

REDEVELOPMENT AUTHORITY

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



Thursday, May 12, 2022 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.](#) Approval of Minutes of April 7, 2022 Meeting
3. New Business.
 - [a.](#) Outstanding Loan Balance Summary
 - [b.](#) Downtown Revitalization - ARPA Matching Funds
4. Other Business.
5. Adjourn.

NOTICES

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

ZOOM MEETING INFORMATION

Topic: Redevelopment Authority of the City of Kaukauna
Time: May 12, 2022 09:00 AM Central Time (US and Canada)

Join Zoom Meeting
<https://us06web.zoom.us/j/87339270821?pwd=UUJGa3dwY2JQ3E5N2psYXM2ZWk2dz09>

Meeting ID: 873 3927 0821
Passcode: 077491

One tap mobile
+13126266799,,87339270821#,,,,*077491# US (Chicago)

Dial by your location
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Meeting ID: 873 3927 0821

Passcode: 077491

Find your local number: <https://us06web.zoom.us/j/87339270821>



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Thursday, April 7, 2022 at 9:00 AM

MINUTES

1. Roll Call.

The Meeting was called to order by AP Lily Paul at 9:00 AM.

Members Present: John Moore, Julianne Schroeder, Patrick Landreman, Lisa Verhagen, AP Lily Paul

Members Absent: Chair Jeff Feldt, Ryan Lindeman, and Carley Windorff

Others Present: Mariah Tietz, owner of La Belle Bridal, LLC.

2. Election of Officers.

a. Election of Vice Chair

Ms. Schroeder made a motion to nominate Ald. Moore as Vice Chair. Mr. Landreman seconded that motion. Motion carried.

Ald. Moore took over the meeting at 9:05 AM

3. Approval of Minutes

a. Approval of Minutes of March 18, 2022 Meeting

Ms. Schroeder made a motion to approve the minutes. Ms. Verhagen seconded that motion. The motion carried.

4. Old Business

a. Revolving Loan – La Belle Bridal LLC

AP Paul updated the RACK members that a Revolving Loan for La Belle Bridal LLC has switched CCD locations from 132 E Second St to 233 Dodge St. Scope of work is the same: install new floors, install new lighting, install additional plumbing for hair washing sinks, interior and exterior paint, and signage.

5. New Business

a. Certificate of Appropriateness – 102 W Wisconsin Ave

AP Paul brought forward the façade plan for 102 W Wisconsin Ave. Because the building is in the downtown district, it requires a letter of appropriateness. The

proposed siding will be EFIS stucco instead of vinyl. This building will serve as the office building for Lorbiecki Homes LLC.

Mr. Landreman made a motion to grant a letter of appropriateness to John Lorbiecki, owner of Lorbiecki Homes LLC, for the façade of the building at 102 W Wisconsin Ave. Ms. Schroder seconded the motion. The motion carried.

b. Loan Status Funds Summary

AP Paul included all the 2021 - 1099 Interest Letters for each Loan Borrower, and updated that the RACK funds equate to about \$1.375 million dollars - \$895,977 of that in cash and \$479,853 of that in loans.

No action was taken.

6. Closed Session.

a. Adjourn to Closed Session as per Wis. Stat. sec. 19.85 1(e) to discuss the disposition of public funds for La Belle Bridal LLC b.

Ms. Schroeder made a motion to enter into closed session. Mr. Landreman seconded that motion. Redevelopment Authority entered into closed session at 9:23 AM.

b. Return to Open Session for Possible Action.

The meeting returned to open session at 9:35 AM

Mr. Landreman made a motion to approve the Revolving Loan Request for La Belle Bridal LLC with the following contingencies:

- \$10,000
- 2% interest rate
- Pay back in 4 years

Ms. Schroeder seconded the motion. The motion carried.

7. Other Business.

There was no other business.

8. Adjourn

Ms. Schroeder made a motion to adjourn the meeting. Ms. Verhagen seconded the motion. Motion carried. Meeting adjourned at 9:38 AM.



