



Redevelopment Authority

Regular Meeting

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

Agenda

Monday, March 26, 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 **March 26, 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 February 26, 2018 Redevelopment Authority meeting.
3. Review 330 Main Avenue (WD-371) Facade Grant Application, submitted by Luna Coffee, LLC.*
4. Review 109 N Broadway (ED-774) Facade Grant Application, submitted by SAKS Holdings, LLC.*
5. Review 113 N Broadway (ED-773) Facade Grant Application, submitted by SAKS Holdings, LLC. *
6. Review 115 N Broadway (ED-772) Facade Grant Application, submitted by SAKS Holdings, LLC.*
7. Review updated 353 Main Avenue Facade Grant Application, submitted by SAKS Holdings, LLC. *
8. Review updated 363 Main Ave. Facade Grant Application, submitted by SAKS Holdings LLC *
9. 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
Andy Krans
Sheila Patel
Angela Patel

City of De Pere, Wisconsin



Request For Redevelopment Authority Action

MEETING DATE: March 26, 2018

DEPARTMENT: Redevelopment Authority

FROM: Kelly Barker

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

ATTACHMENTS:

- RDA_Feb2018_Minutes_Draft (PDF)



Redevelopment Authority

Regular Meeting

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

Draft Minutes

Monday, February 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 Chairman Ted Penn

Attendee Name	Title	Status	Arrived
Jerry Henrigillis	Board Member	Excused	
Carol Karls	Board Member	Present	
Bill Komsi	Board Member	Present	
Ted Penn	Chairman	Present	
Joe Van Deurzen	Board Member	Present	
Julie Van Straten	Vice Chair	Present	

Also present: Development Services Director Kim Flom and Alderperson Jonathon Hansen.

2. Approval of the minutes of the November 27, 2017 Redevelopment Authority meeting.

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

3. Facade Grant Guidelines - Review Request

Development Services Director Kim Flom provided a summary of recent RDA action regarding facade grant guidelines. On December 5, 2017, the Council approved the facade grant guidelines that the RDA approved at their November 27, 2017 meeting. At that meeting, an alderperson requested that the RDA review the guidelines one more time on a broader scale to explore ways to make the facade grant program more attractive. A few of the items to include in the discussion is whether the 20% match and \$10,000 maximum are still the desired program parameters and if there will ever be a need to increase the \$10,000 maximum over the ownership term of a property. Kim reported that the RDA did briefly discuss a few of these items at their September 2017 meeting, but not in great detail. She suggested a few possible options to consider adding to the program, such as allowing signage to be included as well as interior renovations and improvements. Bill Komsi asked what the annual budget is for the program, and Kim replied that it is \$30,000. She added that the facade grant applications submitted in the last 3 years have not come close to reaching the maximum. There were 3 facade grant applications approved in 2017 and none in 2015 and 2016, and she anticipates 2 facade grant applications being submitted in the next few months. Kim added the RDA wouldn't need to look at increasing the annual budget unless there was a greater demand for the program in the future. Ted Penn agreed that the budget is ok for now since they haven't come close to meeting the cap. Carol Karls stated that if the program changed to include interior work, the RDA would need to possibly change the entire program since the original intent was to improve and enhance the historic quality and exterior appearance of buildings in the downtown. Ted Penn added that if interior work was included, there would be a greater potential of reaching the \$30,000 yearly maximum. Joe Van Deurzen stated that he is against adding signage since if a business owner relocates, the sign would go with them and not stay with the building. Julie Van Straten commented that if the

signage was historic, it may be appropriate to consider adding some parameters to allow such signage if it adds to the charm and history of the building. Kim agreed that historic signage would fit with the intent of the program and provided examples of existing buildings in De Pere with historic signage, such as Lawton Foundry Apartments and the Stowe Drugs building. Discussion followed and it was agreed that the RDA should consider increasing the total amount and also changing the timeframe from the lifetime a property owner owns the building to a specific amount of time, such as 10 or 15 years. Carol added that this change would be reasonable since a lot of things only have a lifespan of 10-15 years. Kim suggested reaching out to property owners to gauge interest if they would be more willing to apply for a facade grant if interior work was included. She added that interior renovations would increase the tax value of a building, which would increase the amount of money generated in the TID. Kim also mentioned that the RDA could consider increasing the percentage of the exterior facade grant to encourage the investment for interior work that needs to be done. For example, if a project's overall budget is \$50,000, with \$10,000 of exterior work and \$40,000 of interior work, the facade grant could reimburse the property owner the full \$10,000 for the exterior budget, leaving more of their funds available to complete the interior renovations. Julie Van Straten suggested the RDA complete an annual review of the program each year and make changes based on the year's review. This would help the RDA to track that the facade grant program's guidelines are being met accurately. Kim noted that she would like to conduct an analysis of the tax value of all the facade grant projects before and after the projects have been completed. Ted Penn commented that before taking any action at tonight's meeting, the RDA should take all of the suggestions and ideas that were discussed at tonight's meeting and review them at the next meeting in March. This was agreed on by everyone. Kim stated that she will put together all of the comments from tonight's meeting and bring back recommendations with a proposed draft for next month's meeting. Once everything has been finalized by the RDA, they will recommend approval of the facade grant amendment to Council for final approval.

RESULT: **REFERRED BACK TO STAFF [UNANIMOUS]**

Next: 3/26/2018 6:00 PM

MOVER: Ted Penn, Chairman

SECONDER: Joe Van Deurzen, Board Member

AYES: Karls, Komsi, Penn, Van Deurzen, Van Straten

EXCUSED: Jerry Henrigillis

Adjournment

Julie Van Straten moved, seconded by Carol Karls, to adjourn the meeting at 6:30 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

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

MEETING DATE: March 26, 2018

DEPARTMENT: Planning

FROM: Kimberly Flom

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

ATTACHMENTS:

- 330 Main Ave FG 3-2018 RDA Report (PDF)
- Luna Facade Grant App (PDF)

City of De Pere MEMORANDUM

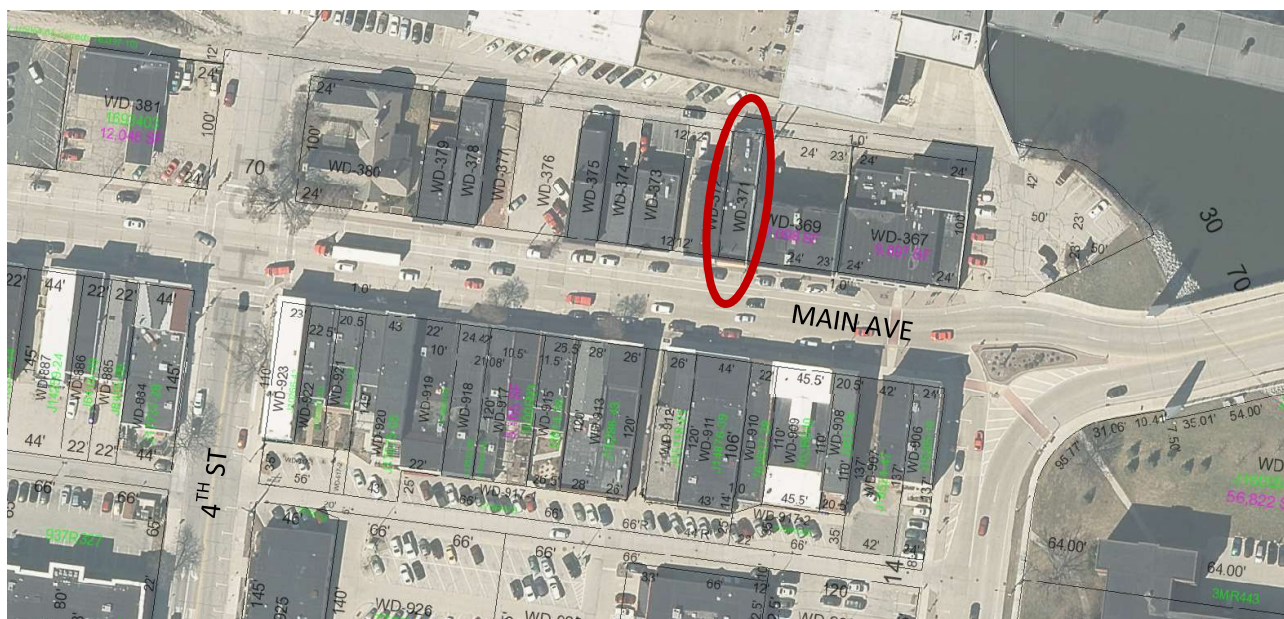


To: Redevelopment Authority
From: Kimberly Flom, Development Services Director
Date: March 26, 2018

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 (6819 : 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).

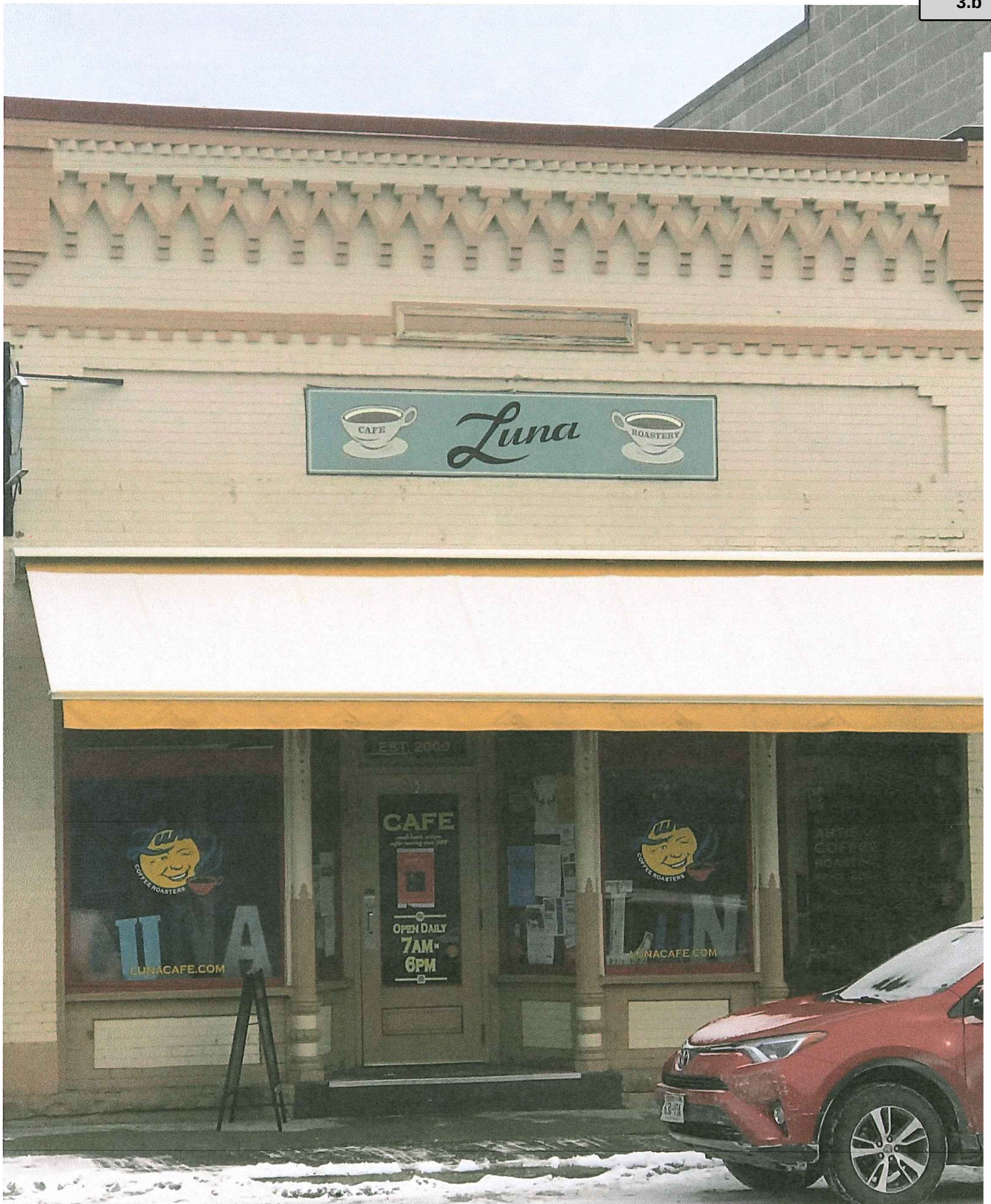
SECTION 5: Certification and Permission

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.

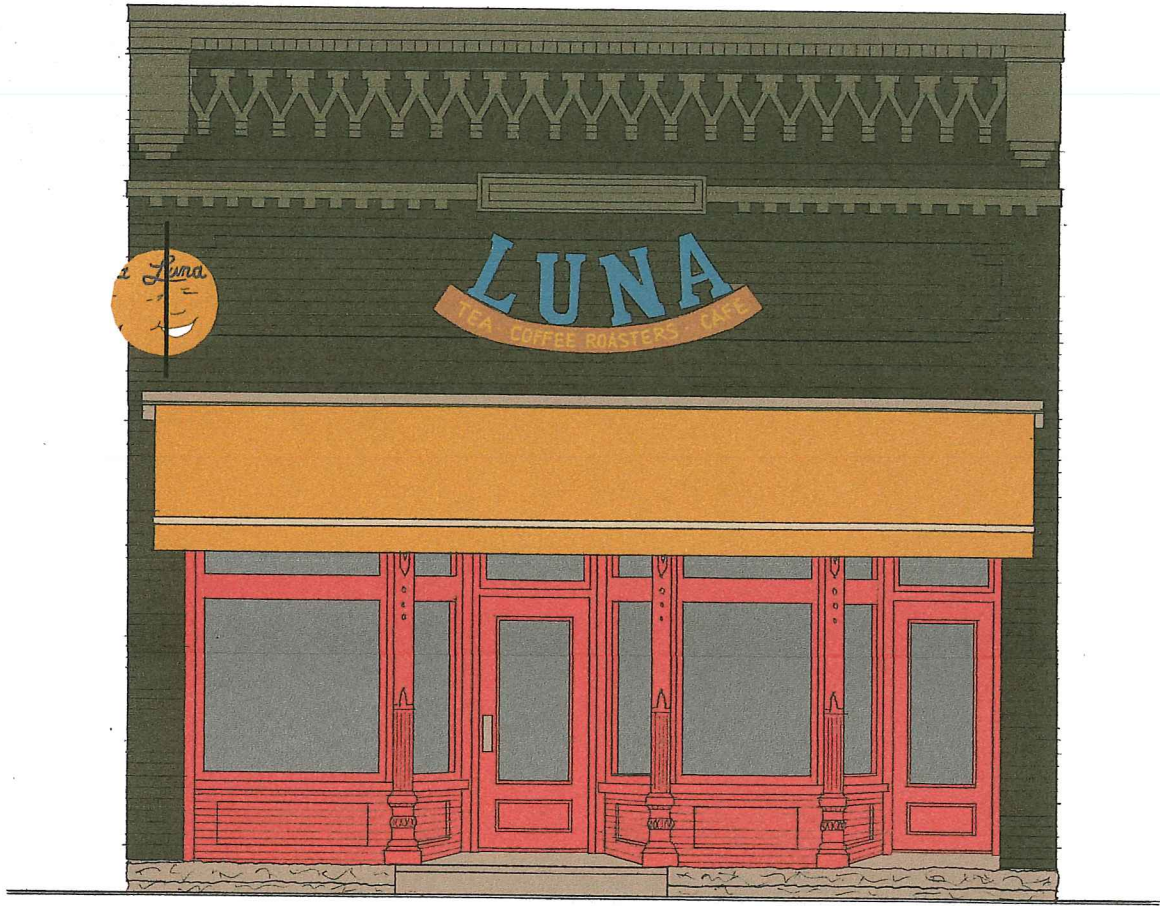
Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

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

Attachment: Luna Façade Grant App (6819 : 330 Main Avenue Façade Grant Request*)



Attachment: Luna Facade Grant App (6819 : 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 (6819 : 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

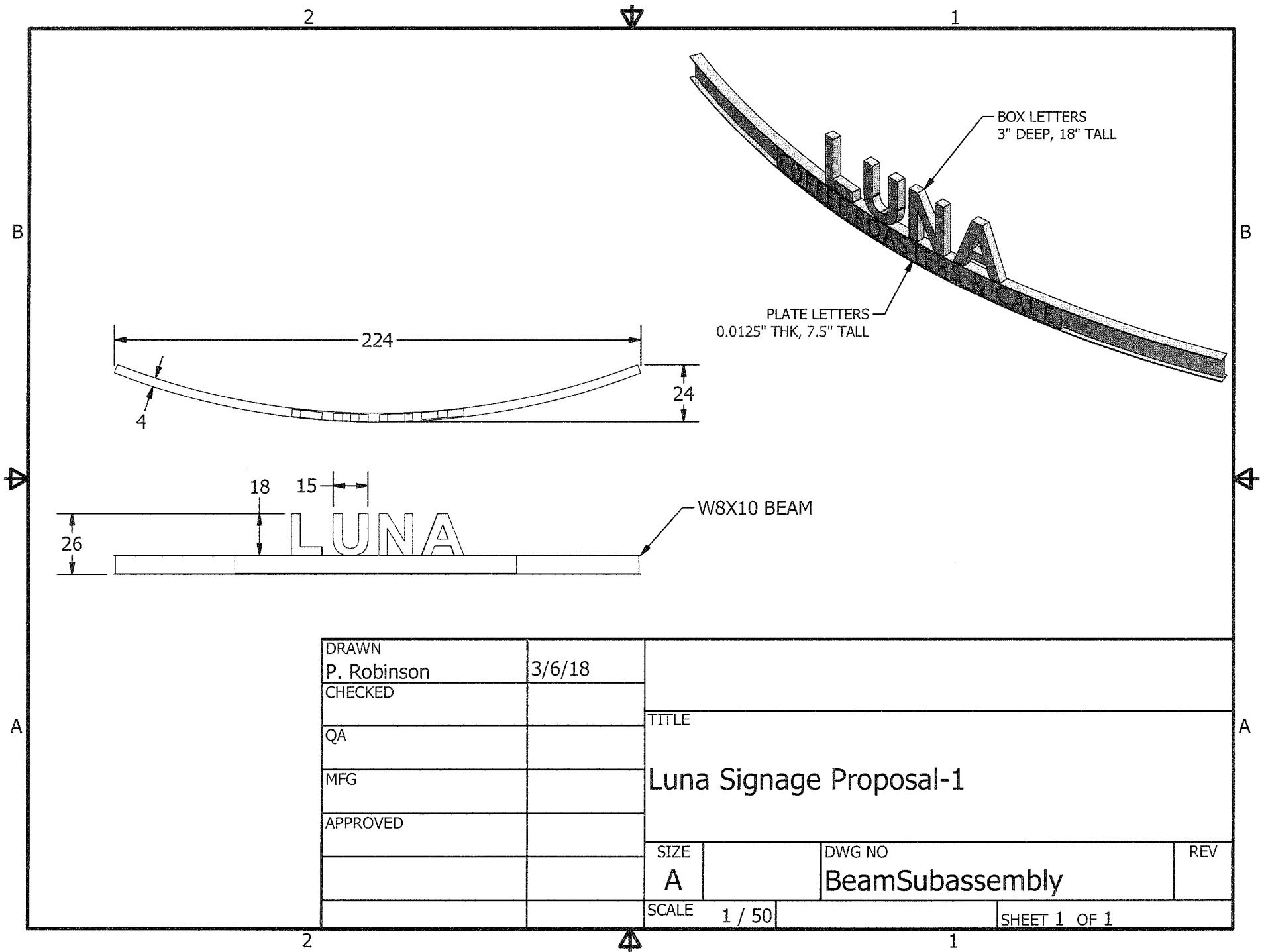
We propose the following:

