## **City of Appleton**



Wednesday, May 13, 2015

**Council Chambers, 6th Floor** 

## **Meeting Agenda**

## **Community & Economic Development Committee**

5:00 PM

1.	Call meeting	g to order	
2.	Roll call of membership		
3.	Approval of minutes from previous meeting		
	<u>15-726</u>	CEDC and Joint CEDC/ARA Minutes from 4-27-15	
		Attachments: CEDC & ARA Minutes 4-27-15.pdf	
4.	Public Hea	rings/Appearances	
5.	Action Item	IS	
	<u>15-727</u>	Request to approve Metropolitan Milwaukee Fair Housing Council (MMFHC), in partnership with their Fair Housing Center of Northeast Wisconsin (FHCNW) satellite office, as the Fair Housing Services Provider for the 2015 CDBG Program Year <u>Attachments: Memo to CEDC for fair housing RFP 2015.pdf</u> <u>MMFHC Fair Housing Proposal.pdf</u>	

15-772 \*\*CRITICAL TIMING\*\* Request to approve Southpoint Commerce Park Farmland Lease

Attachments: SP Farm Memo 5-7-15.pdf

## 6. Information Items

<u>15-747</u> Discussion on the Economic Development Strategic Plan

Attachments: Memo to CEDC ARA and Council EDSP.pdf

<u>15-750</u> Update on the Foremost Site Project

<u>Attachments:</u> Memo to ARA and CEDC on Vetter Denk Withdrawal 5-07-15.pdf Vetter Denk Letter.pdf

<u>15-751</u>	Update on the Woolen Mills Lofts Project
	Attachments: Memo to ARA and CEDC on Woolen Mills Award 5-07-15.pdf
	Colored Concept Drawings Map Woolen Mills Lofts.pdf
	Prelim site Plan Woolen Mills Loft.pdf
	ARP18 and Woolen Mills Loft Map.pdf
	15LIHTCAward.pdf
	WHEDA LIHTC Press Release.pdf

- <u>15-749</u> Update on Industrial Park Lot Sales
- <u>15-781</u> Director Update on the Exhibition Center

## 7. Adjournment

Notice is hereby given that a quorum of the Common Council may be present during this meeting, although no Council action will be taken.

Any questions about items on this meeting are to be directed to Director Karen Harkness in the Community and Economic Development Department at 920-832-6468.

Reasonable Accommodations for Persons with Disabilities will be made upon Request and if Feasible.

## Meeting Minutes - Final

## Community & Economic Development Committee

Monday, April 27, 2015	5:00 PM	Council Chambers, 6th Floor
		-

## JOINT MEETING WITH APPLETON REDEVELOPMENT AUTHORITY AT 5:15 PM

1. Call meeting to order

CEDC Chairperson Jirschele called the CEDC meeting to order at 5:01 p.m.

ARA Vice Chairperson Downs called the ARA meeting to order at 5:18 p.m.

## 2. Roll call of membership

ARA Members:
 Present: 5 - Alderperson Jirschele, Marissa Downs, Jerry Fisher, Anne Higgins, Jim Van Dyke
 Excused: 2 - Curt Detjen, Ed Klug
 Present: 3 - Alderperson Jirschele, Alderperson Siebers and Alderperson Williams

- riesent. 5 Alderperson Sirschele, Alderperson Siebers and Alderperson willa
- Excused: 2 Alderperson Coenen and Alderperson Baranowski

Others present: Alderperson Joe Martin, District #4 Alderperson Kathy Plank, District #7 Tim Trauger, CSI Appleton Jennifer Stephany, Appleton Downtown Inc. Roger Hopkins, Hopkins Solutions, LLC Chris Manheim, Manheim Solutions, Inc. Dan French (via conference call)

- 3. Approval of minutes from previous meeting
  - <u>15-607</u> CEDC Minutes from 4-6-15

Attachments: CEDC Minutes 4-6-15.pdf

Alderperson Siebers moved, seconded by Alderperson Williams, that the Minutes be approved. Roll Call. Motion carried by the following vote:

Aye: 3 - Alderperson Jirschele, Alderperson Siebers and Alderperson Williams

Excused: 2 - Alderperson Coenen and Alderperson Baranowski

#### 4. Public Hearings/Appearances

15-609Presentation of the Appleton Economic Development Strategic Plan<br/>(EDSP) by the consultant, Manheim Solutions, Inc. (as Joint Meeting<br/>with Appleton Redevelopment Authority)

Attachments: Memo to CEDC ARA and Council EDSP.pdf

5 Members of ARA also present for joint meeting between ARA and CEDC.

This Appearance was presented to the Community & Economic Development Committee and the Appleton Redevelopment Authority by the consultants.

## 5. Action Items

### 6. Information Items

<u>15-608</u>	Completed Community Development Investment (CDI) Grant Application Submittal		
	<u>Attachments:</u>	CDI Grant 2015 for 513 Part 1.pdf	

CDI Grant 2015 for 513 Part 2.pdf

This Presentation was discussed by CEDC.

### <u>15-614</u> Organizational Matters:

- 1. Elect a Vice-Chair
- 2. Set Meeting Date and Time
- 3. Designate a Contact Person

Alderperson Coenen will be the Vice-Chair. The Community & Economic Development Committee will meet at 5:00 p.m. on Wednesdays the week following Council. Karen Harkness will be the Contact Person.

#### This Presentation was received and filed.

## 7. Adjournment

Aye: 5 - Alderperson Jirschele, Downs, Fisher, Higgins, Van Dyke

Excused: 2 - Detjen, Klug

Alderperson Siebers moved, seconded by Alderperson Williams, that the Community & Economic Development Committee meeting be adjourned at 6:50 p.m. Higgins moved, seconded by Van Dyke, that the Appleton Redevelopment Authority meeting be adjourned at 6:50 p.m. Roll Call. Motion carried by the following vote:

Aye: 3 - Alderperson Jirschele, Alderperson Siebers and Alderperson Williams

Excused: 2 - Alderperson Coenen and Alderperson Baranowski



# **MEMORANDUM**

...meeting community needs...enhancing quality of life."

