

REDEVELOPMENT AUTHORITY OF THE CITY OF KAUKAUNA

City of Kaukauna
Council Chambers
Municipal Services Building
144 W. Second Street, Kaukauna



Thursday, January 05, 2023 at 9:00 AM

AGENDA

1. Roll Call.
2. Approval of Minutes
 - [a.](#) Approval of Minutes from October 13, 2022 Meeting
3. New Business.
 - [a.](#) Revolving Loan Application - 171 W Wisconsin Ave
 - [b.](#) Acquisition of Property - 140 E 2nd Street
 - [c.](#) Overview of Funds
4. Closed Session.
 - a. Adjourn to Closed Session per Wisconsin State Statute 19.85 (1)(e) to discuss the disposition of public funds for Riverside Property Management LLC, 171 W Wisconsin Ave
 - b. Return to Open Session for Possible Action.
 - c. Adjourn to Closed Session per Wisconsin State Statute 19.85 (1)(e) to discuss the acquisition of property, 140 E 2nd Street
 - d. Return to Open Session for Possible Action.
5. Other Business.
6. Adjourn.

NOTICES

IF REQUESTED THREE (3) DAYS PRIOR TO THE MEETING, A SIGN LANGUAGE INTERPRETER WILL BE MADE AVAILABLE AT NO CHARGE.

REDEVELOPMENT AUTHORITY OF THE CITY OF KAUKAUNA

City of Kaukauna
Council Chambers
 Municipal Services Building
 144 W. Second Street, Kaukauna



Thursday, October 13, 2022 at 9:00 AM

MINUTES

Meeting called to order at 9:00 AM.

1. Roll Call.

Members Present: Paul Hennes, Karl Kilgas, Quin Lenz, Nicci Sprangers

Members Absent: John Moore, Julie Schroeder

Others Present: Elizabeth Hurst, Riverside Property Management LLC; Jason Hurst Riverside Property Management LLC & Feller LLC; Jay Van Sambeek Riverside Property Management LLC & Feller LLC; Brian Roebke, Times Villager; Lily Paul, Associate Planner; Joe Stephenson Planning & Community Development Director.

A motion was made by Sprangers to excuse the absent members. Kilgas seconded the motion. The motion passed unanimously.

2. Approval of Minutes.

a. Approve Minutes from September 1, 2022 Meeting

A motion was made by Kilgas to excuse the absent members. Sprangers seconded the motion. The motion passed unanimously.

3. New Business.

a. Revolving Loan Application Review - 171 W Wisconsin Ave

Jason Hurst of Riverside Property Management LLC, owner of 171 W Wisconsin Ave, is seeking a loan to perform updates for his residential rental space in the second level of this building. There are four apartments that need updating. The work that is proposed to be done is installing new cabinets, appliances, sinks, countertops, vanities, doors, and flooring. Wire repairs will be done, and the emergency exit stairs will be replaced. These updates will increase value, and attract tenants to seek out renting in the downtown. Also, repairing wires and updating emergency exit stairs are necessary since they are a safety concern. Jason Hurst owns several buildings on Wisconsin Ave and has a vision of updating them to help improve the economy of the downtown. The total cost estimate for building updates is \$180,200 with work to be done by D&M Interiors.

b. Revolving Loan Application Review - 211 W Wisconsin Ave

Jason Hurst of Riverside Property Management LLC, owner of 211 W Wisconsin Ave, is seeking a loan to update the emergency exit stairwell for his residential rental unit located on the second floor of this building. The current stairs are wooden and the new ones

would be steel in material. This is a safety concern for the building, therefore a necessary update. It will also provide a more aesthetic look, as well. Jason Hurst owns several buildings on Wisconsin Ave and has a vision of updating as many as he can to improve the economy of the downtown. The cost estimate for this update is \$37,852 through Keller Construction.

4. Closed Session.

- a. Adjourn to Closed Session per Wisconsin State Statute 19.85 (1)(e) to discuss the disposition of public funds for Feller LLC 171 W Wisconsin Ave AND Riverside Property Management LLC, 211 W Wisconsin Ave.

A motion was made by Sprangers to Adjourn to Closed Session per Wisconsin State Statute 19.85 (1)(e) to discuss the disposition of public funds for Feller LLC, 171 W Wisconsin Ave AND Riverside Property Management LLC, 211 W Wisconsin Ave. Kilgas seconded the motion. The meeting was adjourned to closed session at 9:16 AM.

- b. Return to Open Session for Possible Action

A motion was made by Hennes to return to open session for possible action. Sprangers seconded the motion. The meeting returned to open session at 9:43 AM.

A motion was made by Hennes to approve a loan for Feller, LLC (171 W Wisconsin Ave) at 75% of the total cost estimate with a 2% interest rate and payback in 10 years. There was also a contingency that the alley next to the building should be cleaned up, as well. This wording will be included in the Loan Agreement. Sprangers seconded the motion. The motion passed unanimously.

A motion was made by Hennes to approve a loan for Riverside Property Management LLC (211 W Wisconsin Ave) for \$30,000 with a 2% interest rate and payback of 3 years. Kilgas seconded the motion. The motion passed unanimously.

