

Community & Economic Development Committee
Wed, Mar 09, 2023 4:30PM

Alderson Nate Wolff (District 12) 00:40

All right, we don't have any public hearings or appearances. We will move on to action items. 23-0209 request to approve staff entering a written agreement with Urbane 115 LLC pursuant to section 411 of the development agreement, phase one to extend the completion date to November 30 2023 and grant staff authority to administratively approve an additional six month extension to May 31, 2024 if warranted for a mixed use development located in the southeast corner of East Washington Street and South Oneida Street in tax increment financing district number 11.

Alderson Vaya Jones (District 10) 01:28

Move to approve.

Alderson Israel Del Toro (District 4) 01:28

Sec...

Alderson Nate Wolff (District 12) 01:32

Discussion? Mic number?

Matt Rehbein (Economic Development Specialist) 01:42

All right, thank you. So, this is for the Urbane 115 project, which is under construction. If you came in through the back of city center, you saw they're putting up the fifth and top floor of that building.

Matt Rehbein (Economic Development Specialist) 01:55

The development agreement that we have in place states that they will complete construction by May 31 of 2023. And while they—they are making good progress; they're not quite moving that fast. So, they have asked for an additional 12 month extension to the completion date. They do not anticipate taking another 12 months. They—that that's as an abundance of caution. The way that our development agreement was written is it anticipated six-month extensions. So what we're asking for today is for a six month extension and then granting staff authority to award another six month extension after that in the event it's warranted.

Matt Rehbein (Economic Development Specialist) 02:41

The reason that they're asking for that, even though they'll probably be done in under 12 months is in a couple of other projects that they've got under construction currently, they've run into some supply chain issues with electrical components that just can't be sourced elsewhere. They just need to have those particular items for the construction, and so some of those projects are delayed. And rather than having to come before you and have this conversation again, they said, "Let's just ask for 12, and hopefully we don't need it." So that's what we're looking for today.

Alderson Nate Wolff (District 12) 03:11

Any questions? Comments? All right. All those in favor say aye. Aye. Ayes have it. Three zero.

Alderson Nate Wolff (District 12) 03:25

Moving on to 23-0210 request to approve an agreement between the city of Appleton and Urbane 115, LLC to memorialize responsibilities for the community development investment grant awarded by the Wisconsin Economic Development Corporation to the redevelopment located at 115 East Washington Street.

Alderson Vaya Jones (District 10) 03:55

Move to approve.

Alderson Israel Del Toro (District 4) 03:56

Second.

Alderson Nate Wolff (District 12) 03:57

Who would like to speak?

Matt Rehbein (Economic Development Specialist) 04:00

I'll just keep going. We're still talking about the same building at 115 East Washington. So back in October, staff was authorized to apply for a Community Development Investment grant or CDI grant from WEDC. These are designed to be matching grants with pass through funds through the city to the developer.

Matt Rehbein (Economic Development Specialist) 04:25

It is incumbent upon the city to make sure that the developer is complying with the terms of the grant agreement. So, we have—we did make the application for the grant. We have been awarded the grant. We have not yet signed it. Attorney's Office has reviewed it and is generally in fine with the terms of the grant. But prior to signing that grant with WEDC, we need an agreement with a developer stating that they are going to perform per the terms of what's in that grant since it's a pass-through through the city. So that's the agreement that we have attached here.

Matt Rehbein (Economic Development Specialist) 05:01

It was prepared by our attorney's office. And basically, it puts the responsibility on the developer to meet those terms and the reporting requirements of the CDI grant. So, we're just asking for authorization to execute that agreement with Merge Urban development for the Urbane 115 project.

Alderson Nate Wolff (District 12) 05:24

Discussion?

Alderson Vaya Jones (District 10) 05:26

We're that final step before then you all sign it.

Matt Rehbein (Economic Development Specialist) 05:28

Correct.

Alderson Nate Wolff (District 12) 05:31

All those in favor say aye. Aye. The ayes have it. Three Zero.