



# Redevelopment Authority

## Regular Meeting

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

### Final Minutes

Monday, November 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 | Present |         |
| Carol Karls       | Board Member | Present |         |
| Ted Penn          | Chairman     | Present |         |
| Tina Quigley      | Board Member | Present |         |
| Lisa VandenAvond  | Board Member | Present |         |
| Joe Van Deurzen   | Board Member | Present |         |
| Julie Van Straten | Vice Chair   | Present |         |

Also present: Development Services Director Kim Flom.

2. Approval of the minutes of the October 22, 2018 Redevelopment Authority meeting.

|                  |                                                                          |
|------------------|--------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                                               |
| <b>MOVER:</b>    | Joe Van Deurzen, Board Member                                            |
| <b>SECONDER:</b> | Carol Karls, Board Member                                                |
| <b>AYES:</b>     | Henrigillis, Karls, Penn, Quigley, VandenAvond, Van Deurzen, Van Straten |

3. Review updated 363 (365) Main Ave. Facade Grant Application, submitted by SAKS Holdings LLC \*

Development Services Director Kim Flom provided a review of the facade grant application for 363 Main Avenue. Due to a parcel combination, the property is now addressed as 365 Main Avenue. The applicant, Andy Krans, who was unable to attend the meeting, is requesting additional facade grant funds. Kim reported that the history of this project goes back to 2017, when the original application was submitted. Then in 2018, an amended application was received due to the updated facade grant guidelines. The RDA and Council previously approved up to \$8,919.31 in grant funding for this property. The additional work being proposed would amount to an additional \$11,080.70 in facade grant funds, which would hit the maximum grant amount eligible for this property and utilize all of the 2018 funds with the exception of \$648 remaining. If approved by the RDA, this request will be forwarded to the Common Council for a resolution review. Payment will be reviewed administratively upon review of paid receipts and work completion. Joe Van Deurzen moved, seconded by Tina Quigley, to approve the facade grant request. Upon vote, motion carried unanimously.

|                  |                                                                          |
|------------------|--------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                                               |
| <b>MOVER:</b>    | Joe Van Deurzen, Board Member                                            |
| <b>SECONDER:</b> | Tina Quigley, Board Member                                               |
| <b>AYES:</b>     | Henrigillis, Karls, Penn, Quigley, VandenAvond, Van Deurzen, Van Straten |

#### Adjournment

Before adjourning, there were a few questions regarding other projects going on in the City. Julie Van Straten asked for an update on the Nicolet Square Master Plan. Development Services Director Kim Flom reported that the reconstruction of Main Avenue has been put on hold indefinitely by WisDot, which has alleviated the pressure to complete the work at Nicolet Square. She added that the only thing in the budget for Nicolet Square in 2019 are some smaller pedestrian-related enhancements on the rear side of the businesses, the Nicolet alley itself, which is the alley between Gyro Kabobs and Nicky's, and some possible pedestrian bump out on Main Avenue. Ted Penn then asked about possible redevelopment of the gas station located across from Stella's. Kim reported that the property is currently for sale; however the asking price is currently much higher than appraised value. Joe Van Deurzen asked if there was any news to report on the Mulva Cultural Center. Kim reported that the Cultural District Master Plan was approved earlier this year. She added that the Cultural District Board has been working hard to forward the project and select an architect. The plan and market analysis are both available to view on the City's website.

Ted Penn moved, seconded by Lisa Vanden Avon, to adjourn the meeting at 6:10 PM. Upon vote, motion carried unanimously.

Respectfully submitted,  
Kelly Barker