



Report to Redevelopment Authority Committee

Meeting Date: February 6, 2024

Referring Body: Redevelopment Authority (RDA)

Committee Contact: Chris Eiden, Chair

Staff Contact: Peter S. Wegner, CD/PZD

Report Prepared by: Peter S. Wegner, CD/PZD

AGENDA ITEM: Resolution: 2019-009 Village of Kronenwetter Development Agreement A&M Personal Storage, LLC

OBJECTIVE(S): Update the RDA Committee on status of Development Agreement

HISTORY/BACKGROUND: On May 14, 2019, the Village of Kronenwetter signed a Development Agreement with A&M Personal Storage, LLC. The Developer was to construct 7 new personal storage buildings on the site through three separate phases (see attached). Village staff sent numerous e-mails in 2020 to Doug Mielke, owner of A&M Personal Storage regarding concerns related to defaults of the Development Agreement. Letters were sent to Doug Mielke on October 16, 2020, November 24, 2020, January 26, 2021, July 23, 2021 and July 29, 2022 outlining the actions needed to remedy the defaults. The last letter in 2022, required completion of the landscaping on the western lot line, installation of full cut-off lighting on the exterior of the buildings and complete phase 1 paving requirements by December 31, 2022. An onsite inspection of the property on December 21, 2023 reveals the following:

1. There are currently only three storage buildings. The Development agreement required a total four storage buildings to be completed by December 31, 2021.
2. Landscaping requirements have not been met.
3. Paving of the driveway and parking areas has not been completed.
4. Lighting requirements have not been met.

The Development agreement specifies requirements for failure to complete any of the phases (see attached).

RECOMMENDED ACTION: Consider the options and next steps.

ATTACHMENTS: Resolution 2019-009, **Letters, Photos**