

## NOTICE OF PUBLIC MEETING

Pursuant to Section 19.84, Wis. Stats., notice is hereby given to the public that a regular meeting of the **Redevelopment Authority** of the City of De Pere will meet on July 22, 2013 at 6:00 p.m. in the City Hall Council Chambers, Second Floor, City Hall, 335 South Broadway, De Pere, WI 54115.

*\* Items with an asterisk require City Council Approval*

### **AGENDA FOR SAID MEETING:**

Roll call.

1. Approve the minutes of the Redevelopment Authority meeting on June 24, 2013.
2. Review the Offer to Purchase from Best Built of WD-657-1 and WD-657-2 for multi-family development. \*
3. Adjournment.

Ken Pabich  
Director of Planning and Economic Development

Notice is hereby given that a majority of the members of the Common Council of the City of De Pere may attend this meeting to gather information about a subject(s) over which they have decision-making responsibility.

Any person wishing to attend this meeting who, because of disability, requires special accommodation should contact the City Planner's office at 339-4043 by Noon, Monday, July 22, 2013, so that arrangements can be made.

### **AGENDA SENT TO:**

Redevelopment Authority Members  
Alders  
Department Heads  
TV & Radio Stations  
News Media  
Brown County Library, De Pere Branch  
De Pere Area Chamber of Commerce

**ITEM 2:**  
CRAIG KASSNER

DRAFT

REDEVELOPMENT AUTHORITY  
De Pere, Wisconsin – June 24, 2013

A meeting of the Redevelopment Authority of the City of De Pere was held today at 6:00 p.m. in the Council Chambers of the De Pere City Hall.

Roll Call

Ken Pabich called the meeting to order at 6:00 p.m. Roll call was taken and the following members were present: Joe Van Deurzen, William Patzke, Charles King, and Bill Komsi. Members excused: Ted Penn, John Nusbaum, and Jerry Henrigillis. Also present: City Planning Director Kenneth Pabich, and members of the public.

Motion by Joe Van Deurzen, seconded by Charles King, to have Bill Patzke serve as the Chair Pro Tem. Upon vote, motion carried unanimously.

1. Approve the minutes of the Redevelopment Authority meeting held on May 20, 2013 and the special meeting on June 18, 2013.

Joe Van Deurzen moved, seconded by Bill Komsi, to approve the minutes. Upon vote, motion carried unanimously.

2. Review the Façade Grant Request for 615-617 George St. Applicant: Danen Properties LLC.

Ken Pabich reviewed the design plan and staff recommendations. Joe Van Deurzen moved, seconded by Charles King, to approve the Request as presented with a cap of up to \$10,000 for qualifying façade expenses. Upon vote, motion carried unanimously.

3. Adjournment.

Joe Van Deurzen moved, seconded by Charles King, to adjourn the meeting. Upon vote, motion carried unanimously. Time: 6:15 p.m.

Respectfully submitted,  
Carey Danen, Recording Secretary

**Item #2: Review the Offer to Purchase of WD-657-1 and WD-657-2 for multi-family development.\***

Attached is a letter for the Offer to Purchase WD-657-1 and WD-657-2. Staff has met with the developer and they are interested in working with the RDA to develop the site. The developer is planning to share some development concepts with the RDA at the meeting. Before the developer goes any further with the design and engineering expenses, they want to be able to know that they have the site secured.

The developer is requesting that they have until October 31<sup>st</sup> to complete plans and present them to the RDA. If a consensus can be reached on the project plans, closing on the property could proceed through the completion of a development agreement. If after October 31<sup>st</sup> a consensus cannot be reached, the City would continue to market the property.

The site is located within TID #5 which is near the end of life for project expenditures. Given this fact, the developer is requesting that the site be provided for \$1. In addition, the developer has listed the following contingencies:

1. That we would have until October 31st to have an approved concept plan by the RDA.
2. If approved by the RDA, that the City would then draft a development agreement for the project to proceed.
  - a. The agreement would allow for the approval by the Plan Commission and the City Council on the project.
  - b. The agreement would provide a timeline for Phase I and Phase II of the project since there are two sites.
  - c. We are provided 6 months to start (due to winter/plan design and state approval) on Phase I and 18 months to start on Phase II.
  - d. The ability to connect into the existing storm sewer utilities without onsite treatment.
3. The City provides any known information on the environmental conditions of the site.
4. The City provides the title work on the property.

In reviewing these contingencies, staff does not see any issues that cannot be worked out through the planning process and also the development agreement.

**Recommendation:**

In reviewing the offer, staff supports the idea to in essence “option” the property until a project proposal can be developed with the acceptance of the RDA until October 31<sup>st</sup>. In terms of the sale price, TID #5 is at the end of the project expenditures and the offsetting land price could be used as the incentive to help with project costs.

July 15, 2013

Redevelopment Authority President  
City of De Pere  
335 S Broadway  
De Pere, WI, 54115

Dear Mr Penn;

I would like to reserve the right to purchase WD-657-1 (Grant Street) and WD-657-2 (College Ave). We have had discussions with City staff and we believe that we can put together a project that would be a benefit to the RDA and the City of De Pere.

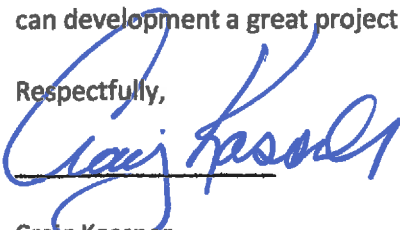
The legal entity purchasing the property will be VHC inc. / and or assigns, and we are proposing to purchase the property for \$1.00. Given the age of the existing Tax Finance District #5, we are using the purchase price to help with the overall project costs. The parcel is zoned as a PDD so it will need approved from the RDA, Plan Commission and City Council. Given these approvals and the time required to put together a project that acceptable to the RDA, we are asking for 90 days to develop plans that are approved by the RDA. If we are not able to come to an agreement after 90 days, we would release our option to purchase.

I have enclosed an initial concept plan for the site and I am hoping that we can come to an agreement to allow us to develop the concept further. Our contingencies that we would like to be considered are:

1. That we would have until October 31st to have an approved concept plan by the RDA.
2. If approved by the RDA, that we would then complete a development agreement for the project to proceed.
  - a. The agreement or closing on the property would allow for the approval by the Plan Commission and the City Council on the project.
  - b. The agreement would provide a timeline for Phase I and Phase II of the project since there are two sites.
  - c. We are provided 06 months to start (due to winter/plan design and state approval) on Phase I and 18 months to start on Phase II.
  - d. The ability to connect into the City storm sewer utilities without onsite treatment.
3. The City provides any known information on the environmental conditions of the site.
4. The City provides the title work on the property.

We believe this is a great site in the City of De Pere and based on the Downtown Master Plan we feel we can development a great project that meets some of the goals defined in the plan.

Respectfully,



Craig Kassner  
Best Built, inc  
President