Community and Economic Development Committee
Roxy Schmidt, Community Development Specialist
May 20, 2015
Selection of Fair Housing Service Provider for the 2015 CDBG Program Year

In April 2015, the City of Appleton issued a Request For Proposals seeking an organization to provide fair housing services for Appleton residents during the 2015 CDBG Program Year, commencing April 1, 2015 and running through March 31, 2016. The amount allotted for these services totals approximately \$22,000, which derives from the City's CDBG Entitlement funds. [NOTE: the provision of fair housing services is mandated by HUD for all Entitlement Communities.]

With your approval, the Metropolitan Milwaukee Fair Housing Council (MMFHC), in partnership with their Fair Housing Center of Northeast Wisconsin (FHCNW) satellite office, will be chosen to perform the aforementioned services, which include outreach, education, enforcement, and investigation activities.

Specifically, MMFHC/FHCNW will provide:

- Outreach and Education
  - Presentations to Community Organizations
  - Educational Materials (in English, Hmong and Spanish)
  - Training sessions regarding fair housing practices
  - Participation in the Fox Cities Housing Coalition
- Enforcement and Investigation
  - Complaint Intake/Investigative Services
  - Information and Referral Services
  - Testing/Technical Assistance (if needed)

For over a decade, the MMFHC/FHCNW has provided fair housing services for Appleton residents and I look forward to working with their knowledgeable staff persons. Despite soliciting others via the internet, MMFHC/FHCNW was the only organization to submit a proposal to the City of Appleton for fair housing services.

Please contact me at 832-6469 or roxann.schmidt@appleton.org with any questions regarding fair housing services related to the CDBG program. Thank you!





600 East Mason Street, Suite 401

Milwaukee, WI 53202

phone 414.278.1240 fax 414.278.8033 tty 414.278.0280

fairhousingwisconsin.com

William R. Tisdale President and CEO April 30, 2015

Roxann Schmidt Ciy of Appleton Community Development Specialist 100 N. Appleton Street, 5<sup>th</sup> Floor Appleton, WI 54911

Dear Ms. Schmidt:

Please find enclosed a proposal for fair housing services. If you have any questions or concerns, please do not hesitate to call me at 414-315-3771 or email me at esanders@fairhousingwisconsin.com, or to contact Nicole Lemke at 920-560-4620 or nlemke@fairhousingwisconsin.com.

We are looking forward to working with you in the 2015 CDBG Program Year.

Thank you very much.

Sincerely,

Eiika Gandin

Erika L. Sanders Director - Program Services

### **Fair Housing Services Proposal**

.....

Submitted by the Metropolitan Milwaukee Fair Housing Council to the City of Appleton CDBG Program for Program Year 2015

May 1, 2015

Metropolitan Milwaukee Fair Housing Council William R. Tisdale, President and CEO 600 E. Mason Street, Suite 401 Milwaukee, WI 53202 414-278-1240

Fair Housing Center of Northeast Wisconsin A satellite office of the Metropolitan Milwaukee Fair Housing Council 4650 W. Spencer Street, Suite 20 Appleton, WI 54914 920-560-4620

## I. SUMMARY

The Metropolitan Milwaukee Fair Housing Council (MMFHC) proposes to provide the City of Appleton with fair housing enforcement and education and outreach services as described below. Services will be provided by MMFHC and its staff in its Fox Valley satellite office, the Fair Housing Center of Northeast Wisconsin (FHCNW), and will require funding support of \$26,250, although we are aware that CDBG funding restrictions may prevent this level of support.

## II. PROPOSED SCOPE OF WORK

MMFHC proposes to provide the following comprehensive fair housing enforcement, outreach and education and technical assistance services to City of Appleton residents:

- A) MMFHC will make its complaint intake, counseling and investigative services available to persons who believe that they have experienced illegal discrimination. MMFHC staff will advise such persons on the provisions of fair housing law and available sources of remedy. As appropriate, MMFHC staff will conduct investigations utilizing testing and make referrals to attorneys and/or administrative agencies.
- B) MMFHC will provide information and referral services for clients who have non-fair housing inquiries. Such inquiries may include questions on topics such as rent abatement, breaking a lease, repair-related concerns and housing subsidies.
- C) When notified by City of Appleton staff that a fair housing investigation of a CDBG Program funded housing provider may be necessary, MMFHC may conduct an investigation utilizing testing. MMFHC will retain sole control of testing strategy, materials and reporting. MMFHC, its testers and any other interested parties shall retain all rights of remedy enumerated under all applicable fair housing laws.
- D) MMFHC will make available, on a case-by-case basis, reasonable technical assistance to the City of Appleton and its residents, including housing providers and social service agencies that conduct business in the City of Appleton. Technical assistance will include, but not be limited to, clarification on fair housing laws, information on legal and/or administrative interpretation of the laws, information on the nature and extent of housing discrimination, demographic data and compliance issues.
- E) MMFHC will distribute fair housing educational materials for housing providers and consumers in English, Hmong and Spanish. The number of materials printed and distributed is dependent upon receipt of sufficient funding support for fair housing services in the City of Appleton, beyond the \$26,250 that is requested herein.
- F) MMFHC staff will conduct a minimum of four fair housing presentations to community based organizations, social service agencies, civic or neighborhood organizations, faith-based organizations, or academic groups. Such organizations will either be located in Appleton or serve Appleton residents.

