



Redevelopment Authority

Regular Meeting

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

Agenda

Monday, September 25, 2017	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 **September 25, 2017** 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 August 28, 2017 Redevelopment Authority meeting.
3. Review Proposed Facade Grant Design Guidelines *
4. Review Facade Grant Application for 353 Main Avenue *

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.

Agenda Sent To:

Alderspersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Saks Holdings, LLC

City of De Pere, Wisconsin



Request For Redevelopment Authority Action

MEETING DATE: September 25, 2017

DEPARTMENT: Planning

FROM: Kimberly Flom

SUBJECT: Approval of the minutes of the August 28, 2017 Redevelopment Authority meeting.

ATTACHMENTS:

- RDA_August 2017_Minutes_Draft (PDF)



Redevelopment Authority

Regular Meeting

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

Draft Minutes

Monday, August 28, 2017

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 Van Straten	Vice Chair	Present	

Also present: Economic Development & Planning Director Kim Flom and members of the public.

- Approval of the minutes of the March 27, 2017 Redevelopment Authority meeting.

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

- Review a Facade Grant Application for 355 Main Avenue, submitted by Connective Properties.*

Economic Development & Planning Director Kim Flom provided a summary of the facade grant request for Connective Properties. Due to staff changes in 2015, the program was not actively proposed to the applicant at the time and the property owner was not aware that the program existed. The owner, Bridget O'Connor completed quite a bit of work in 2015 and 2016 for the front and rear facades of the building located at 355 Main Avenue, which houses the business O'Connor Connective. Kim noted that the building is considered a contributing structure to the Main Street Historic District, but is not listed on the National or State Historic Registers. Some of the work that was done includes new storefront, brick painting, signage, and a refresh of the rear facade. The purchase and installation of security cameras was also included in the grant calculation. Although the work has already been completed, the owner is looking for consideration from the RDA to approve the facade grant application after the fact. Staff supports the application and recommends approval. The total cost of the project was \$25,000, which would result in a grant of \$5,000. Joe Van Deurzen questioned the inclusion of both the signage and the security cameras in the facade grant application. He felt that these items do not add to the aesthetics of the facade grant improvements that were made. Kim suggested that he refer to the applicant for a breakdown of the specific costs. Joe Van Deurzen moved, seconded by Bill Komsi, to open the meeting for public comments. Upon vote, motion carried unanimously. Bridget O'Connor addressed the board, thanking them for reviewing the facade grant application. She responded to Joe's questions, explaining that there is a window treatment on the windows that reduces glare, which is included in the signage costs. These window appliques and treatments, along with the new exterior signage make up the total cost for signage. She added that, if approved, she

plans on using the money to make more improvements to the building, such as modifying the shingled roof in the rear of the building. Joe Van Deurzen commented that neither the signage nor the security cameras should be included with the other facade grant improvements. Since these items would be removed when and if another tenant moves into the building, they do not add to the overall facade of the building. Ted Penn added that he doesn't have a problem with including the signage, but agrees that the security cameras should not be included. Julie Van Straten noted that she is also ok with the signage and feels it adds visual appeal to the building. Discussion followed, with the majority of board members agreeing that the security cameras should not be included in the facade grant application. Carol Karls moved, seconded by Joe Van Deurzen to go back to regular order. Upon vote, motion carried unanimously. Carol Karls made a suggestion to refine the guidelines for the facade grant program to identify what should be included and what, if anything should be excluded. Kim agreed that new guidelines would help the RDA evaluate the facade grant process more effectively. She stated that she will work on putting together some guidelines for review at a future meeting. Ted Penn moved, seconded by Julie Van Straten, to approve the grant, with the exception that the security cameras not be included. Joe Van Deurzen offered a friendly amendment to remove the signage, which failed for lack of a second. Upon vote, original motion carried by a vote of 3-2.