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

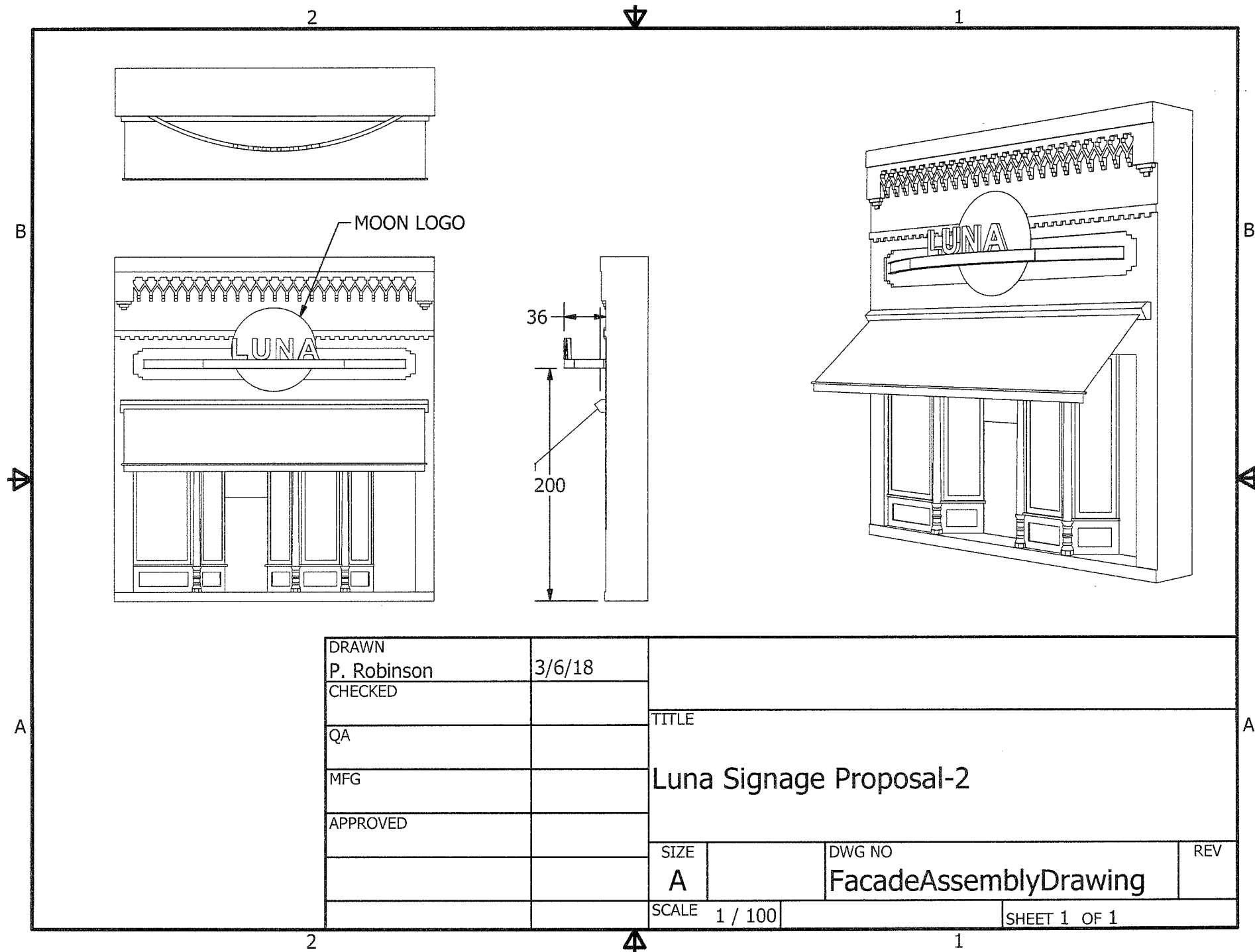
Proposal by

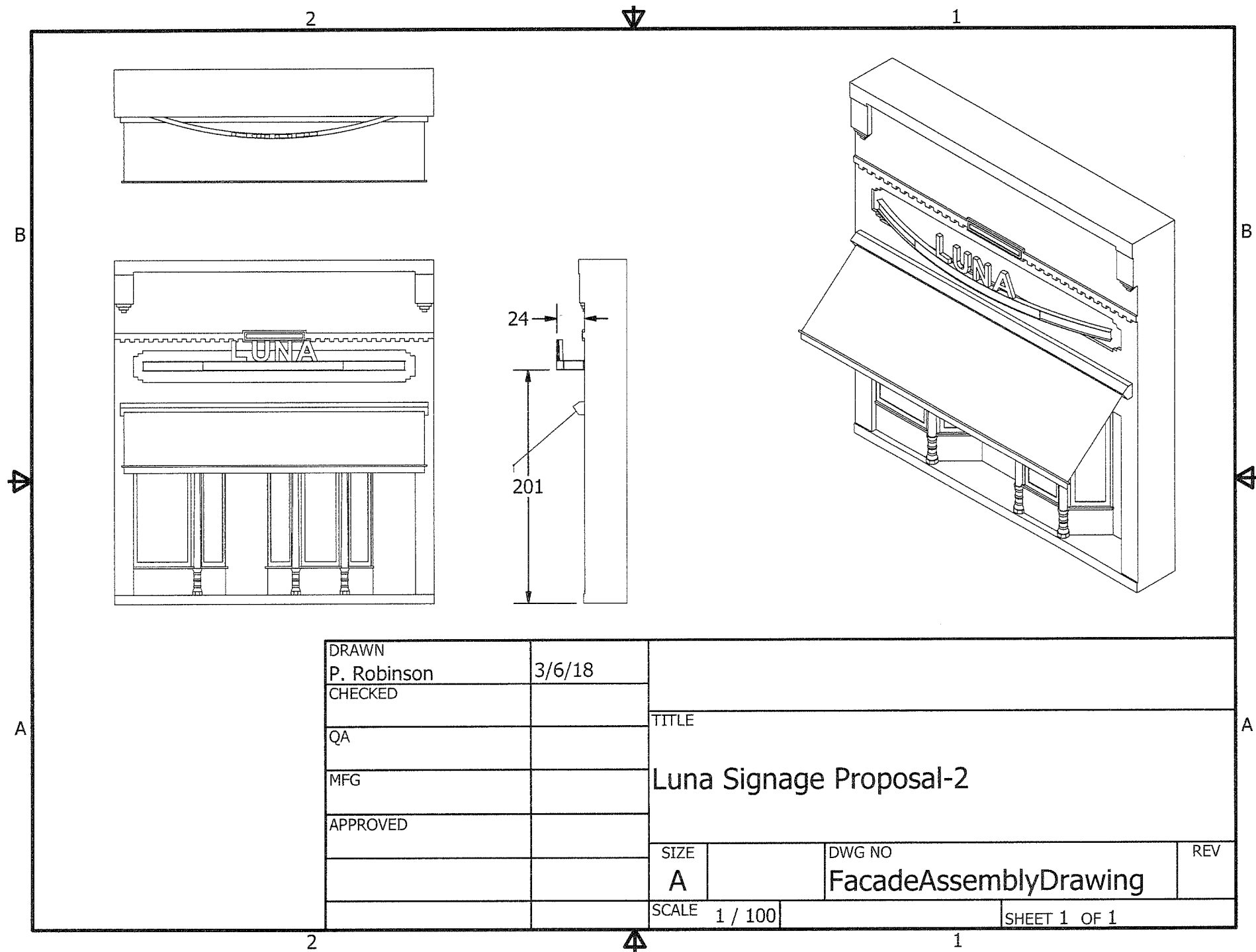
Robinson Renovations, LLC

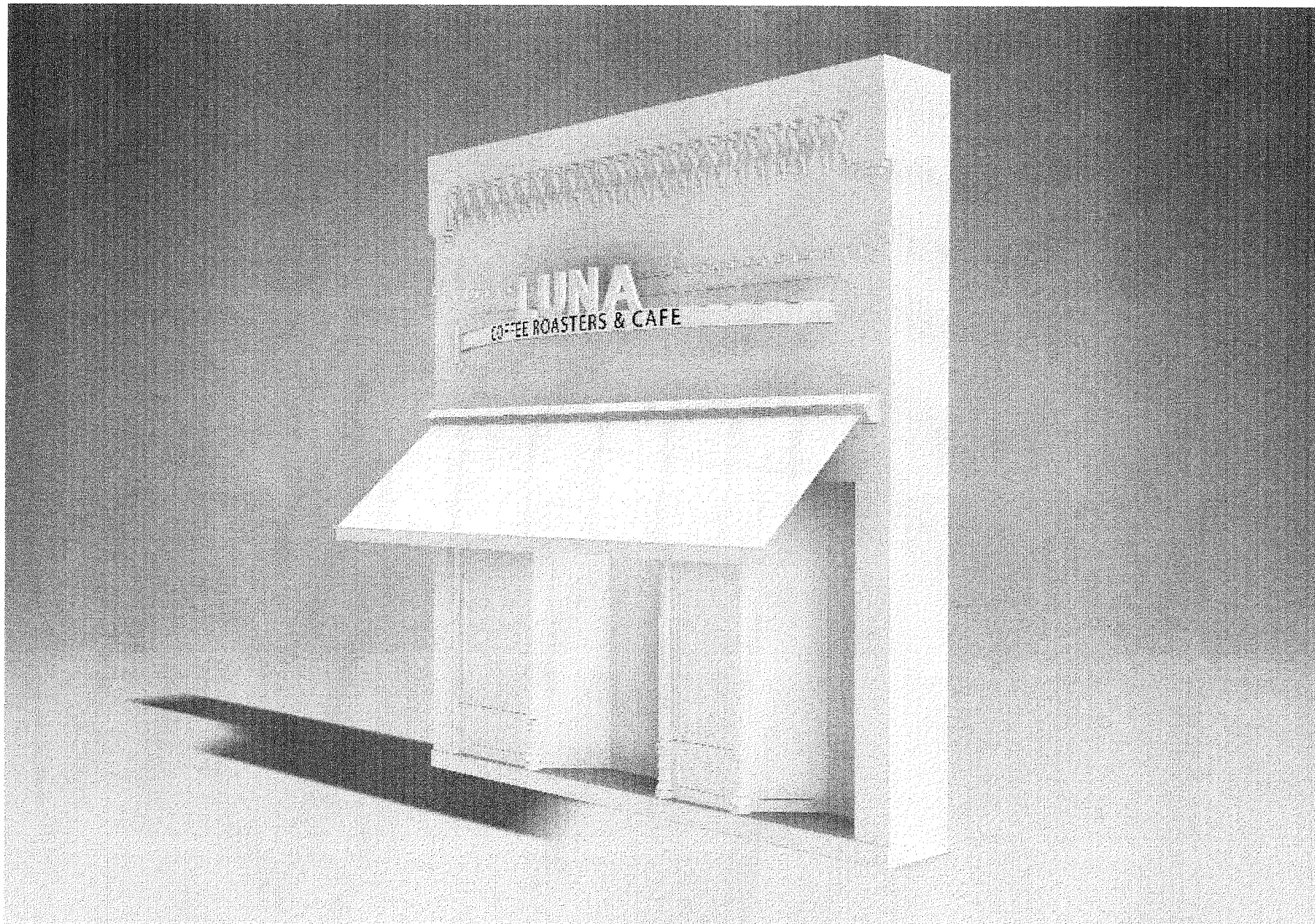
Attachment: Luna Facade Grant App (6819 : 330 Main Avenue Facade Grant Request*)



DRAWN	P. Robinson	3/6/18	TITLE Luna Signage Proposal-1		
CHECKED					
QA					
MFG					
APPROVED			SIZE A DWG NO BeamSubassembly REV		
			SCALE	1 / 50	SHEET 1 OF 1







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

MEETING DATE: March 26, 2018

DEPARTMENT: Planning

FROM: Kimberly Flom

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

ATTACHMENTS:

- 109 Broadway FG 3-2018 RDA Report (PDF)
- 109 Grant Application Krans (PDF)
- 109 NB 2Final Grant (PDF)
- 109 Broadway Estimates (PDF)

City of De Pere MEMORANDUM



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

RE: **Façade Grant Application – 109 N Broadway St (Parcel ED-774)**

Background

Saks Holdings submitted the attached façade grant application for 109 N Broadway (Parcel ED-774). Saks Holdings has also submitted façade grant applications for 113 (ED-773) and 115 N Broadway (ED-772). 109 and 113 N Broadway are proposed to be combined into one parcel sometime in the future, which may impact the addressing and parcel number.

The address 109 N Broadway is not found on the Wisconsin Historical Society website. The 2001 City Intensive Survey notes that this building, estimated to be built before 1914, historically had been used as retail and is in the Commercial Vernacular architectural style.



Figure 1: Project location

Proposed Improvements

Please see the attached application for detail on the proposed façade improvements. The applicant proposes a number of improvements to three sides of the building, including:

Attachment: 109 Broadway FG 3-2018 RDA Report (6820 : 109 N Broadway Façade Grant Request*)

South (side – parking lot facing)

Restore three windows that previously had been filled with brick.

West (rear – alley facing)

Restore three upper story windows that previously had been filled with brick.

Replace/restore/install first floor window and door.

Remove white paint and restore to natural brick finish.

East (front)

Replace wood door.

Paint window system or install storefront system

The applicant has not submitted a rendering of the project, but has chosen to work with proven contractors familiar with historic building renovation. If a rendering is required, the cost of production would be included in the façade grant request. Quotes for many of the work items are attached but actual project costs could be slightly different.



Figure 2: Existing Buildings

The grant request includes three items that would be considered ineligible expenses, including some interior work related to the building entry and window replacement that was completed and paid for prior to grant application submittal. Those items are highlighted in blue. Removing those items from the request would reduce the estimated grant amount from \$5674.31 to \$4734.80.

109 Broadway Façade Grant - Project Estimate

Vendor	Detail	Amount	Notes
Englebert's Masonry Inc.	Window Openings	\$7,400.00	
	Tuck Point and Repair areas as needed	\$1,500.00	
	Rental of 32 ft. lift for 1 day (split with 113 \$700 total)	\$350.00	
Green Bay Glass Center	Window Replacement West Façade	\$1,888.00	<i>Paid Invoice</i>
	Goose Neck Lighting (2-3 Fixtures)	\$630.00	
C&C Electric	Electrical Work	\$850.00	
	West Façade Window Reolcation	\$500.00	<i>\$350-\$500</i>
	West Façade Door Replacement + Surrounding Masonry Work	\$1,500.00	
	Facia and gutters of new roof (total roof cost \$25,000)	\$2,600.00	
	West Façade - Sandblast Removal of Existing White Paint	\$940.00	
Green Bay Glass Center	East Façade Front Door Replacement	\$708.00	
Green Bay Glass Center	East Façade Awning Removal and transom window replacement	\$2,559.56	<i>Paid Invoice</i>
Green Bay Glass Center	East Façade Storefront Window System	\$6,696.00	<i>Or Window Replacement</i>
	Interior Open Vestibule Ceiling	\$250.00	<i>Interior Improvement</i>
		Total \$28,371.56	
		\$4 Investment \$22,697.25	
		\$1 Grant Match \$5,674.31	

Façade Grant Funding

The 2018 budget includes \$30,000 for façade grants for TID #7. Three façade grant applications have been received to date from Saks Holdings, LLC that, if approved, would total approximately \$16,000 to \$17,000.

Façade Grant Review Process

1. RDA reviews grant request and makes recommendation to Common Council.
2. Common Council reviews grant request.
3. If approved, applicant completes work and initiates payment process.

Façade Grant Payment Process

1. After eligible activities of the project are completed, the owner shall provide the Development Services Director with invoices for eligible activities. Director will confirm that match funds have been appropriately spent.
2. The Development Services Director shall contact the building inspector who shall conduct an inspection and certify to the Director that the project work has been completed.
3. If the building inspector certifies the completed work, the payment is processed and forwarded to the property owner.

Recommendation

Recommend approval of the façade grant request for 109 N (ED-774) Broadway, up to \$5,000, and that the recommendation be forwarded to Council, subject to the following conditions:

- 1) That final grant amount be calculated based only on eligible expenses and submitted receipts.

OR

Recommend conceptual approval of the façade grant application for 109 N Broadway (ED-774), subject to the following conditions:

- 1) Applicant submits more detailed cost estimates and/or renderings for RDA review before forwarding the recommendation to Council.



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) Saks Holdings, LLC	Authorized Representative Andrew Krans	Title NA	
Mailing Address 941 Lawton Place	City DePere	State WI	ZIP Code 54115
Email Address Atkrans@gmail.com	Phone Number (incl. area code) 920-371-5032	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) Saks Holdings, LLC	Contact Person Andrew Krans	Title NA	
Mailing Address Same	City DePere	State WI	ZIP Code 54115
Email Address Same	Phone Number (incl. area code) Same	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 109 N. Broadway (Dinning Room side of Bilotti's Pizza)	Parcel No.
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SECTION 4: Project Information

Project Description:	See Attached:		
Estimated Façade Expenses:	\$30,211.00		
Contractor:	Saks Holdings, Englebert Masonry, Green Bay Glass Center, C&C Electric, Blindauer		
Estimated Start Date:	March 2018	Estimated Completion Date:	60 days from start

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) Andrew Krans	Title	Phone Number 920-371-5032
Signature of Applicant		Date Signed 3/12/2018

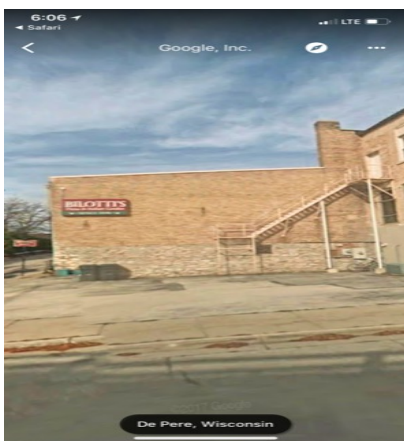
March 12, 2018

Saks Holdings, LLC
 Andrew Krans
 941 Lawton Place
 DePere, WI. 54115
 920-371-5032

Facade Grant Request for 109 N. Broadway DePere, WI. 54115

Attached you will find cost estimates for the work to be performed at 109 N. Broadway. Saks Holdings, LLC will also be submitting a request for the adjacent property at 113 N. Broadway. If both grants are approved we will start work immediately on both locations to cost share labor, dumpsters, lifts and permits as needed. After work is completed Saks Holdings, LLC will formally request that the two (2) parcels are combined into one common parcel with a street address of 109 N. Broadway, eliminating 113 N. Broadway's street address.

109 N. Broadway Rear of Building:



Proposed Changes for rear of 109 N. Broadway:



Attachment: 109 NB 2Final Grant (6820 : 109 N Broadway Facade Grant Request*)

Red Window Boxes: Remove block covering windows and expose original window jams.

Englebert's Masonry: \$1,300.00

Green Window Boxes: Create 2/3 window openings. Englebert's Est: \$2,400.00

Tuck Point and Repair areas as needed: \$1,500.00 (T&M not to exceed)

Rental of 32 ft lift: 1 Day at 109 N. Broadway Rear: (Split cost with 113) \$350.00

Green Window Boxes window replacement: \$9,048.00 (Attached quote)

Red Window Boxes window replacement: \$1,888.00 (Attached)

Electrical for Goose Neck Lighting: 2-3 Fixtures at \$210.00 \$630.00

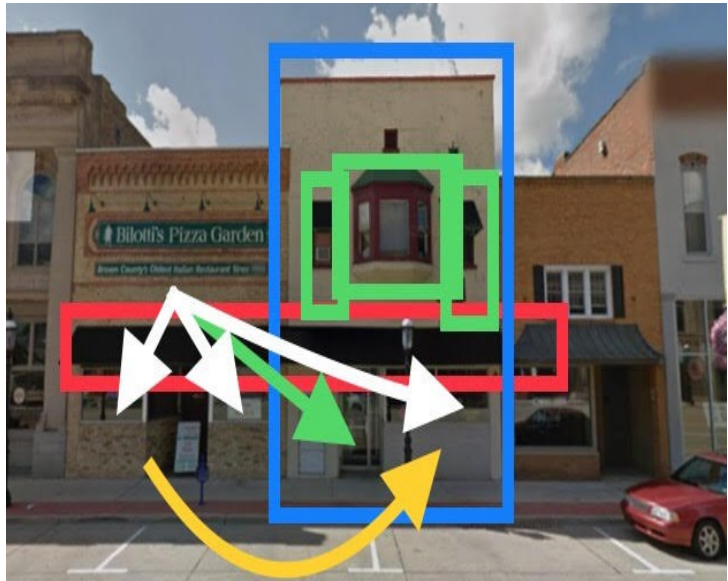
Electrical work for \$850.00 (T&M not to exceed / C&C Electric) (Same at 113 Rear)

Yellow Window Boxes: If possible remove filled in window boxes to left and right of door. \$350-\$500

Green Box Doorway: Remove and replace steel fire rated door with new fire rated door. This is a custom door size. Lakeland Door will be providing quote on this. In the past custom steel doors average around \$1,300.00 installed. Not Including an masonry work that may be needed: Est: \$200.00

Blindaur Roofing to install new roof Spring of 2018. This cost is not part of the Grant request but the new facia(s) both sides along with rear water collection/ gutters will be part. Est: \$2,600.00 (Total roof replacement for 109 N Broadway will be \$25,000.00)

Blue Arrow: Sandblast removal of white paint on exterior of building. Sunbelt Rental/ 300lb Blaster / Material / \$120 / 15 bags @ \$20/ \$300 Labor 8hrs at \$65 / \$520 Total: \$940.00



Blue Door Square: (Left 109 N Broadway) Install tempered insulated glass in original entry door. This originally has glass in it but was later filled in with wood. See apartment entry door system. \$708.00

Red area on both 109 and 113 N. Broadway. Remove black awing and metal under-frame.

Green Box: Transom window. Expose and replace original style transom window: \$2,559.56

Green Box: Remove existing glass window systems and replace with taller (24in from ground) period style store front windows. \$6,696.00 (Does not include masonry of tear down and build up. Only one course of bricks was used when this facade was built.) Option: Based on 2018 budget these windows jams could just be painted and complete window replacement done in 2019. Submitting for 2018 Facade grant. TBD.

Blindaur Roofing: Flashing Included in price quote for rear 109 N. Broadway.

Interior Open Vestibule ceiling: Current material is fiber board. Will replace with ¾ decking with painted (plastic) tin period style panels on surface. \$250 (Not pictured)

Total Project Costs:

(This uses a total cost with a 3rd window option opening and window install)

\$30,211.00

If you have any questions please feel free to call me directly to set up a time to walk the job site and others we currently have in progress. Thank you!

Sincerely,

Andy Krans
Saks Holdings, LLC

Attachment: 109 NB 2Final Grant (6820 : 109 N Broadway Facade Grant Request*)

Green Bay Glass Center, Inc.
2001 Commercial Way
Green Bay, WI 54311
(920)465-8842
(920)465-9626 fax
(800)472-7750

Proposal

SAKS Holdings
Andy Krans
941 Lawton Place
De Pere, WI 54115

March 9, 2018

Re: 109 North Broadway
 De Pere, WI
 Storefront Window Replacement

We propose to replace existing storefront windows with taller windows including: removal of existing four openings, installation of 2 x 4 ½" dark bronze anodized storefront windows with sizes of 96 x 80" (two), and 74 x 80" (two), glass to be 1" overall low-e insulated, includes standard sill flashing and post flashing at two outside corners

Total Quote Installed: \$6,696.00 tax included

Approximate lead time of two weeks upon approval and field measuring

Please see attached elevational drawings for further details

Quotation valid for 30 days.

As required by the Wisconsin Construction Lien Law, builder hereby notifies owner that persons or companies furnishing labor or materials on owners' land may have lien rights on owners' land and buildings if not paid. Those entitled to lien rights, in addition to the above signed contractor, 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/her mortgage lender, if any. Builder agrees to cooperate with the owner and his/her lender, if any, to see that all potential claimants are duly paid.

All material guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance.

THE FOLLOWING ARE NOT INCLUDED AND ARE TO BE THE OWNERS/CONTRACTORS RESPONSIBILITY:

- Building Permits (unless specified)
- Temporary barricades (traffic, weather, or theft)
- Any work to be done on owners glass will be done at owners risk
- Finish painting/staining (unless specified)
- Delivery charges includes transportation to jobsite only, not unloaded or spotted
- Final cleaning of glass and aluminum

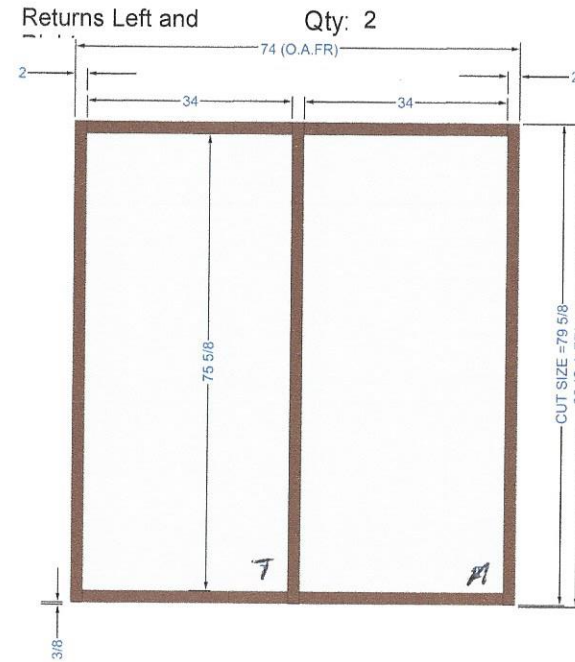
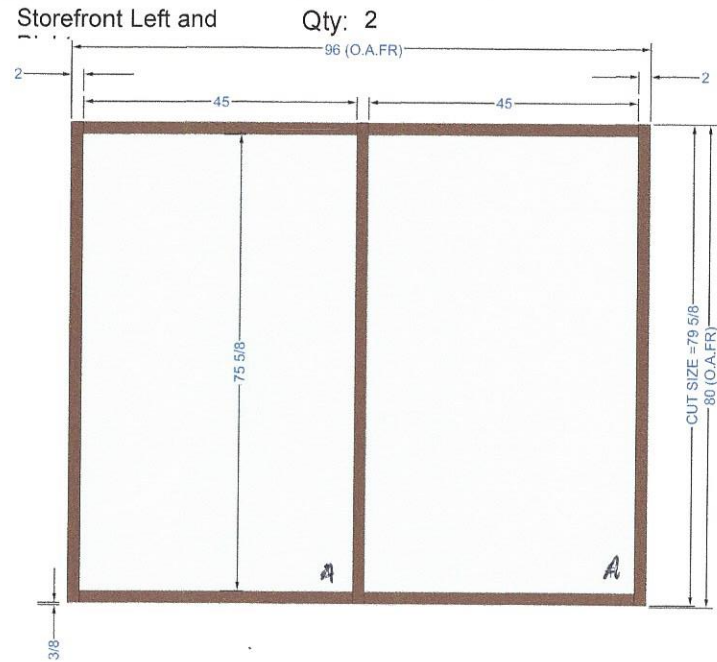
To accept this quotation, sign here and return: _____ Date: _____

Quotation prepared by: *Patrick Pozza, President*

Attachment: 109 Broadway Estimates (6820 : 109 N Broadway Facade Grant Request*)

Project Name - SAKS Holdings 109NBroadway

Date: 3/8/2018 2:51:41 PM



ENGLEBERT'S MASONRY INC.