- G) MMFHC will conduct one fair housing training seminar for owners and managers of rental housing in Appleton, and one additional fair housing training seminar for owners and managers of rental housing upon request from the Appleton Police Department.
- H) MMFHC staff will conduct up to three fair housing presentations upon request for nonprofit agencies that are funded by Appleton's CDBG Program.
- I) MMFHC staff will participate in the Fox Cities Housing Coalition on a regular basis.

### III. ORGANIZATIONAL HISTORY, MISSION AND QUALIFICATIONS

FHCNW, which commenced provision of a full range of fair housing services on May 1, 2002, is a satellite office of MMFHC. The FHCNW office is located at 4650 W. Spencer Street, in Appleton, Wisconsin.

Prompted by prevailing patterns of racial and economic segregation and widespread discrimination in the housing market, 40 citizens organized MMFHC in October 1977 and began to operate a full-service fair housing program in 1978. A non-profit, membership-based organization, MMFHC is comprised of men and women who share a desire to create open and inclusive communities throughout the State of Wisconsin.

The purpose of MMFHC is to promote fair housing throughout the State of Wisconsin by combating illegal housing discrimination and by creating and maintaining racially and economically integrated housing patterns. MMFHC fulfills this mission though many local community partnerships and two satellite offices (in addition to FHCNW, there is a satellite office in Dane County).

MMFHC has operated a statewide enforcement program with affiliate and satellite offices throughout Wisconsin since 1984. MMFHC was the first private fair housing organization in the United States to develop and implement a formal worksharing relationship with a state enforcement agency. This public-private partnership with the Wisconsin Equal Rights Division began in 1982 and has been replicated in several other states. In addition, MMFHC has received over 30 Fair Housing Initiatives Program (FHIP) grants from the U.S. Department of Housing and Urban Development. MMFHC's FHIP grants have included numerous multi-year enforcement initiatives, as well as outreach and education contracts that provided fair housing educational services to housing consumers and providers, testers, attorneys and independent living centers across Wisconsin. As part of managing these and other state and local contracts, MMFHC maintains a consistent, uniform record-keeping system.

MMFHC staff provide technical assistance, training, and consultation services to the US Department of Housing and Urban Development, the US Department of Justice, the Federal Reserve Bank of Chicago, the National Fair Housing Alliance and private fair housing agencies throughout the United States, and other local, state and federal organizations. MMFHC has received two Best Practices Awards from the US Department of Housing and Urban Development. In addition, MMFHC was honored with a Trail Blazer Award by the Milwaukee Awards in Neighborhood Development Innovation program for its activities to address predatory lending practices, and MMFHC's President and CEO was honored with the 2008 National Community Reinvestment Coalition's National Community

Reinvestment Award in recognition of his local, regional and national leadership on fair housing.

MMFHC clients experience high levels of success when seeking a legal remedy to discrimination they've faced. Of the thousands of complainants MMFHC has assisted, over 600 have chosen to file lawsuits. Of those lawsuits, MMFHC clients have prevailed in all but 8 cases.

MMFHC operates the following programs:

Enforcement Program

- Intake of fair housing complaints, case management and counseling on options for administrative or judicial remedy.
- Investigative services for persons who allege housing discrimination.
- Referrals to attorneys and government agencies.
- Systemic investigations of institutional discrimination.

Outreach and Education Program

- Presentations to consumers, advocates and the general public.
- Fair housing training for property owners and managers, real estate agents and other members of the housing industry.
- Fair housing technical assistance and professional support to government agencies, civil rights organizations, social service agencies and housing providers.
- Development and dissemination of fair housing educational materials.

Fair Lending Program

- Investigates allegations of predatory lending, mortgage rescue scams and other fair lending violations.
- Monitors financial institutions' fair lending practices and compliance with the federal Community Reinvestment Act.
- Provides information to financial institutions on how to improve service to low and moderate income communities and people of color.
- Provides technical assistance and education on fair lending and foreclosure prevention to lenders, policy makers and the general public.

Inclusive Communities Program

- Technical assistance and professional support to community organizations, developers and local policy makers on inclusionary housing policies and the promotion of racial and economic integration.
- Assistance with consumers' access to pro-integrative housing choices.
- Research, analysis and documentation of fair and affordable housing opportunities and impediments.

## KEY STAFF FOR PROPOSED ACTIVITIES

The following staff will contribute their time to the provision of the fair housing services described in Section II.

**William R. Tisdale** is the President and CEO of MMFHC. Mr. Tisdale has been employed by MMFHC since 1978 and has been its chief executive since 1981. Mr. Tisdale was founding president of the National Fair Housing Alliance. Mr. Tisdale will be responsible for the overall administration and management of the project described in this proposal, including financial responsibilities. Mr. Tisdale will also supply technical assistance to the City of Appleton.

**Carla Wertheim** is MMFHC's Executive Vice President. Ms. Wertheim has been employed by MMFHC since 1978 and has supervised all MMFHC enforcement activities since 1983. Ms. Wertheim has extensive experience in the areas of rental, sales and insurance testing and has served as a consultant to the US Department of Urban Development and as a trainer for the National Fair Housing Alliance's Fair Housing School programs. Ms. Wertheim will oversee all enforcement activities proposed herein, and will provide technical assistance to the City of Appleton.

**Nicole Lemke**, Program Services Coordinator, has been employed by MMFHC since 2013 and is based in the FHCNW office. She will be responsible for conducting outreach and education activities under the terms of this contract. She will conduct presentations, coordinate rental industry training, conduct community contacts and distribute educational materials. In addition, Ms. Lemke will perform some test coordination and management of volunteer tester activities.

**Margaret Bowitz**, Senior Administrator – Case Management Services, has been employed by MMFHC since 1984. Under the contract with the City of Appleton, Ms. Bowitz will conduct intake of housing discrimination complaints and will maintain regular and ongoing communication with complainants, administrative agencies and attorneys after the referral of complaints. Ms. Bowitz will also provide technical assistance to housing providers and advertisers.

