.A. Lawton, Ford Bakery) may be included in the façade grant request.
4. Increase grant percentage from 20% (\$4 for \$1 match) to 25% (\$3 for \$1)
5. Grant maximum of \$10,000 for every 60' of building street frontage (street frontage measured along the front of the lot), up to \$30,000.

Building Width	Maximum Grant Amount
1' to 60'	\$10,000
61'-120'	\$20,000
121'+	\$30,000

6. Grant maximum amount may only be awarded every ten years.
7. Evaluate the program in 2019 based on findings of the Strategic Visioning/Branding Initiative and Cultural District Master Plan to explore if new target investment areas should be considered.

The above recommendations have been drafted based on previous discussions as well as input from downtown stakeholders. They are not meant to be a comprehensive list, but rather a starting point for the conversation. Revisions and adjustments can occur annually or as needed in order to meet the objectives of the Façade Grant Program.

Next Steps

The RDA's recommendation related to this item will be forwarded to the Common Council for review and approval.

	CITY OF DE PERE APPLICATION FOR FAÇADE GRANT	Date:
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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 a Tax Increment District (TID). Applications will be acted upon on a first come first serve basis. The maximum grant is up to \$10,000 for approved projects. The grant requires the expenditure of \$4.00 of private funds for each \$1.00 of grant funds disbursed (\$40,000 expenditure for \$10,000 grant). Grants will only be awarded to projects that are approved by the Redevelopment Authority and Common Council.

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)	Authorized Representative	Title	
Mailing Address	City	State	ZIP Code
Email Address	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	Parcel No.
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SECTION 4: Project Information

Project Description:			
Estimated Façade Expenses:			
Contractor:			
Estimated Start Date:		Estimated Completion Date:	

Please attach (1) hard copy and (1) PDF version of the following items:

1. A photo of the existing façade.
2. The proposed project design. Color renderings are strongly encouraged.
3. The project cost estimates by major category (design, material, labor, etc).

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)	Title	Phone Number
Signature of Applicant		Date Signed

The City of De Pere, in conjunction with Definitely De Pere Inc., will assist with façade improvements for commercial properties located within the boundaries of a Tax Increment District (TID). Applications will be acted upon on a first come first serve basis. The maximum grant is up to \$10,000 for approved projects.

The grant requires the expenditure of \$4.00 of private funds for each \$1.00 of grant funds disbursed (\$40,000 expenditure for \$10,000 grant). Grants will only be awarded to projects that are approved by the Redevelopment Authority and Common Council.

City of De Pere Façade Grant Program Procedures

1. Notice of Intent

- a) Property owner shall contact the Economic Development/Planning Director in writing or email with the intent to apply for the Façade Grant Program.
- b) The Economic Development/Planning Director shall inform the property owner if funds are available and will provide a copy of the application and Downtown De Pere Inc. design guidelines.

2. Site Plan Requirements

- a) Property owner shall complete (1) hard copy and (1) PDF version of the grant application.
- b) Property owner shall attach (1) hard copy and (1) PDF version of the following:
 - A photo of the existing façade.
 - The proposed project design. Color rendering required.
 - The project cost estimates by major category (design, material, labor, etc).
- c) Application and attachments are submitted to the City Economic Development/Planning Director.

3. City of De Pere Approval

- a) City shares application with Definitely De Pere Inc. and Development Team. Both groups provide recommendations and cursory review.
- b) Grant application and drawings are forwarded to the City Redevelopment Authority (including site plan if necessary) for review and approval.
- c) Grant application and drawings are forwarded to the City Council for review and approval.
- d) If necessary, site plan is forwarded to the City Plan Commission for review and approval if necessary.

4. Property Owner may begin project

- a) After above necessary approvals are received, the property must obtain the necessary building permits.

5. Payment Process

- a) After eligible activities of the project are completed, the owner shall provide the Economic Development/Planning Director with invoices for eligible activities. Director will confirm that match funds have been appropriately spent.
- b) The Economic Development/Planning Director shall contact the building inspector who shall conduct an inspection and certify to the Director that the project work has been completed.
- c) If the building inspector certifies the completed work, the payment is processed and forwarded to the property owner.

