

REDEVELOPMENT AUTHORITY OF THE CITY OF KAUKAUNA

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



Thursday, September 1, 2022 at 9:00 AM

MINUTES

1. Roll Call.

The meeting was called to order by Chair Moore at 9:00 AM.

Members Present: John Moore, Karl Kilgas, Julianne Schroeder, Paul Hennes

Others Present: PCDD Stephenson, AP Paul

Members Absent: Nicci Sprangers

A motion was made by Schroeder to excuse the absent member(s). Hennes seconded the motion. Motion carried.

2. Approval of Minutes

a. Approve Minutes from August 18, 2022 Meeting

Motion made by Hennes to approve the minutes from August 18, 2022 meeting. Kilgas seconded the motion. The motion carried.

3. New Business.

a. Revolving Loan Application – Mena's Place LLC, 215 W Wisconsin Ave

AP Paul presented a Revolving Loan application for Mena's Place LLC, located at 215 W Wisconsin Ave. The funds are being requested by the tenant the building to renovate the interior of the building for a new Mexican style restaurant. The total project is quoted at \$18,000 and the owner has made a down payment of \$5,000 with the hopes of receiving funding for the remaining costs.

A motion was made by Hennes to approve a Revolving Loan of \$13,000 at 2% interest, paid back in 7 years, for Mena's Place LLC. Kilgas seconded the motion. The motion carried.

b. Revolving Loan Application – Riverside Property Management LLC, 215 W Wisconsin Ave

AP Paul presented a Revolving Loan application for Riverside Property Management LLC and their building located at 215 W Wisconsin Ave. The funds are being requested by the owner the building for plumbing, electrical, and flooring updates for the new restaurant. The

total project is quoted at \$18,200 and the owner is hoping to receive funding for the costs. There will be a mortgage/lien on the building with this loan.

A motion was made by Schroeder to approve the Revolving Loan of \$18,200 for Riverside Property Management at 2% interest, paid back in 7 years. Hennes seconded the motion. The motion carried.

c. Renew Kaukauna Program Funding

PCDD Stephenson presented a grant program for the Commercial Core District using funds from the Redevelopment Authority. This grant would be available for façade and interior updates to buildings in the Downtown District of the City of Kaukauna. Grants are money that does not need to be paid back. PCDD Stephenson is proposing using \$150,000 of the Redevelopment Authority Funds would be available for people and businesses to utilize. There were concerns about taking this money away from the loan program. There is over \$800,000 in cash available for loans - \$150,000 will not be missed for loans. Hennes is in favor of this idea and states that the downtown has been neglected for too long. Kilgas inquired what the standard of the façade should look like. Schroeder also questioned what board would oversee this program. The answer to both Kilgas and Schroeder is that everything would be at the discretion of the Redevelopment Authority. City of Kaukauna Code of Ordinances requires Certificate of Appropriateness which is approved by the Redevelopment Authority. And since the money belongs to the Redevelopment Authority, they would review all applications and get to decide the terms of all grants. Moore brought up what if the building is sold after the improvements are made. There shall be terms and language specifying a timeline for sale or a payback agreement in those situations.

No action was taken.

4. Closed Session.

- a. Adjourn to Closed Session per Wisconsin State Statute 19.85 (1)(e) to discuss the disposition of public funds for Mena's Place LLC, 215 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 disposition of public funds for Riverside Property Management LLC, 215 W Wisconsin Ave
- d. Return to Open Session for Possible Action

No action was taken.

5. Other Business.

There was no other business.

6. Adjourn.

A motion was made by Schroeder to adjourn the meeting. Hennes seconded the motion. The meeting was adjourned at 9:35 AM.