5399 COUNTY LINE RD

LUXEMBURG, WI 54217-9132

Estimate

DATE	ESTIMATE NO.
3/12/2018	23

NAME / ADDRESS
ANDY KRANS SAKS HOLDINGS 109 N. BROADWAY

			PROJECT
DESCRIPTION	QTY	COST	TOTAL
REMOVE 1 COURSE OF BLOCK COVERING 3 EXISTING WINDOWS. WINDOW SIZE 40X88 ON SOUTH SIDE		1,500.00	1,500.00
CUT AND REMOVE 2 COURSES OF BRICK, INSTALL APPROVED LINTEL FOR RO OF 42X90. 2 OPENINGS WITH POSSIBLE 3RD OPENING. \$950.00 PER OPENING.		2,850.00	2,850.00
32 FT. SCISSOR LIFT RENTAL.PROPERTY OWNER TO CONTRACT OR ENGLEBERT MASONRY. TBD. \$500.00		500.00	500.00
TUCK POINT AND REPAIR MISSING, BROKEN BRICKS ON SOUTH FACING WALL. T&M NOT TO EXCEED \$1,800.00		1,800.00	1,800.00
REMOVE AND INSTALL LINTEL IN BLOCKED UP GROUND LEVEL WINDOW. EST: 24X36 OPENING. WILL NEED TO EXPLORE LINTEL OPTIONS IF NEED, BASED ON ORIGINAL STRUCTURE AND LOAD. \$500.00-\$750.00		750.00	750.00
		5.50%	0.00
		TOTAL	\$7,400.00

Attachment: 109 Broadway Estimates (6820 : 109 N Broadway Facade Grant Request*)

GREEN BAY GLASS, INC.

(920)465-9626 fax
2001 Commercial Way
Green Bay, WI 54311

Done

4.d

Date	Invoice #
2/20/2018	20867

Bill To
SAKS Holdings Andy Krans 941 Lawton Place De Pere, WI 54115

Ship To
Affogato Bar Vincent Nardi 109 North Broadway De Pere, WI 54115 (920)857-6237

		S.O. No.	P.O. Number	Terms	Rep	Ship	Via
		21223	Andy	Net 30	PP	2/14/2018	Our Truck
Quantity	Item Code	Description			U/M	Price Each	Amount
		Order out glass and bronze framing for transom windows. Fabricate per attached elevation drawing and install when ready.					
32	Tubelite He...	Tubelite T14441 1" Open Back Head/Jamb - Dk Bronze			ft	0.00	0.00
1	CSOP50-150	Tubelite T14240 Open Back Sill - Dk Bronze - 24'2"				0.00	0.00
1	CSOP0-50	Tubelite E14104 Glazing Stop - Dk Bronze - 24'2"				0.00	0.00
3	CSOP150-5...	90 1/16 x 20 1/4 x 1" oa clear/low-e annealed insulated glass with flat bronze muntins seven holes by two holes				0.00	0.00
110	Gasket Tub...	Roll-In Glazing Gasket Tubelite - P2728			ft	0.00	0.00
1	CSOP50-150	Tubelite T14055 Sill Flashing - Dk Bronze 24'2"				0.00	0.00
1	CSOP50-150	Tubelite T14129 Head Receptor - Dk Bronze 24'2"				0.00	0.00

Celebrating our 32nd year because of great customers like you!

Total

ALL PHONE CREDIT CARD CHARGES OVER \$500.00 WILL BE ASSESSED A 5% SERVICE FEE

Payments/Credits

Balance Due

FED. I.D. 20-4175334

Attachment: 109 Broadway Estimates (6820 : 109 N Broadway Facade Grant Request*)

GREEN BAY GLASS, INC.

(920)465-9626 fax
 2001 Commercial Way
 Green Bay, WI 54311

Date	Invoice #
2/20/2018	20867

Bill To
SAKS Holdings Andy Krans 941 Lawton Place De Pere, WI 54115

Ship To
Affogato Bar Vincent Nardi 109 North Broadway De Pere, WI 54115 (920)857-6237

S.O. No.	P.O. Number	Terms	Rep	Ship	Via
21223	Andy	Net 30	PP	2/14/2018	Our Truck

Quantity	Item Code	Description	U/M	Price Each	Amount
1	CSOP0-50	Tubleite E14130 Head Receptor - Male End - Dk Bronze 24'2"		0.00	0.00
14	Break Meta...	040 Dark Bronze Painted Aluminum - 2 x 2 1/2 x 144" (3 total) - Sub-sill flashing	sqft	0.00	0.00
2	Foam Spray...	Insulating Gun foam - 24 oz. Tremco Exoaire LEF	ea	0.00	0.00
1	Spectrum II...	Spectrum II Sealant - 10oz Tube Black	ea	0.00	0.00
1	Spectrum II...	Spectrum II Sealant - 20 oz. Sausage Pack Black	ea	0.00	0.00
8	Tapcon 2 3/...	1/4 x 2 3/4 x Fph Tapcon	ea	0.00	0.00
4	Tek Screw	Tek Screw - 12-24 x 2 3/4" Phillips Head Self Drilling Grey	ea	0.00	0.00
8	screws	screws -misc.	ea	0.00	0.00
1	Non-invent...	Furnish and install above Transom Windows per proposal Install bronze breakmetal above existing storefront windows. Keep track of time and materials		1,768.00	1,768.00
44	Break Meta...	040 Dark Bronze Painted Aluminum	sqft	3.71	163.24

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Total

ALL PHONE CREDIT CARD CHARGES OVER \$500.00 WILL BE ASSESSED A 5% SERVICE FEE

Payments/Credits

Balance Due

FED. I.D. 20-4175334

Attachment: 109 Broadway Estimates (6820 : 109 N Broadway Facade Grant Request*)

GREEN BAY GLASS, INC.

(920)465-9626 fax
 2001 Commercial Way
 Green Bay, WI 54311

Date	Invoice #
2/20/2018	20867

Bill To
SAKS Holdings Andy Krans 941 Lawton Place De Pere, WI 54115

Ship To
Affogato Bar Vincent Nardi 109 North Broadway De Pere, WI 54115 (920)857-6237

S.O. No.	P.O. Number	Terms	Rep	Ship	Via
21223	Andy	Net 30	PP	2/14/2018	Our Truck
Quantity	Item Code	Description	U/M	Price Each	Amount
9	Shop Labor	In Shop Fabricating Labor - shear and bend breakmetal (per bend/shear)		12.00	108.00
2	Spectrum II...	Spectrum II Sealant - 10oz Tube Black	ea	10.36	20.72
1	Foam Spray...	Insulating Gun foam - 24 oz. Tremco Exoaire LEF	ea	19.60	19.60
8	Field Labor	Field Labor (per installer)	ea	74.00	592.00
	Deductible ...	Labor Discount per Patrick		-112.00	-112.00

Patrick
3/1/18

Celebrating our 32nd year because of great customers like you!

Total \$2,559.56

ALL PHONE CREDIT CARD CHARGES OVER \$500.00 WILL BE ASSESSED A 5% SERVICE FEE

Payments/Credits \$0.00

Balance Due \$2,559.56

FED. I.D. 20-4175334

Attachment: 109 Broadway Estimates (6820 : 109 N Broadway Facade Grant Request*)

GREEN BAY GLASS, INC.

(920)465-9626 fax
 2001 Commercial Way
 Green Bay, WI 54311

Done

Date	Invoice #
2/27/2018	20905

Bill To
SAKS Holdings Andy Krans 941 Lawton Place De Pere, WI 54115

Ship To
109 North Broadway De Pere, WI 54115 (920)857-6237

S.O. No.	P.O. Number	Terms	Rep	Ship	Via
21248	Andy 371-5032	Net 30	PP	2/23/2018	Our Truck
Quantity	Item Code	Description	U/M	Price Each	Amount
3	Tubelite He...	Install three windows on west side of building prepared by others. Inside/reverse glaze. Get measurements for exterior breakmetal to be installed at later date Tubelite T14441 1" Open Back Head/Jamb	ft	0.00	0.00
1	CSOP0-50	Tubleite E14104 Glazing Stop		0.00	0.00
1	CSOP50-150	Tubelite T14445 Snap In Pocket		0.00	0.00
1	CSOP50-150	Tubelite T14055 Thermal Sill Flashing		0.00	0.00
6	CSOP50-150	29 1/4 x 40 3/16 x 1" oa clear/low-e insulated with bronze muntin two holes wide		0.00	0.00
1	Spectrum II...	Spectrum II Sealant - 20 oz. Sausage Pack Black	ea	0.00	0.00
2	Foam Spray...	Insulating Gun foam - 24 oz. Exoaire LEF	ea	0.00	0.00
12	screws	screws -misc. - 2 3/4" #14 FHPH	ea	0.00	0.00
1	Field Labor	Furnish and Install Three Windows per Proposal Completed 2/23/2018	ea	1,888.00	1,888.00

Celebrating our 32nd year because of great customers like you!

Total

ALL PHONE CREDIT CARD CHARGES OVER \$500.00 WILL BE ASSESSED A 5% SERVICE FEE

Payments/Credits

Balance Due

FED. I.D. 20-4175334

Attachment: 109 Broadway Estimates (6820 : 109 N Broadway Facade Grant Request*)

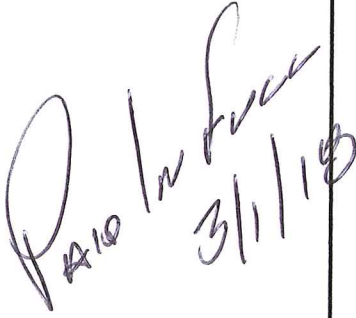
GREEN BAY GLASS, INC.

(920)465-9626 fax
 2001 Commercial Way
 Green Bay, WI 54311

Date	Invoice #
2/27/2018	20905

Bill To
SAKS Holdings Andy Krans 941 Lawton Place De Pere, WI 54115

Ship To
109 North Broadway De Pere, WI 54115 (920)857-6237

S.O. No.	P.O. Number	Terms	Rep	Ship	Via
21248	Andy 371-5032	Net 30	PP	2/23/2018	Our Truck
Quantity	Item Code	Description	U/M	Price Each	Amount
		Thank You!			
					

Celebrating our 32nd year because of great customers like you!

ALL PHONE CREDIT CARD CHARGES OVER \$500.00 WILL BE ASSESSED A 5%
 SERVICE FEE

FED. I.D. 20-4175334

Total	\$1,888.00
Payments/Credits	\$0.00
Balance Due	\$1,888.00

Attachment: 109 Broadway Estimates (6820 : 109 N Broadway Facade Grant Request*)

Green Bay Glass Center, Inc.
2001 Commercial Way
Green Bay, WI 54311
(920)465-8842
(920)465-9626 fax
(800)472-7750

Proposal

SAKS Holdings
Andy Krans
941 Lawton Place
De Pere, WI 54115

March 7, 2018

Re: 109 North Broadway – Front Entrance
 De Pere, WI

We propose to re-work front entrance door and transom including: removal of existing wood panels, installation of ¾" clear tempered insulated glass in door including new maple stops at interior and exterior, installation of aluminum framed window at transom light including low-e insulated glass and dark bronze anodized framing. Includes pick up and delivery, temporary board up of openings while door and transom are being re-worked

Total Quote Installed: **\$708.00** (appl. tax included)

Approximate lead time of one week upon approval

Quotation valid for 30 days.

As required by the Wisconsin Construction Lien Law, builder hereby notifies owner that persons or companies furnishing labor or materials on owners' land may have lien rights on owners' land and buildings if not paid. Those entitled to lien rights, in addition to the above signed contractor, 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/her mortgage lender, if any. Builder agrees to cooperate with the owner and his/her lender, if any, to see that all potential claimants are duly paid.

All material guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance.

THE FOLLOWING ARE NOT INCLUDED AND ARE TO BE THE OWNERS/CONTRACTORS RESPONSIBILITY:

- Building Permits (unless specified)
- Temporary barricades (traffic, weather, or theft)
- Any work to be done on owners glass will be done at owners risk (specified)
- Finish painting/staining (unless specified)

- Delivery charges includes transportation to jobsite only, not unloaded or spotted - Final cleaning of glass and aluminum

To accept this quotation, sign here and return: _____ Date: _____

Quotation prepared by: *Patrick Pozza, President*



2001 COMMERCIAL WAY
GREEN BAY, WI 54311

PHONE: 920-465-8842
FAX: 920-465-9626

JOB NAME: _____

LOCATION: _____

PHONE: _____ DATE: _____

www.greenbayglassinc.com

GLASS for ENTRANCE
20 3/4 x 60 3/4 x 3/4" ea
CLEAR TEM 19

New Glass 46.00

GLASS 218.00

LABOR 178.00

MISC 24

\$436.00

TRANSP 272.00

\$708.00

RESIDENTIAL • COMMERCIAL • AUTO
DOORS, WINDOWS, SHOWER DOORS, MIRRORS,
SPECIALTY GLASS, AUTO GLASS, HARDWARE

Attachment: 109 Broadway Estimates (6820 : 109 N Broadway Facade Grant Request*)

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

MEETING DATE: March 26, 2018

DEPARTMENT: Planning

FROM: Kimberly Flom

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

ATTACHMENTS:

- 113 Broadway FG 3-2018 RDA Report (PDF)
- 113 Facade Grant App Form (PDF)
- FINAL 113 NB Grant (PDF)
- 113 Broadway Cost Estimates (PDF)

City of De Pere MEMORANDUM



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

RE: **Façade Grant Application – 113 N Broadway St (Parcel ED-773)**

Background

Saks Holdings submitted the attached façade grant application for 113 N Broadway (Parcel ED-773). Saks Holdings has also submitted façade grant applications for 109 (ED-774) and 115 N Broadway (ED-772). 109 and 113 N Broadway are proposed to be combined into one parcel sometime in the future, which may impact the addressing and parcel number.

The address 113 N Broadway is not found on the Wisconsin Historical Society website. The 2001 City Intensive Survey (under the address 109 N Broadway) notes that this building, estimated to be built before 1914, historically had been used as retail and is in the Commercial Vernacular architectural style.

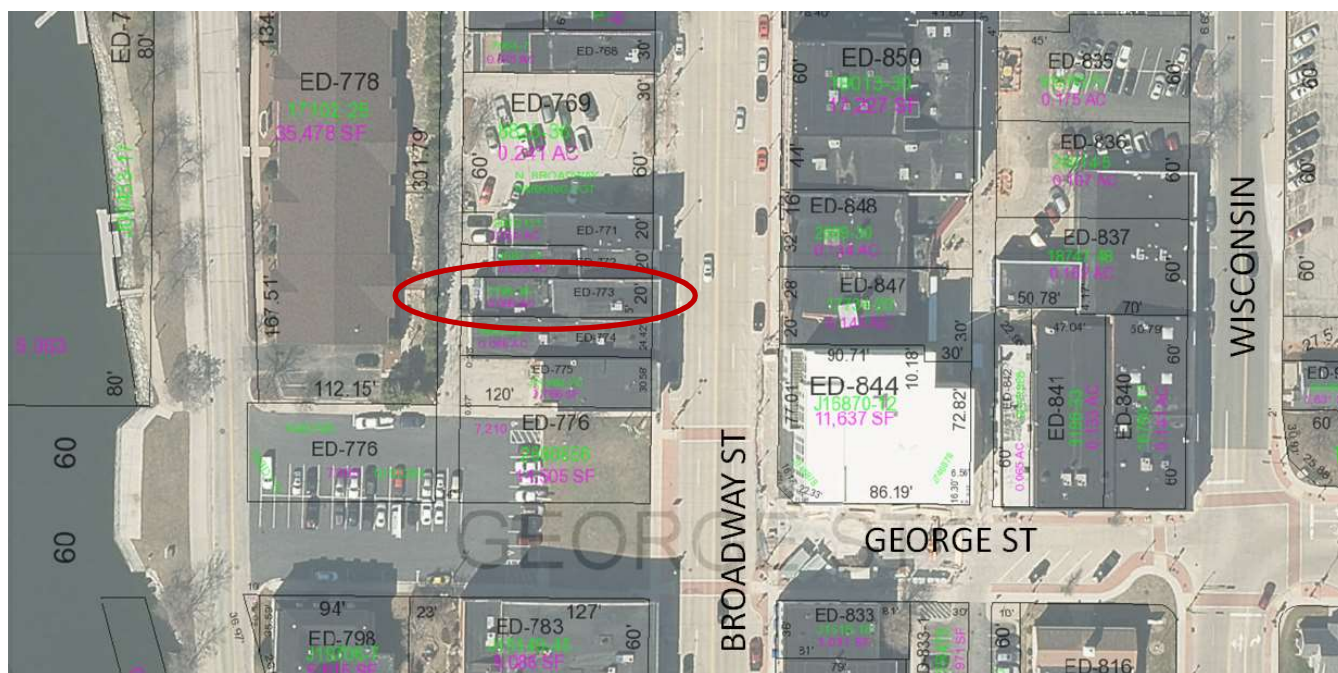


Figure 1: Project location

Proposed Improvements

Please see the attached application for detail on the proposed façade improvements. The applicant proposes a number of improvements to three sides of the building, including:

Attachment: 113 Broadway FG 3-2018 RDA Report (6821 : 113 N Broadway Façade Grant*)



Figure 2: Existing Buildings

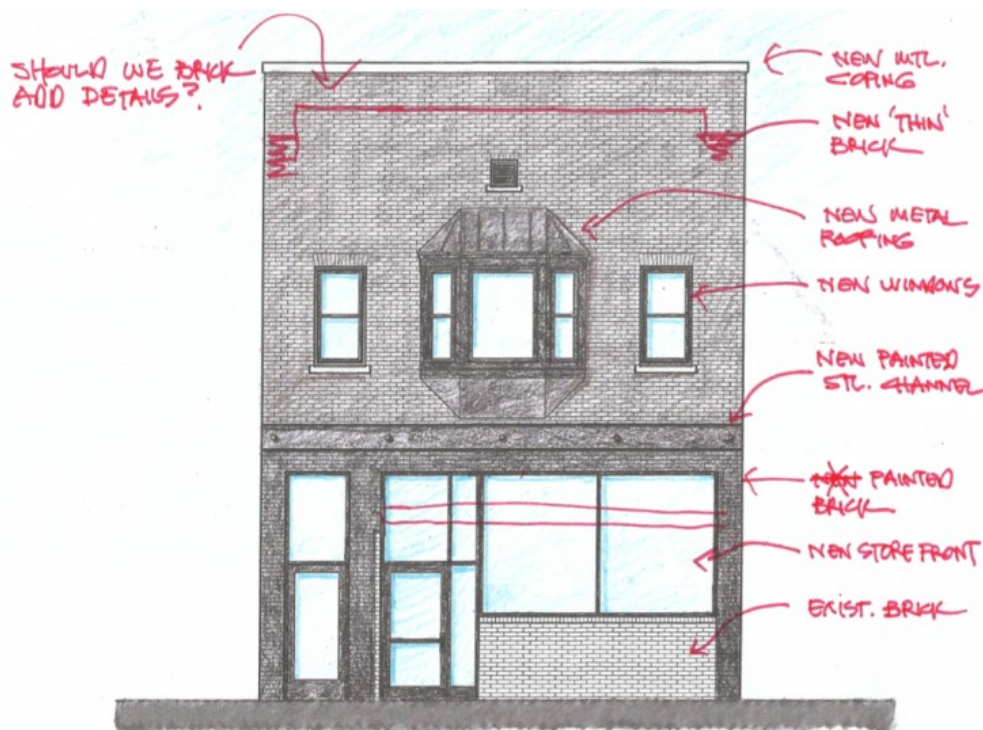
East (front)

Façade restoration – First Floor
Thin brick overlay – Second Floor
Window and door replacement

West (rear – alley facing)

Awning removal/replacement
Masonry Work
Exterior lighting (unified fixtures across the rear of 109, 113 & 115 N Broadway) & electric
Exterior paint or coating

The applicant submitted a rendering illustrating the proposed improvements. While several quotes have been received, the actual project cost is still unknown based on the condition of the east (front) façade that won't be determined until some existing material is removed. Based on the preliminary project costs provided, the façade grant award could range from approximately \$5,000 to \$10,000.



113 Broadway Façade Grant - Façade Grant Project Estimate

Vendor	Detail	Amount	Notes
East Façade (front)			
Engelbert's Masonry, Inc.	Façade Restoration	\$28,500.00	\$5500-\$28500
	Masonry Anchors for existing neon 'Pizza Garden' sign	\$350.00	
	Window, Storefront, Transom, and Door Replacement	\$11,665.00	
	Upper Window Replacement	\$3,070.00	
	West Façade (rear)		
	Exterior Coat or Paint - General Clean Up	\$1,500.00	
	Removal/Replacement of Door Awning	\$750.00	\$500-\$750
	Fascia and removal of railing/gutters	\$1,000.00	
	Masonry Work - Close Up Fresh Air Return	\$250.00	
	Goose Neck Lighting (2-3 Fixtures)	\$630.00	
C&C Electric	Electrical Work	\$850.00	
	C. Renier Architectural Fees	\$2,000.00	rendering not submitted
		Total	Grant Maximum
		\$4 Investment	
		\$1 Grant Match	
		\$50,565.00	\$10,000
		\$40,452.00	
		\$10,113.00	

Façade Grant Funding

The 2018 budget includes \$30,000 for façade grants for TID #7. Three façade grant applications have been received to date from Saks Holdings, LLC that, if approved, would total approximately \$16,000 to \$17,000.

Façade Grant Review Process

1. RDA reviews grant request and makes recommendation to Common Council.
2. Common Council reviews grant request.
3. If approved, applicant completes work and initiates payment process.

Façade Grant Payment Process

1. After eligible activities of the project are completed, the owner shall provide the Development Services Director with invoices for eligible activities. Director will confirm that match funds have been appropriately spent.
2. The Development Services Director shall contact the building inspector who shall conduct an inspection and certify to the Director that the project work has been completed.
3. If the building inspector certifies the completed work, the payment is processed and forwarded to the property owner.

Recommendation

Recommend approval of the façade grant request for 113 N Broadway, up to \$10,000, 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.



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) Saks Holdings, LLC	Authorized Representative Andrew Krans	Title NA	
Mailing Address 941 Lawton Place	City DePere	State WI	ZIP Code 54115
Email Address Atkrans@gmail.com	Phone Number (incl. area code) 920-371-5032	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) Saks Holdings, LLC	Contact Person Andrew Krans	Title NA	
Mailing Address Same	City DePere	State WI	ZIP Code 54115
Email Address Same	Phone Number (incl. area code) Same	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 113 N. Broadway (Dinning Room side of Bilotti's Pizza)	Parcel No.
---	------------

SECTION 4: Project Information

Project Description:	See Attached:		
Estimated Façade Expenses:	\$29,115 Low to \$52,765 High		
Contractor:	Saks Holdings, Englebert Masonry, Green Bay Glass Center, C&C Electric, Blindauer		
Estimated Start Date:	March 2018	Estimated Completion Date:	60 days from start

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

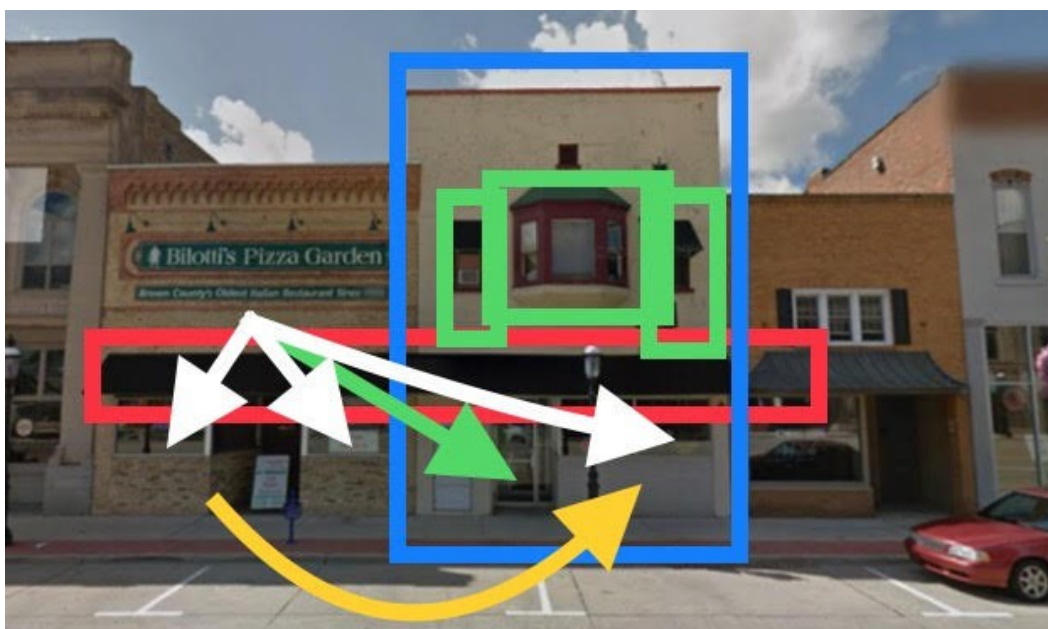
Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with 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) Andrew Krans	Title	Phone Number 920-371-5032
Signature of Applicant		Date Signed 3/12/2018

Saks Holdings, LLC
 Andrew Krans
 941 Lawton Place
 DePere, WI. 54115
 920-371-5032
 March 2018

Facade Grant Request for 113 N. Broadway DePere, WI. 54115



113 N. Broadway. Shown is both 109 and 113 N. Broadway. After facade work is completed, Saks Holdings, LLC will request, at both the city and county levels, that 113 N. Broadway parcel be combined with 109 N. Broadway.