MEMO

PLANNING & COMMUNITY DEVELOPMENT

To: Redevelopment Authority of the City of Kaukauna
 From: Lily Paul, Associate Planner
 Date: May 6, 2022
 Re: Outstanding Rack Loans

Below is a table of all the Revolving Loans in the City of Kaukauna.

Through April 2022

Loan Name	Address	Loan Balance
Sticky Fingers Catering	147 E Second St	\$61,545.47
Domix LLC	3700 Electric City Blvd	\$143,268.10
Zacharias – Action Appraisers	117 W Third St	\$8,612.93
BLG Company LLC	140 E Second St	\$2,213.67
Dabas Properties LLC – Cake Anatomy	153 E Second St	\$7,625.08
150/152 E 2 nd Street LLC – Clay Eiting	150 E Second St	Paid
Action Chiropractic – Gomm	111 Plank Rd	\$2,781.84
Kaukauna Coffee & Tea LLC (2)	127 W Wisconsin Ave	Paid
Revive Salon and Boutique LLC	111 Plank Rd	\$2,684.74
102 E 2 nd St LLC – JDPM	103 E Second St	\$29,177.68
Little Food Company LLC	150 E Second St	\$24,498.93
New China Wok, Inc.	1810 Crooks Ave	\$58,130.25
Precision Paper Converters LLC	2600 Northridge Dr	\$60,254.69
Whitehead Martial Arts	200 E Second St	\$5,136.34
Gaede Properties LLC	109 W Third St	\$9,506.16
Aguirre LLC (La Patrona)	213 W Wisconsin Ave	\$22,210.42
BLG Company LLC	107 E Fourth St	\$4,919.69

Below is a table of all the PACE Loans in the City of Kaukauna.

Through April 2022

Loan Name	Address	Loan Balance
Dabas Properties LLC – Cake Anatomy	153 E Second St	Paid
Skye Properties LLC	139 E Second St	\$12,000.00

Total Loan Balance
\$454,565.99





ARPA Project Explanation Form

Project Name:	Renew Downtown
Project List #:	#3
Project Cost:	\$300,000
Ongoing Cost:	none
Start/Finish Date:	2022 – 2025 (or until funds run out)
Description:	<p>Renew Downtown is a program that will provide facade and code compliance matching grants for historic commercial buildings within the Commercial Core District (downtown and uptown). During Covid 19 small businesses were disproportionately affected by closures, bankruptcies, and reduced revenue. Small businesses are the heart of a City's economy and the driving force behind creating a vibrant city core for all residence to enjoy. Due to the decreased revenues and increased vacancies during Covid 19, many businesses and buildings owners have very little extra income to devote to fixing and improving the structure of their building. Providing matching grants to these businesses will not only increase the appearance of the City but also provide a quality image/branding for business owners to attract and retain patrons. Quality buildings and aesthetically appealing facades have been linked to increased revenue in numerous downtown studies. In a world where we can get everything online the customer experience is the utmost important. Having a downtown that</p>

	looks and feels welcoming is key to getting shoppers back to our City's Core and back to supporting our small businesses.
Explanation of Why Capital Expenditure is appropriate:	<p>Fixing facades and getting older buildings up to code is extremely costly. Many businesses will opt to not improve or leave a space vacant simply because the cost to renovate that space out ways the revenue they project to gain from it. Due to the costly nature of these renovations, it is rare that cash strapped businesses or building owners will fix crumbling facades or update residential and commercial spaces to be once again occupied. Capital Expenditure is vital to offsetting those costs and without it many buildings will continue to go underutilized, remain vacant, or worst-case scenario, and result in demolition by neglect. Capital expenditure for revitalizing our city's core and propping up small businesses will have numerous benefits:</p> <p>beautification of the downtown, increase in downtown foot traffic, increased small business revenue, open vacant store fronts, open vacant second floor residential apartments, reduce code nonconformities, and increased tax base.</p>