



Redevelopment Authority

Regular Meeting

335 South Broadway
De Pere, WI 54115
www.deperewi.gov

Agenda

Monday, April 28, 2025

5:30 PM

Council Chambers and Virtual

Pursuant to Wisconsin Statute 19.84, Notice is hereby given to the public that a meeting of the **Redevelopment Authority** of the City of De Pere will be held on **April 28, 2025 at 5:30 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET. DE PERE.**

The Public or Members of the Redevelopment Authority, which may count toward an official quorum, may attend the meeting either in person in the Council Chambers or telephonically or electronically via video conferencing or other appropriate technological means. Telephonic or electronic access to the meeting is provided below:

Computer/smart phone accessing <https://www.gotomeet.me/DePere>

OR

You can also dial in using your phone.
United States (Toll Free): [1 866 899 4679](tel:18668994679)
United States: [+1 \(312\) 757-3117](tel:+13127573117)
Access Code: 154-883-285

This meeting may also be rebroadcast on TV throughout the week and available on demand at <https://deperewi.portal.civicclerk.com/>.

- I. Call to Order
 1. Roll Call
 2. Approval of the minutes of the January 27, 2025 Redevelopment Authority meeting.
 3. Public Comment on Matters not on the Agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Redevelopment Authority. §6-3(f) DPMC
 4. Consideration and possible action on the De Pere Home Improvement Loan for Kristy Pikus, property owner at 606 N Clay Street, De Pere, WI 54115. *
 5. Status update for 2535 Lawrence Dr, De Pere, WI 54115.
 6. Adjournment.

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the Clerk's office at 339-4050 by Noon, the previous day 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

Kristy Pikus



Request for Redevelopment Authority Action

MEETING DATE: April 28, 2025
DEPARTMENT: Development Services
FROM: Kelly Barker, Administrative Assistant
SUBJECT: Approval of the minutes of the January 27, 2025 Redevelopment Authority meeting.
RECOMMENDED ACTION: Approval

ATTACHMENTS:
RDA_Jan2025_Minutes_Draft



Redevelopment Authority

Regular Meeting

Draft Minutes

335 South Broadway
De Pere, WI 54115
www.deperewi.gov

Monday, January 27, 2025

5:30 PM

City Hall, Council Chambers 335 S.
Broadway, De Pere, WI 54115

I. Call to Order

1. Roll Call

Present: Kendall Dworak, Jerry Henrigillis, Carol Karls, Ted Penn, Lisa VandenAvond, Joe Van Deurzen

Excused: Julie Van Straten

Also present: City Attorney Tony Wachewicz and Community & Economic Development Specialist Quasan Shaw.

2. Approval of the minutes of the October 28, 2024 Redevelopment Authority meeting.

RESULT:	Approved
MOVER:	Joe Van Deurzen
SECONDER:	Jerry Henrigillis
AYES:	Kendall Dworak, Jerry Henrigillis, Carol Karls, Ted Penn, Lisa VandenAvond, Joe Van Deurzen
NAYS:	None

3. Public Comment on Matters not on the Agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Redevelopment Authority §6-3(f) DPMC.

There were no public comments.

4. Consideration and possible action on Resolution #RDA 25-01 in the matter of a Relocation Order for 2535 Lawrence Drive.

City Attorney Tony Wachewicz explained the relocation order for the blighted property at 2535 Lawrence Drive. This is the next step in the acquisition of the property, which was found to be blighted in 2024 by both the RDA and Common Council. Joe Van Deurzen asked how long will it take to acquire the property. Attorney Wachewicz stated that it would take at least 120-240 days, depending on the property owner's cooperativeness. He added that the property owners have not reached out to the City. Joe VanDeurzen moved, seconded by Jerry Henrigillis, to approve Resolution #RDA 25-01. The motion was unanimously approved by a roll call vote.

RESULT:	ADOPTED BY ROLL CALL VOTE [6-0]
MOVER:	Joe Van Deurzen
SECONDER:	Jerry Henrigillis
AYES:	Kendall Dworak, Jerry Henrigillis, Carol Karls, Ted Penn, Lisa VandenAvond, Joe Van Deurzen
NAYS:	None

5. Adjournment.

Joe Van Deurzen moved, seconded by Carol Karls, to adjourn the meeting at 5:37 PM. Upon vote, motion carried unanimously.