**** Owners are limited to a maximum to \$10,000 over their term of ownership of the property.**

City of De Pere MEMORANDUM



To: Common Council
From: Kimberly Flom, Economic Development & Planning Director
Date: November 28, 2017

RE: **Façade Grant Program Guidelines**

The below Façade Grant Program Guidelines have been prepared to provide clearer direction for potential applicants and to make the review process more efficient. The RDA reviewed the guidelines at their September and November meetings. The below guidelines have been updated from the original based on feedback from the RDA.

Program History

The façade grant program has been investing in downtown buildings for approximately 10 years. In that time, the Redevelopment Authority (RDA) and Common Council approved 24 applications. Tax Increment Financing dollars are used to fund the program, and are generally allocated at \$30,000/year, per TID District. In 2017, the RDA approved approximately \$18,000 of façade grant funding for three buildings on the west side of Downtown De Pere. The attached application includes more information about required submittal items and the review process.

Program Objectives

1. Support the rehabilitation and renovation of building exterior facades in Downtown De Pere.
2. Support the job creation and business development in Downtown De Pere.
3. Support the renovation of historic buildings in Downtown De Pere.

Program Guidelines

1. Program administered in conjunction with Definitely De Pere (Definitely De Pere provides feedback on design and serves as the Main Street Program contact for architectural services).
2. Architectural designs and renderings that implement a historic renovation and/or follow the Main Street Design Guidelines are highly encouraged.
3. Property must be located in a Downtown Tax Increment Financing District (TID 5, 7, or 9).
4. Funds reviewed and distributed on a 'first come, first serve' basis.
5. Grant covers 20% of project cost. \$4.00 of private funds to each \$1.00 of public grant funds disbursed (\$40,000 expenditure for \$10,000 grant).
6. Owners are limited to a maximum of \$10,000 over their term of ownership of the property.

Attachment: Façade Grant Guidelines (6723 : Façade Grant Guidelines - Review Request*)

7. Applications should be reviewed by the RDA prior to work commencing on the project.
8. In rare cases (due to weather, contractor availability, etc), the RDA may consider approving funding for work completed within 90 days of an application submittal.
9. Retroactive funding requests for work completed before an application submittal will not be considered.
10. Façade grant funds may be used for any side of the building.
11. Funds are distributed only after receipts are submitted and a City building inspector reviews the work.

Eligible & Ineligible Expenses

Eligible Expenses

1. New Windows and Doors
2. Window and Door Repair
3. Exterior Demolition
4. Exterior Construction including, electric, materials, labor.
5. Exterior Lighting
6. Pressure Washing
7. Painting
8. Roof upgrade/replacement that improves the overall building appearance.
9. Gutters/Downspouts
10. Waste Disposal
11. Decorative Awnings (no business specific graphics)
12. Contractor's Fees – Profit – Overhead directly related to exterior work

13. Permanent Exterior Site Work – Landscape, hardscape, pedestrian amenities, pergolas, etc.
14. Signage (if included as part of a more extensive façade renovation project)
15. Other expenses as approved by the Redevelopment Authority

Ineligible Expenses

1. Signage as a standalone request
2. Any improvement that could be removed from the building as personal property.
3. Security Cameras
4. Interior Improvements
5. Design/Engineering/Professional Fees
6. Roof repair/replacement that does not alter the appearance of the building.

Requested expenses not specifically included in the above list will be reviewed on a case-by-case basis by the Redevelopment Authority and Common Council.

The Common Council approved these guidelines on December 5, 2017.

City of De Pere MEMORANDUM



To: Redevelopment Authority
 From: Kimberly Flom, Economic Development & Planning Director
 Date: September 25, 2017
 RE: **Façade Grant Guidelines**

Program History

The façade grant program has been investing in downtown buildings for approximately 10 years. In that time, the RDA and Council approved 24 applications. Tax Increment Financing dollars are used to fund the program, and are generally allocated at \$30,000/year, per TID District. The attached application includes more information about required submittal items and the review process. At the August 2017 RDA meeting, RDA members requested that staff draft design guidelines in order to provide more direction for potential applicants and make the review process more efficient.

Program Objectives:

Support the rehabilitation and renovation of building exterior facades in Downtown De Pere.
 Support the job creation and business development in Downtown De Pere.

Current Program Guidelines:

1. Program administered in conjunction with Definitely De Pere.
2. Property must be located in a Downtown Tax Increment Financing District (TID 5, 7, or 9).
3. Funds reviewed and distributed on a 'first come, first serve' basis.
4. Grant covers 25% of project cost. \$4.00 of private funds to each \$1.00 of public grant funds disbursed (\$40,000 expenditure for \$10,000 grant).
5. Funds are distributed only after receipts are submitted and work is reviewed by the building inspector.
6. Owners are limited to a maximum -of \$10,000 over their term of ownership of the property.

