

Item 23-0007 Request to approve the Development Agreement with Oshkosh Investment LLC and Lofgren Properties 6 LLC for improvements to the property located at 200 W. College Avenue (Tax Id #31-2-0263-00) (Chase Bank building) in Tax Increment Financing District No. 11

Community & Economic Development Committee

Wed, Jan 11, 2023, 4:30PM

Aldersperson Kristin Alfheim (District 11) 05:33

Next item we have is 23-0007 request to approve the development agreement with Oshkosh investment LLC and Lofgren Properties 6 LLC for improvements to the property located at 200 West College Avenue in the tax increment financing district.

Aldersperson Nate Wolff (District 12) 05:51

Motion to approve.

Aldersperson Maiyoua Thao (District 7) 05:53

Second.

Aldersperson Kristin Alfheim (District 11) 05:54

We have a motion and a second. Would love some detail.

Director Kara Homan (Community And Economic Development) 05:59

So, this development agreement is a new one. It has to do with the structure immediately to the west of City Center.

Aldersperson Kristin Alfheim (District 11) 06:06

Can you pull your mic a little bit up?

Director Kara Homan (Community And Economic Development) 06:07

Is that better?

Aldersperson Kristin Alfheim (District 11) 06:08

Yes. Those watching on video are just on every word you say.

Director Kara Homan (Community And Economic Development) 06:13

So, I'll start over. So, this is a new development agreement that Matt and Karen worked on prior to my joining the city. It's the Chase Bank building right on College Avenue immediately to the west of City Center. Again, I'm going to defer to Matt, if that's the will of the chair.

Aldersperson Kristin Alfheim (District 11) 06:28

No problem.

Matt Rehbein (Economic Development Specialist) 06:30

All right. As Director Homan said, this is the Chase Bank building. The office space on the top two floors has been vacant for quite a while. The developer acquired this property back in October. We've been talking to him for a

while about this project. He also recently completed another project in the city on Badger Avenue that did not include TIF support, that he did on his own.

Matt Rehbein (Economic Development Specialist) 06:55

What he's looking at doing here is creating residential on the top two floors. There'll be 24 residential units. And Chase has signed a lease for a portion of the first floor. The remainder he's working to secure a commercial tenant. And then on the lower level, he's thinking of some sort of entertainment type venue down there. It's a very unique space, there's a stage built in down there. And there may be an opportunity to use the old vault just to create something very unique. But he hasn't finalized that plan yet.

Matt Rehbein (Economic Development Specialist) 07:29

What he is looking for is TIF support to do this this remodel and do the work at this building. This again would be a PAYGO TIF. So as far as the city's commitment, it's going to be contingent on him hitting certain values and timelines as spelled out in the agreement. We're anticipating an assessed value when all is complete of just over \$6 million, which would be an increase in tax increment of just over \$4 million dollars based on the current value.

Aldersperson Kristin Alfheim (District 11) 08:00

Awesome. Question?

Aldersperson Nate Wolff (District 12) 08:03

Does this mean—does this mean that Chase's you know logo won't be on the building anymore?

Matt Rehbein (Economic Development Specialist) 08:11

Well, Chase has signed a lease for a portion of the first floor. In terms of signage or how he's going to manage that I don't have that kind of detail.

Aldersperson Nate Wolff (District 12) 08:21

I just I was just thinking about that.

Aldersperson Kristin Alfheim (District 11) 08:25

Just as—just as a comment. I think that just for the general public, these Pay As You Go programs really are advantageous to us. We're not putting anything out on the front end. We're just helping them getting up and going. And that all comes back to us in the end. And again, to keep our buildings full downtown, it's a good thing for all of us. Good.

Aldersperson Kristin Alfheim (District 11) 08:41

Anybody? Hearing none, let's take a vote. All those in favor of approval signify by saying aye. Aye. That passes four zero.