**Erika Sanders**, Director – Program Services, has been employed by MMFHC since 1998. She will provide oversight of all proposed outreach and education activities. She has performed this role in numerous other contracts, including all Appleton CDBG contracts since 2002, when FHCNW began operation.

**Deanna Richardson**, Senior Administrator – Investigative Services, has been employed by MMFHC since 2001. She will provide oversight and review of all testing conducted as a part of the proposed project. During her tenure with MMFHC, she has coordinated over 1590 tests, personally performed over 585 tests and conducted over 50 tester training sessions.

**Megan Wanke,** Administrative Services Coordinator, has been employed by MMFHC since 2005. She will conduct some complaint intake activities, including preparation of complaints for referral to attorneys and administrative agencies, and will be conduct training for owners and managers of rental housing.

## IV. FEE SCHEDULE

MMFHC requests that the City of Appleton provide \$26,250 to support the full-service fair housing activities listed in Section II. The real cost of the proposed activities is, in fact, significantly higher; MMFHC will supplement funding from the City of Appleton with considerable in-kind resources in order to complete the activities described in foregoing portions of this proposal.

It is not possible to estimate the number of hours to be expended on each of the activities listed in Section II. One cannot predict the number of complaints to be taken during the term of a contract, and as each complaint is unique, it is not possible to pre-determine the amount of time each complaint will require for full intake, investigation and referral. The same may be said for technical assistance services and information and referral services provided to callers with non-fair housing inquiries.

Direct costs for this contract include the salary of FHCNW staff. It is anticipated that the hourly rate of the FHCNW Program Services Coordinator will be \$19.55. Indirect costs include the time of other staff, as well as expenses such as rent, telephone, and reproduction of printed materials.



600 East Mason Street, Suite 401

Milwaukee, WI 53202

phone 414.278.1240 fax 414.278.8033 tty 414.278.0280

fairhousingwisconsin.com

William R. Tisdale President and CEO

## METROPOLITAN MILWAUKEE FAIR HOUSING COUNCIL 2015 BOARD OF DIRECTORS

Michael Vruno, Chairperson Richard Strode, Vice Chairperson James Connolly, Secretary Keith Cowan, Treasurer William Tisdale, President and CEO Carol Lobes Johnny Kimble Henry Venzant Mary Yank rm 103-Sec. State.

# United States of America

STATE OF WISCONSIN Office of Secretary of State

To All to Whom These Presents Shall Come:

The undersigned, as Secretary of State of the State of Wisconsin, hereby certifies that on Getober 12, 1977 Articles of Incorporation were filed in my office under the provisions of Chapter 181 of the Wisconsin Statutes, for the following corporation formed

## WITHOUT STOCK AND NOT FOR PROFIT:

Name:	TROPOLITAN MILWAUKEE FAIR HOUSING COUNCIL, INC.
	그는 영양은 이 가지도 이 문제에 전 한 것을 가장할 수 있는 것을 수 있다.
Principal Office: 29	17 North 40th Street Lwaukee, NI 53210
Surnoses for which organized: Th	e corporation is organized exclusively for
50 c1 +5	eliminating prejudice and discrimination in envision of housing in the Milwaukee
	etropolitan area.

I further certify the a certificate has been filed in my office to the effect that a duplicate of said Articles, bearing my certificat, was recorded in the office of the Register of Deeds of Hilkaukee County, Wisconsin, on October 17, 1977.

THEREFORE, The State of Wisconsin does hereby grant unto the said corporation the powers and privileges conferred by the Wisconsin Statutes for the purposes stated and in accordance with said Articles.

> In Witness Whereof, I have hereunto set my hand and affixed my official seal, at the Capitol, in the City of Madison, on October 25, 2977.

-DOUGLAS LAFOLLETTE

ARTICLES OF INCORPORATION .

METROPOLITAN MILWAUKEE FAIR HOUSING COUNCIL, INC.

Executed by the undersigned for the purpose of forming a Wisconsin corporation under Chapter 181 of the Wisconsin Statutes, WITHOUT STOCK AND NOT FOR PROFIT. ARTICLE ONE: The name of the corporation is Metropolitan Milwaukee Fair Housing Council, Inc. ARTICLE TWO. The period of existence of the

corporation shall be perpetual.

ARTICLE THREE. This corporation is organized exclusively for the charitable purpose, within the meaning of \$501(c)(3) of the Internal Revenue Code of 1954, of eliminating prejudice and discrimination in the provision of housing in the Milwaukes metropolitan area.

ARTICLE FOUR. The location of the principal office of the corporation in Wisconsin is 2917 North 40th Street, Milwaukee, Wisconsin 53210.

ARTICLE FIVE. The name of the initial registered agent is Fred Freiberg.

ARTICLE SIX. The address of the initial registered agent is 2917 North 40th Street, Milwaukee, Wisconsin 53210. ARTICLE SEVEN. These articles may be amended in the manner authorized by law at the time of amendment. ARTICLE EIGHT. The number of directors shall be fixed by by-law, but shall be not less than three.

ARTICLE NINE. The names and addresses of the initial Board of Directors are:

> Edward Valent 2915 North 40th Street Milwaukee, Wisconsin Phyllis Wax 2229 East Newberry Blvd Milwaukee, Wisconsin

Ralph Yehle 2489 North Frederick Milwaukee, Wisconsin

James Richardson 2802 North 55th Street Milwaukee, Wisconsin

Sue Hoffmann 1936 South 32nd Street Milwaukee, Wisconsin

Emile Jarreau 1608 North Warren Street, No. Milwaukee, Wisconsin

Brian Binash 1472 South 87th Street West Allis, Wisconsin

Terese Valent 2915 North 40th Street Milwaukee, Wisconsin

ARTICLE TEN. The method of accepting and discharging members, denying or restricting voting rights, and classifying members (including distinguishing features of each class) shall be set forth in the by-laws of the corporation. The manner of election and appointment of directors shall be yset forth in the by-laws of the corporation.