5. Other Business.

AP Paul welcomed the newest member Quin Lenz to the Redevelopment Authority. He and his family are new residents of Kaukauna. Quin is interested in downtown development.

6. Adjourn.

Hennes made a motion to adjourn the meeting. Sprangers seconded the motion. Meeting adjourned at 9:50 AM.



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Redevelopment Authority
From: Joe Stephenson
Date: January 5th, 2023
Re: Loan Agreement – 171 W Wisconsin

At the October 13th, 2022 RACK meeting the board voted to approve Jason Hurst for a loan at 171 W Wisconsin Ave. The loan, in the amount of \$135,150.00, was for a renovation to the interior and fixing the exterior staircase. Once RACK approves the loan staff works with the applicant and drafts an agreement meeting the requirements set forth by RACK. During this process it came to staff's attention that the property has a new mortgage on it for \$270,000. Recently, RACK has been ensuring that all of its loans are secured with a lien on the building or another asset. This practice helps us ensure we get full payment back and secures our funds for the future.

It is important to note that the original application indicated that there were no mortgages on the property. To insure we are doing our due diligence and RACK has all the information necessary, staff thought it pertinent to bring this application back for consideration.

Recent sales and valuations of the improved building, staff feels the building will be worth anywhere from \$350,000 to \$450,000. Given the values large range, staff recommends adding an additional clause to the loan agreement that would have the applicant personally guarantee the loan, as well as keeping the lien on the property. This will add an extra security blanket should the sale value of the building come in on the lower end.

Recommendation:

Approval of the RACK loan at 171 W Wisconsin Ave in the amount of 135,150.00 with the following conditions:

1. A personal guarantee, by the applicant, is included in the loan agreement.

REVOLVING LOAN PROGRAM APPLICATION



Project Name: 171 W Wisconsin Ave

Project Address: 171 West Wisconsin Ave

Contact Name: Jason Hurst

Contact Address: PO Box

Telephone:

Email:

Year Business Established: 2006

Applicant Is:

Owner ☒ Lessee of Property ☐ Sole Proprietorship ☐
 Partnership ☐ Corporation ☐ Other Business Structure ☐
 Number of Employees: Full Time Part Time

Brief Description of Business:

Feller LLC

List all owners, directors, or partners having 20% or greater interest:

Jason Hurst,

Project Description:

Remodeling Apartments A-D, Rear Exit (riverside exit)

In what ways will the project benefit the community?

Increase tax value ☒
 Improve curb appeal/aesthetics ☒
 Safety or security upgrades ☒
 Accessibility improvements ☒
 Job creation or retention ☐ jobs created ☐ jobs retained
 Improved building longevity ☒
 New or retained business ☒
 Energy efficiency upgrades/weatherization ☐
 Creating services not currently available in a community ☐
 Other:

Project Costs

Acquisition	
Exterior Renovation	75,000 - current keller quote
Interior Rehabilitation	17,000 + 52,000 + 26,500 +1,000
Land/Site Improvements	
Utility Improvements	2,800
Machinery/Equipment	6,000
Design Services	

Project Financing

Personal Funds	lowest cash down possible
Lender Funds	
RACK Funds Requested	
Other	total = 180,200

Existing Building Conditions

If building is owned by applicant:

Acquisition Date	2004
Purchase Price	210,000
Existing Mortgage Balance	0
Land Contract Balance	
Monthly Mortgage Payment(s)	0
Recent Appraised Value	196,000

If building is leased by applicant:

Annual Rent	
Lease Termination Date	
Name of Building Owner	
Address of Building Owner	

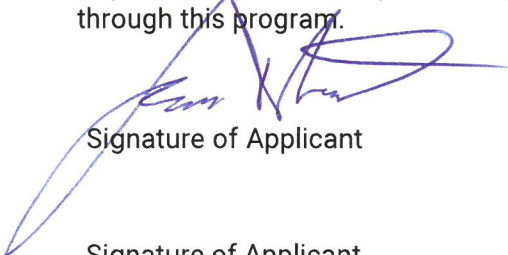
Application Agreement

The applicant certifies that all information in this application, and all information furnished in support of this application, is given for the purpose of obtaining a loan under the Commercial Revolving Loan Program and is true and complete to the best of the applicant's knowledge.

The applicant further certifies that they are the owner of the property described in this application, or the lessee with proof of the owner's consent to improve said property.

The applicant further certifies that the loan proceeds will be used for the work and materials identified in this application and will abide with all provisions and guidelines of the Commercial Revolving Loan Program.

The applicant further authorizes disclosure of all financial information submitted in connection with this application by and between the Redevelopment Authority of the City of Kaukauna and any lender agreeing to participate with the applicant's loan through this program.