New Additions for Consideration and Discussion:

- Retroactive applications are only reviewed if submitted within 3 months of building permit issuance.
- Façade grant funds may be used for any side of the building.
- Architectural designs and renderings that implement a historic renovation are highly encouraged.

Expenses:

We drafted s list of eligible and ineligible expenses based on previous façade grant approvals and discussions with the RDA and Common Council. This list is provided as a starting point for the discussion to set more definitive guidelines for the façade grant program.

Eligible Expenses

1. New Windows and Doors
2. Window and Door Repair
3. Exterior Demolition
4. Exterior Construction including, electric, materials, labor.
5. Exterior Lighting
6. Pressure Washing
7. Painting
8. Roof Repair – but not full roof replacement
9. Gutters/Downspouts
10. Waste Disposal
11. Awnings
12. Contractor's Fees – Profit – Overhead directly related to exterior work

13. Permanent Exterior Site Work – Landscape, hardscape, pedestrian amenities, pergolas, etc.
14. Signage – if included as part of a more extensive façade renovation project (*alternative: only permitted as a specific % of an overall project*)
15. Other expenses as approved by the Redevelopment Authority

Ineligible Expenses

1. Signage as a standalone request
2. Interior Improvements
3. Design/Engineering/Professional Fees
4. Full Roof Replacement

Policy Considerations

Because the Façade Grant program is locally administered, the City of De Pere has the ability to revise and update project parameters. The following policy considerations may be helpful when considering the goals of the program.

- Is the program still meeting the RDA and Common Council's goals for the Downtown?
- Are there specific buildings that should be prioritized for Façade Grant investment?
- Are there any other objectives or priorities desired for the Façade Grant program?
- Are the 25% match and \$10,000 maximum still the desired program parameters?
- Will there ever be a need to provide more than \$10,000 over the ownership term of a property?

Previous Approved Façade Grant Applications

1. 123 S Broadway – masonry re-facing/doors/windows/exterior lighting/ exterior electric/ roofing/roof cap and brick work/plumbing (roof and toilet drain)/supplies/labor.
2. 125 Broadway –lighting/masonry/labor/contractors fee/windows/waste removal/demolition/paint/stone/ gutters and downspouts/labor/concrete lab/electrical/transom/wood door Entrance/window gaskets.
3. 126 Broadway – glass/electric/lighting/lumber/door/masonry/signage.
4. 705 George – masonry/lumber/labor/waste disposal/windows/doors/finish trim/exterior trim.
5. 610 George – demolition/Pressure washing/paint/windows/lighting/metal flashing/canopy.
6. 301 Main – WPS to move electrical service/railing/door/window/black top repair/engineering costs/lumber/concrete flatwork and ramp work/roof repair/brick repair/concrete steps/profit and overhead/labor/window and sill repair.
7. 365 Main – awning removal, roofing/sheet metal/electric/painting/doors/pergola/dumpster enclosure.
8. 486 Main – lighting/brick/roof repair/roof flashing and caps/framing/awnings/winter condition pricing/labor/electric.

Next Steps

The RDA's recommendation related to this set of guidelines will be forwarded to the Common Council for review and approval.

City of De Pere MEMORANDUM



To: Redevelopment Authority
From: Kimberly Flom, Economic Development & Planning Director
Date: November 27, 2017

RE: **Revised Façade Grant Guidelines**

The RDA requested a number of updates to the proposed Façade Grant Guidelines at their September meeting. Those revisions are reflected below.

Program History

The façade grant program has been investing in downtown buildings for approximately 10 years. In that time, the RDA and Council approved 24 applications. Tax Increment Financing dollars are used to fund the program, and are generally allocated at \$30,000/year, per TID District. The attached application includes more information about required submittal items and the review process. The program guidelines have been drafted in order to provide more direction for potential applicants, and make the review process more efficient.

Program Objectives:

Support the rehabilitation and renovation of building exterior facades in Downtown De Pere.
Support the job creation and business development in Downtown De Pere.

