Redevelopment Authority

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

Regular Meeting

Final Minutes

Monday, November 28, 2016 | **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	
John Nusbaum	Board Member	Excused	
Ted Penn	Chairman	Present	
Joe Van Deurzen	Board Member	Present	
Julie Van Straten	Board Member	Present	

Also present: Planning Director Kim Flom.

2. Approval of the minutes of the August 2, 2016 special meeting of the Redevelopment Authority.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Joe Van Deurzen, Board Member
SECONDER:	Bill Komsi, Board Member
AYES:	Karls, Komsi, Penn, Van Deurzen, Van Straten
EXCUSED:	Jerry Henrigillis, John Nusbaum

3. Downtown Project Updates

Planning Director Kim Flom provided an update on several downtown projects:

102 N. Broadway Project: Kim reported that there have been no issues from a construction standpoint and construction is moving along on schedule. The developers have been providing updates on Facebook for the project. She noted that the only design change that has taken place is with the windows on the North elevation, which is the side that will stick up above the Starry building. Due to building code requirements, the windows needed to be reduced in size. This change was required by the state. The development is scheduled to be completed in spring 2017.

River Watch Project: Kim reported that the developers presented a preliminary review of the project at the November 1st Plan Commission meeting. The presentation generated several comments from the public, but there was general positive feedback for redevelopment in downtown. Kim stated that this project is still in the very preliminary planning stage at this point.

New Leaf Market: Kim reminded the board members that New Leaf recently received a grant of $250,000 from the state. Originally, the company was interested in the property at 310 N Wisconsin. However, the ownership changed so now they are in negotiations with the owner of 320 N Wisconsin to purchase the property. They are also working with the city to acquire a parking lot to build out the existing building to fit their needs. Kim reported that staff is working with them to finalize some of the details to bring the parking lot acquisition before the Council for approval. She stated that based on the current timeline, New Leaf hopes to open sometime in 2018.

Facade Grants: Kim reported that no one has applied for a facade grant this year. There is one applicant working with staff who is planning on waiting till spring to move forward with the facade grant application.

Revolving Loan Fund: This is a federally funded program that offers $20,000/full time job created up to a max of $250,000.

Downtown Parking Study: Kim reported that the Council approved funds to hire a consultant to do a comprehensive parking analysis of Downtown De Pere. Work may begin mid year 2017.

Zoning Code Update: Since the current zoning code is not keeping up with industry standards, the Common Council approved an entire rewrite of the code. This project is slated to start mid year 2017 and continue through 2018.

James Street Fountain: There are funds in the budget for a new streetscape plan for the fountain in front of Union Hotel. The current fountain is failing and doesn't meet any current codes. There are a few different options for the fountain design, which includes the two block section around the fountain to emphasize the area as a public gathering space.

Trash receptacle and bike rack replacement: The City is working with the Parks Department and using TID funds to replace the trash receptacles and bike racks. Definitely De Pere will be involved with the design.

Humana Dental Building: Kim reported that the Humana Dental building has been purchased by Tweet Garot for their corporate headquarters.

RESULT:	**DISCUSSED**

4. Election of Vice Chair of the Redevelopment Authority.

Carol Karls motioned, seconded by Bill Komsi, to nominate Julie Van Straten as the Vice Chair. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Carol Karls, Board Member
SECONDER:	Bill Komsi, Board Member
AYES:	Karls, Komsi, Penn, Van Deurzen, Van Straten
EXCUSED:	Jerry Henrigillis, John Nusbaum

Adjournment

Joe Van Deurzen motioned, seconded by Carol Karols, to adjourn the meeting at 6:40 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker