

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 7th. 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