Program Guidelines:

1. Program administered in conjunction with Definitely De Pere (Definitely De Pere provides feedback on design and also acts Main Street Program contact for architectural services).
2. Property must be located in a Downtown Tax Increment Financing District (TID 5, 7, or 9).
3. Funds reviewed and distributed on a 'first come, first serve' basis.
4. Grant covers 20% of project cost. \$4.00 of private funds to each \$1.00 of public grant funds disbursed (\$40,000 expenditure for \$10,000 grant).
5. Funds are distributed only after receipts are submitted and a City building inspector reviews the work.
6. Owners are limited to a maximum of \$10,000 over their term of ownership of the property.
7. Applications must be reviewed by the Redevelopment Authority prior to the issuance of a building permit.
8. Façade grant funds may be used for any side of the building.
9. Architectural designs and renderings that implement a historic renovation and/or follow the Main Street Design Guidelines are highly encouraged.

Attachment: Façade Grant Guidelines November RDA (6723 : Façade Grant Guidelines - Review Request*)

Eligible & Ineligible Expenses:

Eligible Expenses

1. New Windows and Doors
2. Window and Door Repair
3. Exterior Demolition
4. Exterior Construction including, electric, materials, labor.
5. Exterior Lighting
6. Pressure Washing
7. Painting
8. Roof upgrade/replacement that improves the overall building appearance.
9. Gutters/Downspouts
10. Waste Disposal
11. Decorative Awnings (no business specific graphics)
12. Contractor's Fees – Profit – Overhead directly related to exterior work

13. Permanent Exterior Site Work – Landscape, hardscape, pedestrian amenities, pergolas, etc.
14. Signage – if included as part of a more extensive façade renovation project
(*alternative: only permitted as a specific % of an overall project*)
15. Other expenses as approved by the Redevelopment Authority

Ineligible Expenses

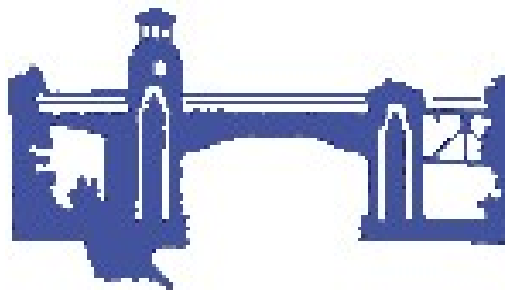
1. Signage as a standalone request
2. Any improvement that could be removed from the building as personal property.
3. Interior Improvements
4. Design/Engineering/Professional Fees
5. Roof repair/replacement that does not alter the appearance of the building.

Requested expenses not specifically included in the above list will be reviewed on a case-by-case basis by the Redevelopment Authority.

Next Steps

The RDA's recommendation related to this set of guidelines will be forwarded to the Common Council for review and approval.

Façade Grant Program Review



Prepared by: City of De Pere
2018

FAÇADE GRANT BUDGET

	2013	2014	2015	2016	2017	2018
(TID 5)	\$20,000.00	\$0.00	\$30,000.00	\$0.00	\$40,000.00	\$0.00
(TID 7)	\$0.00	\$0.00	\$30,000.00	\$0.00	\$30,000.00	\$30,000.00
(TID 9)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,000.00
TOTAL:	\$20,000.00	\$0.00	\$60,000.00	\$0.00	\$70,000.00	\$60,000.00