1

ARTICLE ELEVEN. No part of the net earnings of the corporation shall inure to the benefit of, or be distributabl to its members; trustees, officers, or other private persons except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtheran of the purposes.set forth in ARTICLE THREE hereof. No substantial part of the activities of the corporation shall be the carrying on of propoganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office. Nothwithstanding any other provision of these Articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax. under §501(c)(3) of the Internal Revenue Code of 1954. (or the corresponding provision of any future United States Internal Revenue law) or (b) by a corporation, contributions to which are deductible under \$170(c)(2) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue law)

-r : .) -

ARTICLE TWELVE. Upon the dissolution of the corpora tion, the Board of Directors shall, after paying or making provision for the payment of all of the lizbilities of the corporation, dispose of all of the assets of the corporation exclusively for the purposes of the corporation in such manner, or to such organization or organizations organized and operated exclusively for charitable, educational, religious, or scientific purposes as shall at the time qualify as an exempt organization or organizations under §501(c)(3) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue law) as the Board of Directors shall determine. Any such assets not so disposed of shall be disposed of by the County Court of Milwaukee County, exclusively for such purposes or to such organization or organizations, as said court shall determine, which are organized and operated exclusively for such purposes.

ARTICLE THIRTEEN. The names and addresses of the incorporators of this corporation are:

Joyce Tanner 524 East Foxdale Court Fox Point, Wisconsin

Burnette Wade 2341 North 16th Street Milwaukee, Wisconsin

Ralph Yehle 2489 North Frederick Milwaukee, Wisconsin

-- 63-

James Richardson 2802 North 55th Street Milwaukee, Wisconsin

Phyllis Wax 2229 East Newberry Blvd. Milwaukee, Wisconsin

Lenora Seitz 3553A North Green Bay Avenue Milwaukee, Wisconsin

Edward Valent 2915 North'40th Street Milwaukee, Wisconsin

. Teresa Valent 2915 North 40th Street . Milwaukee, Wisconsin

Gordon Kacala 2956A North 38th Street Milwaukee, Wisconsin

Brian Binash 1472 South 87th Street Milwaukee, Wisconsin,

Sue Hoffmann 1936 South 32nd Street Milwaukee, Wisconsin

Dave Katala 1963 South 31st Street Milwautee, Wisconsin

Executed in duplicate on this 5 day of October

STATE OF WISCOUSIN DUARTHING OF STATE FILED OCT 1 2 1977 DOUGLAS LAFOLLETTE SECRETARY OF STATE STATE OF WISCONSIN SS COUNTY OF MILWAUKEE Personally came before me this day of October, 1977, the above-named: Joyce Tanner, Burnette Wade, Ralph Yehle James Richardson, Phyllis Wax, Lenora Seitz, Edward Valent; Teresa Valent. Gordon Kacala, Brian Binash, Sue Hoffmand to me known to be the persons who executed the foregoing ments, and acknowledged the same. STATE DEPARI FILED JCT 1 2 1977 Iwaukee County, DOUGLAS LAFOLLETTE Wis. SECRETARY OF S 's Permanent. This document was drafted by James A. Walrath, LLON attorney at law, 1409 E. Capitol Drive, Milwaukee, Wisconsin 53211.

America States of America Register & OFFICE J.J.J.A.(.).). 1 Mikroulice County, V State of Wisconsin-Department of State RECORDED AT 3 . To All to Mhom These Presents Shall Come, Greeting; 60 ie undersigned, as Secretary of State of the State of Wisconsin, certifies that REEL/C (X) Articles of Incorporation ( ) Amendment to Articles of Incorporation ( ) Statementroighteni To Disso ( ). NanRERSERIA 705 DEFDS ) Articles of Dissolution ( ) Articles of Merger ) Change of Registered Office and/or Agent ) Articles of Consolidation ( ) Restated Articles ( or Metropolitan Milwaukee Fair Housing Council, Inc. N. Oak . of which the attached is a duplicate, was on the date hereof, accepted and filed in my office. In Testimony Whereof, I have hereunto set my hand and affixed my official seal at the Capitol, in the City of Madison, on OCT 1 2 1977

THIS MUST BE RECORDED WITH THE REGISTER OF DEEDS

Address any reply to: Federal building and u. a. Court nuese, and north hover atreet, St. Paul, Minnesota 55101

wave and to mountaged

District Director

## Internal Revenue Service

in cepty rater to: ite A. GRS/FYERE Dales Fabruary 2. NYTH

012-7:3-7344

StP: 50:78-1790: MIG: 100

· Marrowaliter filmokes fair Housing -Comoil. De. 2915 North Aoth Stroat Wilmunden, Wisconsin 55210

Dear Applicants

Accounting Parlod Ending: Daparbar 31 Form 950 Required: , D Yes D No Advance Ruling Period Ends: DEcember 31, 1979

Based on the information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code.

Because you are a newly created organization, we are not now making a final determination of your foundation status under section 509(a) of the Code. However, we have determined that you can reasonably be expected to be a publicly supported organization of the type described in section \_\_\_\_\_(\_)(1)\_\_\_\_\_170(b)(1)(1)(1).

Accordingly, you will be treated as a publicly supported organization, and not as a private foundation, during an advance ruling period. This advance ruling period begins on the date of your inception and ends on the date shown above.

Within 90 days after the end of your advance ruling period, you must submit to us information needed to determine whether you have met the requirements of the applicable support test during the advance ruling period. If you establish that you have been a publicly supported organization, you will be classified as a section 509(a)(1) or 509(a)(2)organization so long as you continue to meet the requirements of the applicable support test. If, however, you do not meet the public support requirements during the advance ruling period, you will be classified as a private foundation for future periods. Also, in the event you are classified as a private foundation, you will be treated as a private foundation from the date of your inception for purposes of sections 507(d) and 4940.