Signature of Applicant

9/8/22

Date

9/8/22

Signature of Applicant

Date

List of items to update apartments at 171 W Wisconsin Ave

Kitchen Cabinets for 4 apartments - **\$12,000** priced thru Home depot

Appliances for 4 apartments priced thru Home Depot - **\$6,000**

Sinks, Countertops, Vanities, **\$5,000** Home Depot

All doors replace in 4 Apartments **\$51,940** Keller Construction

Flooring for 4 Apartments and Hallway **\$26500** D&M Flooring

Emergency exit stairs **\$74960** Keller Construction

Electrician to repair and wire **\$2800** Abcon Electric

Paint **\$1000** Sherwin Williams

Total \$180,200

211 Emergency stair well exit 211 W Wisconsin Ave **\$37852** Keller Construction

Total \$37852

D&M INTERIORS

ESTIMATE / QUOTE - 6-30-22

SUBMITTED TO: JAY

JOB SITE: 171 W I AVE KAUKAUNA

APT A	REMOVAL OF THE EXISTING VINYL PLANKING & VINYL BASE	\$546.25
	NEW 1/4" SUB-FLOOR 15 SHEETS = 480 SQFT	\$600.00
	NEW VINYL PLANKING CHASSIS PLANK 12MIL COLOR: TBD 16 BOXES = 523.52 SQFT MATERIAL COST \$2.00 SQFT	\$1047.04
	HEAVY DUTY ADHESIVE	\$60.00
	NEW 4" RUBBER BASE COLOR: TBD - 200 LNFT	\$300.00
	LABOR TO INSTALL THE ABOVE LISTED MATERIALS SUB-FLOOR - LVP - RUBBER BASE	\$1900.00
	TOTAL EST. COST	\$4453.29

SIGN 

DATE

7-1-22

THANK YOU FOR CONSIDERING D&M INTERIORS

RDEDECKER@DANDMINTERIORS.COM OR (920) 419 3939

-ESTIMATES ARE GOOD FOR 30 DAYS UNTIL FURTHER NOTICE-

D&M INTERIORS

ESTIMATE / QUOTE - 6-30-22

SUBMITTED TO: JAY

JOB SITE: 171 W I AVE KAUKAUNA

APT B	REMOVAL OF THE EXISTING CARPET, PAD AND TACK STRIPS	\$200.00
	NEW ¼" SUB-FLOOR 16 SHEETS = 512 SQFT	\$640.00
	NEW VINYL PLANKING CHASSIS PLANK 12MIL COLOR: TBD 17 BOXES = 556.24 SQFT MATERIAL COST \$2.00 SQFT	\$1112.48
	HEAVY DUTY ADHESIVE	\$60.00
	WOOD BASE OFF/ON - 165 LNFT	\$495.00
	LABOR TO INSTALL THE ABOVE LISTED MATERIALS SUB-FLOOR - LVP	\$1800.00
	TOTAL EST. COST	\$4307.48

SIGN 

DATE

7-1-22

THANK YOU FOR CONSIDERING D&M INTERIORS

RDEDECKER@DANDMINTERIORS.COM OR (920) 419 3939

-ESTIMATES ARE GOOD FOR 30 DAYS UNTIL FURTHER NOTICE -

D&M INTERIORS

ESTIMATE / QUOTE - 6-30-22

SUBMITTED TO: JAY

JOB SITE: 171 W I AVE KAUKAUNA

APT C	REMOVAL OF THE EXISTING CARPET, PAD AND TACK STRIPS	\$175.00
	NEW 1/4" SUB-FLOOR 14 SHEETS = 448 SQFT	\$560.00
	NEW VINYL PLANKING CHASSIS PLANK 12MIL COLOR: TBD 15 BOXES = 490.80 SQFT MATERIAL COST \$2.00 SQFT	\$981.60
	HEAVY DUTY ADHESIVE	\$60.00
	WOOD BASE OFF/DN - 165 LNFT	\$495.00
	LABOR TO INSTALL THE ABOVE LISTED MATERIALS SUB-FLOOR - LVP	\$1500.00
	TOTAL EST. COST	\$3771.60

SIGN 

DATE

7-1-22

THANK YOU FOR CONSIDERING D&M INTERIORS

RDEDECKER@DANDMINTERIORS.COM OR (920) 419 3939

-ESTIMATES ARE GOOD FOR 30 DAYS UNTIL FURTHER NOTICE -

D&M INTERIORS

ESTIMATE / QUOTE - 6-30-22

SUBMITTED TO: JAY

JOB SITE: 171 W1 AVE KAUKAUNA

APT D	LEAVE EXISTING VINYL PLANK DOWN	
	NEW 1/4" SUB-FLOOR 28 SHEETS = 896 SQFT	\$1120.00
	NEW VINYL PLANKING CHASSIS PLANK 12MIL COLOR: TBD 30 BOXES = 981.6 SQFT MATERIAL COST \$2.00 SQFT	\$1963.20
	HEAVY DUTY ADHESIVE	\$80.00
	NEW 4" RUBBER BASE COLOR: TBD - 260 LNFT	\$390.00
	LABOR TO INSTALL THE ABOVE LISTED MATERIALS SUB-FLOOR - LVP - RUBBER BASE	\$2300.00
	TOTAL EST. COST	\$5853.20