TOTAL GRANT FUNDS AWARDED PER YEAR

2012	2013	2014	2015	2016	2017
\$13,900	\$30,000	\$58,000	\$40,000	\$0	\$20,331

**Based on approval year*

TOTAL GRANT FUNDS PAID PER YEAR

2012	2013	2014	2015	2016	2017
\$13,257	\$31,981	\$40,422	\$0	\$0	\$4,658

**Based on approval year and actual payments made.*

AVERAGE GRANT AWARD PER YEAR

2012	2013	2014	2015	2016	2017
\$6,628	\$7,995	\$6,737	\$0	\$0	\$4,658

**Average based on approval year and actual payments made.*

2012 to 2017 Façade Grant Summary

FAÇADE GRANT APPLICATIONS 2013-2017

Initial Approval	Date Receipts Approved:	Address	Parcel No.	TID	Grant Amount Approved	Actual Grant Amount	Date Paid	
06/25/2012	10/22/2012	327 Main Av	WD-911	5	\$3,900.00	\$3,256.85	11/26/2012	
06/25/2012	12/17/2012	705 George St	ED-1008	7	\$10,000.00	\$10,000.00	01/08/2013	
09/23/2013	09/23/2013	519 George St	ED-897	7	\$10,000.00	\$10,000.00	10/08/2013	*1
06/24/2013	12/09/2013	615-617 George St	ED-967	7	Up to \$10,000.00	\$10,000.00	12/10/2013	
10/15/2013	01/27/2014	345 Main Av	WD-915	9	Up to \$2,000.00	\$1,980.72	02/11/2014	
12/09/2013	07/28/2014	313 Main Av	WD-908	9	Up to \$8,000.00	\$10,000.00	08/12/2014	
01/27/2014	07/28/2014	610 George St	ED-960	7	Up to \$8,000.00	\$6,687.50	08/12/2014	
02/24/2014	07/28/2014	486 Main Av	WD-388	5	Up to \$10,000.00	\$10,000.00	08/12/2014	
05/27/2014	Never submitted receipts	121 S Broadway	ED-826	7	Up to \$10,000.00	\$0.00		*2
05/27/2014	12/01/2014	123 S Broadway	ED-826	7	Up to \$10,000.00	\$10,000.00	12/09/2014	
05/27/2014	12/01/2014	365 Main Av	WD-920	9	Up to \$10,000.00	\$3,734.41	12/09/2014	
05/27/2014	Approved by RDA Chair	125 S Broadway	ED-826	7	Up to \$10,000.00	\$10,000.00	01/13/2015	
02/23/2015	Project not completed	315-317 Main Av	WD-909	5	Up to \$10,000.00	\$0.00		*3
08/24/2015	Never submitted receipts	121-123 S Broadway	ED-826	7	Up to \$10,000.00	\$0.00		*4
08/24/2015	Never submitted receipts	353 Main Av	WD-917	5	Up to \$10,000.00	\$0.00		*5
09/15/2015	Never submitted receipts	115 S Broadway	ED-829	7	Up to \$10,000.00	\$0.00		*6
03/27/2017	N/A	317 Main Av	WD-909	5	Up to \$10,000.00	Receipts not submitted	04/18/2017	
08/28/2017	8/28/2017 (Council)	355 Main Av	WD-918	5	\$4,658.40	\$4,658.40	09/05/2017	*7
09/25/2017	N/A	353 Main Av	WD-917	5	\$2,231.36	Receipts not submitted		*8
11/27/2017	N/A	363 Main Av	WD-919	5	\$3,441.40	Receipts not submitted	12/05/2017	

Note: The Façade Grant review process changed in 2017 (changing receipt review to administrative) in order to be more efficient and attractive.

*1 Approved application and receipts at same meeting since application was never submitted.

*2 Building sold before work completed

*3 Façade Grant requested with a Development Grant - Project did not move forward

*4 New application for two buildings now combined into one parcel - Receipt review still required

*5 Some work complete but no receipts submitted for review - revised application submitted in 2017

*6 Project not completed (De Pere Business Center)

*7 Approved application and receipts at same meeting - retroactive request

*8 Staff recommended approval but more detailed cost estimates need to be submitted & reviewed by the RDA again.

