

Item 24-1524: Request to approve an extension of the purchase date to June 30, 2025 in the Amended Offer to Purchase from Valley Transit dated October 20, 2023 for 222 N. Oneida Street

Appleton Redevelopment Authority

Wed, Dec 11, 2024 9:00AM

Jim Van Dyke (ARA Member) 01:14

All right, moving on, there's no public hearings or appearances. We'll move on to the action items. Action Item, 24-1524 request to approve an extension of the purchase date to June 30, 2025 in the amended offer to purchase from Valley Transit dated October 20, 2023, for 222 North Oneida Street. Kara. Are you? Okay? Lily, okay, what mic are you? Ope. There it is. Okay.

Lily Paul (Economic Development Specialist - Community Development) 01:54

Quick overview, but I'm assuming most of you know. So, there was a contract, obviously, between the City and the ARA to purchase the parcel, I guess, just north of the transit site, so located at 222 North Oneida Street. The deadline, or the contract has the closing date being December 31, 2024. Part of the amendment that has that closing date on there, there is a requirement for the NEPA process to be approved and completed. It is not quite completed yet, so we are just looking to extend that to make sure that everything with the NEPA that is supposed to be required—especially for Valley Transit, those are requirements for them to be able to purchase the property. Hoping that that can get buttoned up. I did do kind of a longer extension, because I don't want to come back again, just in case they do come into some problems. But just looking to extend it to June 30, 2025. Closing can happen anytime before that as well, and so we anticipate that. But just in case.

Jim Van Dyke (ARA Member) 02:56

Are there any questions?

Marissa Downs (ARA Chairperson) 03:00

I do have one question. So just curious, because I know that they had put out an RFP. So how did that all go? I mean, I'm assuming they're still planning on doing their redevelopment, that process. I guess where is it in that?

Director Kara Homan (Community And Economic Development) 03:21

You're correct that we did go out for RFP. We have not officially announced who the selected vendor is. We're still in negotiations, but that process was initiated. We are working diligently on the timeline we had set out, but because we're in negotiations, we can't say much more than that, but it's all proceeding as we had planned.

Marissa Downs (ARA Chairperson) 03:44

Okay.

Gerald Fisher (ARA Board Member) 03:47

That was my question. It is. It's just—it's a fait accompli? It's, it's going to happen.

Director Kara Homan (Community And Economic Development) 03:56

The process we laid out to achieve the joint development, everything is going according to plan, but there'll be many approvals in the future, primarily with city council and Valley Transit.

Jim Van Dyke (ARA Member) 04:13

Do you see any issues with the having sufficient funds to do the project? I mean, like the library came way over bid. Do you foresee that as a issue, or...?

Director Kara Homan (Community And Economic Development) 04:26

Is it okay if I refer this to Transit Director McDonald?

Jim Van Dyke (ARA Member) 04:30

What mic is that?

General Manager Ron McDonald (Valley Transit) 04:34

Thank you, Chair. Yes, we believe we've got sufficient money to finish our part of the project. So basically, the first floor and then the covered bus bays is the transit portion. Anything above that will be financed by a private developer for their own use. But we do believe—so we have \$25 million we received in grant money on a RAISE grant, and then the city contributed \$1.8 million with our ARPA funds. So, we have \$26.8 million to finish the first floor, the basement, and the covered bus bays.

Jim Van Dyke (ARA Member) 05:04

Does that then kind of take in consideration that the foundation and structure that you're building will support? Is that your responsibility to build a heavier foundation to support the project above?

General Manager Ron McDonald (Valley Transit) 05:15

Yes. We'll have pilings down to bedrock.

Jim Van Dyke (ARA Member) 05:20

Any other questions?

Todd Brokl (ARA Member) 05:22

Is there any anticipation that this is going to be approved by the FTC with the application that's been submitted already?