SIGN 

DATE 7-1-22

THANK YOU FOR CONSIDERING D&M INTERIORS

REDECKER@DANDMINTERIORS.COM OR (920) 419 3939

-ESTIMATES ARE GOOD FOR 30 DAYS UNTIL FURTHER NOTICE -

D&M INTERIORS

ESTIMATE / QUOTE - 6-30-22

SUBMITTED TO: JAY

JOB SITE: 171 W1 AVE KAUKAUNA

COMMON HALL AND STEPS	REMOVAL / PREP FOR NEW FLOORING	\$660.00
	NEW 1/4" SUB-FLOOR 12 SHEETS = 384 SQFT	\$480.00
	NEW VINYL PLANKING CHASSIS PLANK 12MIL COLOR: TBD 12 BOXES = 392.64 SQFT MATERIAL COST \$2.00 SQFT	\$785.28
	HEAVY DUTY ADHESIVE	\$80.00
	NEW 4" RUBBER BASE COLOR: TBD - 80 LNFT	\$120.00
	METAL STAIR NOSE 108 LNFT	\$324.00
	LABOR TO INSTALL THE ABOVE LISTED MATERIALS SUB-FLOOR - LVP - RUBBER BASE + STEP LABOR	\$2562.00
	TOTAL EST. COST	\$5011.28

SIGN 

DATE

7-1-22

THANK YOU FOR CONSIDERING D&M INTERIORS

RDEDECKER@DANDMINTERIORS.COM OR (920) 419 3939

-ESTIMATES ARE GOOD FOR 30 DAYS UNTIL FURTHER NOTICE -



Keller

Planners | Architects | Builders

Offices in Fox Cities, Madison, Milwaukee & Wausau

PROPOSAL

ADDRESS N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130-0620

PHONE 920•766•5795
1•800•236•2534

FAX 920•766•5004

WEB SITE www.kellerbuilds.com

WoodBrown- Jay

Proposal Submitted To

171 W Wisconsin Ave

Street

Kaukauna WI

City, State, and Zip Code

920-766-5795

Phone

Door Replacement

Job Name

9/7/2022

Date

Job Phone

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATE FOR:

Door and Frame Replacement

2'6"x6'6" (Qty 10)- 3 Panel Residential interior Doors With wood frame and trim

2'8"x 6'8" (Qty 3)- 3 Panel Residential interior Doors with wood frame and trim

3'0"x 6'8" (Qty 6)- Steel Entrance Doors and trim- 6 panel Masonite

2' 4" x 6'6" (Qty 1) – 3 Panel Residential interior Doors with wood frame and trim

Wood doors priced as Koch SL34-83 MDF w/ 3 flat panel

Barn door

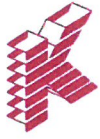
- Demo existing wall, closet doors, and shelving
- Frame new wall with opening for barn door
- Install drywall and paint
- Install 84" x 80" sliding double barn door in new framed opening figured as lowes item #1197100

No new shelving to be installed

Doors and frames to be stained per owner selected Standard color

All hardware supplied by owner

\$51,940



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PHONE 920•766•5795
1•800•236•2534

FAX 920•766•5004

WEB SITE www.kellerbuilds.com

**WE PROPOSE HEREBY TO FURNISH MATERIAL AND LABOR – COMPLETE IN ACCORDANCE WITH ABOVE SPECIFICATIONS, FOR THE SUM OF:
FIFTY ONE THOUSAND NINE HUNDRED AND FORTY DOLLARS (\$51,940)**

Payments due as follows: 50% Down payment, 50% Upon completion

All material is guaranteed to be specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Charlie Grapatin
Keller Authorized Signature

9/7/2022
Date

Note: This proposal may be withdrawn by us if not accepted within (30) days.

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

**Owner's
Signature:** _____

**Date of
Acceptance:** _____

****PLEASE SIGN AND RETURN ONE COPY, THANK YOU****



Keller

Planners | Architects | Builders

Offices in Fox Cities, Madison, Milwaukee & Wausau

PROPOSAL

ADDRESS N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130-0620

PHONE 920•766•5795
1•800•236•2534

FAX 920•766•5004

WEB SITE www.kellerbuilds.com

WoodBrown- Jay

Proposal Submitted To

171 W Wisconsin Ave

Street

Kaukauna WI,

City, State, and Zip Code

920-766-5795

Phone

New Fire escape stairs

Job Name

9/7/2022

Date

Job Phone

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATE FOR:

1.00 GENERAL INFORMATION:

1. Mobilization of all construction equipment to and from the site is included.
2. An allowance of \$650 is included for permit.
3. Engineering and shop drawings included

2.00 DEMOLITION / SITEWORK:

1. Demolition and removal of existing stairs by Keller.
2. Removal of needed concrete and preparation for footings

3.00 CONCRETE:

1. Install (16) 16" Sonotube footings to support the stairs per shop drawings

5.00 METALS:

1. Stairs to be constructed out of steel with open gate risers (28 risers, 2 landings)
2. Stairs to have a 20' x 10' Patio/ Landing at the top
3. The stairs will be 16' High
4. The stairs will have one landing half way down at 8' high- 3'6" x 3'6"

