

# REDEVELOPMENT AUTHORITY

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



Thursday, July 11, 2024 at 9:00 AM

## AGENDA

### In-Person in Common Council Chambers, City of Kaukauna

1. Roll Call.
2. Approval of Minutes
  - a. [Approve Minutes from May 2, 2024](#)
3. Old Business.
4. New Business.
  - a. [Heritage Mall Mural](#)
  - b. [2nd and 3rd Street Alley Project- Renew Kaukauna Loans](#)
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 184 W Wisconsin Ave
  - 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 - Amending Renew Kaukauna Forgivable Loan for 109 W Third
  - d. Return to Open Session for possible action
  - 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
  - f. 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, May 02, 2024 at 9:00 AM

**Minutes****In Person**

## 1. Roll Call.

Members Present: Paul Hennes, Karl Kilgas, Quin Lenz, Julie Schroeder, Nicci Sprangers, John Moore

Member(s) Absent: Heather Hayes

Other(s) Present: Dave Kittel Director of Planning and Community Development, Lily Paul Associate Planner, Clay Eiting of Central Block LLC

Sprangers made a motion to excuse the absent member. Seconded by Kilgas. Motion Carried unanimously.

## 2. Approval of Minutes.

## a. Approve Minutes from March 7, 2024 Meeting

Sprangers made a motion to approve the minutes from March 7<sup>th</sup>. Seconded by Kilgas. Motion carried unanimously.

## 3. New Business.

## a. 2024 Downtown Planters

AP Lilly Paul requested the RACK to authorize staff to purchase flowers once again for the downtown planters.

Sprangers made a motion to approve up to \$1,000 to be used to purchase flowers for the downtown planters. Seconded by Schroder

## 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 Central Block LLC at 106 E Second Street

Hennes made a motion to enter Closed Session pursuant to Wisconsin State Statute 19.85(1)(e) to discuss the disposition of public funds - Renew Kaukauna Application for Central Block LLC at 106 E Second Street. Seconded by Kilgas. Motion carried unanimously at 9:06am.

b. Return to Open Session for possible action

Hennes made a motion to return to Open Session. Seconded by Lenz. Motion carried unanimously at 9:23am.

Moore asked Clay Eiting from Central Block LLC if there was any asbestos concerns with the property. Mr. Eiting stated that the majority of the asbestos had been removed by the previous owner already. Moore inquired if there was multiple bids done for the project. Mr. Eiting stated that this was the only bid requested for the project. Due to other recent projects the bid came in within a reasonable cost when compared to other projects and the contractor has the ability to do the project and is local by comparison to other contractors that he has worked with. Due to this there was no need to get additional quotes. It was also mentioned to Mr. Eiting that he may want to look at Focus on Energy programs as well to benefit the project.

Sprangers made a motion to approve the Renew Kaukauna-Façade improvement Program Application for 106 E Second street in the amount of \$15,000 to be paid directly to the contractor upon completion of the following work: replacement of all windows and restoring previously covered up windows and new exterior doors. Seconded by Lenz. Motion Carried unanimously.

Lenz made a motion to approve the Renew Kaukauna- Interior Renovation Program Application for 106 E Second street in the amount of \$15,000 to be paid directly to the contractor upon completion of the renovation and issuance of an occupancy permit for the building. Seconded by Kilgas. The motion carried unanimously.

C. Adjourn to Closed Session pursuant to Wisconsin State Statute 19.85(1)(e) to discuss the disposition of public funds - Renew Kaukauna Application - Central Block LLC at 108 E Second Street

Hennes made a motion to enter Closed Session pursuant to Wisconsin State Statute 19.85(1)(e) to discuss the disposition of public funds - Renew Kaukauna Application for Central Block LLC at 108 E Second Street. Seconded by Lenz. Motion carried unanimously at 9:31am.

d. Return to Open Session for possible action

Hennes made a motion to return to Open Session. Seconded by Schroeder. Motion carried unanimously at 9:33am.

Schroeder made a motion to approve the Renew Kaukauna-Façade improvement Program Application for 108 E Second street in the amount of \$15,000 to be paid directly to the contractor upon completion of the following work: replacement of all windows and restoring previously covered up windows and new exterior doors. Seconded by Sprangers. Motion Carried unanimously.