RESULT:	ADOPTED [3 TO 2]
MOVER:	Ted Penn, Chairman
SECONDER:	Julie Van Van Straten, Vice Chair
AYES:	Carol Karls, Ted Penn, Julie Van Van Straten
NAYS:	Bill Komsi, Joe Van Deurzen
EXCUSED:	Jerry Henrigillis

4. Downtown Project Updates.

Economic Development & Planning Director Kim Flom provided an update on current downtown projects. She reported that the City held a joint RDA/Council meeting in July to discuss the Mulva Cultural Center. At that meeting, it was reported that the project is still under consideration and the Mulvas are still working out the details. Kim added that staff met with the Mulva Cultural Center board members last week and is anticipating an update to the Council in September. Next, Kim reported that 102 on Broadway is officially open. De Pere was recently featured as one of twelve main street communities in Wisconsin and members of the WEDC were present at the ribbon cutting ceremony last week. Also moving forward is the New Leaf Cooperative Market project. Council made some final approvals last week to get the utilities moved to make the parking lot buildable for the building expansion that is necessary to move ahead with the project. Another project going on is the removal of the James Street Fountain, which has been filled in temporarily. RFP's to design a streetscape plan for the two block square to replace the fountain will be issued this fall. Kim reported that there are a few stadium tax projects in the works, including an art program being managed by Definitely De Pere with \$50,000 for a mural project. The City is also working on its visioning and branding initiative. A consultant has been hired, and the project will be kicking off in October with robust community involvement. Another project being coordinated by the De Pere Chamber is a business walk, which will take place on September 26, 2017. This will include volunteers reaching out to different business owners in the community. Fall is also City budget time. A work session is scheduled in early October and a number of downtown projects will be proposed. Also on the calendar is the second Business

Improvement District (BID) meeting, which is scheduled for October 12, 2017. Ted Penn asked what amount is proposed in the 2018 budget for the facade grant program. Kim replied that the amount will remain the same for 2018, at \$30,000. Kim noted that the Life Church facade grant project which was approved in March 2017 is still ongoing, but the project has not been completed yet.

RESULT: DISCUSSED

Adjournment

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

Respectfully submitted,
Kelly Barker

Attachment: RDA_August 2017_Minutes_Draft (6248 : Approval of the minutes of the August 28, 2017 Redevelopment)

City of De Pere, Wisconsin



Request For Redevelopment Authority Action

MEETING DATE: September 25, 2017

DEPARTMENT: Planning

FROM: Kimberly Flom

SUBJECT: Review Proposed Facade Grant Design Guidelines *

ATTACHMENTS:

- Facade Grant Guidelines (PDF)

City of De Pere MEMORANDUM



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

RE: **Façade Grant Guidelines**

Program History

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

Program Objectives:

Support the rehabilitation and renovation of building exterior facades in Downtown De Pere.

Support the job creation and business development in Downtown De Pere.

Current Program Guidelines:

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

New Additions for Consideration and Discussion:

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

Expenses:

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

Eligible Expenses

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

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

Ineligible Expenses

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

Policy Considerations

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

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

Previous Approved Façade Grant Applications

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

Next Steps

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

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

MEETING DATE: September 25, 2017

DEPARTMENT: Planning

FROM: Kimberly Flom

SUBJECT: Review Facade Grant Application for 353 Main Avenue *

ATTACHMENTS:

- 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, 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.