The 113 N. Broadway facade is challenging to budget based on current facade. Currently it has a wire mesh, secured, backing with cement plaster covering original brick. In test areas it appears that original brick is in fair to good condition. To remove the current facade the following has been quoted and recommended: (Entire Blue Boxed in area) (Not including old door system and lower white brick walls)

- 1) 32ft scissors (2 person)
- 2) 35 Yard Dumpster
- 3) Sidewalk closure permits and two parking stall side cut closure permit for dumpster.
- 4) Removal of plaster.
- 5) UPON removal of plaster an inspection and better scope of work can be obtained. Condition of bricks and damage done by removing masonry spikes (Spikes that hold wire mesh to brick) will either result in minimal repair work (Tuck / point) or extensive brick replacement as the bricks could need individual replacement. Spikes create hols in bricks, if water has entered behind facade, frozen and expanded in spike holes, brick(s) could require full replacement in places of bricks. (See Quote from Engelbert's Masonry, Inc) (Cut and paste from Eric quote) See below:
 Range: \$5500.00-\$28,500.00

Attachment: FINAL 113 NB Grant (6821 : 113 N Broadway Facade Grant*)

5) Continued:

1) 32ft Lift (2 man) subcontracted scissor lift for removal of front facade currently covering brick. Weekly/ 10 day \$1500 (Can be done in CO junction with south facing 2/3 window openings./ Actual cost: Provided by us or property owner.

2) Removal of current Facade:

T&M not to exceed \$25,000. Based on damage or lack of damage with underlying brick. Masonry nails/ spikes used to hold metal wire mesh backing. These can or will either come out with little damage (tuck/point repair) or can/will require full brick removal and replacement. Will not be able to quote this at fixed rate and T/M is difficult. Property owner and Englebert Masonry agree to work in good faith with post inspections of facade after current facade is removed and project budget moving forward for final facade.

Three (3) window opening, one bay/ Oreo, window with wood support/ brick under current facade to TBD. RO for these 3 openings may be cut if original window/ frames/ lintels are not usable. Subject to additional costs and final measurement with window provider. \$500.00

3) Based on final drawings for door entry systems / transom window / full facade rendering/ and current structural I-Beam location. We propose the following: Removal of one course of existing "white" brick and build up of interior/ 2nd course of brick to be 24inches or greater. This ensures min of 24inch base for instal if larger windows/ period design of store front. Vestibule Masonry work to TBD based on final design but could include additional 1 course of brick and removal of interior facing "white" brick in current vestibule. 40" off city sidewalk with existing ADA grade remains in place for new ADA vestibule and entry way not to be less than 7ft to accommodate ADA requirements. (Price part of #2 above) But subject to change order based on final design.

4) Masonry anchors installed for existing neon "Pizza Garden" sign. Property owner to have removed by sign company and reinstalled by chosen sign company. Work with electrical contractor to ensure masonry work is complete with electrical sources/ conduit as used or replaced. \$350

5) Masonry repair as need in south entrance of 113 N. Broadway. Pre manufactured steps in place (current) will be address once frost line settles. Block repair as need along.

Additional Notes: 35yrd Dumpster to be provided by property owner for facade removal material along with all city applications and permits. 3-5 day for removal. Sidewalk closure and signage of closure to be approved by city and permits to be pulled by property owner. 3-7 days for facade brick repair/ upper windows/ lower 24in possible wall/ restore.

All materials to be picked out by property owner to include different color grout for both 109 South, West and 113 upper and lower. Color TBD with removal of current facade.

- 6) Replacement of windows, store front, transom and door systems. This is based on what is currently in design. Working with architect, C. Reiner, on conceptual drawings of how door system and store front windows can be created to be historically more accurate while keeping with current ADA / Vestibule codes on front entry systems: \$11,665.00
- 7) Replacement of Upper windows: \$3,070.00. (Does not include any structural repairs as may be needed for bay window replacement. Englebert's masonry to bill out separate from Green Bay Glass Center, Inc. price on windows including installment.

Rear of 113 N. Broadway:



Proposed Changes to rear of 113 N. Broadway:

Saks Holdings is the owner of 109, 113 and 115 N. Broadway. Currently the back of these buildings are unsightly. Unlike the rear of the property located at 117. N. Broadway. Our intent is to create an enjoyable space from the Bridge parking lot to Broadway for those people who do not use the direct stair way from parking lot to Broadway. This would also create a more inviting route for those people who live in adjacent Fox River Apartments. (This building has a direct walk way from entry door to back alley) Extensive, universal lighting will be used on the back of these three (3) addresses. Please walk this area for a better understanding of what we are proposing.

Red arrow: Clean up unused electrical conduit and panels on rear of building. Possible resurface block with Exterior Plaster coat or paint: \$1500.00

Remove Door cover awning? Replacement of material on Awning: \$500. Or new over door awning: \$750.00

Fascia on roof top and remove railing / gutters: \$1000.00 (Blindauer Roofing)

Masonry work to close up vacant fresh air return (Blue Arrow) \$250.00

Electrical for Goose Neck Lighting: 2-3 Fixtures at \$210.00 \$630.00

Electrical work for \$850.00 (T&M not to exceed / C&C Electric)

C. Reiner Architecture Fees: \$2000.00

Attachment: FINAL 113 NB Grant (6821 : 113 N Broadway Facade Grant*)

Saks Holdings, LLC will submit architects renderings of 113 N. Broadway store front design prior to March 26th RDA meeting for review. Again this continues to change based on the underlying structure of the facade and building itself.

Estimated Total Project Costs:

Low: (Minimal facade work at 113 N Broadway Front)

\$29,115.00

High (Using Max number of \$28,500 and not min of \$5,500)

\$52,765.00

Please feel free to contact me directly, 920-371-5032 to set up a time to walk any of the sites we have requested grants for, including those listed above, to get a visual of work to be preformed.

Sincerely,

Andy Krans
Saks Holdings, LLC

cc. As needed per Saks Holdings / hc.

Attachment: FINAL 113 NB Grant (6821 : 113 N Broadway Facade Grant*)

ENGLEBERT'S MASONRY INC.

5399 COUNTY LINE RD
LUXEMBURG, WI 54217-9132**Estimate**

DATE	ESTIMATE NO.
3/12/2018	24

NAME / ADDRESS
ANDY KRANS SAKS HOLDINGS 113 N. BROADWAY

			PROJECT
DESCRIPTION	QTY	COST	TOTAL
32FT LIFT SUBCONTRACTED SCISSOR LIFT FOR REMOVAL OF FRONT FACADE CURRENTLY COVERING BRICK. WEEKLY/10 DAY \$1,000.00-\$1,500.00 (CAN BE DONE IN CO JUNCTION WITH SOUTH FACING 2/3 WINDOW OPENING. ACTUAL COST PROVIDED BY US OR PROPERTY OWNER.		1,500.00	1,500.00
REMOVAL OF CURRENT FACADE: T&M NOT TO EXCEED \$28,500.00 BASED ON DAMAGE OR LACK OF DAMAGE WITH UNDERLYING BRICK. MASONRY NAILS/ SPIKES USED TO HOLD METAL WIRE MESH BACKING. THESE CAN OR WILL EITHER COME OUT WITH LITTLE DAMAGE (TUCK POINT REPAIR) OR CAN /WILL REQUIRE FULL BRICK REMOVAL AND REPLACEMENT. WILL NOT BE ABLE TO QUOTE THIS AT A FIXED RATE AND T/M IS DIFFICULT. PROPERTY OWNER AND ENGLEBERT MASONRY AGREE TO WORK IN GOOD FAITH WITH POST INSPECTIONS OF FACADE AFTER CURRENT FACADE IS REMOVED AND PROJECT BUDGET MOVING FORWARD FOR FINAL FACADE. THREE WINDOW OPENING, ONE BAY/ OREO, WINDOW WITH WOOD SUPPORT/ BRICK UNDER CURRENT FACADE TO TBD. RO FOR THESE 3 OPENINGS MAY NEED CUT IF ORIGINAL WINDOW/Frames/LINTELS ARE NOT USABLE. SUBJECT TO ADDITIONAL COST AND FINAL MEASUREMENT WITH WINDOW PROVIDER.		28,500.00	28,500.00
		TOTAL	

Attachment: 113 Broadway Cost Estimates (6821 : 113 N Broadway Facade Grant*)

ENGLEBERT'S MASONRY INC.

5399 COUNTY LINE RD

LUXEMBURG, WI 54217-9132

Estimate

DATE	ESTIMATE NO.
3/12/2018	24

NAME / ADDRESS
ANDY KRANS SAKS HOLDINGS 113 N. BROADWAY

			PROJECT
DESCRIPTION	QTY	COST	TOTAL
BASED ON FINAL DRAWINGS FOR DOOR ENTRY SYSTEMS/ TRANSOM WINDOW/ FULL FACADE RENDERING/ AND CURRENT STRUCTURAL I BEAMLOCATION. WE PROPOSE THE FOLLOWING: REMOVAL OF ONE COURSE OF EXISTING WHITE BRICK AND BUILD UP OF INTERIOR/ 2ND COURSE OF BRICK TO BE 24 INCHES OR GREATER. THIS ENSURES MIN OF 24 INCH BASE FOR INSTALL IF LARGER WINDOWS/ PERIOD DESIGN OF STORE FRONT. VESTIBULE MASONRY WORK TO TBD BASED ON FINAL DESIGN BUT COULD INCLUDE ADDITIONAL1 COURSE OF BRICK AND REMOVAL OF INTERIOR FACING WHITE BRICK IN CURRENT VESTIBULE. 40" OFF CITY SIDEWALK WITH EXISTING ADA GRADE REMAINS IN PLACE FOR NEW ADA VESTIBULE AND ENTRY WAY NOT TO BE LESS THAN 7FT TOACCOMODATE ADA REQUIREMENT. (PRICE PART OF #2 ABOVE) BUT SUBJECT TO CHANGE ORDER BASED ON FINAL DESIGN.		0.00	0.00
MASONRY ANCHORS INSTALLED FOR EXISTING NEON " PIZZA GARDEN" SIGH. PROPERTY OWNER TO HAVE REMOVED BY SIGN COMPANY AND REINSTALLED BY CHOSEN SIGN COMPANY. WORK WITH ELECTRICAL CONTRACTOR TO ENSURE MASONRY WORK IS COMPLETE WITH ELECTRICAL SOURCES/ CONDUIT AS USED OR REPLACED.		350.00	350.00
		0.00	0.00
		TOTAL	

Attachment: 113 Broadway Cost Estimates (6821 : 113 N Broadway Facade Grant*)

ENGLEBERT'S MASONRY INC.

5399 COUNTY LINE RD

LUXEMBURG, WI 54217-9132

Estimate

DATE	ESTIMATE NO.
3/12/2018	24

NAME / ADDRESS
ANDY KRANS SAKS HOLDINGS 113 N. BROADWAY

			PROJECT
DESCRIPTION	QTY	COST	TOTAL
MASONRY REPAIR AS NEEDED IN SOUTH ENTRANCE OF 113 N BROADWAY. PRE MANUFACTURED STEPS IN PLACE (CURRENT) WILL BE ADDRESS ONCE FROST LINE SETTLES. BLOCK REPAIR AS NEEDED ALONG. ADDITIONAL NOTES: 35YRD DUMPSTER TO BE PROVIDED BY PROPERTY OWNER FOR FACADE REMOVAL MATERIAL ALONG WITH ALL CITY APPLICATIONS AND PERMITS. 3-5 DAY FOR REMOVAL. SIDEWALK CLOSURE AND SIGNAGE OF CLOSURE TO BE APPROVED BY CITY AND PERMITS TO BE PULLED BY PROPERTY OWNER. 3-7 DAYS FOR FACADE BRICK REPAIR/UPPER WINDOW/LOWER 24IN POSSIBLE WALL/RESTORE. ALL MATERIALS TO BE PICKED OUT BY PROPERTY OWNER TO INCLUDE DIFFERENT COLOR GROUT FOR BOTH 109 SOUTH, WEST AND 113 UPPER AND LOWER. COLOR TBD WITH REMOVAL OF CURRENT FACADE.		0.00	0.00
		5.50%	0.00
		TOTAL	\$30,350.00

Attachment: 113 Broadway Cost Estimates (6821 : 113 N Broadway Facade Grant*)

Green Bay Glass Center, Inc.
2001 Commercial Way
Green Bay, WI 54311
(920)465-8842
(920)465-9626 fax
(800)472-7750

Proposal

SAKS Holdings
Andy Krans
941 Lawton Place
De Pere, WI 54115

March 9, 2018

Re: 113 North Broadway
 De Pere, WI
 Storefront Window Replacement

We propose to replace existing storefront windows and entrances including: removal of existing, installation of 2 x 4 ½" dark bronze anodized storefront windows with sizes per attached elevation sketch, glass to be 1" overall low-e insulated at exterior, ¼" clear tempered at interior entrance, includes standard sill flashing and post flashing at outside corner, doors to be 3'0 x 7'0 Tubelite narrow style doors with 10" bottom rail, Global 4361 closers with regular arm, 1" diameter push/pulls, standard deadlocking hardware, touch bar rim panic at exterior, 5 ¼ x ½" ADA threshold, brushed anodized sweep, flashing at storefront header and perimeter sealants

Total Quote Installed: \$11,665.00 tax included

Approximate lead time of two weeks upon approval and field measuring

Please see attached elevational drawings for further details

Quotation valid for 30 days.

As required by the Wisconsin Construction Lien Law, builder hereby notifies owner that persons or companies furnishing labor or materials on owners' land may have lien rights on owners' land and buildings if not paid. Those entitled to lien rights, in addition to the above signed contractor, 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/her mortgage lender, if any. Builder agrees to cooperate with the owner and his/her lender, if any, to see that all potential claimants are duly paid.

All material guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance.

THE FOLLOWING ARE NOT INCLUDED AND ARE TO BE THE OWNERS/CONTRACTORS RESPONSIBILITY:

- Building Permits (unless specified)
- Temporary barricades (traffic, weather, or theft)
- Any work to be done on owners glass will be done at owners risk
- Finish painting/staining (unless specified)
- Delivery charges includes transportation to jobsite only, not unloaded or spotted
- Final cleaning of glass and aluminum

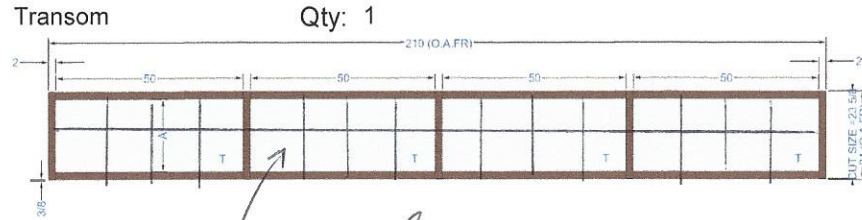
To accept this quotation, sign here and return: _____ Date: _____

Quotation prepared by: *Patrick Pozza, President*

Attachment: 113 Broadway Cost Estimates (6821 : 113 N Broadway Facade Grant*)

Project Name - SAKS 113 N Broadway

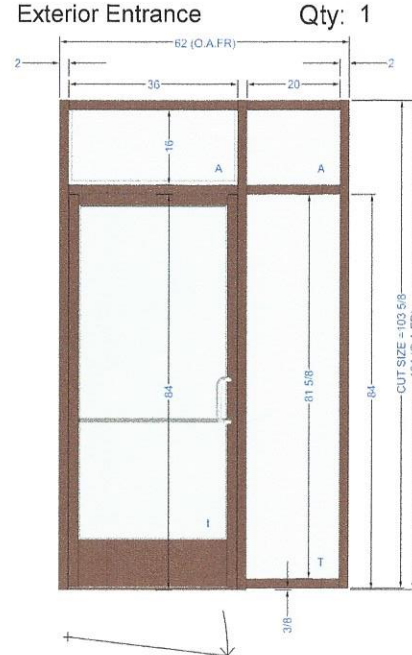
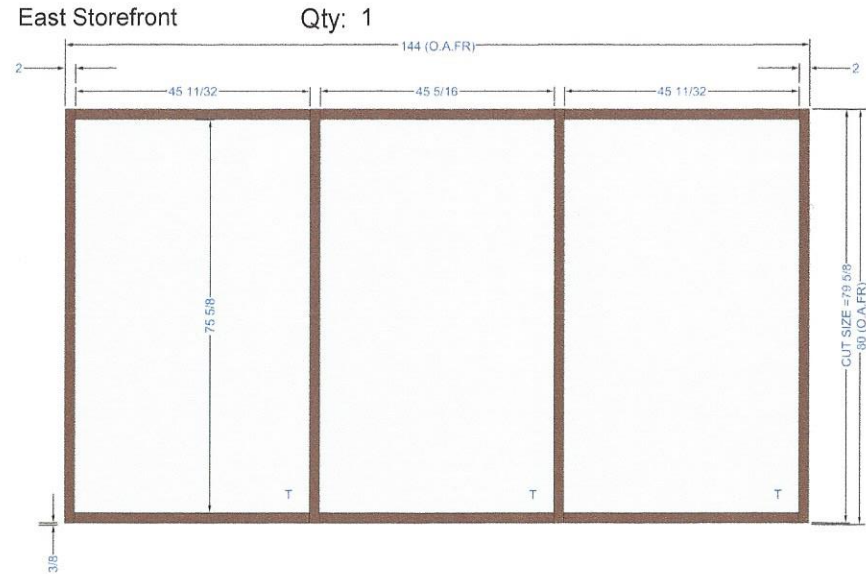
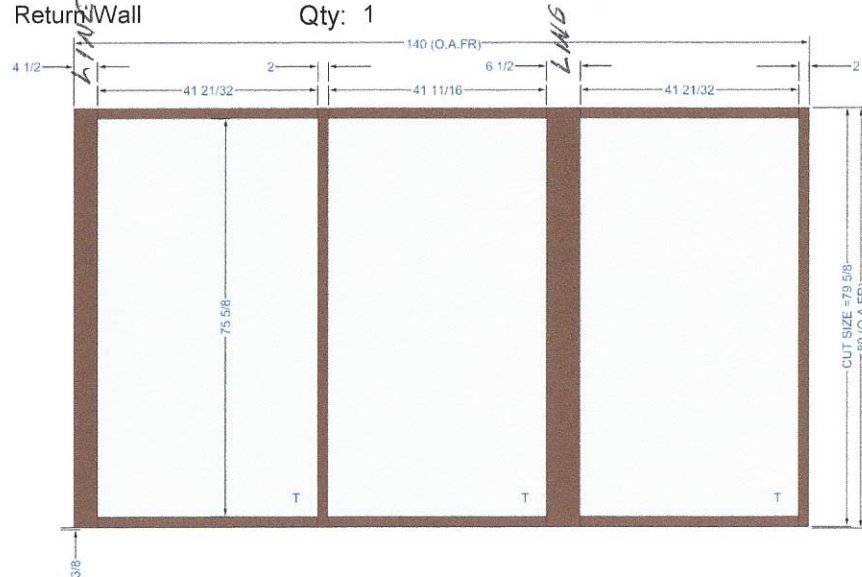
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GILDS IN AIRSPACE
HIDES B4 ZHOLES
(TYPICAL)

LINE OF INTERIOR DOOR

LINE OF EXTERIOR DOOR



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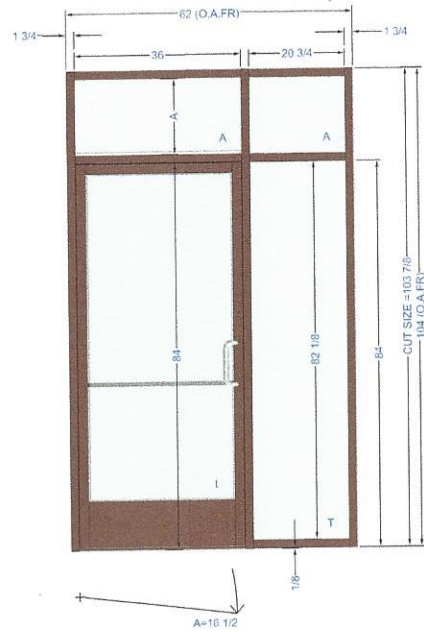
Attachment: 113 Broadway Cost Estimates (6821 : 113 N Broadway Facade Grant*)

Date: 3/8/2018 2:34:11 PM

Project Name - SAKS 113 N Broadway

Interior Entrance

Qty: 1



ENGLEBERT'S MASONRY INC.

5399 COUNTY LINE RD
LUXEMBURG, WI 54217-9132**Estimate**

DATE	ESTIMATE NO.
3/12/2018	24

NAME / ADDRESS
ANDY KRANS SAKS HOLDINGS 113 N. BROADWAY

			PROJECT
DESCRIPTION	QTY	COST	TOTAL
32FT LIFT SUBCONTRACTED SCISSOR LIFT FOR REMOVAL OF FRONT FACADE CURRENTLY COVERING BRICK. WEEKLY/10 DAY \$1,000.00-\$1,500.00 (CAN BE DONE IN CO JUNCTION WITH SOUTH FACING 2/3 WINDOW OPENING. ACTUAL COST PROVIDED BY US OR PROPERTY OWNER.		1,500.00	1,500.00
REMOVAL OF CURRENT FACADE: T&M NOT TO EXCEED \$28,500.00 BASED ON DAMAGE OR LACK OF DAMAGE WITH UNDERLYING BRICK. MASONRY NAILS/ SPIKES USED TO HOLD METAL WIRE MESH BACKING. THESE CAN OR WILL EITHER COME OUT WITH LITTLE DAMAGE (TUCK POINT REPAIR) OR CAN /WILL REQUIRE FULL BRICK REMOVAL AND REPLACEMENT. WILL NOT BE ABLE TO QUOTE THIS AT A FIXED RATE AND T/M IS DIFFICULT. PROPERTY OWNER AND ENGLEBERT MASONRY AGREE TO WORK IN GOOD FAITH WITH POST INSPECTIONS OF FACADE AFTER CURRENT FACADE IS REMOVED AND PROJECT BUDGET MOVING FORWARD FOR FINAL FACADE. THREE WINDOW OPENING, ONE BAY/ OREO, WINDOW WITH WOOD SUPPORT/ BRICK UNDER CURRENT FACADE TO TBD. RO FOR THESE 3 OPENINGS MAY NEED CUT IF ORIGINAL WINDOW/Frames/LINTELS ARE NOT USABLE. SUBJECT TO ADDITIONAL COST AND FINAL MEASUREMENT WITH WINDOW PROVIDER.		28,500.00	28,500.00
		TOTAL	

Attachment: 113 Broadway Cost Estimates (6821 : 113 N Broadway Facade Grant*)

ENGLEBERT'S MASONRY INC.