RESULT:	Approved
MOVER:	Joe Van Deurzen
SECONDER:	Carol Karls
AYES:	Kendall Dworak, Jerry Henrigillis, Carol Karls, Ted Penn, Lisa VandenAvond, Joe Van Deurzen
NAYS:	None

Respectfully submitted,
Kelly Barker



Request for Redevelopment Authority Action

MEETING DATE: April 28, 2025
DEPARTMENT: Development Services
FROM: Quasan Shaw, Community & Economic Development Specialist
SUBJECT: Consideration and possible action on the De Pere Home Improvement Loan for Kristy Pikus, property owner at 606 N Clay Street, De Pere, WI 54115. *
RECOMMENDED ACTION: Approval

Home improvement loan application in the amount of \$29,941.22 for improvements to 606 N Clay St (ED-1128-L-24).

ATTACHMENTS:
(DR-2501) Pikus Review Memo 04282025, Estimate_1163_from_RJH_Construction_LLC, Estimate_23204_from_Royal_Flush_Plumbing_Service_LLC (1)

CITY OF DE PERE MEMO



To: Redevelopment Authority
From: Quasan Shaw, Community and Economic Development Specialist
Date: April 28, 2025

RE: Consideration and Possible Action on the De Pere Home Improvement Loan for Kristy Pikus, property owner at 606 N. Clay Street, De Pere WI 54115*

Background:

The City received the Home Improvement Loan application on March 9, 2025, from Kristy Pikus, property owner at 606 N. Clay ST.

The applicant proposed to remodel existing kitchen by replacing cabinets and countertops, changing the layout of the cabinets to allow for more space and efficiency. The applicant also proposes to add a full bathroom (shower, vanity, and toilet) to the laundry room in basement. The applicant provided the attached cost quote and existing expenses for the proposed work.



Proposed Scope of Work

1) Remodel existing kitchen by replacing cabinets and countertops, changing the layout of the cabinets to allow for more space and efficiency.

2) Add a full bathroom (shower, vanity, and toilet) to the laundry room in basement.

Applicants:

Kristy Pikus

Location of Home:

606 N. Clay Street

Number of Bedrooms:

3

Age of Structure:

65 Years

Owner Occupied:

Yes

Household Size:

1

Own Home/Purchasing:

Owned – 10 Years

Received multiple Quotes:

Yes

Uses of Funds Cost Summary:

The total cost for structural and interior improvements is \$29,941.22.

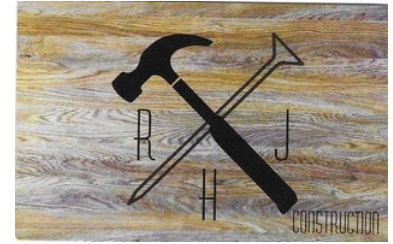
NOTE: The funds may only be used for improvements made on the primary housing structure and any additions and not any accessory structures on a particular lot unless adding an accessory dwelling unit or backyard cottage to a structure. Work on garages where the primary use is parking cars used by the resident household is an eligible use of loan funds; however, higher priority will be given to attached garages or garages where the primary use is parking cars – other accessory garages do not qualify.

Funds may also be used to make upgrades to home systems including electrical, plumbing, mechanical, or other systems or functionally outdated systems, to bring them into compliance with current standards and codes, or to modernize them to current quality, efficiency, and performance levels. Replacement or maintenance of home components that are expected to be replaced periodically such as water heaters and fixtures will not be funded. Repayment of any loan application fees incurred as part of this program is an eligible use of loan funds received. All systems (listed above) impacted by improvements shall be brought into full code compliance prior to receiving an occupancy permit. In addition to home system upgrades, loan funds may also be used for sump pump connection, window replacement and insulation improvements, or other measures that will increase the heating and cooling efficiency and overall performance of the home.

ESTIMATE

RJH Construction, LLC
225 N 6th St
De Pere, WI 54115

rhandrick@gmail.com
+1 (920) 265-2848



Bill to
Kristy Pikus
606 N Clay St
De Pere, WI 54115

Ship to
Kristy Pikus
606 N Clay St
De Pere, WI 54115

Estimate details

Estimate no.: 1163
Estimate date: 10/14/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Demolition	remove existing cabinets and countertops	1	\$500.00	\$500.00
2.		disposal	haul away cabinets and countertops	1	\$225.00	\$225.00
3.		Flooring	patch in flooring where needed once cabinets are removed	1	\$315.00	\$315.00
4.		Electrical Allowance	run new wires for stove and hood unit. new electrical line for dishwasher.	1	\$725.00	\$725.00
5.		Cabinets	New kitchen cabinets	1	\$4,635.09	\$4,635.09
6.		Labor	install new cabinets	1	\$3,900.00	\$3,900.00
7.		Countertop	new countertops for kitchen	1	\$756.21	\$756.21
8.		Labor	install countertops	1	\$1,400.00	\$1,400.00
9.		Material	2x4's nails concrete anchors	1	\$290.45	\$290.45
10.		Framing	frame out basement for bathroom and exterior walls.	1	\$300.00	\$300.00
11.		Sheetrock	1/2" sheetrock for walls screws	1	\$180.06	\$180.06
12.		Labor	hang sheetrock on walls.	1	\$300.00	\$300.00