Grantors and donors may rely on the determination that you are not a private foundation until 90 days after the end of your advance ruling period. In addition, if you submit the required information

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

You are not liable for social security (FICA) taxes unless you file a waiver of exemption certificate as provided in the Federal Insurance Contributions Act. You are not kiable for the taxes imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, you are not automatically exempt from other Federal excise taxes. If you have any questions concerning these taxes, please let us know.

If your sources of support, or your purposes, character, or method of operation is changed, you should let us know so we can consider the effect of the change on your status. Also, you should inform us of all changes in your name or address.

If the yes box at the top of this letter is checked, you are required to file Form 990. Return of Organization Exempt From Income Tax, only if your gross receipts each year are normally more than 10,000 $\frac{55}{200}$  The return is due by the 15th day of the fifth month after the end of your annual accounting period. The law imposes a penalty of 310 a day, up to a maximum of \$5,000, for failure to file the return on time.

You are not required to file Federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T. In this letter we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

You need an employer identification number even if you have no employees. If an employer identification number was not entered on your application, a number will be assigned to you and you will be advised of it. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

District Director



## **MEMORANDUM**

"...meeting community needs...enhancing quality of life."

TO:	Community and Economic Development Committee
FROM:	Matt Rehbein, Economic Development Specialist
DATE:	May 7, 2015
RE:	Approval of Farm Lease – Southpoint Commerce Park

The City of Appleton owns 147 acres of land in Southpoint Commerce Park that we make available for farmland which supports the City's objective in preparing land for future industrial development. Management of the farmland is assigned to the Community and Economic Department and is administered through the Economic Development Specialist. The land has been farmed for several years, since the City has taken ownership.

A Request for Proposals to lease farmland was distributed to approximately 120 farmers in Calumet County on April 29, 2015 and proposals were due May 7, 2015 with a goal to achieve optimal net income while pursuing environmental sustainability and positive local community relations. This item is of critical timing to ensure approval prior to the end of the 2015 planting season. If not approved prior, we would forgo 2015 rent revenue.

Four Proposals were received, with rates ranging from \$153 per acre to \$210 per acre. Per information from UWEX – Calumet County, lease rates for farmland in Calumet County have averaged \$126.00 per Acre. Some requested loss provisions for any crop destroyed due to lot sale, utility work, road work, etc. Leasing this parcel is beneficial to the City in that it limits soil erosion, eliminates the chance of wetlands forming, eliminates the need to cut weeds, and will also generate approximately \$30,870 in revenue annually. The proposed terms from the four submittals are summarized below:

## SOUTHPOINT FARM LEASE PROPOSAL SUMMARY

			Term	Total	
Proposed Lessee	Rate/Acre \$	Loss Prov.	(Years)	Rent/Yr	Payable
Jonathon Dietzen	153	Y	5	\$22,491	Quarterly
	3			ي اللي اللي	2015 -Nov. 15, 2015
					then 1/2 June & 1/2
Travis Van De Hey	210	Y	3	\$30,870	December
Michael Mader	190	N	2	\$27,930	As proposed per City
				1.00	2015 - Nov. 30, 2015
Vanderlinden Custom Heifer				20	then 1/2 May & 1/2
Raising, LLC	210	N	3 to 5	\$30,870	Nov.

### Staff Recommendation:

The Community and Economic Development Department be authorized to enter into a five (5) year lease term with Vanderlinden Custom Heifer Raising, LLC at \$210/Acre. The first payment due of \$5,000 at time of lease execution, and the balance due November 30, 2015 for year 1 of the lease. Payments thereafter due ½ in May and ½ in November. If unable to negotiate these terms, CEDD is authorized to enter into a lease agreement with Michael Mader for a period of two (2) years at \$190/acre, payment terms as proposed in the original RFP.



## **MEMORANDUM**

. . meeting community needs. . . enhancing quality of life."

TO:	To Whom It May Concern
FROM:	Matt Rehbein, Economic Development Specialist
DATE:	April 29, 2015
RE:	Request For Proposal to lease farmland in the City of Appleton

Attached is a Request for Proposals (RFP) to lease farmland in the City's Southpoint Commerce Park.

The City of Appleton owns 147 acres of farmland which supports the City's objective in preparing land for future industrial development. Management of the farmland is assigned to the Community and Economic Department and is administered through the Economic Development Specialist. The land has been farmed for several years, since the City has taken ownership. The purpose of this RFP is to achieve optimal net income while pursuing environmental sustainability and positive local community relations. A major financial goal of this farmland RFP will be to establish a lease consistent with fair market cash rent

The City of Appleton is seeking proposals to lease approx. 147 Ac. of farmland in the City. Proposals are due by **12:00 Noon, May 7, 2015**. The Common Council will approve final selection on May 20, 2015 and access will be granted immediately upon mutual execution of the lease document, receipt of the first rental installment and proof of insurance.

If you are interested in submitting a proposal, minimum information required and timing is included in the RFP. Should you have any questions, please feel free to call or e-Mail Matt Rehbein at 920-832-6463 or matthew.rehbein@appleton.org.

## REQUEST FOR PROPOSALS

## TO LEASE FARMLAND

The City of Appleton owns 147 acres of farmland which supports the City's objective in preparing land for future industrial development. Management of the farmland is assigned to the Community and Economic Department and is administered through the Economic Development Specialist. The land has been farmed for several years, since the City has taken ownership. The purpose of this RFP is to achieve optimal net income while pursuing environmental sustainability and positive local community relations. A major financial goal of this farmland RFP will be to establish a lease consistent with fair market cash rent.