6.00 CARPENTRY:

1. Repair of any siding or building needed to secure stairs to building

9.00 FINISHES:

1. Stairs to be primed and painted a standard color per owners choice

11.00 EQUIPMENT:

1. Equipment needed for the

17.00 EXCLUSIONS:

1. No Mechanical Work is figured
2. Any moving of electrical or other unforeseen items on building



Keller

Planners | Architects | Builders

Offices in Fox Cities, Madison, Milwaukee & Wausau

PROPOSAL

ADDRESS N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130-0620

PHONE 920•766•5795
1•800•236•2534

FAX 920•766•5004

WEB SITE www.kellerbuilds.com

TOTAL AS LISTED:

\$74,960

**WE PROPOSE HEREBY TO FURNISH MATERIAL AND LABOR - COMPLETE IN ACCORDANCE WITH ABOVE SPECIFICATIONS, FOR THE SUM OF:
SEVENTY FOUR THOUSAND NINE HUNDRED AND SIXTY**

Payments due as follows: 50% Down payment, 50% Upon completion

All material is guaranteed to be specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Charlie Grapatin
Keller Authorized Signature

xx/xx/xxxx

Date

Note: This proposal may be withdrawn by us if not accepted within (30) days.

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

**Owner's
Signature:** _____

**Date of
Acceptance:** _____

****PLEASE SIGN AND RETURN ONE COPY, THANK YOU****







MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Redevelopment Authority of the City of Kaukauna
From: Lily Paul, Associate Planner
Date: December 30, 2022
Re: Acquisition of Property, 140 E 2nd Street

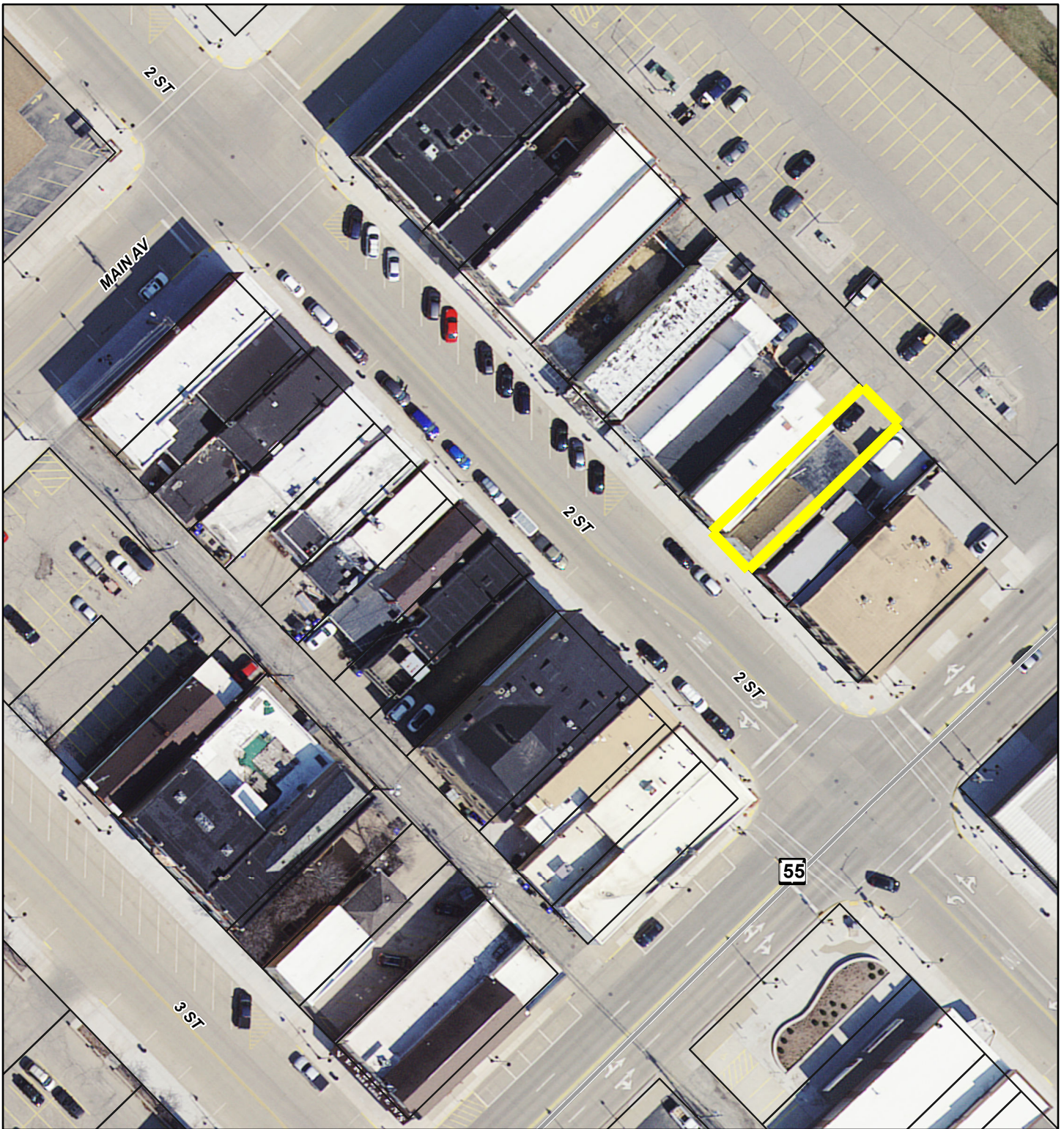
Recent discussions with the current owner of 140 E 2nd Street, formerly known as Title Town Treasures, have led to the idea of acquiring the property for the city. The current building suffers foundation issues and low energy efficiency.