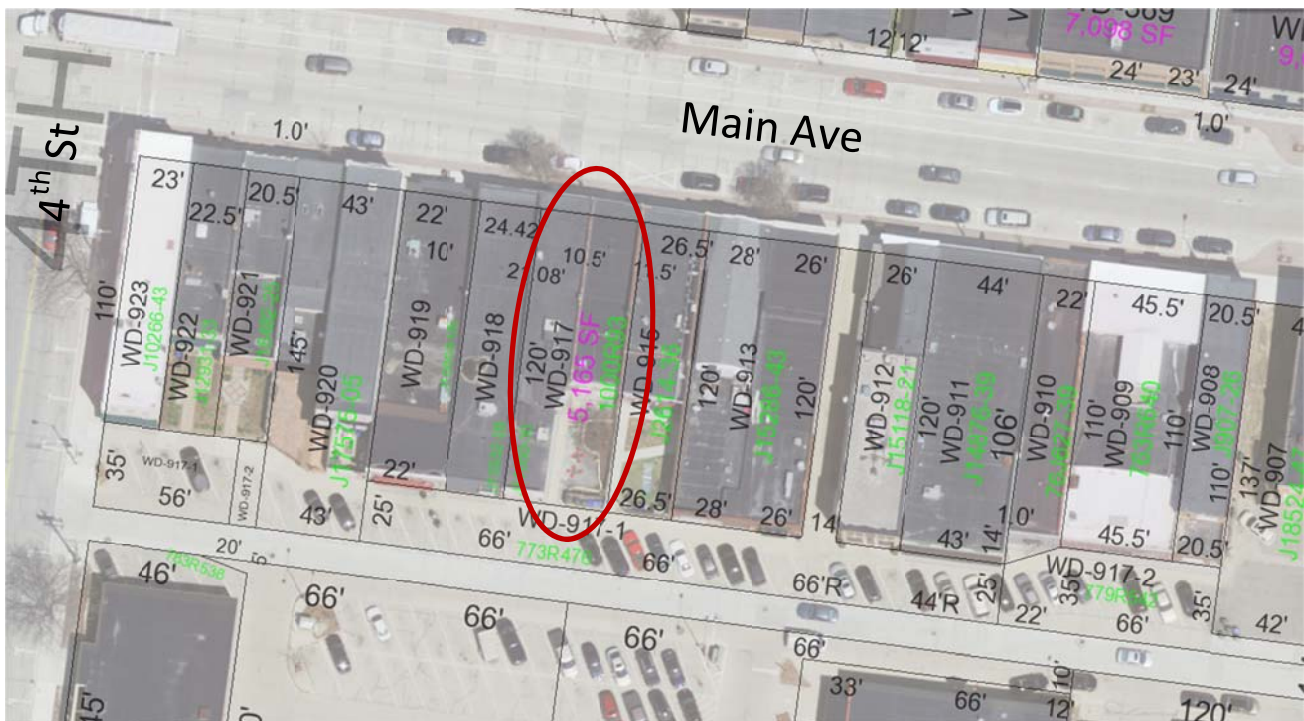


Figure 1: Project location

Attachment: Façade Grant RDA Memo 9-2017 (6247 : Façade Grant Application 353 Main Avenue *)

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 (6247 : Facade Grant Application 353 Main Avenue *)

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.