Kilgas made a motion to approve the Renew Kaukauna- Interior Renovation Program Application for 108 E Second street in the amount of \$15,000 to be paid directly to the contractor upon completion of the renovation and issuance of an occupancy permit for the building. Seconded by Hennes. The motion carried unanimously.

e. Adjourn to Closed Session pursuant to Wisconsin State Statute 19.85(1)(e) to discuss the disposition of public funds - Revolving Loan Application - Central Block LLC at 106 & 108 E Second Street

Hennes made a motion to enter into closed session pursuant to Wisconsin State Statute 19.85(1)(e) to discuss the disposition of public funds - Revolving Loan Application - Central Block LLC at 106 & 108 E Second Street. Seconded by Schroeder. Motion carried unanimously at 10:07am.

f. Return to Open Session for possible action

Hennes made a motion to return to Open Session. Seconded by Lenz. Motion carried unanimously at 10:05am

Sprangers made a motion to direct staff to create the needed loan documents for the requested funds in the application and bring back for final review and approval. Seconded by Schroeder. Motion carried unanimously.

g. Adjourn to Closed Session pursuant to Wisconsin State Statute 19.85(1)(e) to discuss the disposition of public funds - Renew Kaukauna Application - TAQ Brewing, 115 W Wisconsin Ave

Kilgas made a motion to enter into closed session pursuant to Wisconsin State Statute 19.85(1)(e) to discuss the disposition of public funds - Renew Kaukauna Application - TAQ Brewing, 115 W Wisconsin Ave. Seconded by Sprangers. Motion carried unanimously at 10:07am

h. Return to Open Session for possible action

Hennes made a motion to return to Open Session. Seconded by Kilgas. Motion carried unanimously at 10:15am.

Lenz made a motion to approve the mural Renew Kaukauna application for TAQ Brewing, provided staff make sure it is on a public wall and visible. Seconded by Schroeder. Motion Carried unanimously.

#### 5. Other Business.

AP Lily noted that the Mural previously approved for the side of Heritage Mall is going to be taken over by a new artist and changes will come back to the RACK in the near future.

#### 6. Adjourn.

Hennes made a motion to adjourn the meeting. Seconded by Sprangers. The motion carried unanimously. Meeting adjourned at 10:21am









# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

To: RACK  
From: Dave Kittel, Director of Planning and Community Development  
Date: 7/8/2024  
Re: Heritage Mall Mural

A new design has been submitted for the Mural previously approved by the Redevelopment Authority. Attached to this memo is the new layout for this Mural. Currently a new certificate of appropriateness is needed to proceed.

**Recommendation:**

**To Grant a Certificate of Appropriateness to this Mural layout.**





# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

To: Common Council  
From: Dave Kittel, Director of Planning and Community Development  
Date: 7/8/2024  
Re: 2<sup>nd</sup> and 3<sup>rd</sup> Street Alley Project-Renew Kaukauna Loans

The 2<sup>nd</sup> and 3<sup>rd</sup> Street Alley Project is underway with the electrical beginning to move underground. As part of this project there may be some expenses on the property owners if there is a need to do updates after the meter to meet building code requirements. This may be as simple as an exterior shut of switch or possibly rewiring portions of the building to make the new connection safe and compliant with modern code. Each building is different depending on the last time it was updated, and some may not need any additional work. The Renew Kaukauna program is set up to be able to assist those that need it. It has been noted that a few buildings affected by this update have already utilized the Renew Kaukauna program within the last 10 years which would make them ineligible to apply for assistance with this update. Due to the nature of this project and the fact that many of these properties will be required to do this work, it has been asked if the RACK would entertain allowing these properties to still apply for the assistance through the Renew Kaukauna program. This is a fine balancing point due to limited funds in the program and wanting to be able to help as many properties as possible to revitalize in the Downtown. There are only a few properties that this would apply to, and most



did not max out the program. It seems that it may be appropriate to allow these properties to utilize the program within the parameters of not exceeding \$15,000 of assistance if it is directly tied to this project.

**Recommendation:**

**To allow for properties effected by required Electrical updates due to the 2<sup>nd</sup> and 3<sup>rd</sup> street alley project that have previously used the Renew Kaukauna program to apply for assistance provided the original amount requested and the new request do not exceed \$15,000 in assistance. The applicant is also responsible for paying all fees associated with creating the appropriate loan documentation.**