The proposed plan for the building would be to raze it and convert to another pedestrian alley connecting all the business of 2nd and 3rd Street. The "Farmer's Market Parking Lot" has ample room but shows low occupancy. While it is a mere 340 feet (less than a tenth mile) from the center of the parking lot to the western street corner of 2nd Street and 640 feet (less than a quarter mile) from the center of the lot to the eastern corner of 3rd Street, this alley would provide direct access from the parking lot to the downtown. Not to mention it would eliminate a vacant store front and increase the curb appeal of the downtown.

The cost and effort to repair the building may not be justifiable in comparison to an alley that provides direct access from parking to the business and provides outdoor entertainment spaces for businesses.

140 E Second Street

Item 3.b.




12/30/2022, 3:32:33 PM

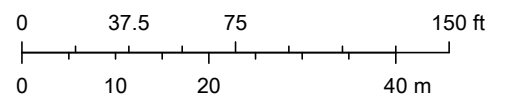
 Tax Parcel Information

Streets

LOCAL

 STH

1:1,128



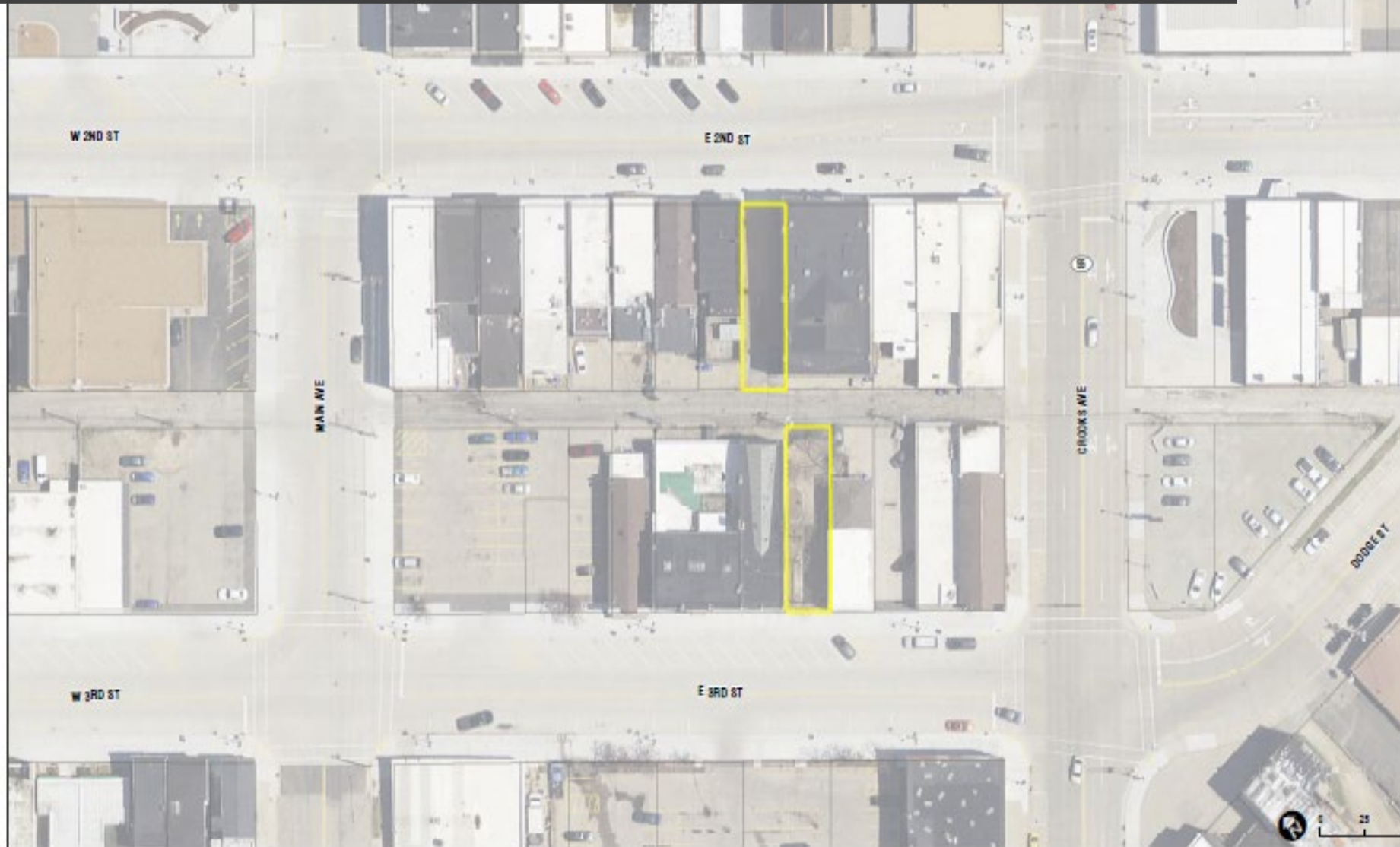
Outagamie County GIS



KAUKAUNA ALLEYWAY ACTIVATION BLUEPRINT



EXISTING CONDITIONS



The 2nd Street “Alley”

- Technically a vacant lot
- Has a mural
- 2nd St. has activity
- No improvements in alley

The 3rd Street Alley

- Was made into a plaza in the 80s
- Trees are overgrown
- Pavement is buckled
- Adjacent uses are not very active

The vehicular alley

- Slated for reconstruction
- Opportunity to connect the two alleys

1ST STREET ALLEY



Item 3.b.

3RD STREET ALLEY





Concepts:

- 2nd Street alley remains a flexible space
- 3rd Steet alley would be more formal and contain seating.
- The car alley offers the opportunity to tie the two together....string lights could attract attention.
- Pavement patterns could have a water/river theme
- The Kaukauna logo could be embedded into the pavement to mark the entrances.
- Opportunities exist for roof top dining and an alley stage.

2ND STREET ALLEY



Keep this space more flexible for activities such as concerts or exercise classes. Use building at the end as a focal point, consider a façade easement to make it more attractive and potentially add a stage. Bring the branding and the alley treatment out into the 2nd Street sidewalk.

3RD STREET ALLEY



Use this alley for seating and dining, agreements could be made with local restaurants. For both alleys removable bollards could secure the space.