The City of Appleton is seeking proposals to lease approx. 147 Ac. of farmland in the City of Appleton. Proposals are due by **12:00 Noon, May 7, 2015**. The Common Council will approve final selection on May 20, 2015 and access will be granted immediately upon mutual execution of the lease document, receipt of the first rental installment and proof of insurance.

SITE:	The proposed site is located in the City of Appleton and is comprised of approximately 147 Ac. as indicated on Exhibit A.
RESTRICTIONS:	Being located in an industrial park, the City has plans for utility and roadway improvements over the coming years as indicated on Exhibit A. These proposed improvements are our "best guess" based on projected lot sales and are not guaranteed.
LEASE DOCUMENT:	A copy of the lease document is provided for your review. Please note the terms when preparing your proposal.
REQUIREMENTS:	Please provide the following information in your proposal:
	1)Proposed rental rate/Acre
	2)Proposed term (In years)
	3)Proposed Lessee. If Corporation or LLC, please provide Articles of Incorporation and By-Laws.

4)The standard lease document includes rental reimbursement should the City "take back" any pre-paid leased property. If you propose crop reimbursement, please provide the calculation formula in your proposal.

SUBMITTAL: Please submit proposals no later than 12:00 Noon May 7, 2015 to:

City of Appleton c/o Community and Economic Development Attn: Matt Rehbein 100 N. Appleton St. Appleton, WI 54911-4799

Or via E-Mail to: Matthew.rehbein@appleton.org

Should you have any questions, please contact Matt Rehbein, Economic Development Specialist 920-832-6463 or matthew.rehbein@appleton.org.

#### LEASE AGREEMENT

This Lease Agreement entered into this \_\_\_\_ day of May, 2015 between the City of Appleton (hereinafter called Landlord) and \_\_\_\_\_\_, (hereinafter collectively called Tenant).

Address: Landlord - City of Appleton, 100 North Appleton Street, Appleton, WI 54911

Address: Tenant – \_\_\_\_\_

Property: Southpoint Commerce Park—Areas Delineated in Exhibit A as "Area to be Farmed" (hereafter referred to as "premises" or "property")

1. **<u>Rental</u>**: TENANT will pay the LANDLORD the total sum of  $\_$  Dollars and 00/100 rent (147± acres x  $\_$  00 per acre) each year for the term of this lease payable as follows: For 2015, one half shall be paid upon execution of this agreement and the other half shall be paid on or before November 1, 2015; thereafter, on an annual basis, one half of the total shall be paid on or before April 1, and one half of the total shall be paid on or before November 1 and continuing each subsequent year this lease is in effect.

2. **Term**: The initial lease term shall commence upon execution of this agreement and shall run until April 30, 2016. Thereafter this lease and all obligations herein shall automatically renew for four (4) additional one year periods running from May 1<sup>st</sup> until April 30<sup>th</sup> of the subsequent year with the final year concluding on April 30, 2020. Tenant may terminate this lease only upon providing Landlord with written notice **prior to February 28<sup>th</sup> of the forthcoming renewal year**. The Landlord, at its option, may terminate this lease all is relates to all or a portion of the property at any time and for any reason during its term upon thirty (30) days written notice to the Tenant. In the event the Landlord terminates this lease for a portion of the property, Tenant shall be reimbursed a prorated portion of any rent already paid that year and subsequent rental payments shall be adjusted based on remaining acreage available for Tenant's use. Tenant shall be entitled to no other adjustments or remedies as a result of early lease termination.

3. <u>Real Estate Taxes and Special Assessments</u>: Landlord agrees to pay all real estate taxes and special assessments with regard to said property.

4. <u>Use of Premises</u>: Tenant may use the premises solely for growing crops, participating in agricultural programs, or use as set aside for agricultural program purposes, as he sees fit. In the event Tenant uses the land as set aside or for conservancy purposes, Tenant will cut all weeds, vegetation, or plant growth at least once during the month of June and once during the month of August.

5. <u>Indemnification</u>: Landlord and Tenant shall be liable for their own acts and/or negligence and the acts and/or negligence of their invitees and guests, and each agrees to indemnify, defend and hold harmless the other for any losses, damages, costs or expenses, including litigation expenses (including court costs and attorney's fees) paid or sustained by reason of the act and/or negligence of the other, or the other's invitees and guests or arising in any way out of this agreement.

6. <u>Insurance</u>: Tenant shall indemnify and save harmless the Landlord and Landlord's agents or employees against and from any and all damages and costs, and all claims for the same, and any and all penalties, fines, and forfeitures occasioned by or growing out of Tenant's failure to comply with, conform to or obey any Federal, State, or Municipal law, ordinance, rule, regulation, order, or notice as aforesaid. Tenant shall secure insurance consistent with the terms set forth in Exhibit B attached hereto and incorporated herein by reference and shall provide proof of such insurance.

7. <u>Assignment of Lease</u>: This lease may not be assigned by Tenant, and in the event Tenant may vacate the premises, the lease shall immediately terminate. This lease may be assigned by Landlord to another party.

8. <u>Tests: Inspections</u>: Landlord, its successors, assigns, contractors, agents and/or employees shall at reasonable times have the right to enter upon the premises to conduct any tests, inspections or studies as Landlord may deem desirable; provided, however, that any such tests, inspections or studies shall not materially interfere with Tenant's use of

the premises and provided further that such inspections shall not in any way obligate Landlord to make any repairs or replacements to the premises.

9. Entry Upon Premises: Landlord, its successors, assigns, contractors, agents, and/or employees shall at reasonable times have the right to enter upon the premises to install, construct, maintain, repair, replace, and operate sewer, water, gas, and electric lines, cables, poles, substations, and other appurtenant structures; provided that such installation, construction, maintenance, repair, replacement, and operation shall not materially interfere with Tenant's use of the premises. In the event Landlord decides to provide this premise with City sewer and water, it shall do so at its sole expense.