5399 COUNTY LINE RD

LUXEMBURG, WI 54217-9132

Estimate

DATE	ESTIMATE NO.
3/12/2018	24

NAME / ADDRESS
ANDY KRANS SAKS HOLDINGS 113 N. BROADWAY

			PROJECT
DESCRIPTION	QTY	COST	TOTAL
BASED ON FINAL DRAWINGS FOR DOOR ENTRY SYSTEMS/ TRANSOM WINDOW/ FULL FACADE RENDERING/ AND CURRENT STRUCTURAL I BEAMLOCATION. WE PROPOSE THE FOLLOWING: REMOVAL OF ONE COURSE OF EXISTING WHITE BRICK AND BUILD UP OF INTERIOR/ 2ND COURSE OF BRICK TO BE 24 INCHES OR GREATER. THIS ENSURES MIN OF 24 INCH BASE FOR INSTALL IF LARGER WINDOWS/ PERIOD DESIGN OF STORE FRONT. VESTIBULE MASONRY WORK TO TBD BASED ON FINAL DESIGN BUT COULD INCLUDE ADDITIONAL1 COURSE OF BRICK AND REMOVAL OF INTERIOR FACING WHITE BRICK IN CURRENT VESTIBULE. 40" OFF CITY SIDEWALK WITH EXISTING ADA GRADE REMAINS IN PLACE FOR NEW ADA VESTIBULE AND ENTRY WAY NOT TO BE LESS THAN 7FT TOACCOMODATE ADA REQUIREMENT. (PRICE PART OF #2 ABOVE) BUT SUBJECT TO CHANGE ORDER BASED ON FINAL DESIGN.		0.00	0.00
MASONRY ANCHORS INSTALLED FOR EXISTING NEON " PIZZA GARDEN" SIGH. PROPERTY OWNER TO HAVE REMOVED BY SIGN COMPANY AND REINSTALLED BY CHOSEN SIGN COMPANY. WORK WITH ELECTRICAL CONTRACTOR TO ENSURE MASONRY WORK IS COMPLETE WITH ELECTRICAL SOURCES/ CONDUIT AS USED OR REPLACED.		350.00	350.00
		0.00	0.00
		TOTAL	

Attachment: 113 Broadway Cost Estimates (6821 : 113 N Broadway Facade Grant*)

ENGLEBERT'S MASONRY INC.

5399 COUNTY LINE RD

LUXEMBURG, WI 54217-9132

Estimate

DATE	ESTIMATE NO.
3/12/2018	24

NAME / ADDRESS
ANDY KRANS SAKS HOLDINGS 113 N. BROADWAY

			PROJECT
DESCRIPTION	QTY	COST	TOTAL
MASONRY REPAIR AS NEEDED IN SOUTH ENTRANCE OF 113 N BROADWAY. PRE MANUFACTURED STEPS IN PLACE (CURRENT) WILL BE ADDRESS ONCE FROST LINE SETTLES. BLOCK REPAIR AS NEEDED ALONG. ADDITIONAL NOTES: 35YRD DUMPSTER TO BE PROVIDED BY PROPERTY OWNER FOR FACADE REMOVAL MATERIAL ALONG WITH ALL CITY APPLICATIONS AND PERMITS. 3-5 DAY FOR REMOVAL. SIDEWALK CLOSURE AND SIGNAGE OF CLOSURE TO BE APPROVED BY CITY AND PERMITS TO BE PULLED BY PROPERTY OWNER. 3-7 DAYS FOR FACADE BRICK REPAIR/UPPER WINDOW/LOWER 24IN POSSIBLE WALL/RESTORE. ALL MATERIALS TO BE PICKED OUT BY PROPERTY OWNER TO INCLUDE DIFFERENT COLOR GROUT FOR BOTH 109 SOUTH, WEST AND 113 UPPER AND LOWER. COLOR TBD WITH REMOVAL OF CURRENT FACADE.		0.00	0.00
		5.50%	0.00
		TOTAL	\$30,350.00

Attachment: 113 Broadway Cost Estimates (6821 : 113 N Broadway Facade Grant*)

Green Bay Glass Center, Inc.
2001 Commercial Way
Green Bay, WI 54311
(920)465-8842
(920)465-9626 fax
(800)472-7750

Proposal

SAKS Holdings
Andy Krans
941 Lawton Place
De Pere, WI 54115

March 9, 2018

Re: 113 North Broadway - Upper
 De Pere, WI
 Window Replacement

We propose to replace existing double hung and fixed windows including: removal of existing fixed (one), and four double hung windows, installation of Richlan 900 series double hung and vinyl windows consisting of low-e argon filled insulated glass, bronzed exterior, woodgrain interior, sill expander, full screen, and perimeter sealants

Total Quote Installed: \$3,070.00 tax included

Approximate lead time of four weeks upon approval and field measuring

Please see attached elevational drawings for further details

Quotation valid for 30 days.

As required by the Wisconsin Construction Lien Law, builder hereby notifies owner that persons or companies furnishing labor or materials on owners' land may have lien rights on owners' land and buildings if not paid. Those entitled to lien rights, in addition to the above signed contractor, 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/her mortgage lender, if any. Builder agrees to cooperate with the owner and his/her lender, if any, to see that all potential claimants are duly paid.

All material guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance.

THE FOLLOWING ARE NOT INCLUDED AND ARE TO BE THE OWNERS/CONTRACTORS RESPONSIBILITY:

- Building Permits (unless specified)
- Temporary barricades (traffic, weather, or theft)
- Any work to be done on owners glass will be done at owners risk
- Finish painting/staining (unless specified)
- Delivery charges includes transportation to jobsite only, not unloaded or spotted
- Final cleaning of glass and aluminum

To accept this quotation, sign here and return: _____ Date: _____

Quotation prepared by: *Patrick Pozza, President*

Attachment: 113 Broadway Cost Estimates (6821 : 113 N Broadway Facade Grant*)



GREENBAY GLASS INC
2001 COMMERCIAL WAY

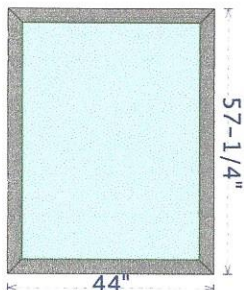
GREENBAY, WI 54311



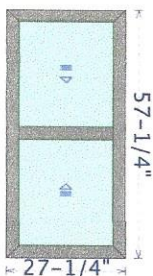
Quote Number: 32314
Date Created: 3/09/18
PO Number:
Job Name: ANDY K
Alt PO Info::

BID BY: Ben VanNoie PHONE: 920 465-8842 FAX: 920 465-9626 EMAIL: BEN@GREENBAYGLASS.COM

Line	QTY	Description
1	QTY: 1	4710 VINYL 1-LITE FIXED(CM PROFILE) 044.0000 X 057.2500 WD , WHITE ,FIX LITE 3/4" OA GLZ: 1/8 CLEAR X 1/8 CLEAR



2	QTY: 2	4822 VINYL 2-LITE DOUBLE-HUNG 027.2500 X 057.2500 WD , WHITE , DOUBLE-HUNG 3/4" OA GLZ: 1/8 CLEAR X 1/8 CLEAR SCREENS: FIBERGLASS SENT W/WINDOWS DOES *NOT* MEET UNIFORM CODE EGRESS REQUIREMENTS
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Attachment: 113 Broadway Cost Estimates (6821 : 113 N Broadway Facade Grant*)

3

QTY: 2

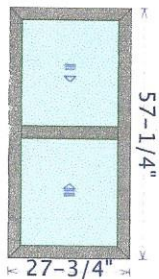
4822
VINYL 2-LITE DOUBLE-HUNG

027.7500 X 057.2500 WD , WHITE , DOUBLE-HUNG

3/4" OA GLZ: 1/8 CLEAR X 1/8 CLEAR

SCREENS: FIBERGLASS SENT W/WINDOWS

DOES *NOT* MEET UNIFORM CODE EGRESS
REQUIREMENTS



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

MEETING DATE: March 26, 2018

DEPARTMENT: Planning

FROM: Kimberly Flom

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

ATTACHMENTS:

- 115 N Broadway FG 3-2018 RDA Report (PDF)
- 115 Facade Grant App Form (PDF)
- 115 N Broadway Grant (PDF)

City of De Pere MEMORANDUM



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

RE: **Façade Grant Application – 115 N Broadway St (Parcel ED-772)**

Background

Saks Holdings submitted the attached façade grant application for 115 N Broadway (Parcel ED-772). Saks Holdings has also submitted façade grant applications for 113 (ED-773) and 109 N Broadway (ED-774).

115 N Broadway is shown on the Wisconsin Historical Society, but is not a National or State designated historic building. The website lists the architectural style as Commercial Vernacular. The 2001 City Intensive Survey lists the building as being constructed between 1884 and 1890 and lists the style as Twentieth Century Commercial.

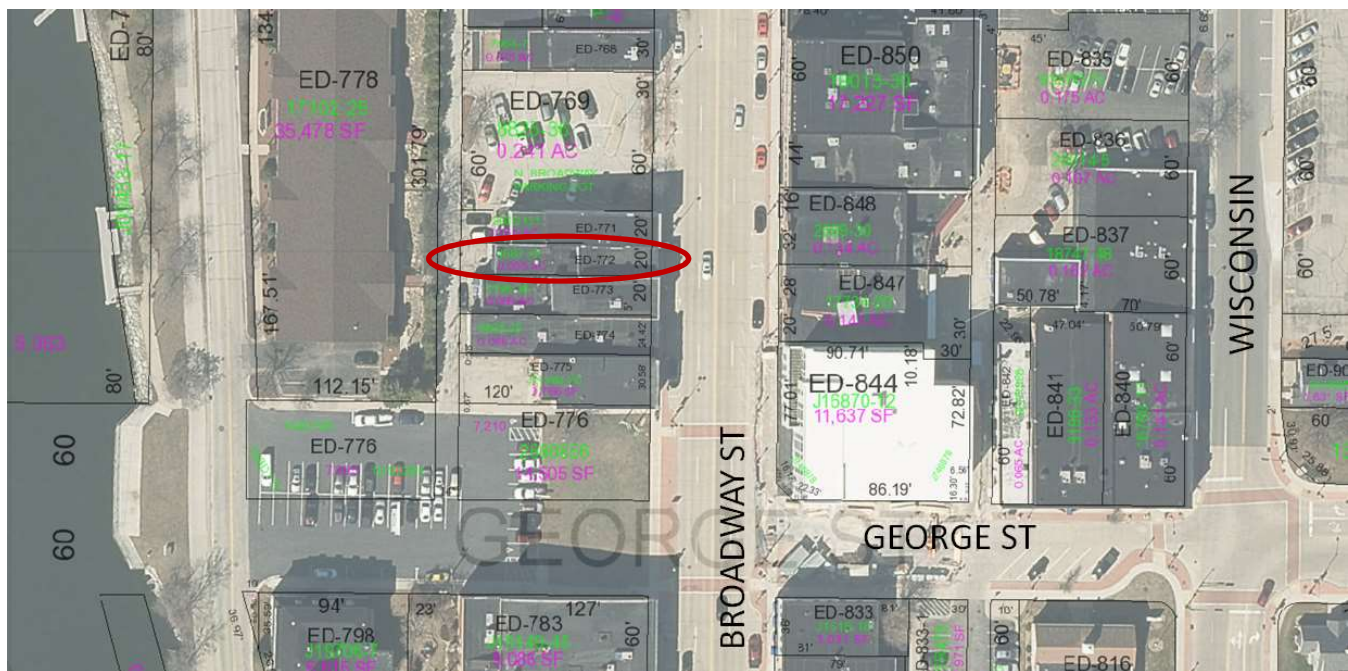


Figure 1: Project location

Proposed Improvements

Please see the attached application for detail on the proposed façade improvements. This application focuses on improving the west (rear) façade in order to improve the building appearance and also provide unity across the rear facades of 109, 113 and 115 N Broadway.



Figure 2: Existing Buildings

West (rear – alley facing)

Awning removal/replacement

Masonry Work

Exterior lighting (unified fixtures across the rear of 109, 113 & 115 N Broadway) & electric

Exterior paint or coating

Formal quotes have not been included with the application. Cost estimates were based on similar work completed recently on other similar downtown De Pere buildings.

115 Broadway Façade Grant - Façade Grant Project Cost Estimate

Vendor	Detail	Amount	Notes
	Removal and Possible Replacement of Blue Awning	\$750.00	\$500-\$750
	Exteri Wall Paint or Thing Coat Plaster	\$2,000.00	\$1500-\$2000
	New Gutter and Fascia	\$1,000.00	\$800-\$1000
	New Paint on Steel Service Entry Doors	\$160.00	
	Goose Neck Lighting and Accompanying Electrical	\$1,300.00	
		Total	
		\$5,210.00	
		\$4 Investment	\$4,168.00
		\$1 Grant Match	\$1,042.00

Façade Grant Funding

The 2018 budget includes \$30,000 for façade grants for TID #7. Three façade grant applications have been received to date from Saks Holdings, LLC that, if approved, would total approximately \$16,000 to \$17,000.

Façade Grant Review Process

1. RDA reviews grant request and makes recommendation to Common Council.
2. Common Council reviews grant request.
3. If approved, applicant completes work and initiates payment process.

Façade Grant Payment Process

1. After eligible activities of the project are completed, the owner shall provide the Development Services Director with invoices for eligible activities. Director will confirm that match funds have been appropriately spent.
2. The Development Services Director shall contact the building inspector who shall conduct an inspection and certify to the Director that the project work has been completed.
3. If the building inspector certifies the completed work, the payment is processed and forwarded to the property owner.

Recommendation

Recommend approval of the façade grant request for 115 N Broadway (ED-772), up to \$1042.00, and that the recommendation be forwarded to Council.

OR

Recommend conceptual approval of the façade grant application for 115 N Broadway (ED-772), subject to the following conditions:

- 1) Applicant submits more detailed cost estimates for RDA review before forwarding the recommendation to Council.



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) Saks Holdings, LLC	Authorized Representative Andrew Krans	Title NA	
Mailing Address 941 Lawton Place	City DePere	State WI	ZIP Code 54115
Email Address Atkrans@gmail.com	Phone Number (incl. area code) 920-371-5032	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) Saks Holdings, LLC	Contact Person Andrew Krans	Title NA	
Mailing Address Same	City DePere	State WI	ZIP Code 54115
Email Address Same	Phone Number (incl. area code) Same	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 115 N. Broadway (Dinning Room side of Bilotti's Pizza)	Parcel No.
---	------------

SECTION 4: Project Information

Project Description:	See Attached:		
Estimated Façade Expenses:			
Contractor:	Saks Holdings, Englebert Masonry, Green Bay Glass Center, C&C Electric, Blindauer		
Estimated Start Date:	April 2018	Estimated Completion Date:	60 days from start

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) Andrew Krans	Title	Phone Number 920-371-5032
Signature of Applicant		Date Signed 3/12/2018

Saks Holdings, LLC
 941 Lawton Place
 DePere, WI. 54115
 Andrew Krans
 920-371-5032

115 N. Broadway Grant Request for Facade Improvements



Saks Holdings, LLC would like to request the following be approved for the rear facing facade of 115 N. Broadway.

Saks Holdings, LLC currently owns the buildings 109, 113 and 115 N. Broadway. Request have been submitted for the rear of both 109 and 113 N. Broadway for review. We would also like to make the same improvements to the rear of 115 N. Broadway. It is our belief that the rear of these properties could become an important part of the other over all long term master plan being created by the City of DePere. Adjacent to the rear of the 109 N. Broadway is the former Bridge Landing. Now used as a parking lot and site of the Farmers market. If you look at the rear of these three parcels it's easy to imagine how with some facade improvements they could become a much safer and well traveled route for both vehicles and more importantly pedestrian traffic. It is our intent to create a "Main Street" scape with the facade improvements on the rear of all three (3) of these properties. With each having its own "building" character but tied together with common "street" or "Goose Neck" lighting along this travel route.

We would like to propose the following for the rear of 115 N. Broadway:

- 1) Removal of old blue awning and possible replacement or removing. \$500-\$750
- 2) Painting of exterior of walls and or thin coat plaster covering to hide appearance of cinder block walls. \$1500-\$2000
- 3) New gutter and fascia: This has not bee quoted out but based on price quote for adjacent property it would be EST: \$800-\$1000
- 4) Painting of steel service entry doors: \$80 each \$160.00
- 5) Electrical needed and matching Goose Neck lights Est. \$1300

Attachment: 115 N Broadway Grant (6823 : 115 N Broadway Facade Grant Request*)

Total Estimated Project Costs: (Not to exceed) (Cost sharing of projects located at 113 and 109 N. Broadway rear facing sides)

Total: \$5,210.00

Please feel free to contact me directly to set up a time to walk this rear area of these properties together if you like. 920-371-5032

Sincerely,

Andy Krans
Saks Holdings, LLC

Side Note: If you recall the rear of the properties on the 100 block of S. Broadway at one point did not have much attraction to them either. Before and after: Thank you.



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

MEETING DATE: March 26, 2018

DEPARTMENT: Planning

FROM: Kimberly Flom

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

ATTACHMENTS:

- 353 Main FG 3-2018 RDA Report (PDF)
- 353 Facade Grant 2018 Update (PDF)
- Facade Grant RDA Memo 9-2017 (PDF)
- 353 DePere RDA Application (PDF)
- RDA_FG_353 Main_8-24-15 (PDF)
- 2015-08-24 Redevelopment Authority - Full Minutes-1469[1] (PDF)

City of De Pere MEMORANDUM



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

RE: **Façade Grant Application Update – 353 Main Avenue (Parcel WD-917)**

Background

The RDA approved a façade grant application for 353 Main Avenue (Parcel WD-917), subject to the condition that the applicant return to the RDA with more detailed cost estimates before forwarding the recommendation to Council. Updated cost estimates have been submitted that result in a grant request of \$4,457.00.

353 Main Ave Façade Grant - Exterior Cost Estimate

Vendor	Detail	Amount	Notes
Green Bay Glass Center, Inc.	Total Window Replacement	\$19,295.00	
	Masonry Work as Needed Around Windows	\$800.00	
	Paint Removal	\$430.00	
	Metal Façade Removal (including Permits/Scaffolding)	\$260.00	
C&C	Electrical Time and Materials	\$1,500.00	<i>not to exceed</i>
		Total	
		\$22,285.00	
		\$4 Investment	\$17,828.00
		\$1 Grant Match	\$4,457.00

Façade Grant Review Process

1. RDA reviews grant request and makes recommendation to Common Council.
2. Common Council reviews grant request.
3. If approved, applicant completes work and initiates payment process.

Façade Grant Payment Process

1. After eligible activities of the project are completed, the owner shall provide the Development Services Director with invoices for eligible activities. Director will confirm that match funds have been appropriately spent.
2. The Development Services Director shall contact the building inspector who shall conduct an inspection and certify to the Director that the project work has been completed.
3. If the building inspector certifies the completed work, the payment is processed and forwarded to the property owner.

Attachment: 353 Main FG 3-2018 RDA Report (6824 : 353 Main Avenue Façade Grant Request. *)

Façade Grant Funding

The RDA recommended approval of this project in September 2017. If approved by Council, staff will request that carryover funds be utilized for payment.

Recommendation

Recommend approval of the façade grant request for 353 Main Ave, up to \$4,457, and that the recommendation be forwarded to Council.

March 12, 2018

Saks Holdings, LLC
Andrew Krans
941 Lawton Place
DePere, WI. 54115
920-371-5032

City of DePere RDA Committee Review for 353 Main Ave. DePere, WI. 54115

Detailed cost estimates, as requested, for 353 Main Ave. Conceptually approved. Attached is a hard copy of the cost estimates for both transom windows, window and door system located on Main st. side of property.

After working with mason to get a better cost estimate it was established that it would be best to move forward with total window replacement for the following: Transom windows, store front windows and (2) door system. This was confirmed by Green Bay Glass Center, Inc. See attached cost estimate.

Some masonry work could be used and will be determined once metal sheeting facade is fully removed. It was too difficult to determine if lintels and wood headers are fully tied into brick walls on corners other than the supporting lintel above.

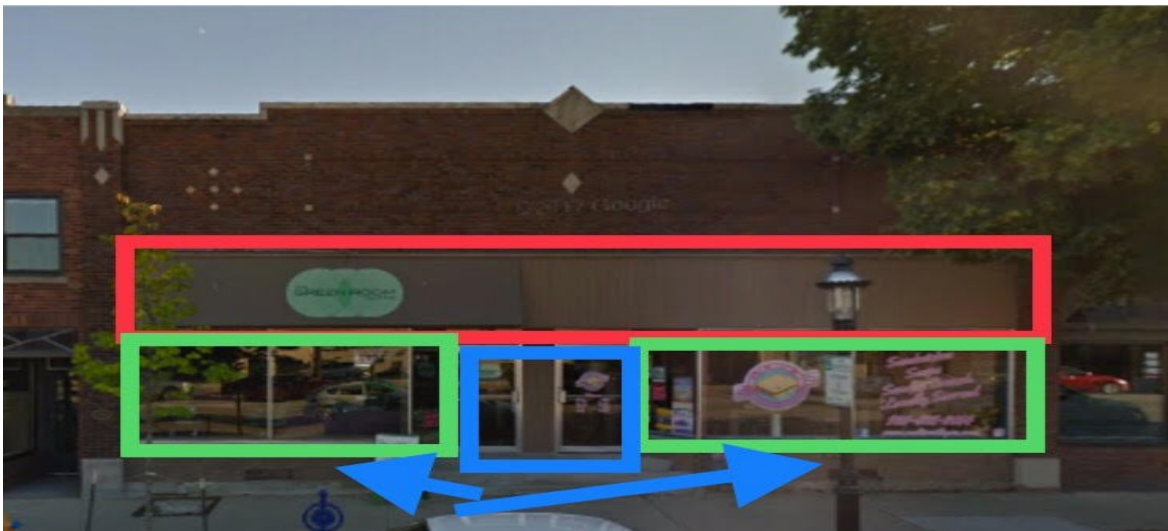
Best cost estimate was \$200 per window side / \$800.00 (2 transom windows / 2 sides to each joining store front window systems) Door jams appear to be stand alone jams.

Removal of paint on lower part of exterior brick. Sand blaster/ Soda blaster unit should be able to remove this without much labor or material: 2 CU. FT. SODA BLASTER \$280 Rental per day plus material and labor \$150.00 (Sunbelt quote) (Side Note: extra material will be used to remove graffiti from 363 now 365 Main from Buddha's departure)

Removal of metal facade. sidewalk closure permits and scaffolding: Saks Holdings, LLC 4 hours at labor rate of \$65.00 plus materials as needed: \$260.00

Electrical as needed post installment of new transom windows and door systems: C&C Electrical Services: T&M not to exceed \$1500.00 including fixtures.

Attachment: 353 Facade Grant 2018 Update (6824 : 353 Main Avenue Facade Grant Request. *)



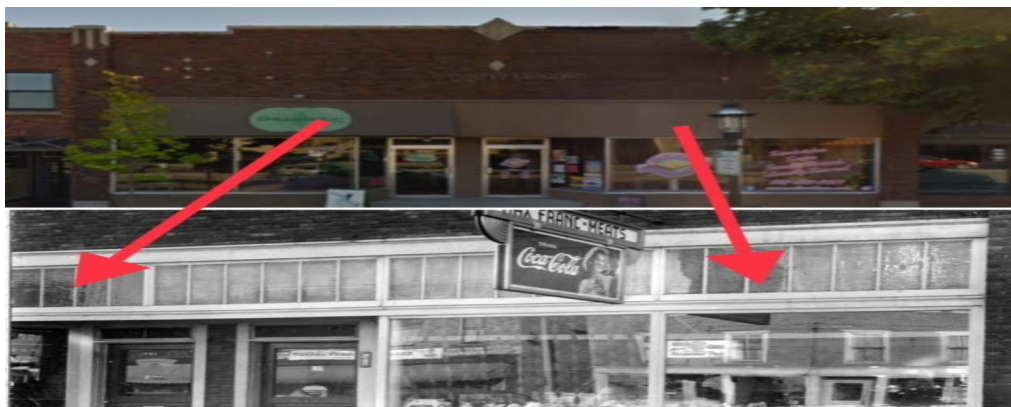
Key:

Red: Removal of metal transom window coverings. This is the same area that will be replaced with transom windows as per originally held.