13.	Plaster	skip trowel basement walls	1	\$500.00	\$500.00
14.	paint	paint walls in bathroom (paint included)	1	\$300.00	\$300.00
15.	Ceiling Tile	ceiling tile and grid for basement bathroom	1	\$373.85	\$373.85
16.	Labor	install grid work and ceiling tile	1	\$475.00	\$475.00
17.	Electrical Allowance	new lighting for basement bathroom. Bath fan and vanity light. electrical outlets.	1	\$1,300.00	\$1,300.00
18.	Flooring	LVT for basement floor	1	\$698.25	\$698.25
19.	Flooring Labor	install flooring throughout bathroom	1	\$704.00	\$704.00
20.	Doors and Trim	new door for bathroom and baseboard trim	1	\$374.59	\$374.59
21.	Labor	level and hang door. trim out door and baseboard	1	\$455.00	\$455.00
22.	Miscellaneous	install hood unit above stove (includes price of hood Unit)	1	\$209.97	\$209.97
23.	Vanity	bath vanity	1	\$283.49	\$283.49
24.	Shower	Max Outback	1	\$1,117.20	\$1,117.20
25.	Toilet	dreamwork Tahoe	1	\$82.57	\$82.57
26.	Accessories	shower head and valve kit	1	\$115.49	\$115.49
Total					\$20,516.22

Accepted date

Accepted by

Royal Flush Plumbing Service LLC

W402 Fish Creek Rd
 De Pere, WI 54115 US
 royalflushgb@gmail.com

Estimate

ADDRESS
Kristy Pikus 606 N Clay St DePere, WI 54115

ESTIMATE #	DATE
23204	09/26/2024

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	labor	labor- Cut and remove concrete to expose cast iron piping and extend new piping to new fixture locations. (\$250.00 set up fee & \$75.00 per foot approx 20')	1	1,750.00	1,750.00
	charge	Install underground drain and vent piping to accommodate for a shower, toilet, sink, and clothes washer hook up.	1	850.00	850.00
	charge	Option 1 - Add a backwater valve in the same trench we cut for	1	425.00	425.00
	charge	Option 2 - Or add a backwater valve to the water meter	1	1,200.00	1,200.00
	charge	pour new concrete after piping is installed	1	1,200.00	1,200.00
	charge	Install water, drain, and vent piping above the floor to accommodate for basement fixtures.	1	1,850.00	1,850.00
	charge	Install a shower base and wall set.	1	1,500.00	1,500.00
	Note	Royal flush will not install shower glass doors	1	0.00	0.00
	charge	Install toilet, sink, and shut off valves	1	650.00	650.00
	Permit fee's not included	Permit fees not included on this estimate	1	0.00	0.00
	Terms & Conditions	Any alteration or deviation from above specification involving extra costs will be executed only upon written order, and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Respectfully submitted by Royal Flush Plumbing LLC This proposal is only valid for 30	1	0.00	0.00

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
		<p>days.</p> <p>Work is typically done in 2 business day. All materials are guaranteed to be as specified, and the above work to be preformed in accordance with the drawings and specifications submitted for the work listed above. 1/2 down payment required at rough in . Remaining balance due at job completion.</p>			

Please send check or money order to:
 Royal Flush Plumbing
 W402 Fish Creek RD DePere WI 54115
 or call 920-619-0918 for more options. Thank you.
 Thank you for your consideration.

SUBTOTAL	9,425.00
TAX	0.00
TOTAL	\$9,425.00

Accepted By

Accepted Date



Request for Redevelopment Authority Action

MEETING DATE: April 28, 2025
DEPARTMENT: Development Services
FROM: Eric Erdman, Assistant City Attorney
SUBJECT: Status update for 2535 Lawrence Dr, De Pere, WI 54115.
RECOMMENDED ACTION: Update

ATTACHMENTS:
None