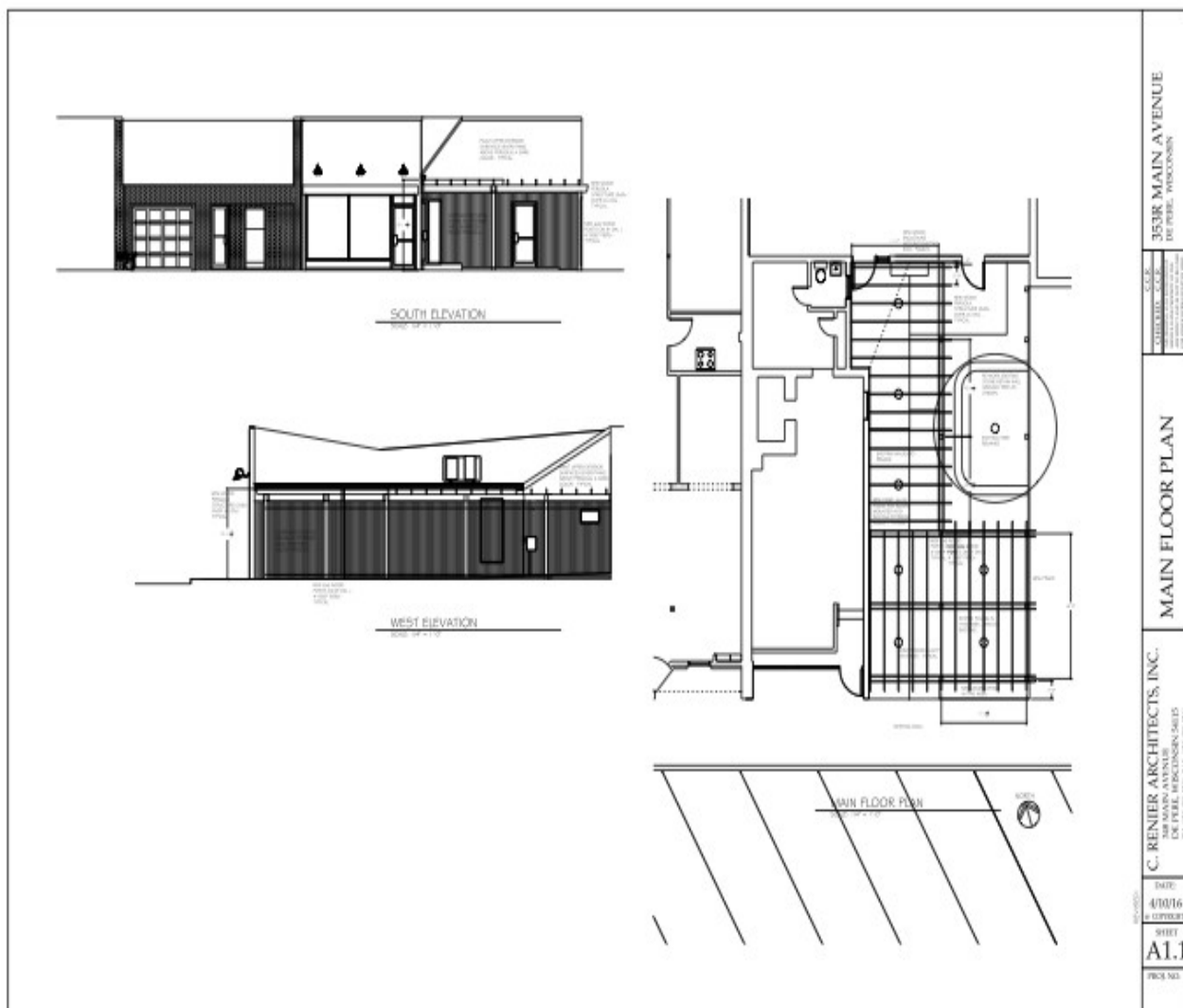
This number did not include any billable labor from Saks Holdings, LLC. This is paid receipts and invoices which will be supplied should this “retro” request be approved.



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 (6247 : Facade Grant Application 353 Main Avenue *)

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	
Title Owner			
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 (6247 : Façade Grant Application 353 Main Avenue *)

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 (6247 : Facade Grant Application 353 Main Avenue *)