Green: Replacement of window systems that may or may not be tied into masonry work above and on sides that touch brick. TBD

Blue Square: Door systems to include panic hardware for safety exit and emergency exits.

Blue areas: This is the area to have paint removed from brick. Hard to see in photo.



Total:

Green Bay Glass Center:	\$19,295.00*
Englebert Masonry:	\$ 800.00
Sunbelt Rentals	\$ 430.00
Saks Holdings, LLC	\$ 260.00
C&C Electric/ Fixtures	\$ <u>1,500.00</u>

Total : \$22,285.00* (Window quote includes scissor lift per OSHA installation) Saks will use scaffolding.

Please feel free to call me directly with any questions.

Sincerely,

Andrew Krans

City of De Pere MEMORANDUM



To: Redevelopment Authority
 From: Kimberly Flom, Economic Development & Planning Director
 Date: September 25, 2017

RE: **Façade Grant Application – 353 Main Avenue**

Background

Saks Holdings has submitted the attached façade grant application and funding request the-front and rear facades of 353 Main Avenue.

The building is considered a contributing structure to the Main Street Historic District, but is not listed on the National or State Historic Registry. Built sometime between 1940 and 1950, the building has also been known as the Max L. Franc Building.

The RDA reviewed and approved a façade grant request for 353 Main Avenue in August of 2015. While building and site improvements have occurred, the work proposed as part of that application was not completed and submitted for payment review. The staff report and RDA minutes from that meeting are provided for reference.

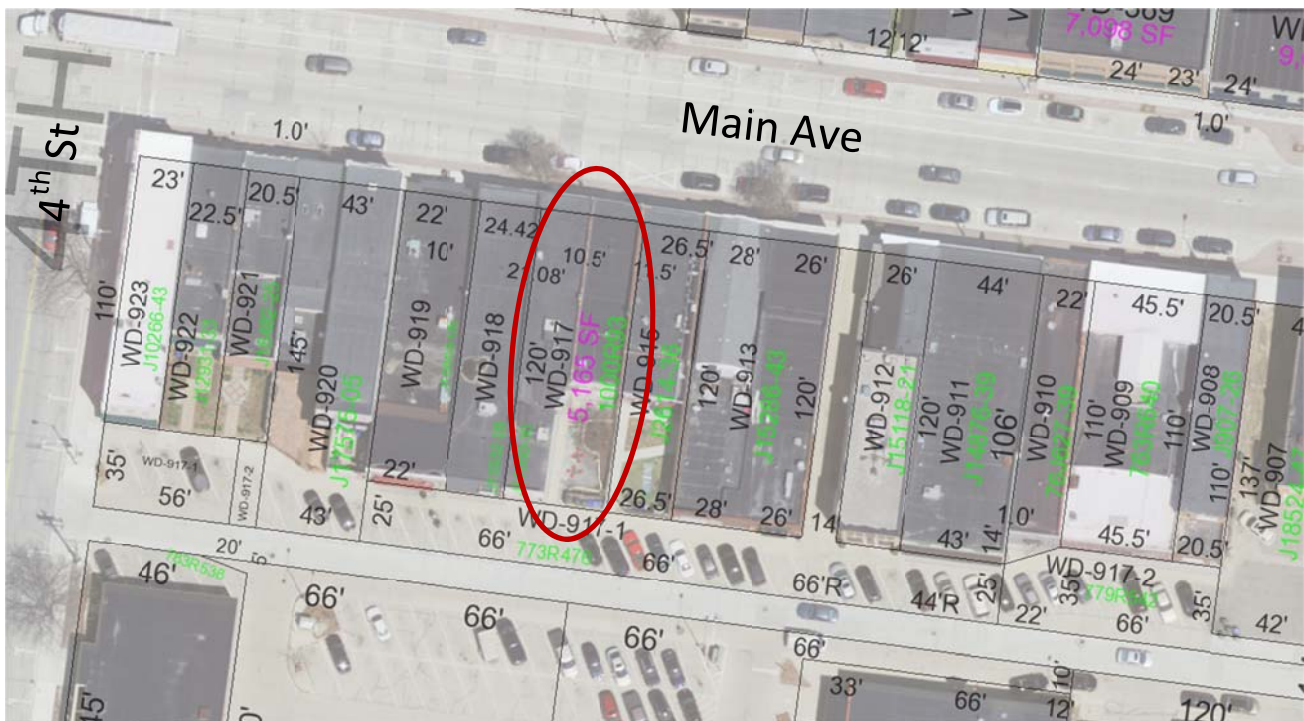


Figure 1: Project location

Attachment: Façade Grant RDA Memo 9-2017 (6824 : 353 Main Avenue Façade Grant Request. *)

The application is split into two separate requests:

353 Front Window Restoration

The applicant proposes to remove the existing awnings and either restore or rebuild the set of transom style windows as shown on the historic photograph. Cost estimates have not been provided due to the intricate nature of the work. See the attached application for additional information.

Staff recommends that the façade grant request be approved, but that more detailed cost estimates be submitted and reviewed by the RDA again, before the application is forwarded to Council for consideration.

353 Rear Pergola/Site Improvements (retroactive)

The applicant requests \$2,231.36 in façade grant funds based on an \$11,156.78 investment in the rear area of the building. See the attached application for additional detail.

Staff previously informed the applicant that the pergola structure would not qualify for the façade grant program. That said, the RDA has previously approved some hardscape work and minimal site improvement work for other applications. The August 2015 approval for the 353 Main property grant included some minor hardscape work to improve the accessible access to the building.

Façade Grant Funding

The 2017 budget includes \$30,000 for façade grants for TID #9 (to date, \$14,658.40 have been obligated for Life Church and O'Connor Connective).

City of DePere
Application for Facade Grant
353 Main Ave.
DePere, WI. 54115

Saks Holdings, LLC
941 Lawton Place
DePere, WI. 54115
Andrew Krans
920-371-5032
E: Atkrans@gmail.com

DePere Redevelopment Authority / City of Depere Common Council
September / October 2017

Greetings!

Hope this finds you all well. Attached you will find the completed application, photos of the existing, proposed and a request for approval on completed work for facade improvements located at 353 Main Ave. both the front (Main side) and back (Nicolet Square Parking lot) sides.

353 Front:

Restore upper store front windows to original style/design as noted in store front picture. (Below) Original upper store front windows have been covered with metal on exterior and wood trim finish on the interior. Current estimates have been primarily due to the inability to remove and get a good inspection of original windows. The hope is to salvage as many of the original windows, as possible, and replace the wood frames / jams / etc, with aluminum clad window jams for framing.



Future signage to be address with over window positioning and gooseneck lighting.

Attachment: 353 DePere RDA Application (6824 : 353 Main Avenue Facade Grant Request. *)

Saks Holdings, LLC

Estimates again are rough, at best, based on what could or could not be underneath metal “flashing” covering original window openings. As with past facade grants copies of all original work orders, estimates and final invoices paid in full will be supplied to RDA and appropriate departments for final approval and payment to Saks Holdings, LLC.

Optional Request:

I fully understand that is second request is non traditional and incorrect in presentation but felt it was worth submitting and providing an explanation. In August 2015 the RDA approved a total of \$51,150.00 worth of facade improvements for the rear facing facade (parking lot) of 353 Main. At the time of the request the pending Nicolet Square “make-over” was slated for possible 2017/2018 at latest 2019. It was our intent to move forward with these extensive facade improvements in late 2015 into spring of 2016 to help the overall look at feel of Nicolet Square. As we all know by the end of 2015 (Q4) news of the project being pushed off extensively was circling and later confirmed.

Wanting to improve the rear facade of this property we opted to paint, remove and replace old fencing (353 and 345 Main fence in rear) remove and replace landscaping to accommodate more seating, build a garbage can enclosure and create a space that was welcoming and safe with adequate lighting. We proceed to pull permits and build a pergola to accomplish this goal. In total we spent over \$5,400.00 in just landscaping, blue stone and iron fence work. This in addition to lumber, electrical, concrete, full cast iron downspouts and fixtures ran the total expenditures to \$11,156.78.

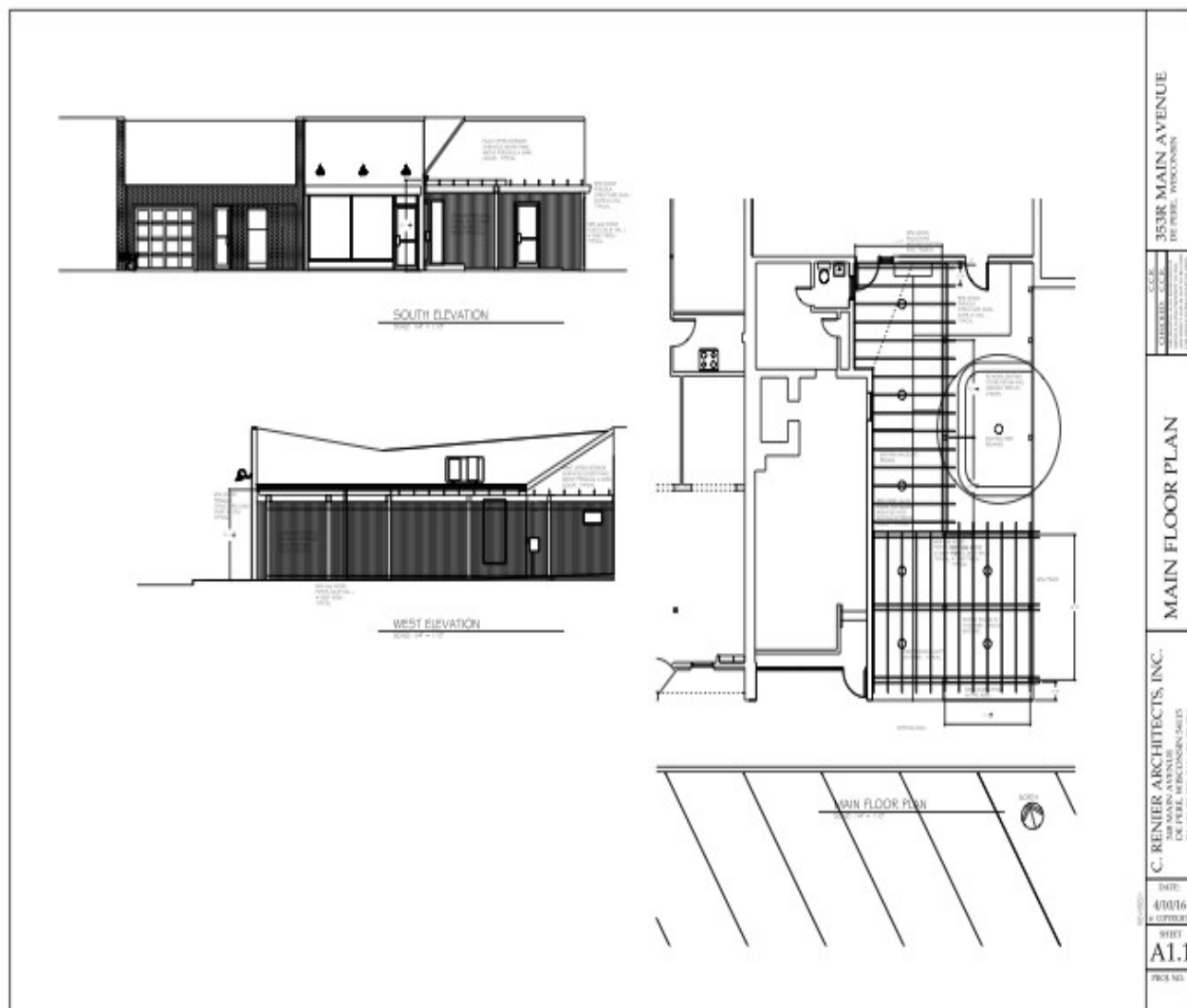
This number did not include any billable labor from Saks Holdings, LLC. This is paid receipts and invoices which will be supplied should this “retro” request be approved.



Saks Holdings, LLC

2016 Expenses:	Date	Amount	Expense
City of DePere	04/26/16	\$100.00	Deck and Pergola Permits
Home Depot	04/26/16	\$35.46	Paint for Exterior
Restore Supplies	05/03/16	\$5.25	scraper and brush
Home Depot	05/04/16	\$108.28	Paint for Exterior
Menards	05/04/16	\$91.19	Pergola Footing Tubes
Menards	05/09/16	\$251.06	Pergola Footings metal parts
True Value	05/05/16	\$37.80	Post Hole rental
Menards	05/15/16	\$158.95	Pergola Headers
Menards	05/16/16	\$1,112.16	Pergola Lumber and order posts
Menards	05/18/16	\$409.44	Fence parts for 353
Menards	05/24/16	\$353.78	Pergola
Miller Masonry	05/25/16	\$316.00	concrete footings
Menards	05/28/16	\$26.21	Pergola gate enclosure
Menards	05/28/16	\$309.57	Pergola lumber
Menards	05/29/16	\$188.32	Pergola lumber
True Value	05/31/16	\$29.64	Screws for Pergola
Menards Return	06/02/16	-\$105.51	Extra lumber parts for Pergola
Menards	06/07/16	\$163.74	Lights pergola and foam for Green
Menards	06/08/16	\$232.50	Gass lamps and bulbs
True Value	06/09/16	\$24.51	Electical for 353
Menards	06/10/16	\$69.33	Lights for 353 new Bulbs
Menards return	06/10/16	-\$68.06	Misc lights and parts
Benchmark	07/07/16	\$374.97	Rain gutters cast iron
Menards	07/15/16	-\$18.67	Returned patio lights
Menards	11/07/16	\$85.41	Upper support for pergola
Zoro online	11/08/16	\$7.63	Light timers
Van Lanen Fence	12/01/16	\$1,860.00	iron Fence
Land Scape	12/01/16	\$3,652.82	blue stone and landscape, fence
C&C Electric	12/29/16	\$1,345.00	Exterior lighting / pulls and replace
Total		\$11,156.78	

Saks Holdings, LLC



Attachment: 353 DePere RDA Application (6824 : 353 Main Avenue Facade Grant Request. *)

Saks Holdings, LLC

	CITY OF DE PERE APPLICATION FOR FAÇADE GRANT	9/18/2017 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) Saks Holdings, LLC		Authorized Representative Andrew Krans	
Mailing Address 941 Lawton Place		City DePere	State WI ZIP Code 54115
Email Address atkrans@gmail.com		Phone Number (incl. area code) 920-371-5032	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) Same		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 353 Main St. DePere, WI.			Parcel No.
SECTION 4: Project Information			
Project Description:		Restore original upper store front windows, currently covered in metal. See Attached:	
Estimated Façade Expenses:		\$8500.00 / Additional Request for 2016 work completed. \$11,156.78	
Contractor:		Green Bay Glass, Inc. / C&C Electric / Englebert's Masonry, Inc. / Miller Masonry, Inc.	
Estimated Start Date:		October 2017	Estimated Completion Date: 2 weeks from start.
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) Andrew Krans		Title Owner	Phone Number 920-371-5032
Signature of Applicant 		Date Signed 9/18/2017	

Thank you in advance for taking the time to review the primary request for approval (Front Upper windows of 353 Main Ave.) and for your consideration to grant any funds towards work already completed on the rear side (Nicolet Square) of 353 Main.

I can be reached directly at 920-371-5032 at anytime.

Sincerely,

Andrew Krans
Saks Holdings, LLC

Attachment: 353 DePere RDA Application (6824 : 353 Main Avenue Façade Grant Request. *)

City of De Pere, Wisconsin

**Request For Redevelopment Authority Action**

MEETING DATE: August 24, 2015

DEPARTMENT: Planning

FROM: Sarah Wallace

SUBJECT: Review Facade Grant Application for 353 Main Av. Applicant:
SAKS Holdings, LLC Andrew Krans.

ATTACHMENTS:

- RDA_Staff_353 Main (PDF)
- FG_353 Main (PDF)

Attachment: RDA_FG_353 Main_8-24-15 (6824 : 353 Main Avenue Facade Grant Request. *)

Item #5: Review Facade Grant Application for 353 Main Av. Applicant: SAKS Holdings, LLC Andrew Krans.

The owner of 353 Main Avenue has applied for a façade grant (Saks Holdings) and has provided a detailed scope of work.



Image of the property

The design of the building was done by the State Main Street program staff and it matches our design guidelines. The plans were also reviewed by Definitely De Pere. As of the time of this writing, the City has not received formal comments.

The project includes:

North (Main Avenue Side): Will be refaced with a different color brick or material to comply with the WEDC. The court yard renovations (not included in any project costs) will consist of a new fence running between 353 and 345 Main along with an improved dumpster enclosure area.

East: Currently has plaster over original masonry brick. This plaster will not be removed because damage to underlying brick is extensive. The southern half of this east facing

wall (area around Green Room entrance) will be replaced with a brick of the same color to match the front brick work on Main Ave at side of the building.

South (Nicolet Square Side): The currently exposed entry way to Thrive Nutrition will be squared off and enclosed (as seen in Artist rendering) to recreate what would have been a separate entrance for this space by "squaring off" the back entry way. Elevations will remain sloped to accommodate ADA accessibility. Also the elevation will be converted to make the entrance to the Green Room ADA accessible without the need of current ADA access ramp. This will be done via patio stone elevation.

Estimated cost for the entire project is \$51,150. If the RDA would approve all proposed expenditures, the project would qualify for \$10,000 from the grant program. Staff would recommend that the RDA approve up to \$10,000 for qualifying expenses. The owner will need to clearly show the expenses separated for the project.

Recommendation:

Staff would recommend supporting the façade grant. If approved, the owner will need to provide receipts back to the City for approval by the RDA. If any comments are provided from Definitely De Pere and the associated Design Committee, they will be shared with the property owner.

Facade Grant Application

City of DePere / Planning Department
 Atten: Sarah Wallace
 335 S Broadway
 DePere, WI. 54115

SAKS Holdings, LLC
 Andrew Krans
 941 Lawton Place
 Depere, WI. 54115

Re: 353 Main St. DePere, WI
 Facade Grant Application



THRIVE/GREEN ROOM ALLEY
 JULY 30, 2015

DEPERE, WI
 JOE LANNICZAK

August 10th 2015

City of DePere / Planning Department
Atten: Sarah Wallace
335 S. Broadway St.
DePere, WI. 54115

SAKS Holdings, LLC
Andrew Krans
941 Lawton Place
DePere, WI. 54115

Re: 353 Main St. Facade Grant Application

Hello Sarah,

Hope this finds you well. Attached you will find the completed application, photos of the existing and proposed project design along with a cost estimate for the work to be completed. We are still working to complete our State and Federal Grant Applications and continue to be in contact with Jen Davel, Senior Preservation Architect, with the Wisconsin Historical Society regarding materials and design as expected. Below is our current cost estimates, for this project, but fully understand that these numbers are our baseline and will most likely not go below but above these primary quotes / estimates.

353 Main St. West Side Facade redesign in conjunction with State and Federal guidelines.

Estimated Project Costs:	Cost Estimates:
Masonry (Brick, Facade, Flat work, foundations)	
Miller Masonry:	\$26,500.00
Windows / Overhead Windows	
Tri City Glass:	\$6,500.00
Electrical	
C&C Electrical (T&M)	\$2,500.00
Framing/ Entry Way	
Matzke Construction:	\$4,750.00
Roofing / Entry Way	
Blindaup EPMD Roofing / Also Gutters / Flashing	\$6,500.00
General Labor / Permits / SAKS Holdings / 80 HRS	
SAKS Holdings:	\$4,400.00
Total:	<u>\$51,150.00</u>

Sincerely,

Andrew Krans
Saks Holdings, LLC
cc: Mark Budzinski



CITY OF DE PERE

Façade Grant Application

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. Grants will only be awarded to projects that are approved by the Redevelopment Authority.

Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: SAKS Holdings, LLC / Andrew Krans

Mailing Address: 941 Lawton Place

Phone: 920-371-5032

Cell: 920-371-5032

Email Address: atkrans@gmail.com

B. Property Information: Name: 353 Main St. (The Green Room / Thrive Nutrition)

Address: 353 Main DePere, WI. 54115

C Project Details: Proposed Start Date: Fall 2015 Expected Completion Date: 30 Days from Start

Contractor Name: Andrew Krans

Mailing Address: 941 Lawton Place

Phone: _____

Cell: 920-371-5032

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.
3. The project cost estimates by major category (design, material, labor, etc).

The undersigned applicant(s) affirms that the information submitted herein is true and accurate to the best of my (our) knowledge. I (we) have read and understand the conditions of the City of De Pere Façade Grant Program and agree to abide by its conditions and guidelines.