General Manager Ron McDonald (Valley Transit) 05:34

Sure. So, we've been meeting with the FTA. Just to give you a timeline, we started the NEPA process in June of 2023, and so we're coming up to about 18 months here that we've been working on this process with the federal transit administration. As recent as last week, we met with the federal transit administration. They were done with their portion of the review, finally, and now it has to go to legal for a 30-day review. We're not anticipating anything from the legal review. Quite frankly, this is about as clean as you can get on a NEPA review, anticipating a categorical exclusion, but it's at the legal review 30 days, goes back to FTA, and then FTA will just issue us a note that, yes, we can move forward with our project. So, I'm thinking by the end of January we'll have everything wrapped up and ready to go.

Todd Brokl (ARA Member) 06:24

Okay, thank you.

General Manager Ron McDonald (Valley Transit) 06:25

That's my assumption.

Richard Carpenter (ARA Member) 06:28

I have a question.

Darrin Glad (Assistant City Attorney) 06:40

Just generally, you know, some introductory discussion is usually allowed, but I think at this point you might want to get a—ask for a motion to further the discussion.

Gerald Fisher (ARA Board Member) 06:51

All right. All right, Chairman, I move approval of the request to extend the approval.

Richard Carpenter (ARA Member) 07:00

I'll second that.

Jim Van Dyke (ARA Member) 07:02

All in favor?

Aldersperson Vered Meltzer (District 2) 07:09

Would there be any reason to do the next one and go into closed session? I'm assuming the closed session is contingent on the sorts of questions we want to ask.

Director Kara Homan (Community And Economic Development) 07:22

Right. So, if—as your executive director, if you feel like there's things we need to discuss how to negotiate, then, yes, we would want to go into closed session. However, if the chair and the consensus of the group is discussion of that matter isn't required, you could forgo the closed session and just vote.

Jim Van Dyke (ARA Member) 07:52

Are there any other further questions?

Richard Carpenter (ARA Member) 07:54

I do have one more question, but I don't know if we need to vote on this before we go to a question.

Darrin Glad (Assistant City Attorney) 08:02

No, you don't need to vote. I think depending on the nature of the question, you might want to consider the closed session, but...

Richard Carpenter (ARA Member) 08:10

I don't think it's—

Darrin Glad (Assistant City Attorney) 08:10

Okay.

Richard Carpenter (ARA Member) 08:12

I have colorful questions at times, but you know, my question would be, you don't know what's going to happen with the structure above this bus thing. And depending on what happens, who gets to say? Is this going to be a Valley Transit decision down the road or city council decision what happens to the upper portions of this structure?

Director Kara Homan (Community And Economic Development) 08:39

It would flow from the Valley Transit Commission to City Council for final approval. Correct, Ron?

General Manager Ron McDonald (Valley Transit) 08:45

That is correct. I guess this is a little bit complicated, because, quite frankly, this is a Valley Transit project period. For—that's what the RAISE grant was for. Then we're looking to contract with a private developer to put an apartment complex above the Transit Center. So, whatever they do, has to meet a joint development requirements per the federal trans administration. There's a lot of red tape involved to do that. So, Valley Transit has to maintain control of what's going on. With that being said, we're working very closely with Kara and her team to make sure that needs of the city and the development requirements are being met. So, it's a coordinated effort, but it does come through transit and ultimately back to the Council.

Richard Carpenter (ARA Member) 09:28

That would be—that's my concern, is that I want to make sure that we have—I don't want to say control; that's a bad word to use. We have say in what's going to happen above that.

Director Kara Homan (Community And Economic Development) 09:38

Correct. So, depending on, the nature of the ultimate development proposal, in addition to Valley Transit, there's a likelihood that it would also possibly be reviewed by Plan Commission and/or Community Development Committee prior to getting to Council at various steps of the process, just like any other development often would.

General Manager Ron McDonald (Valley Transit) 10:01

I—just one last thing. Just so everybody's aware, this development as it is today, the only—really, there's no substantial local money involved. This is—our portion was 100% federally funded at this point, which is really cool. So, I think that's an important concept for people, that there's not local dollars; there's no bonding going on right now for this project. At this point, we're at 100% federal funding on the transit side.

Gerald Fisher (ARA Board Member) 10:33

I'm prepared to call the question

Jim Van Dyke (ARA Member) 10:36

Any other questions? All right, all those in favor extending the contract dated October 20, 2023, to June 30, 2025. All in favor? Aye. All opposed? All opposed? Motion passes.