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



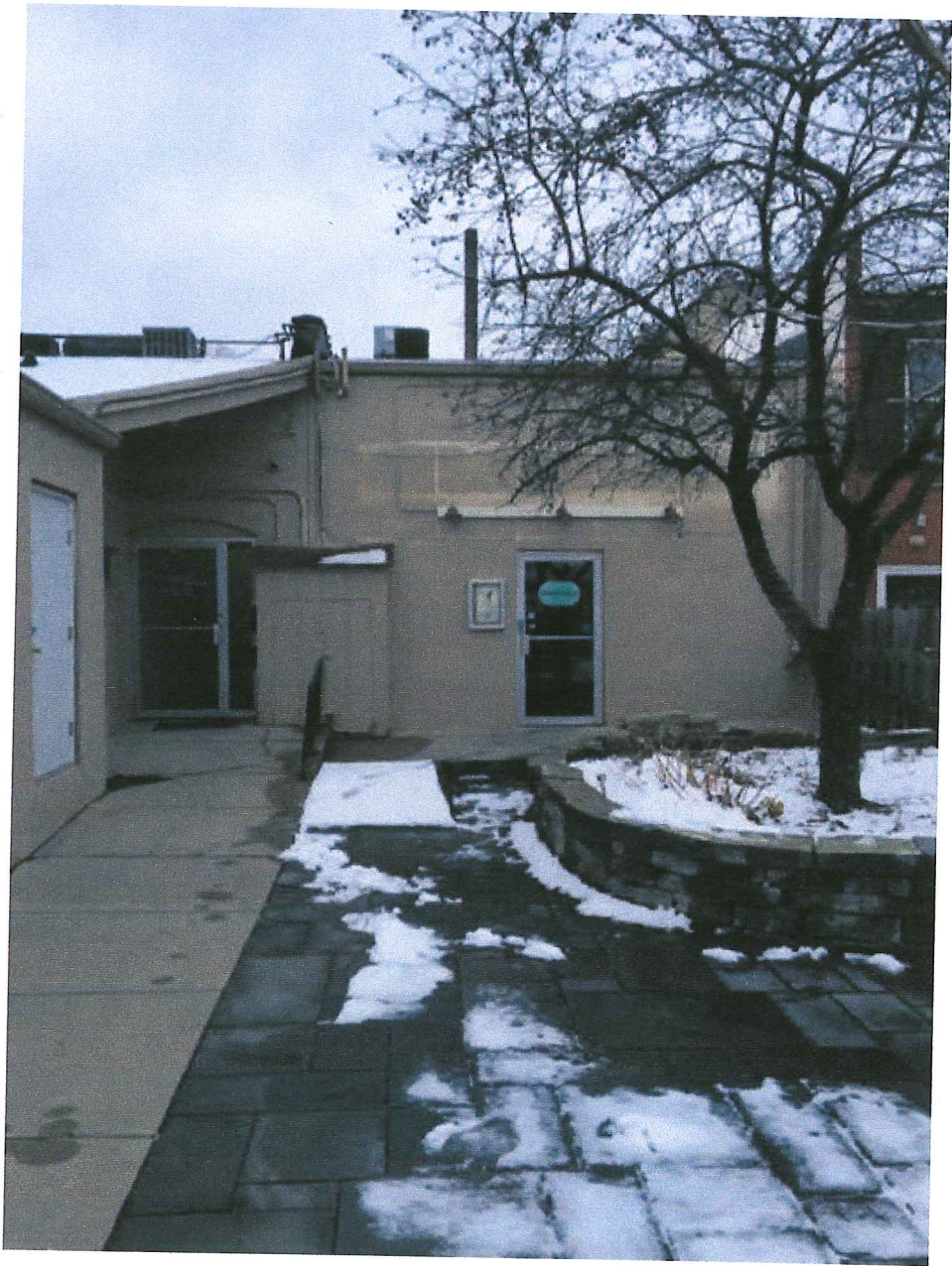




THRIVE/GREEN ROOM ALLEY
JULY 30, 2015

-

DEPERE, WI
JOE LANNICZAK



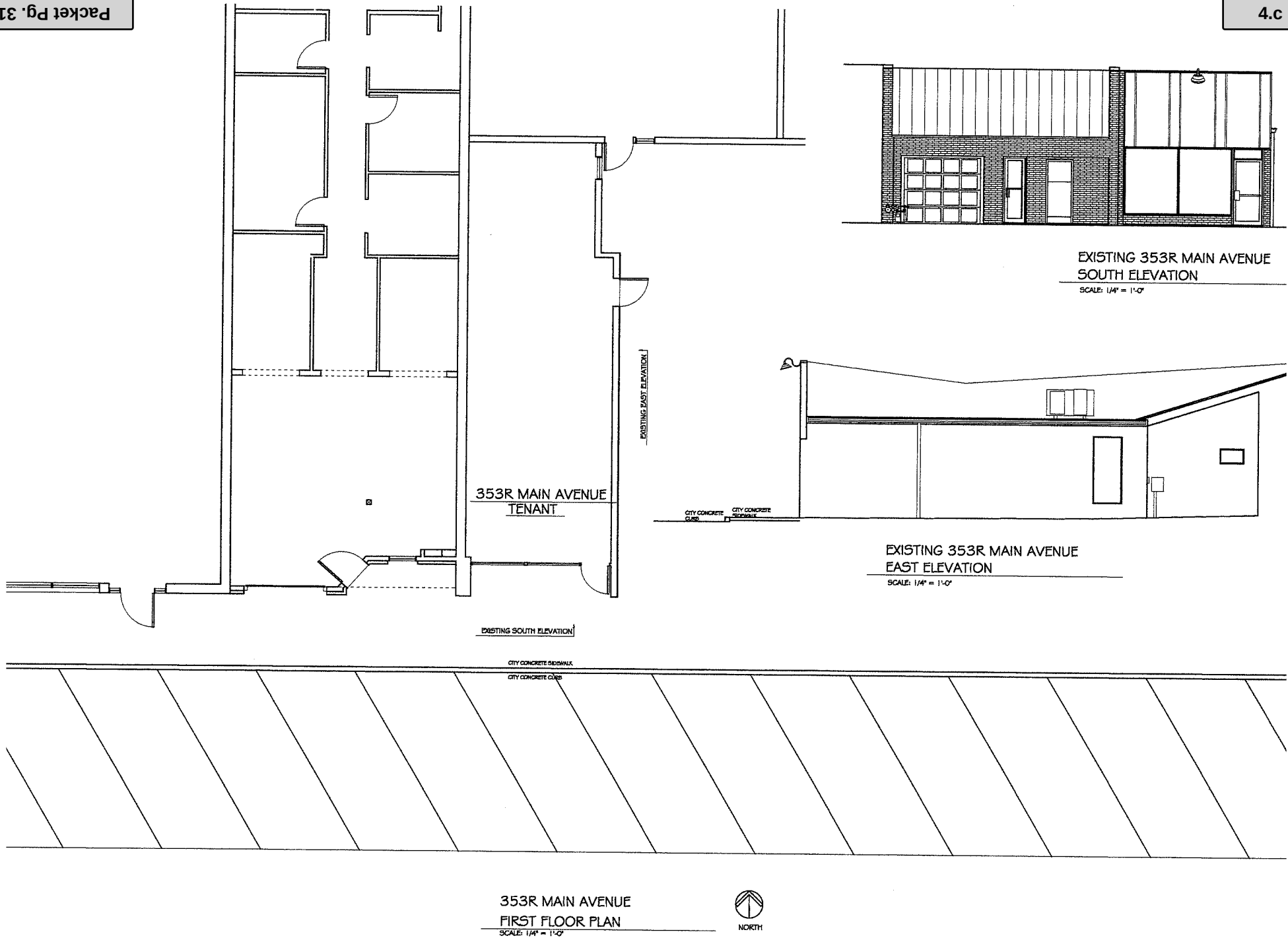




THRIVE/GREEN ROOM ALLEY
JULY 30, 2015

-

DE PERE, WI
JOE LAWNICZAK





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 Komsi	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 Komsi, Board Member
SECONDER: Jerry Henrigillis, Board Member
AYES: Henrigillis, Komsi, 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 Komsi, Board Member
AYES: Henrigillis, Komsi, 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, Komsi, 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] (6247 : Facade Grant Application 353 Main Avenue *)

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