Saks Holdings, LLC

Signed

Date

Andrew Krans / Saks Holdings, LLC

Signed

Date

Please submit the application to:

City of De Pere
ATTN: Planning Department
335 S Broadway
De Pere, WI 54115



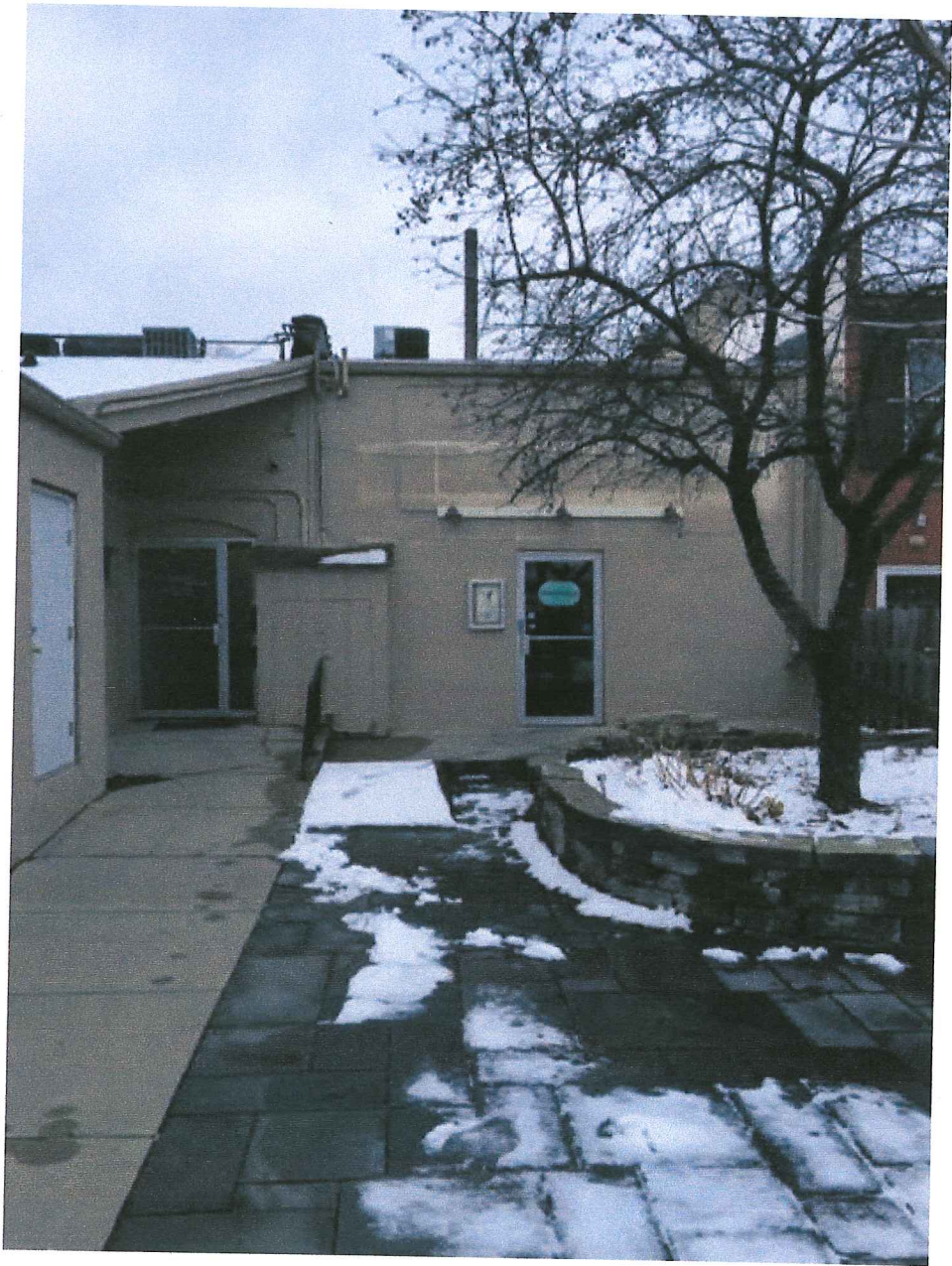




THRIVE/GREEN ROOM ALLEY
JULY 30, 2015

-

DEPERE, WI
JOE LANNICZAK





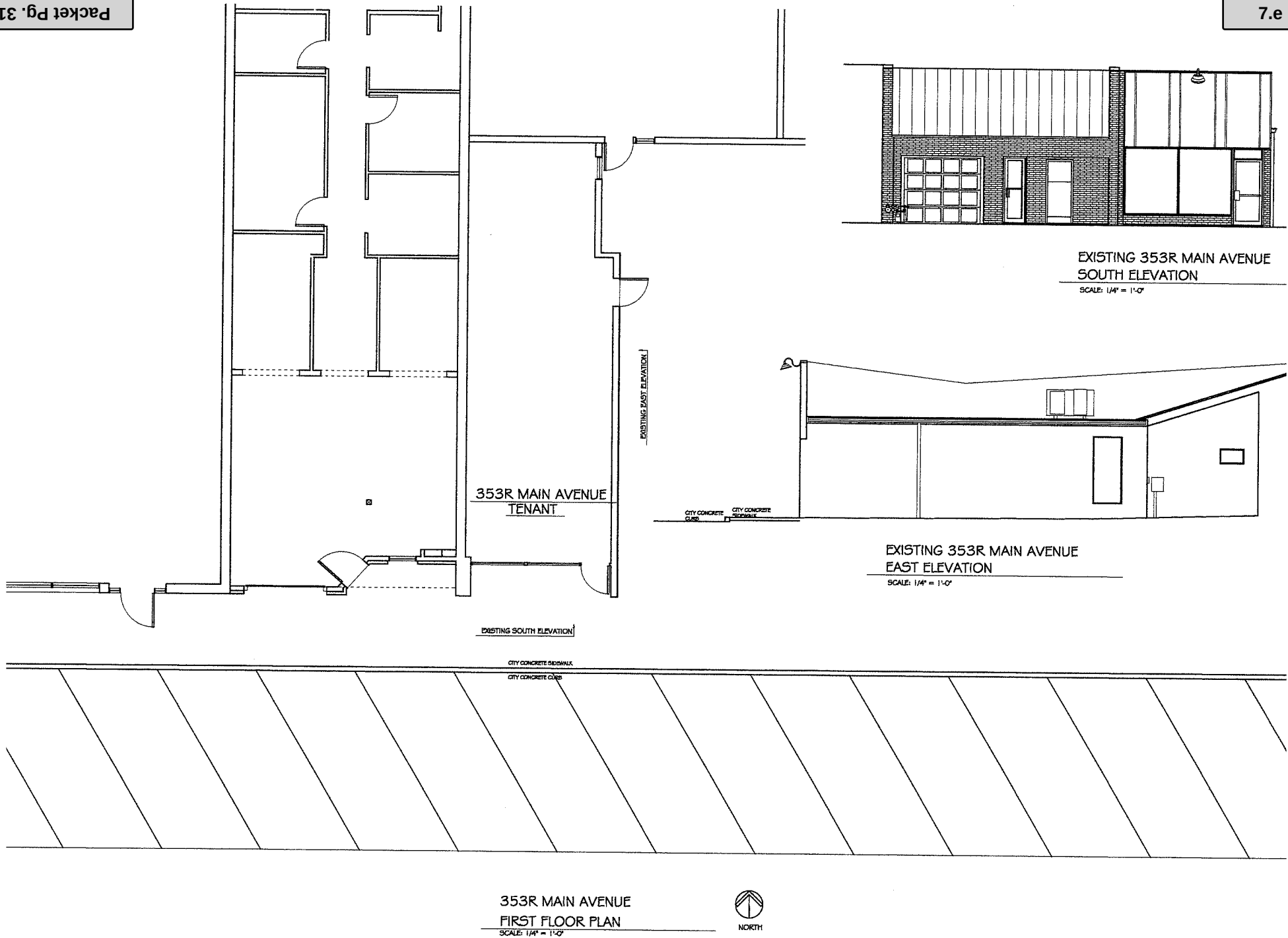


THRIVE/GREEN ROOM ALLEY
JULY 30, 2015

-

DE PERE, WI
JOE LAWNICZAK

Attachment: FG_353 Main (3866 : 353 Main Street Facade Grant)



Attachment: RDA_FG_353 Main_8-24-15 (6824 : 353 Main Avenue Facade Grant Request. *)



Redevelopment Authority

335 South Broadway

De Pere, WI 54115

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

Regular Meeting

Final Minutes

Monday, August 24, 2015
6:00 PM
De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 6:00 PM by Board Member Ted Penn

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

2. Approval of the minutes of the May 19, 2015 Redevelopment Authority meeting.

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

3. Approval of the minutes of the June 10, 2015 Redevelopment Authority meeting.

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

4. Review Facade Grant Application for 123 S. Broadway (In reference to 121 S. Broadway address). Applicant: SAKS Holdings, LLC Andrew Krans.

City Planner Sarah Wallace provided an overview of the facade grant request. 121 and 123 S. Broadway are two separate buildings, but the property owner had them combined into one parcel after purchase. The current request is for the front elevation of the old Majestic Theatre. Staff is recommending up to \$10,000 to allow for adjustments/overruns. Discussion followed regarding the proposed rendering (exhibit A on page 15 of the agenda packet).

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

5. Review Facade Grant Application for 353 Main Av. Applicant: SAKS Holdings, LLC Andrew Krans.

Attachment: 2015-08-24 Redevelopment Authority - Full Minutes-1469[1] (6824 : 353 Main Avenue Facade Grant Request. *)

City Planner Sarah Wallace explained that the facade grant request is for the rear elevation facing the Nicolet Square parking mall. The project qualifies for \$10,000 from the grant program.

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

6. Update on status of negotiations for 102 N. Broadway redevelopment

Julie Van Straten motioned, seconded by John Nusbaum, to enter into closed session at 6:12 PM. Upon roll call vote, motion carried unanimously.

Julie Van Straten motioned, seconded by Jerry Henrigillis, to return to open session at 6:28 PM. Upon vote, motion carried unanimously.

Adjournment

Julie Van Straten motioned, seconded by Jerry Henrigillis, to adjourn the meeting at 6:30 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen

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

MEETING DATE: March 26, 2018

DEPARTMENT: Planning

FROM: Kimberly Flom

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

ATTACHMENTS:

- 363 Main FG 3-2018 RDA Report (PDF)
- 363 2Main Final Grant (PDF)
- 363 Main Invoices (PDF)
- 363 Facade Grant RDA Memo 11-2017 (PDF)
- 363 DePere RDA Application (PDF)

City of De Pere MEMORANDUM



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

RE: **Façade Grant Application – 363 Main Avenue (Parcel WD-919)**

Background

The RDA and Common Council approved a Façade Grant for 363 Main Avenue (Parcel WD-919) in the amount of \$3,441.40 to Saks Holdings in the fall of 2017. During the course of the project, the scope of improvements increased and the applicant is requesting additional façade grant funds in order to cover those costs. Overall project costs increased from \$17,207 to \$28,162.81.

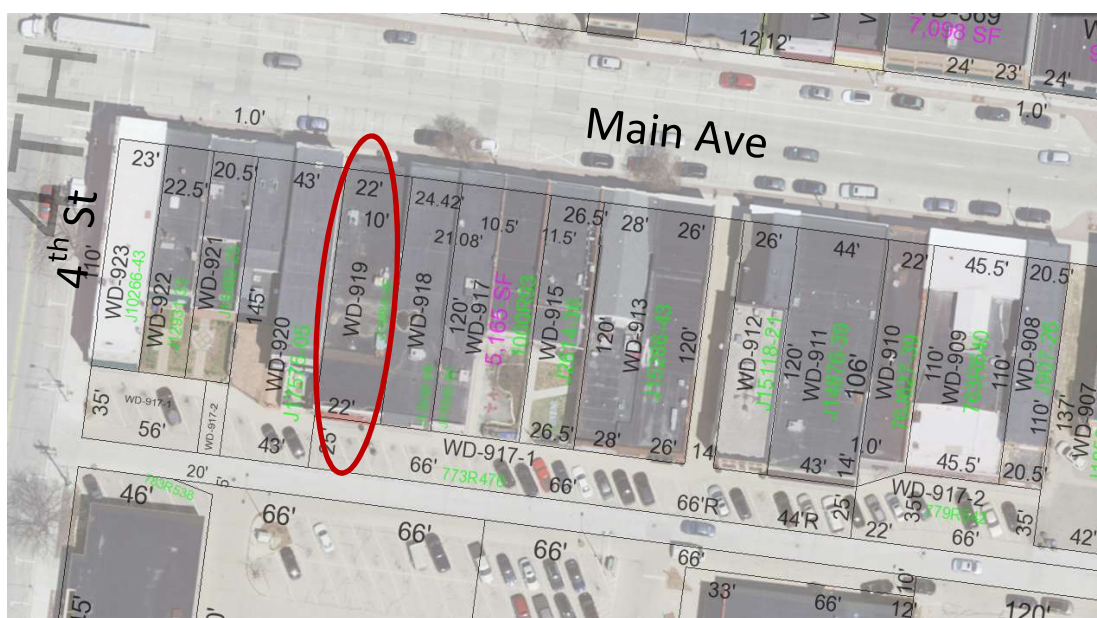


Figure 1: Project location

Additional Improvements

The attached application and below spreadsheet includes details about the additional improvements, which include:

- Main Street facing new windows and door.
- Roof fascia
- Design and installation of structural supporting I Beam
- Decorative fencing for outdoor seating area

363 Main Façade Grant - Revised Façade Grant Estimate

Vendor	Detail	Amount
C&C Electric	Exterior lighting work	\$1,979.27
Green Bay Glass Center	New windows and door system - Main St. Facing	\$4,531.00
Saks Holdings, LLC	Paint	\$167.98
Williams Custom Canvas	Awning	\$759.60
Saks Holdings, LLC	Paint and labor	\$602.96
Englebert's Masonry	Door and window opening	\$1,800.00
Blindauer Roofing	Fascia and labor	\$1,200.00
Green Bay Glass Center	Windows and door systems	\$11,522.00
C. Renier Architects	Architectural and structural design	\$1,500.00
Schuh Construction	Structural supporting beam	\$2,170.00
Van Lanen Mfg.	Decorative fencing for outdoor seating area	\$1,930.00
		Total \$28,162.81
		\$4 Investment \$22,530.25
		\$1 Grant Match \$5,632.56

Review

New expenses are shown above highlighted in orange and green. Green highlighted items fit within the Façade Guidelines eligible expenses. Orange highlighted items require further review.

The new structural beam was not an exterior improvement, but the applicant notes that installing the beam provided for some façade improvements that would not otherwise be possible. The decorative fencing is to be used for the outdoor café. While the façade grant program has funded exterior site improvements in the past, they are typically for more permanent features. This fencing system more likely falls under the ineligible expense category of 'any improvement that could be removed from the building as personal property.'

The improvements to this building have already been completed. However, this is still an approved, but open Façade Grant Application, so it doesn't necessarily fit within the retroactive funding request category.

The applicant currently seeks an additional \$2,191.46 in façade grant funding for this project. If the orange highlighted items are removed, the additional funding amount decreases to \$1,071.16.

363 Main Façade Grant - Exterior Cost Estimate (removal of structural beam and fencing)

Vendor	Detail	Amount
C&C Electric	Exterior lighting work	\$1,979.27
Green Bay Glass Center	New windows and door system - Main St. Facing	\$4,531.00
Saks Holdings, LLC	Paint	\$167.98
Williams Custom Canvas	Awning	\$759.60
Saks Holdings, LLC	Paint and labor	\$602.96
Englebert's Masonry	Door and window opening	\$1,800.00
Blindauer Roofing	Fascia and labor	\$1,200.00
Green Bay Glass Center	Windows and door systems	\$11,522.00
C. Renier Architects	Architectural and structural design	
Schuh Construction	Structural supporting beam	
Van Lanen Mfg.	Decorative fencing for outdoor seating area	
		Total \$22,562.81
		\$4 Investment \$18,050.25
		\$1 Grant Match \$4,512.56

Project Photos



Project Funding

Because the amended application was received in 2018, any additional approved funds would be applicable to the 2018 budget.

Review Process

If the RDA recommends approval, this request will be forwarded to the Common Council for review. Payment will be approved administratively upon review of paid receipts and work completion.

Recommendation

Recommend approval of the amended façade grant request for 363 Main Avenue (WD-919), up to \$4,512.56 (\$3,441.40 from 2017 budget and \$1,071.16 from 2018 budget) and that the recommendation be forwarded to Council.

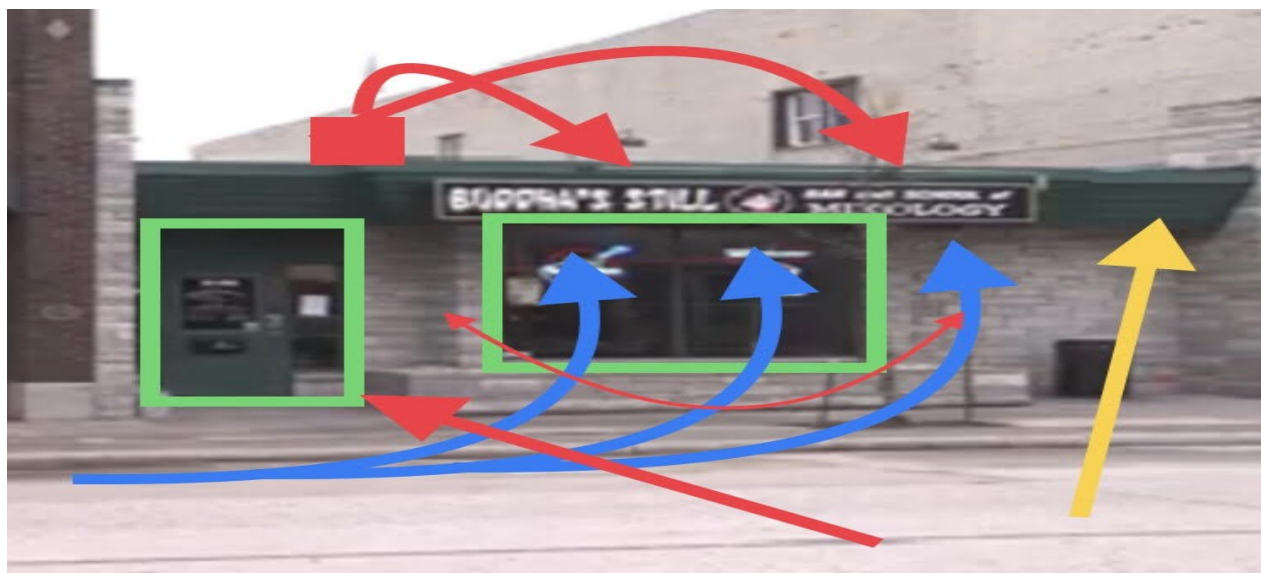
March 15, 2018

Saks Holdings, LLC
 Andrew Krans
 941 Lawton Place
 DePere, WI. 54115
 920-371-5032

Submittal of receipts for 363 Facade Grant Approved 12/5/2017

Please feel free to contact me with any questions. Thank you!

Andy



Red Arrow on top along with blue arrows that sweep up under overhanging facade for recessed lighting. Exterior lighting work was more extensive on interior or building to bring wiring to code and add light timers. C&C Electrical: Invoice A

Green Areas: Green Bay Glass Center, Inc: New windows and door system: Invoice B.

Red Arch Arrow: Graffiti to be removed with extra time on rental soda blaster and materials from 353 Facade Grant request.

Yellow arrow: 1 Gallon of Behr paint: Invoice C (Saks Holdings, LLC) (2hrs Labor at \$65/ Saks Holdings) \$130.00

A: \$1,979.27

B: \$4,531.00

C: \$167.98

Attachment: 363 2Main Final Grant (6826 : 363 Main Ave. Facade Grant Application *)



White Box Awning: Invoice D: \$759.60

Red Arrow: Behr Paint \$44.98/\$37.98 and 8hrs Labor @ \$65.00 Total:\$520.00 (Saks Holdings, LLC)

White arch arrow: Door and window opening: Englebert's Masonry, LLC / Invoice E \$1,800.00

Blue Arrow: Blindauer roofing for new Fascia and labor: Invoice F \$1,200.00

Yellow arrows: C&C Electric (Part of total Invoice A)

Green Box: Green Bay Glass Center: Windows and door systems: Invoice G: \$11,522.00

Green Arch on Top of building: (Includes structural engineer for lintel and door on north side and replacement of 32ft I-beam for roof and structural integrity of facade facing Nicolet Square: Invoice and drawing: C. Reiner Architects, Inc. / Invoice H.

Structural Supporting Beam for Nicolet Square facing roof and facade: Invoice I:Schuh Construction: \$2,170.00

Pre Ordered section of fence for outdoor seating area to be installed in Spring 2018: Van Lanen Mfg: Invoice: J \$1,930.00

D: \$759.60

Paint and Labor: \$602.96

E: \$1,800.00

F: \$1,200.00

G: \$11,522.00

H: \$1,500.00

I: \$2,170.00

J: \$1,930.00

Total: \$28,162.81

Thank you! Give me a call with any questions.

Andy Krans

Saks Holdings, LLC

C & C Electric Services Inc

3765 Creamery Rd Suite 1
De Pere, WI 54115

ccelectricservice@sbcglobal.net

8.c

Invoice

Phone # 920-338-8123
Fax # 920-336-6327

Date	Invoice #
3/13/2018	5848

Bill To
SAKS Holding LLC. 941 Lawton Place De Pere, WI 54115

P.O. No.	Terms	Project
363 MAIN AVE	Net 30	EXTERIOR LIGHTI...

Quantity	Description	Rate	Amount
21	LABOR	65.00	1,365.00T
1,025	12THHN STR CU WIRE WIR 12THHN STR	0.21	215.25T
2	WP ROUND OUTLET BOX 1/2 HUB P-S WPRB25	7.32	14.64T
20	1/2 IN PVC CONDUIT PVC 1/2	0.26	5.20T
4	1/2 PVC MALE ADAPTER	0.78	3.12T
2	1/2 IN LB CONDUIT BODY PVC 1/2 LB	2.29	4.58T
60	EMT 1/2IN CONDUIT EMT 1/2	0.33	19.80T
4	1/2 EMT SS DC CN REG 701	0.63	2.52T
8	1/2 EMT SS DC CP REG 711	0.56	4.48T
12	1/2 EMT JIFFY CLIP MIN MED30	0.51	6.12T
2	LEV 6124H-W 24 HR TIMER SWITCH	56.10	112.20T
8	BOX 52151CV1/23/4 4SQ 11/2D CV BKT 1/2-3/4 KO'S	1.92	15.36T
2	STL-CTY RS9 COVER F/SW	1.24	2.48T
6	STL-CTY 52C1 4SQ FLAT BLANK COVER	0.60	3.60T
2	ROUND WP COVER 3-1/2 HUBS P-S WPRB13	3.18	6.36T
8	1/2 KO SNAP-IN BLANK	1.00	8.00T
2	CB 1P PLUG IN SQD	4.73	9.46T
2	FLOOD LIGHTS AND BULBS	38.96	77.92T
	SALES TAX	5.50%	103.18

pd in full
3/14/18
CK2301

1 1/2% Per Month Will Be Charged On
Balances Past Due.
It Has Been A Pleasure Working With You!

Payments/Credits \$0.00

Balance Due \$1,979.27

Packet Pg. 98

Attachment: 363 Main Invoices (6826 : 363 Main Ave. Facade Grant Application *)

Green Bay Glass Center, Inc.
2001 Commercial Way
Green Bay, WI 54311
(920)465-8842
(920)465-9626 fax
(800)472-7750

P.P.
 Peel

Proposal

SAKS Holdings
Andy Krans
941 Lawton Place
De Pere, WI 54115

December 4, 2017

Re: 363 Main Ave – North Side
 De Pere, WI

We propose to furnish and replace one (1) exterior entrance with sidelites approximately 84 x 106" and exterior storefront approximately 120 x 84" (per attached drawings). Door to be narrow style with 10" bottom rail, Global Heavy Duty closer, touch bar rim panic, 1 ½ pairs of ball bearing, non-removable hinges, 1" diameter pull handle, standard ADA compliant threshold, 1" clear insulated glass (tempered where required), removal by Green Bay Glass, concrete work, if any, by others

Total Quote Installed: \$4,531.00 tax included

Approximate lead time of two weeks upon approval

Please see attached bid scope sheets and elevational drawings for further details

Quotation valid for 30 days.

As required by the Wisconsin Construction Lien Law, builder hereby notifies owner that persons or companies furnishing labor or materials on owners' land may have lien rights on owners' land and buildings if not paid. Those entitled to lien rights, in addition to the above signed contractor, 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/her mortgage lender, if any. Builder agrees to cooperate with the owner and his/her lender, if any, to see that all potential claimants are duly paid.

All material guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance.

