

# 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.