

# Appleton Redevelopment Authority, Preparing for Opportunities



February 14, 2024



# Presentation Overview

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# ARA History and Background

**ARA established in 1972**

**Purpose:**

- Blight Elimination
- Slum Clearance
- Urban Renewal Programs and Projects

**Guided by Wis Stats §66.1333**



# Statutory Powers / Duties of ARA

Per Wis Stats. §66.1333:

**Enter contracts** that the Authority determines are necessary to carry out its projects.

The Authority may **acquire title to property** by purchase, lease, eminent domain or otherwise for redevelopment purposes

The Authority may subsequently **mortgage, transfer, sell, lease, subdivide, retain or otherwise dispose of the property**. It may also make the property available for the City's use.



# Statutory Funding Mechanisms

Per Wis Stats, The Authority may:

**-Borrow money**

**-Issue bonds**

**-Apply for and accept advances, loans, grants, contributions** and other forms of financial assistance from the city, state, or federal government as well as any other public or private sources.

*NOTE: Debts or similar obligations incurred by the Authority are not considered the debt/obligation of the City.*



# Significance of Redevelopment Plan

ARA's powers and duties described previously should be **driven by specific redevelopment plans**

Redevelopment Plan should be **consistent with City planning efforts**

- Comprehensive Plan
- Corridor Plans
- Neighborhood Plans



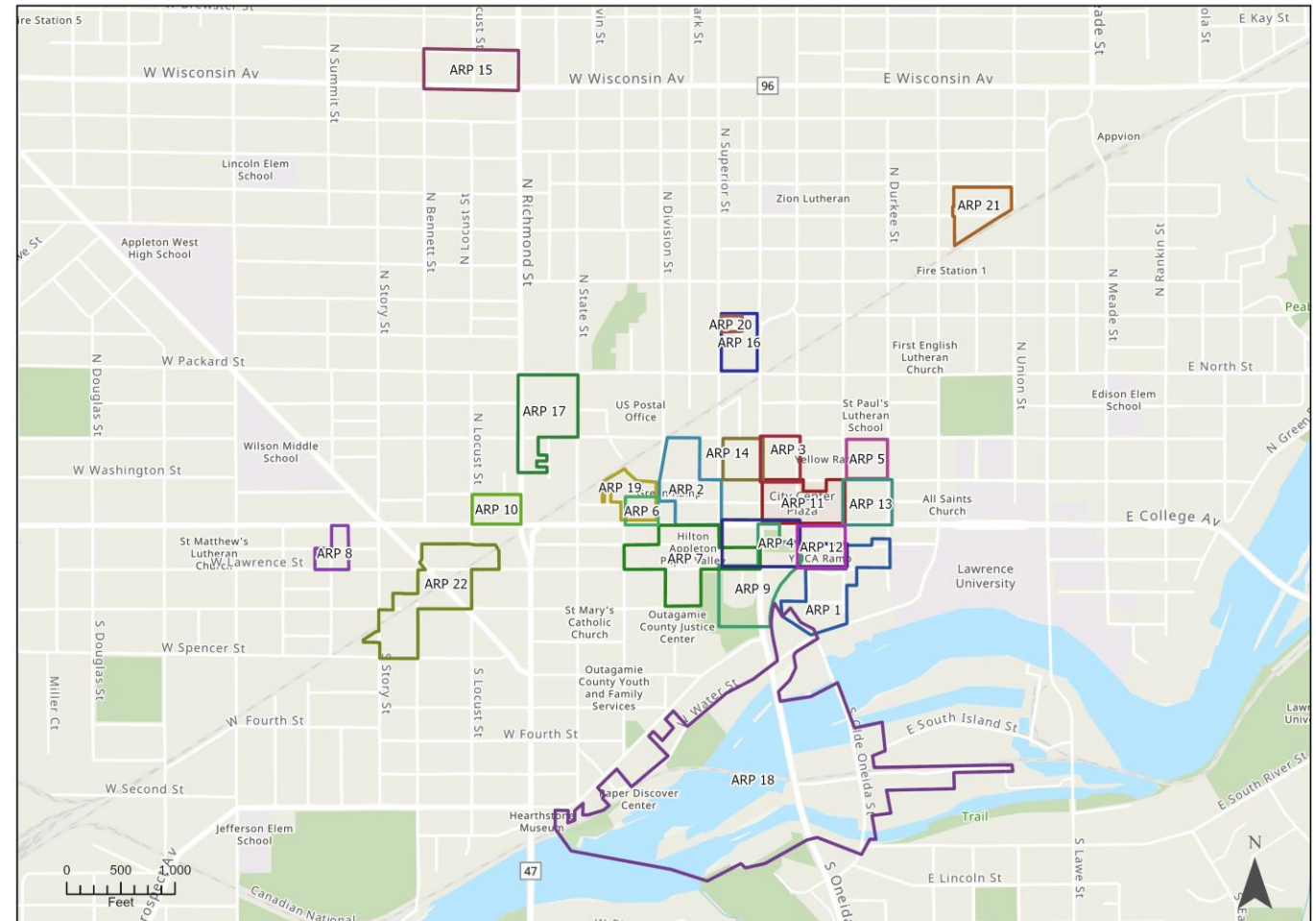
# ARA Planning & Project History

## 22 Appleton Redevelopment Plans (ARP)

### Past ARA Projects:

- Paper Valley Hotel
- Lawrence Court/Appleton Center/Houdini Plaza
- Avenue Mall (City Center Plaza)
- Evans Office Building/Washington Ramp
- Richmond Terrace
- Vulcan Heritage Park/Supple Restaurant
- Fox Cities Performing Arts Center
- Trolley Square
- Foremost Redevelopment Project
- Union Square Apartments

## Appleton Redevelopment Authority



# Procedure for Redevelopment Plan Creation

Process highlights from Wis Stats §66.1333

1. Create Redevelopment Plan
2. Notice Property Owners
3. Public Hearing at ARA
4. ARA Approve Plan and Boundary
5. Plan Commission Approve Plan and Boundary
6. Common Council Approve Plan and Boundary





# Overview of Key Steps for ARA Action

Redevelopment Plan

Secure Funding

Property Acquisition

Cleanup, RFP, Sell

Redevelop



## Future Opportunities

- **Infill and redevelopment** is the future for the City, which means opportunity for more engaged role for ARA

**Long-range planning** upcoming, Comprehensive Plan, including sub area planning (could tie into future ARPs)

ARA can be positioned (structurally and financially) to serve as an **implementation mechanism** as city/redevelopment plans are completed.



## Next Steps – Laying the Groundwork

- **Evaluate Existing Plans.** Inventory, understand, and clean up existing (past) ARPs as needed (22 total).
- **Leverage Future City Planning.** Utilize planning updates underway in 2024 to inform/establish future ARPs.
- **Organizational Analysis.** Evaluate current state of ARA financial resources / budget mechanisms, bylaws and Cooperative Agreement with City; make recommendations for changes in the future where warranted.