Façade Grant Program Assessed Value Comparison

FAÇADE GRANT ASSESSED VALUE COMPARISON 2000-2018

Date approved	Address	Parcel No.	TID	Actual Grant Amount	Year	Beginning Assessed Value	2017 Assessed Value
12/17/2001	355 Main Av	WD-918	5	\$2,705.75	2001	NO DATA	\$171,700.00
10/21/2002	371 Main Av	WD-921	5	\$1,735.28	2002	NO DATA	\$141,200.00
08/18/2003	300-308 Main Av	WD-367	5	\$3,273.10	2003	NO DATA	\$323,400.00
12/07/2004	375 Main Av	WD-922	5	\$1,280.00	2004	\$74,800.00	\$216,600.00
08/20/2007	605 George St	ED-968-3	7	\$8,765.31	2007	\$100,000.00	\$246,500.00
08/20/2007	609 George St	ED-968-3	7	\$10,000.00	2007	\$100,000.00	\$246,500.00
11/19/2007	908 George St	ED-1104	7	\$10,000.00	2007	\$148,800.00	\$181,200.00
08/18/2008	417 George St	ED-841	7	\$5,304.75	2008	\$183,600.00	\$227,100.00
02/10/2009	416 George St	ED-816	7	\$10,000.00	2009	\$436,300.00	\$398,000.00
10/26/2009	126 S Broadway	ED-789	7	\$5,795.79	2009	MFG in 2009	\$199,000.00
10/26/2009	111-113 S Broadway	ED-828	7	\$10,000.00	2009	\$144,200.00	\$169,900.00
06/27/2011	301 Main Av	WD-906	9	\$10,000.00	2011	\$237,200.00	\$415,100.00
09/26/2011	330 Reid St	WD-930	5	\$5,711.73	2011	\$797,900.00	\$822,900.00
06/25/2012	327 Main Av	WD-911	5	\$3,256.85	2012	\$394,300.00	\$394,300.00
06/25/2012	705 George St	ED-1008	7	\$10,000.00	2012	\$279,700.00	\$279,700.00
09/23/2013	519 George St	ED-897	7	\$10,000.00	2013	\$398,000.00	\$398,000.00
06/24/2013	615-617 George St	ED-967	7	\$10,000.00	2013	\$160,100.00	\$160,100.00
10/15/2013	345 Main Av	WD-915	9	\$1,980.72	2013	\$142,500.00	\$169,800.00
12/09/2013	313 Main Av	WD-908	9	\$10,000.00	2013	\$41,200.00	\$284,500.00
01/27/2014	610 George St	ED-960	7	\$6,687.50	2014	MFG IN 2014	MFG
02/24/2014	486 Main Av	WD-388	5	\$10,000.00	2014	\$364,800.00	\$390,200.00
05/27/2014	121 S Broadway *	ED-826	7				
05/27/2014	123 S Broadway *	ED-826	7	\$10,000.00	2014	\$192,100.00	\$121,600.00
05/27/2014	125 S Broadway	ED-824	7	\$10,000.00	2014		\$354,400.00
05/27/2014	365 Main Av	WD-920	9	\$3,734.41	2014	\$407,300.00	\$407,300.00
02/23/2015	315-317 Main Av	WD-909	5	Not Complete			
08/24/2015	121-123 S Broadway	ED-826	7	Not Complete			
08/24/2015	353 Main Av	WD-917	5	Not Complete			
09/15/2015	115 S Broadway	ED-829	7	Not Complete			
03/27/2017	317 Main Av	WD-909	5	Not Complete	2017	\$264,600.00	\$264,600.00
08/28/2017	355 Main Av	WD-918	5	\$4,658.40	2015	\$171,700.00	\$171,700.00
09/25/2017	353 Main Av	WD-917	5	Not Complete	2017	\$275,000.00	\$275,000.00
11/27/2017	363 Main Av **	WD-919	5	Not Complete	2017	\$192,600.00	\$192,600.00

Façade Grant Awards
TOTAL: \$174,889.59

Total Beginning Value Total Current Value
\$4,602,800.00 \$6,719,000.00

Properties in orange are not included in total value due to missing information.

Properties in gray are in process or did not complete project.

*** 121 and 123 S Broadway combined into one parcel*

*** WD-919 and WD-920 combined into one parcel*

DRAFT

Attachment: Façade Grant Report 2018 (6723 : Façade Grant Guidelines - Review Request*)

Before & After Photos



355 Main Avenue

Before & After Photos



615-617 George Street



486 Main Ave

Before & After Photos



313 Main Avenue



519 George Street

Before & After Photos



317 Main Avenue

Façade Grant Program – Improvement Recommendations

City staff reached out to property owners and the Definitely De Pere via their Economic Enhancement Committee to solicit recommendations for the Façade Grant program. The above comments, were received from a few Downtown stakeholders, business owners and property owners.

1. Change program parameters from a 'per property' amount. Some buildings are narrow on very small parcels and some buildings are very wide across one parcel. This means that two buildings of the same size may be able to qualify for 2 very different grant amounts. Consider \$10,000 up to a certain building width or size, then permit an additional amount if higher.
2. Increase the \$10,000 maximum grant amount.
3. Permit more than one façade grant over the course of ownership. Consider a set time frame (five years – ten years).
4. Consider including some sort of interior renovation – if not as part of the grant funding – maybe as part of the match dollars. Historic buildings often required interior work that is absolutely necessary. This work may put the exterior projects on hold. Including updating electrical, heating and plumbing, which tend to be pretty costly. Another option would be to include or designate a certain amount of money towards those types of improvements.
5. Consider a higher percentage (currently 20%).
6. Consider including signage that fits within design objectives of the Downtown, specifically bracket signage.