

CITY OF WAUPACA

COMMUNITY DEVELOPMENT AUTHORITY MEETING



**SPECIAL CALLED MEETING
MONDAY NOVEMBER 21, 2022 AT 5:30 P.M.
COUNCIL CHAMBERS, CITY HALL**

“The City of Waupaca’s mission is to provide services that ensure a safe, vibrant and connected community.”

AGENDA

1. Call to Order
2. Agenda
3. Downtown Incentive Program Impact Summary
4. Downtown Incentive Program Grant Applications:
 - a. Building / Façade Repair Grant Application: 106 W. Fulton St, Kent Pegorsch (Main Street Marketplace, Inc.) - \$25,000
 - b. Façade Repair Grant Application: 219 / 221 N. Main St, Tim Drake (Brookstone Woods, LLC) - \$12,500
 - c. Building Repair Grant Application: 113 E. Fulton St, Robert Telfer (Firefly Building) - \$4,000
5. Adjournment

Mayor Brian Smith, Chairperson
Community Development Authority

Open Public Access to Meetings. This meeting is open to the Public and held in the Council Chambers, City Hall, 111 S. Main Street, Waupaca. Public Input for any City meeting can be submitted to publicinput@cityofwaupaca.org. For Public Input to be read it should include the name, address and contact information and must be presented by 3:00 p.m. on the day of the meeting.

PLEASE NOTIFY THE CLERK’S OFFICE IF YOU ARE UNABLE TO ATTEND. PLEASE ADVISE THE CITY CLERK’S OFFICE IF YOU REQUIRE SPECIAL ACCOMMODATIONS. THE CITY OF WAUPACA PROVIDES EQUAL OPPORTUNITIES FOR PUBLIC MEETINGS.



Community & Economic Development

Andrew Dane, Economic Development Specialist
111 S. Main Street • Waupaca, WI 54981
adane@cityofwaupaca.org
www.cityofwaupaca.org
920.585.3593

TO: City of Waupaca Community Development Authority
FROM: Andrew Dane, Economic Development Specialist
CC: Aaron Jenson, City Administrator
DATE: November 21st, 2022
RE: CDA Monthly Update

This memo provides a summary of background information addressing topics on the agenda for the November 21st 2022 CDA meeting.

Downtown Incentive Program Impact Summary

The City’s investment of **\$894,140** to date will result in a total investment of **\$2,437,501**. Each dollar of City funding has generated an additional **\$1.73** in anticipated investment downtown. Dollar amounts in table include proposed projects.

PROGRAM IMPACT	
Approved Projects	56
Completed Projects	35
Proposed Projects	2
Owner Investment	\$ 1,415,361
City Investment	\$ 894,140
Other Investment	\$ 128,000
Total Investment	\$ 2,437,501
Leverage (ROI)	1.73

Downtown Incentive Program Grant Applications

The City has received additional applications for the downtown incentive program. The following grant applications have been reviewed by staff and are recommended for approval.

Downtown incentive program Applicants will present a brief (1-2 minute) overview of their project(s) at the next CDA meeting. Following each presentation there will be an opportunity for the CDA to ask questions.

Please note these are anticipated amounts; subject to permitting and final grant contract award.

1. **Building/Facade Repair Grant Application; 106 W Fulton St**
 - a. Applicant and property owner: **Kent Pegorsch (Main Street Marketplace, Inc)**

- b. Project components: **Replacing all of the first floor windows and doors on 102/104/106 West Fulton and 101/103 N Main Street**
 - c. Contractor quotes: **Precision Glass and Door**
 - d. Total Project cost: **\$59,243**
 - e. 50% matching grant (not-to-exceed): **\$25,000**
 - f. Notes: **Applicant has received prior award, however staff recommends additional funding be considered due to fact there are multiple buildings being rehabilitated.**
2. **Facade Repair Grant Application; 219/221 N Main St**
- a. Applicant and property owner: **Tim Drake (Brookstone Woods LLC)**
 - b. Project components: **Window and door replacement**
 - c. Contractor quotes: **Precision Glass and Door**
 - d. Total Project cost: **\$25,000**
 - e. 50% matching grant (not-to-exceed): **\$12,500**
 - f. Notes: **Applicant has received prior award, however staff recommends additional funding be considered due to fact there are multiple buildings being rehabilitated.**
3. **Building Repair Grant Application: 113 E Fulton (Firefly Building)**
- a. Applicant and property owner: **Robert Telfer**
 - b. Project components: **HVAC Upgrades**
 - c. Contractor quotes: **T&T Electric, Bille's**
 - d. Total Project cost: **\$8,000**
 - e. 50% matching grant (not-to-exceed): **\$4,000**

Home Repair Program Update

- **The city has received more funding requests for the home repair program than there are funds available to assist homeowners. Therefore, as of June 2nd 2022 we have decided to SUSPEND the program until further notice. While we are no longer taking applications at this time, we do anticipate additional funding becoming available to support the program in 2023.**