THE FOLLOWING ARE NOT INCLUDED AND ARE TO BE THE OWNERS/CONTRACTORS RESPONSIBILITY:

- Building Permits (unless specified)

- Temporary barricades (traffic,

Attachment: 363 Main Invoices (6826 : 363 Main Ave. Facade Grant Application *)

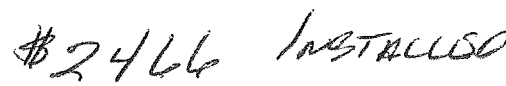
weather, or theft)

- Any work to be done on owners glass will be done at owners risk
- Finish painting/staining (unless specified)
- Delivery charges includes transportation to jobsite only, not unloaded or spotted
- Final cleaning of glass and aluminum

To accept this quotation, sign here and return: _____ Date: _____

Quotation prepared by: *Patrick Pozza, President*

Face Member Color: DB DARK BRONZE : ANODIZED



Attachment: 363 Main Invoices (6826 : 363 Main Ave. Facade Grant Application *)

Project Name: SAKS Holdings

12/4/2017 2:21 PM

Frame Set Name: Frame Set 1

Frame Name: Frame North Exterior

Metal Group: T14000 THERMAL SCREW SPLINE

D/S: 1 Frame Type: Standard

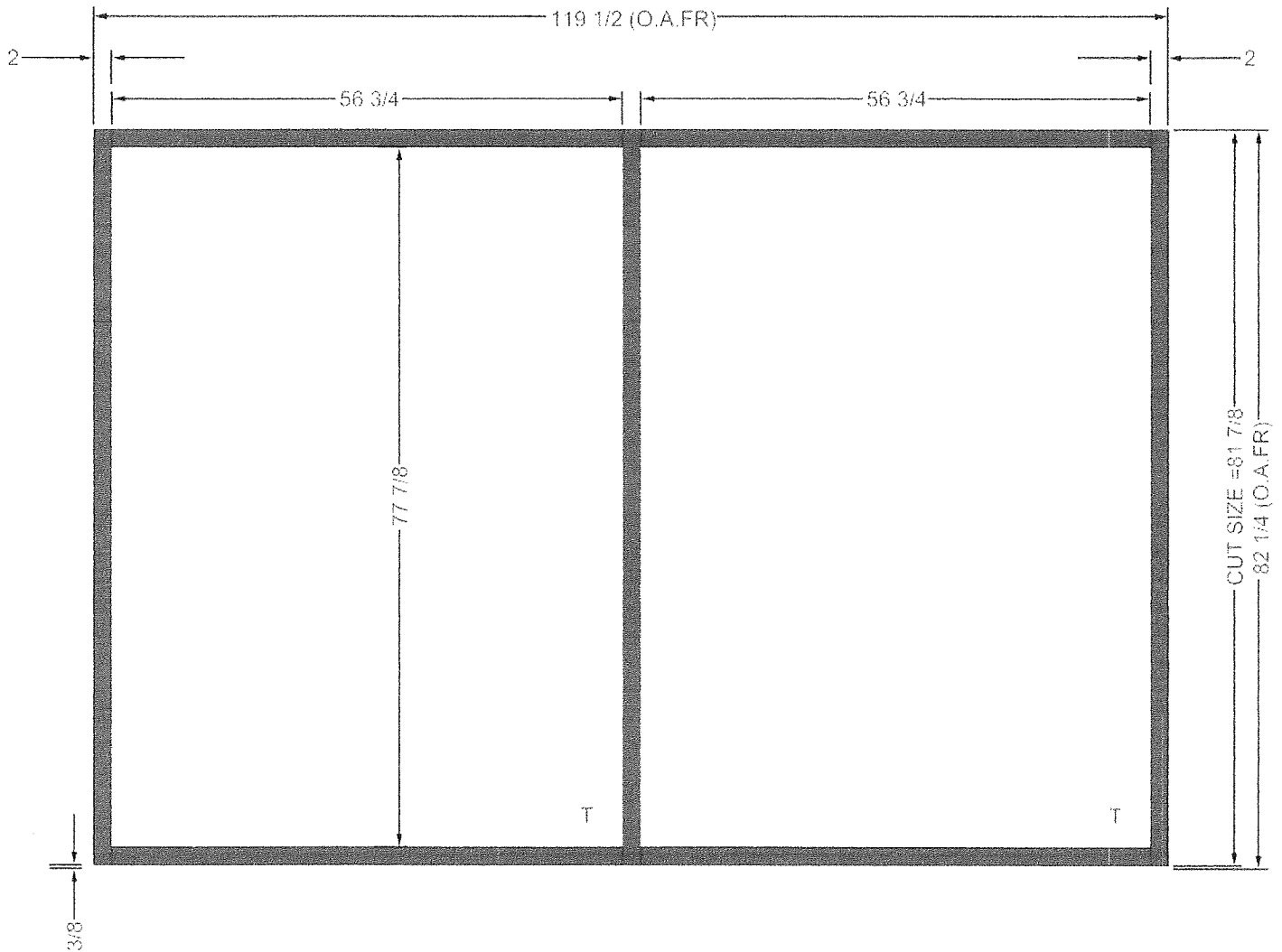
Required: 1 Panels: 2 Rows: 1

Frame Width: 119 1/2

Frame Height: 82 1/4

Back Member Color: DB DARK BRONZE : ANODIZED

Face Member Color: DB DARK BRONZE : ANODIZED



\$2,065 INSTALL

Attachment: 363 Main Invoices (6826 : 363 Main Ave. Facade Grant Application *)



William's
Custom Canvas

Green Bay, Wisconsin 54304

Telephone: (920) 494-7115

Fax (920) 494-8359

Sold to Saks Holding

Phone _____

Address _____

City _____ State _____ Zip _____

New awning

PO
#2254

11-29-17

720
39.60
759.60

Beaufort
Blk & white
6" stripe

87470446

Date Sold

11-29-17

Material

ENGLEBERT'S MASONRY INC.

5399 COUNTY LINE RD
LUXEMBURG, WI 54217-9132

8.c

Invoice

DATE	INVOICE #
11/7/2017	1228

BILL TO
ANDY KRANS SAKS HOLDINGS LLC.

ERIC
Cull

→ PATRICK ALL
WINDOWS & DOORS
Estimate

→ C+C Electric
PAUL P. CULLEN

TERMS	PROJECT
NET	

QTY	DESCRIPTION	AMOUNT
	CUT IN TWO DOOR WAYS AND ONE WINDOW AT 363 MAIN STREET DEPERE	1,800.00 0.00
Total		\$1,800.00

Attachment: 363 Main Invoices (6826 : 363 Main Ave. Facade Grant Application *)

Green Bay Glass Center, Inc.
2001 Commercial Way
Green Bay, WI 54311
(920)465-8842
(920)465-9626 fax
(800)472-7750

Proposal

Revised October 18th, 2017

SAKS Holdings
Andy Krans
941 Lawton Place
De Pere, WI 54115

Re: 363 Main Ave
 De Pere, WI

We propose to furnish and install glass and glazing for the following openings: West side of building: 40 ½ x 124" Exterior Entrance, 60 1/2 x 71" Exterior Window, South Side of Building 73 ½ x 97" 3'6 x 7'0 Entrance and Sidelights and one (1) 176 ½ x 71" Exterior Window Opening, and One (1) interior entrance 73 x 94 ½" with a 3'6 x 7'0" entrance door and two sidelights, Interior openings are 40 x 109" entrance, and 158 x 66" Interior window with ¼" clear tempered glass. All exterior openings to have dark bronze anodized framing, 1" clear/low-e insulated glass (tempered where required), exterior entrance to have standard closer and rim panic hardware and 1" diameter offset pull. Interior entrance to have standard closer, standard deadlocking hardware (thumb turn on interior, construction keyed cylinder on exterior) and 1" diameter push/pull hardware. All entrances to have 10" bottom rails and ½" ADA thresholds.

Total Quote Installed: \$11,522.00 tax included

Approximate lead time of two weeks upon approval and field measuring
 Please see attached bid scope sheets and elevational drawings for further details

Quotation valid for 30 days.

As required by the Wisconsin Construction Lien Law, builder hereby notifies owner that persons or companies furnishing labor or materials on owners' land may have lien rights on owners' land and buildings if not paid. Those entitled to lien rights, in addition to the above signed contractor, 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/her mortgage lender, if any. Builder agrees to cooperate with the owner and his/her lender, if any, to see that all potential claimants are duly paid.

Attachment: 363 Main Invoices (6826 : 363 Main Ave. Facade Grant Application *)

All material guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance.

THE FOLLOWING ARE NOT INCLUDED AND ARE TO BE THE OWNERS/CONTRACTORS RESPONSIBILITY:

- Building Permits (unless specified)
- Temporary barricades (traffic, weather, or theft)
- Any work to be done on owners glass will be done at owners risk
- Finish painting/staining (unless specified)
- Delivery charges includes transportation to jobsite only, not unloaded or spotted
- Final cleaning of glass and aluminum

To accept this quotation, sign here and return: _____ Date: _____

Quotation prepared by: *Patrick Pozza, President*

C. RENIER ARCHITECTS, INC.

348 MAIN AVENUE
DE PERE, WI 54115
PHONE: (920) 330-0500
FAX: (920) 330-0504

AI
102
copy

March 15, 2018

Saks Holdings, LLC
Attn: Andrew Krans
942 Lawton Place
De Pere, WI 54115

BILL FOR ARCHITECTURAL DESIGN SERVICES

Previous Billings = \$0.00

Previous Reimbursables = \$0.00

Billing for architectural design work (363 Main façade work
including new window/ door openings & steel beam support)

15 hours x \$100.00 = \$ 1,500.00

Total Payment due = \$ 1,500.00

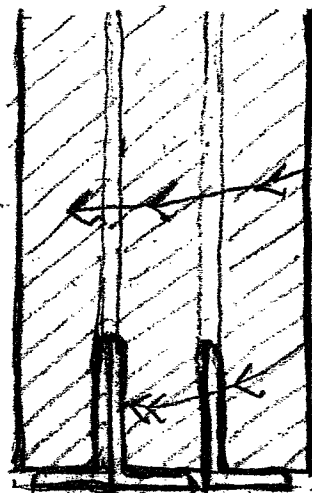
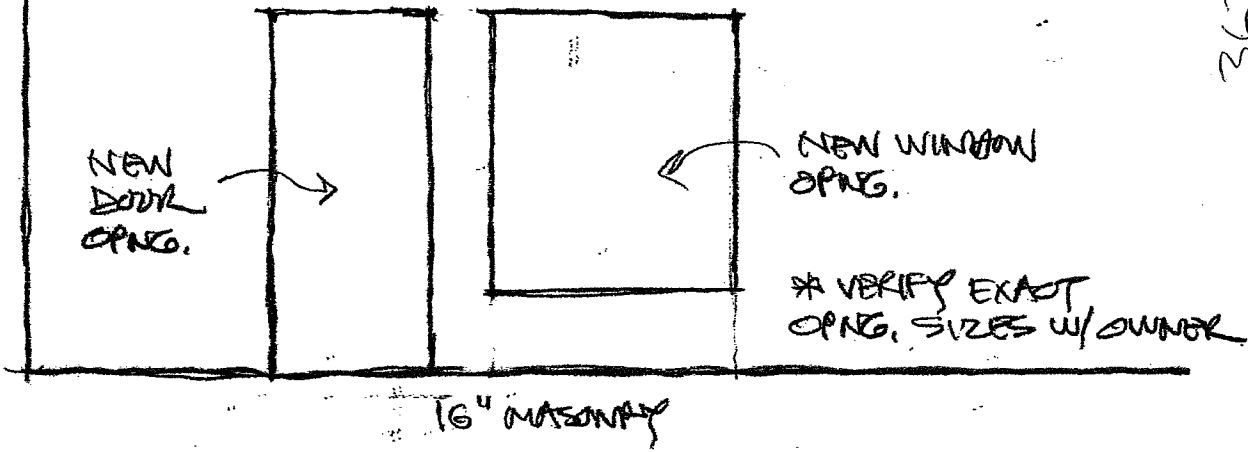
Thank you for using our services.



Chris C. Renier
C. Renier Architects, Inc.

PAID
3-15-18

Attachment: 363 Main Invoices (6826 : 363 Main Ave. Facade Grant Application *)



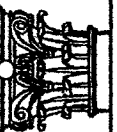
NEW LINTEL SECTION
1 1/2" = 1'-0"

363

365 MAIN
DE PERE, WISC.

DRAWN: SCW
CHECKED: CCR
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE AGREEMENT WITH THE ARCHITECT

NEW LINTEL



C. RENIER ARCHITECTS, INC.
348 MAIN AVENUE, DE PERE, WI 54115
E-MAIL: RENIERARCH@JITOL.COM
PH (920) 330-0500 FAX (920) 330-0504

DATE:
10/16/11
©COPYRIGHT

SHEET
1

PROJ. NO.



CONSTRUCTION, INC.

Established 1976

www.schuhconstruction.com

OFFICE: 920.833.6465

FAX: 920.833.2158

N9351 Isaar Road Seymour, WI 54165

DESIGN / BUILD GENERAL CONTRACTING STEEL FABRICATION



Invoice No.

99

8.c

(I)
PAID 12-17-17
\$2170.00
MDH26-ZKRAZ

B
I
L
L
T
O

ANDY & SOPHIA KRANS
941 LAWTON PLACE
DEPERE, WI 54115

J
O
B
N
O

17-275
CONCRETE WORK

Invoice Date	Invoice No.	Customer No.	Payment Terms	Contract No.
12/14/2017	998	KRANS	Net 15	

ITEM NO	QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
	1	FOR SUPPLING & INSTALLING SUPPORT BEAM @ DEPERE BUILDING	2,170.00	2,170.00 *

* means item is non-taxable

TOTAL AMOUNT \$2,170.00

Attachment: 363 Main Invoices (6826 : 363 Main Ave. Facade Grant Application *)

From: Henry Watzka hank@vanlanenmfg.net
Subject: Fwd: fence
Date: Dec 19, 2017 at 7:29:49 AM
To: Andrew Krans atkrans@gmail.com

26
457
J

12-20-2017
2267
1930

----- Forwarded Message -----

Subject:fence

Date:Tue, 19 Dec 2017 07:14:29 -0600

From:Henry Watzka <hank@vanlanenmfg.net>

To:atkrans@gmail.com

Here it is Andy . thank you.

Van Lanen Mfg.

5335 State Hwy 29 Denmark, WI 54208

Ph. 920-863-5705 Fax 920-863-5707

December 19, 2017

Attn: Andy

Re: fence

Labor and materials to furnish :

A total of 21 lineal feet of decorative custom ornamental fence for Andy Kranz. The style is to match existing at the neighboring sites. The railing is to be made of steel. Includes finish painting. Does not included installation in this price. Price includes one gate with hardware.

Total cost: \$1930.00

Attachment: 363 Main Invoices (6826 : 363 Main Ave. Facade Grant Application *)



**More saving.
More doing.™**

810 SOUTH TAYLOR STREET
GREEN BAY, WI 54303 (920)405-0893

4920 00015 57248 10/26/17 08:29 AM
CASHIER LYNELLE

678885093471 MQ EXT PAINT <A> <M> 44.98
BEHR MQE 9453 SATIN DEEP 1160Z
MAX REFUND VALUE \$40.48
077027002843 GECLEAR TUBE <A> <M> 3.98
GE SILICONE II K&B CLEAR 2.8 OZ
MAX REFUND VALUE \$3.58
716341015800 3XGLDTRIM <A> <M> 16.47
PURDY 3.0 XL-GLIDE ALL PAINT BRUSH
MAX REFUND VALUE \$14.83
070798187726 SS K&B <A> <M> 4.97
SIMPLE SEAL K&B WHITE 9 OZ
MAX REFUND VALUE \$4.47
-----10% off Military Discount-----
70.40 10% off Military Discount -7.04
MUST RETURN ALL ITEMS FOR A FULL REFUND

SUBTOTAL 63.36
SALES TAX 3.17
TOTAL \$66.53
XXXXXXXXXXXXX9999 HOME DEPOT 66.53
AUTH CODE 026165/4153572 TA

SAKS HOLDINGS LLC
KRANS ANDREW

<M> = Military Appreciation



4920 15 57248 10/26/2017 1129

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 11 365 10/26/2018
THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY SIGN IN STORES FOR
DETAILS.

BUY ONLINE PICK-UP IN STORE
AVAILABLE NOW ON HOMEDEPOT.COM.
CONVENIENT, EASY AND MOST ORDERS
READY IN LESS THAN 2 HOURS!

ENTER FOR A CHANCE
TO WIN A \$5,000
HOME DEPOT GIFT CARD!

Tell us about your store visit!
Complete our short survey and
enter for a chance to win at:

www.homedepot.com/survey

PARTICIPE EN UNA
OPORTUNIDAD DE GANAR
UNA TARJETA DE
REGALO DE THD
DE \$5,000!

Comparta Su Opinion! Complete la breve
encuesta sobre su visita a la tienda y
tenga la oportunidad de ganar en:



**More saving.
More doing.™**

810 SOUTH TAYLOR STREET
GREEN BAY, WI 54303 (920)405-0893

4920 00018 40453 11/12/17 04:44 PM
CASHIER VICTORIA

750298153253 2X4-96 STUD <A> <M>
2X4-96" PRIME KD WHITEWOOD STUD
4@3.30 13.20
MAX REFUND VALUE \$11.88/4
082474985311 EXT PAINT <A> <M> 37.98
BEHR PPUE 9853 SATIN DEEP 1160Z
MAX REFUND VALUE \$34.18
008925037897 7-1/4"24T <A> <M> 9.97
DIABLO 7-1/4"X24T FRAMING SAW BLADE
MAX REFUND VALUE \$8.97
-----10% off Military Discount-----
61.15 10% off Military Discount -6.12
MUST RETURN ALL ITEMS FOR A FULL REFUND

SUBTOTAL 55.03
SALES TAX 2.75
TOTAL \$57.78
XXXXXXXXXXXXX9999 HOME DEPOT 57.78
AUTH CODE 012562/7181800 TA

SAKS HOLDINGS LLC
KRANS ANDREW

<M> = Military Appreciation



4920 18 40453 11/12/2017 2793

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 11 365 11/12/2018
THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY SIGN IN STORES FOR
DETAILS.

BUY ONLINE PICK-UP IN STORE
AVAILABLE NOW ON HOMEDEPOT.COM.
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READY IN LESS THAN 2 HOURS!

ENTER FOR A CHANCE
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HOME DEPOT GIFT CARD!

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www.homedepot.com/survey

PARTICIPE EN UNA
OPORTUNIDAD DE GANAR
UNA TARJETA DE
REGALO DE THD
DE \$5,000!

Comparta Su Opinion! Complete la breve
encuesta sobre su visita a la tienda y
tenga la oportunidad de ganar en:

www.homedepot.com/survey

City of De Pere MEMORANDUM



To: Redevelopment Authority
 From: Kimberly Flom, Economic Development & Planning Director
 Date: November 21, 2017

RE: **Façade Grant Application – 363 Main Avenue (WD-919)**

Background

Saks Holdings submitted the attached façade grant application for the front and rear facades of 363 Main Avenue.

The building is not a contributing structure to the Main Street Historic District. Built in 1960, it was originally constructed for use as a retail building and most recently operated as Buddha's Still.



Figure 1: Project location

Proposed Improvements

Please see the attached application for detail on the proposed façade improvements. The applicant proposes work on both the front and rear façade to include exterior painting, new lighting fixtures, masonry repair and new windows/doors.



Attachment: 363 Façade Grant RDA Memo 11-2017 (6826 : 363 Main Ave. Façade Grant Application *)

363 Main Façade Grant - Exterior Cost Estimate

Vendor	Detail	Amount
GB Glass Center, Inc.	Window and Door Systems (not including Main St. facing door and transom window)	\$11,522.00
Engleberg Masonry, Inc.	Masonry work for new door and windows	\$3,500.00
C&C Electrical Services	Exterior Electrical for signage and accent lighting	\$1,500.00
TBD	Exterior Lighting Fixtures	\$500.00
Saks Holdings, LLC	Exterior Paint (3 gallons purchased at \$36.98/gallon)	\$185.00
		Total \$17,207.00
		\$4 Investment \$13,765.60
		\$1 Grant Match \$3,441.40

Façade Grant Funding

The 2017 budget includes \$30,000 for façade grants for TID #9 (to date, \$14,658.40 have been obligated for Life Church and O'Connor Connective. An application for 353 Main has been conceptually approved pending additional information).

City of DePere
Application for Facade Grant
363 Main Ave.
DePere, WI. 54115

Saks Holdings, LLC
941 Lawton Place
DePere, WI. 54115
Andrew Krans
920-371-5032
E: Atkrans@gmail.com

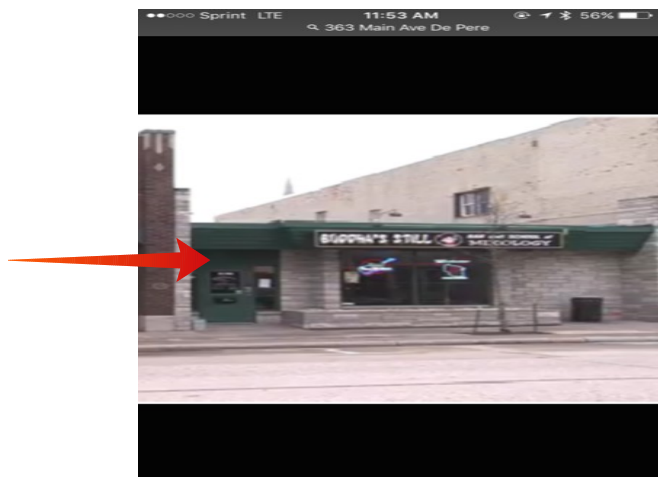
DePere Redevelopment Authority / City of Depere Common Council
October / November 2017

Greetings!

Hope this finds you all well. Attached you will find the completed application, photos of the existing facade, proposed and a request for approval for facade improvements located at 363 Main Ave. both the front (Main side) and back (Nicolet Square Parking lot) sides.

363 Front (Main St. side)

Will be repainting and updating electrical for both exterior sub lighting and overhead lighting for signage. Future signage to be address with over window positioning and gooseneck lighting. Door system on front of building is in "OK" condition but we are quoting this out along with transom window replacement above this entry door. We request that we are able to paint the Main st. facade prior to formal approval because of "time of year...before the snow hits!" Red arrow points to transom window reopening.



Attachment: 363 DePere RDA Application (6826 : 363 Main Ave. Facade Grant Application *)

363 Main (Nicolet Square Parking lot)

Replace all south facing windows along with door system, replace awning covering, electrical for overhead lighting and painting. Painting was already completed because of peeling paint, exposed “crack away” brick face from flag pole holders, 2x4 glued signage supports and overall bad condition of brick. On NW facing wall (Currently this faces the dumpster inclosure located at 365 Main) we would like to request the approval of expanding the size of an existing window along with adding a door that would allow the area to the west, current dumpster enclosure, to be used as outdoor seating. 365 Main and 363 will be combined under one new parcel ID by year end which will allow for this expansion of outdoor seating. (Property line variance, etc)



Estimated Costs:

Window and Door Systems (Not including Main St. facing door and transom window)

GB Glass Glass Center, Inc. - \$11,522.00

Masonry work for new door and windows:

Engleberg Masonry, Inc. - \$3,500.00

Electrical for signage and accent lighting:

C&C Electrical Services: - \$1,500.00 (Not including fixtures to be added..est. \$500.00)

Paint for Exterior:

Behr Premium Exterior Paint: \$185 (5 Gallons total)

(3 Gallons already purchased at \$36.98 Per Gallon, no labor costs / Saks Holdings, LLC)

Total Estimate: \$17,207.00

(Does not include Main st. Door system and transom window) (\$1500?)

Saks Holdings, LLC

Thank you in advance for taking the time to review this request for the Facade Grant.

I can be reached directly at 920-371-5032 at anytime.

Sincerely,

Andrew Krans
Saks Holdings, LLC

	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) Saks Holdings, LLC		Authorized Representative Andrew Krans	Title Senior Partner
Mailing Address 941 Lawton Place	City DePere	State WI	ZIP Code 54115
Email Address atkrans@gmail.com	Phone Number (incl. area code) 920-371-5032	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) Same		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 363 Main Ave. DePere, WI. 54115			Parcel No.
SECTION 4: Project Information			
Project Description:		Façade Grant and improvements to both Main St. and Nicolet Square	
Estimated Façade Expenses:		\$18,000.00	
Contractor:		Saks Holdings, LLC	
Estimated Start Date:		November 2017	Estimated Completion Date: 2 Weeks from Start, Mid Nov.
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) Andrew Krans		Title Senior Partner	Phone Number 920-371-5032
Signature of Applicant Electronic Signature/ Andrew T. Krans 10-20/2017 (ATK)		Date Signed 10-20-2017	

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

MEETING DATE: March 26, 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.
-----------------------------	------------

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.

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

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

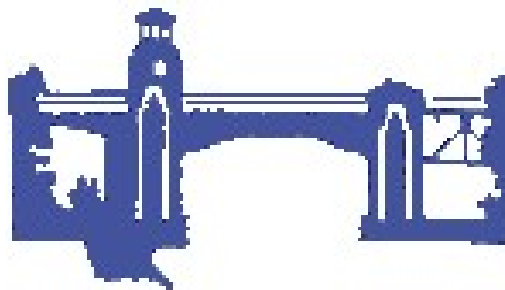
1. Signage as a standalone request
2. Any improvement that could be removed from the building as personal property.
3. Interior Improvements
4. Design/Engineering/Professional Fees
5. Roof repair/replacement that does not alter the appearance of the building.

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.