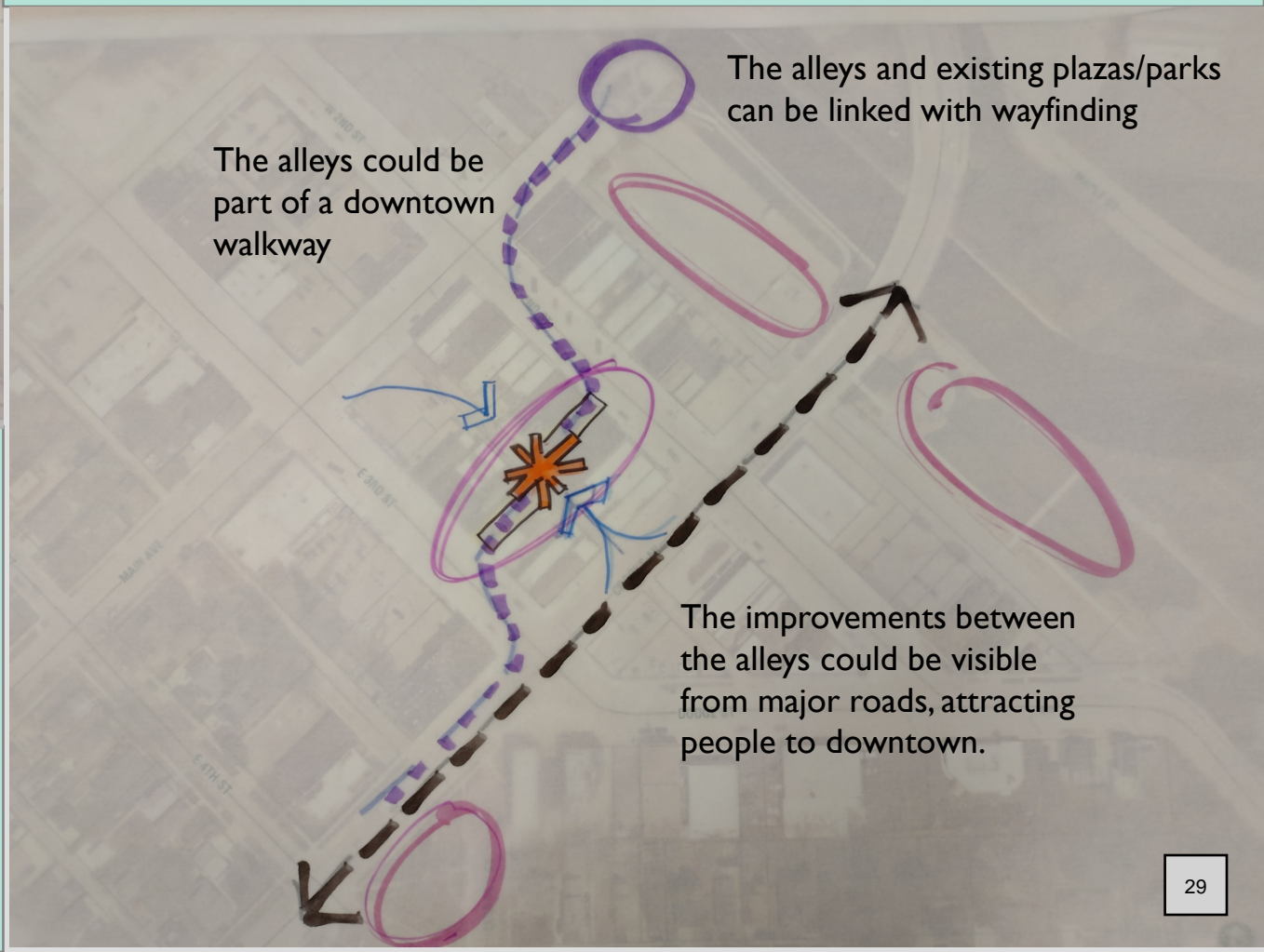


The success of the alley renovations is linked to downtown businesses. Encourage businesses that could use the alleys or draw pedestrian activity.

Make the alleys visible (with the use of lighting and other treatments) as people pass through downtown.

Invest in wayfinding for business and the future alley spaces.

Grant money is currently available through the ECWRPC for businesses filling empty storefronts.



The alleys could be part of a downtown walkway

The alleys and existing plazas/parks can be linked with wayfinding

The improvements between the alleys could be visible from major roads, attracting people to downtown.



MEMO

PLANNING & COMMUNITY DEVELOPMENT

To: Redevelopment Authority of the City of Kaukauna
 From: Lily Paul, Associate Planner
 Date: December 30, 2022
 Re: Outstanding Rack Loans

Below is a table of all the Revolving Loans in the City of Kaukauna. Through December 2022. The most recent payment was taken December 5, 2022.

Loan Name	Address	Loan Balance
Sticky Fingers Catering	147 E Second St	\$55,104.61
Domix LLC	3700 Electric City Blvd	\$130,917.63
Zacharias – Action Appraisers	117 W Third St	\$5,879.76
BLG Company LLC	140 E Second St	Paid
Dabas Properties LLC – Cake Anatomy	153 E Second St	\$3,703.93
Action Chiropractic – Gomm	111 Plank Rd	\$1,359.37
Revive Salon and Boutique LLC	111 Plank Rd	\$1,554.19
102 E 2 nd St LLC – JDPM	103 E Second St	Paid
Little Food Company LLC	150 E Second St	\$22,766.63
New China Wok, Inc.	1810 Crooks Ave	\$51,954.12
Precision Paper Converters LLC	2600 Northridge Dr	\$45,565.19
Whitehead Martial Arts	200 E Second St	\$3,512.72
Gaede Properties LLC	109 W Third St	\$6,929.44
Aguirre LLC (La Patrona)	213 W Wisconsin Ave	\$6,334.67
BLG Company LLC	107 E Fourth St	Paid
Look Back in Time Ltd	112 E Second St	\$5,796.86
