

REDEVELOPMENT AUTHORITY

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



Thursday, July 18, 2024 at 9:00 AM

AGENDA

HYBRID MEETING (May attend in-person or via Zoom)
In-Person in Common Council Chambers, City of Kaukauna
Remote Attendance option available via Zoom

1. Roll Call.
2. Approval of Minutes
 - a. [a.](#) Approve Minutes from July 11, 2024
3. Old Business.
4. New Business.
5. Closed Session.
 - a. Adjourn to Closed Session pursuant to Wisconsin State Statute 19.85(1)(e) to discuss the disposition of public funds - Renew Kaukauna Application for 139 E Seconded St
 - b. Return to Open Session for possible action
 - c. Adjourn to Closed Session pursuant to Wisconsin State Statute 19.85(1)(e) to discuss the disposition of public funds - Revolving Loan Fund Application for 139 E Seconded St
 - d. Return to Open Session for possible action
6. Other Business.
7. 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, July 11, 2024 at 9:00 AM

Minutes

In Person

1. Roll Call.

Members Present: Paul Hennes, Heather Hayes, Nicci Sprangers, Karl Kilgas, Quin Lenz, John Moore

Member(s) Absent: Julie Schroeder

Other(s) Present: Megan Brouch, Director Kittel(virtual)

Hennes made a motion to excuse the absent member. Seconded by Sprangers. Motion carried unanimously.

2. Approval of Minutes.

a. Approve minutes from May 2, 2024 meeting.

Hennes made a motion to approve the minutes from May 2, 2024. Seconded by Kilgas. Motion carried unanimously.

3. New Business.

a. Heritage Mall Mural

The original design for the mural has been changed and we are looking for approval for new mural. The mural will be done asap if the certificate of appropriateness is granted.

Motion to grant a certificate of appropriateness to mural as presented by Kilgas, seconded by Lenz. Motion carried unanimously.

b. 2nd and 3rd Street Alley Project-Renew Kaukauna Loans

Director Kittel presented the project to occur to meter updates that will need to take place at some buildings as part of the alley project. Some are already updated and compliant. There are a few buildings who already took out Renew Kaukauna loans and are not eligible to apply again for 10 years unless RACK agrees to reopen their loan or grant a new loan. This will be coming up in the very near future. We don't need action today, would like to have more conversation about this before making a final decision. Heather supports and Quin also mentioned to make sure they are paying their loans back prior to issuing more money. Nikki suggested maybe making an amendment to the Renew Kaukauna documents to include not to exceed \$15,000 and out of the scope of their control. Heather questioned whether it is possible to apply for the microloan prior and if they don't get that then they can revisit the Renew Kaukauna loan. Director Kittel also brought up the possibility of taking out the 10 years and putting it in as "with RACK approval." Moore said the other guideline we are missing is how much a business is taking up of the funding. All are in general agreement with the philosophy and Director Kittel will bring the changes back to the next meeting. Director Kittel will get a list of the properties that this effects and will bring back funding totals.

4. Closed Session.

- a. Adjourn to Closed Session pursuant to Wisconsin State Statute 19.85(1)(e) to discuss the disposition of public funds - Renew Kaukauna Application for 184 W Wisconsin Ave

Hennes made a motion to move into closed session. Seconded by Kilgas. Motion carried unanimously to enter closed session.

- b. Return to open session for possible action.

Kilgas made a motion to move back into open session. Seconded by Sprangers. Motion carried unanimously to enter into open session. No action taken

- c. Adjourn to Closed Session pursuant to Wisconsin State Statute 19.85(1)(e) to discuss the disposition of public funds - Amending Renew Kaukauna Forgivable Loan for 109 W Third

Kilgas made a motion to move into closed session. Seconded by Lenz. Motion carried unanimously to enter into closed session.

- d. Return to open session for possible action.

Hennes made a motion to move back into open session. Seconded by Hayes. Motion carried unanimously to enter into open session.

Hennes made a motion to amend the Renew Kaukauna Forgivable Loan for 109 W. Third as presented. Seconded by Kilgas. Motion carried unanimously.

- e. Adjourn to Closed Session pursuant to Wisconsin State Statute 19.85(1)(e) to discuss the disposition of public funds -106 & 108 E Second Street

Lenz made a motion to move into closed session. Seconded by Kilgas. Motion carried unanimously to enter into closed session.

- f. Return to open session for possible action

Hennes made a motion to move back into open session. Seconded by Kilgas. Motion carried unanimously to enter into open session.

Kilgas made a motion to approve RACK loan as presented by staff with changes as discussed. Seconded by Hayes. Motion carried unanimously.

5. Other Business.

- a. Request for Heritage Mall building came in late last night and Director Kittel didn't have enough time to review it. It is a time sensitive item and will coming soon to them. Potential to have a meeting next week? Please email Director Kittel with your availability next Thursday or the following. After discussion, there would be a majority on 7/18/2024.
- b. Kilgas asked if the City has authority to inspect a building/property and Moore clarified that the Fire Department does. Moore will talk to Brett Jansen about the façade that Kilgas is concerned about.
- c. Kilgas mentioned that at Live! from Hydro last night that on the wooden walkway by Kimberly Hydro there is a tripping hazard.
- d. Kilgas also questioned who is in charge of the landscaping at Hydro. He noticed that there are approximately 11 walnut trees that need to be kept up or removed.

6. Adjourn

Hennes made a motion to adjourn. Seconded by Kilgas. Adjourned at 9:54am.