Riverside Property Management LLC	215 W Wisconsin Ave	\$17,844.48
Mena's Place LLC	215 W Wisconsin Ave	\$12,711.14
Riverside Property Management LLC	211 W Wisconsin Ave	\$30,000 – still to be dispersed*

Feller LLC	171 W Wisconsin Ave	\$135,150 – re-submitted application*
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Below is a table of all the PACE Loans in the City of Kaukauna. Through August 2022

Loan Name	Address	Loan Balance
Skye Properties LLC	139 E Second St	\$10,928.09

Below is a table of defaulted loans in the City of Kaukauna.

Loan Name	Address	Loan Balance
Image Nutrition	1920 Crooks Ave	\$2,245.66

Loan has been in default since 2017. RACK took legal action against loan holder effective January 1, 2021. McCarty Law obtained a money judgement of \$2,745.66 in May 2021. Payment plan of \$100 per month has been put in place. Payments started July 2022 to McCarty Law which then disperses the money to the City every few months.

*For the last two Revolving Loans, the loan money has not been dispersed and is not included in the balance.



General Ledger

Balance Sheet

User: lpaul
 Printed: 12/30/2022 - 12:14PM
 Fund: 206
 Period: 12
 Fiscal Year: 2022



Fund ALFRE

Account Type	Amount
206 - Rack - Commercial Revolving	
Assets	
Asset	1,044,122.31
Restricted Investments	0.00
Tax Receivable	0.00
Accounts Receivable	396,576.67
Due From Other Funds	0.00
Total Assets:	1,440,698.98
Liabilities	
Liability	0.00
Due To Other Funds	0.00
Deferred Tax Revenue	396,576.67
Total Liabilities:	396,576.67
Fund Balance	
Unreserved Undesignated Fund	869,186.72
Total Fund Balance:	869,186.72
Total Liabilities and Fund Balance:	1,265,763.39
Total Retained Earnings:	174,577.32
Total Fund Balance and Retained Earnings:	1,043,764.04
Total Liabilities, Fund Balance, and Retained Earnings:	1,440,340.71
Totals for Fund 206 - Rack - Commercial Revolving:	358.27