10. <u>Liens</u>: Tenant shall not directly or indirectly create, or permit to be created, or permit to remain and will immediately discharge, any lien, encumbrance, or charge on, or pledge of, the premises or any part thereof or the interest of Tenant under this lease.

11. <u>Holdover</u>: In the event Tenant holds over or remains in possession or occupancy of the premises after the expiration or earlier termination of this lease, Tenant shall be obligated to pay Landlord fifty dollars (\$50.00) a day as rent for every day said Tenant holds over or remains in possession and Landlord shall have the right to recover from Tenant all reasonable costs of eviction, including court costs and attorney's fees.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this \_\_\_\_ day of May, 2015.

CITY OF APPLETON (Landlord)

TENANTS

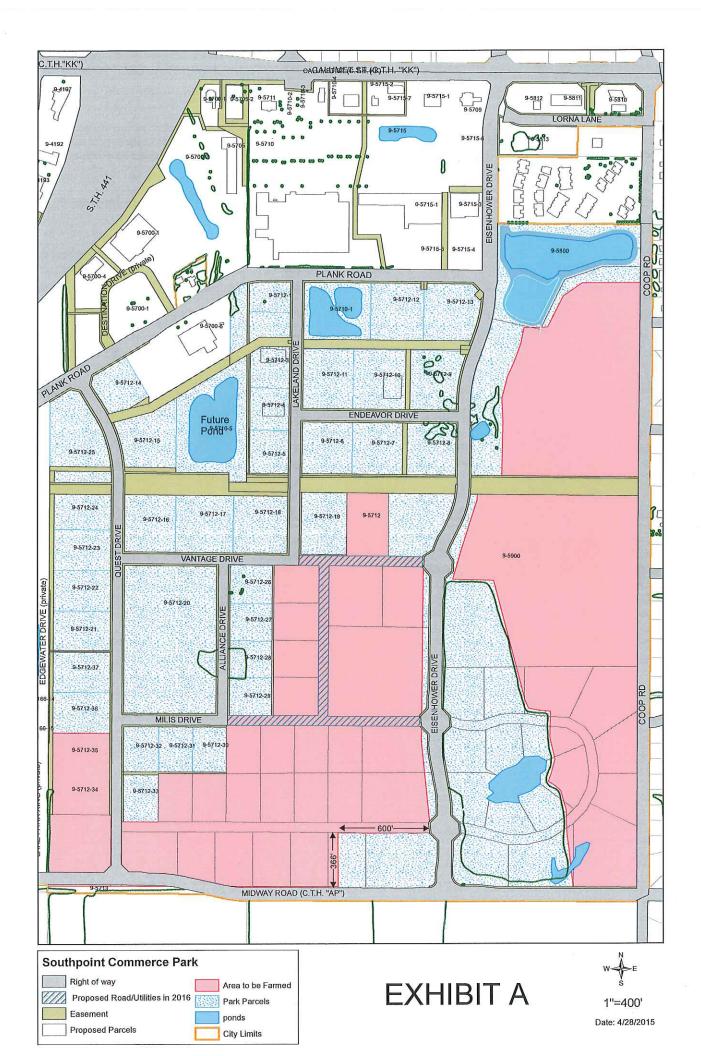
Timothy M. Hanna, Mayor

Dawn A. Collins, City Clerk

**REVIEWED AS TO FORM:** 

James P. Walsh, City Attorney

J:\Attorney\WORD\CRB\Economic and Community Development\Farm Lease - 4-15.docx



#### **"EXHIBIT B"**

## INSURANCE REQUIREMENTS FOR CITY OF APPLETON "SMALL EXPOSURE JOBS"

It is hereby agreed and understood that the insurance required by the City of Appleton is <u>primary</u> <u>coverage</u> and that any insurance or self insurance maintained by the City of Appleton, its officers, council members, agents, employees or authorized volunteers will not contribute to a loss. All insurance shall be in full force prior to commencing work and remain in force until the entire job is completed or the length of time that is specified in the contract.

### 1. GENERAL LIABILITY COVERAGE

- A. Commercial General Liability
  - 1) \$1,000,000 general aggregate
  - 2) \$1,000,000 products completed operations aggregate
  - 3) \$1,000,000 personal injury and advertising injury
  - 4) \$1,000,000 each occurrence limit
- B. Claims made form of coverage is <u>not</u> acceptable.
- C. Insurance <u>must</u> include:
  - 1) Premises and Operations Liability
  - Blanket Contractual Liability including coverage for the joint negligence of the City of Appleton, it officers, council members, agents, employees, authorized volunteers and the named insured
  - 3) Personal Injury
  - 4) Explosion, collapse and underground coverage
  - 5) Products/Completed Operations
  - 6) The general aggregate must apply separately to this project/location

#### 2. BUSINESS AUTOMOBILE COVERAGE

A. Limits - \$250,000 each person/\$500,000 each accident for Bodily Injury and \$100,00 for Property Damage

OR

\$500,000 Combined Single Limit for Bodily Injury and Property Damage each accident

B. Must cover liability for "Any Auto" - including Owned, Non-Owned and Hired Automobile Liability

- 3. WORKERS COMPENSATION AND EMPLOYERS LIABILITY If required by Wisconsin State Statute or any Workers Compensation Statutes of a different state.
  - A. Must carry coverage for Statutory Workers Compensation and Employers Liability limit of: \$100,000 Each Accident \$500,000 Disease Policy Limit \$100,000 Disease - Each Employee

## 4. BUILDER'S RISK/INSTALLATION FLOATER

A. City of Appleton will <u>not</u> assume responsibility for loss, including loss of use, for damage to property, materials, tools, equipment, and items of a similar nature which are being either used in the work being performed by the contractor or are to be installed or erected by the contractor <u>unless</u> coverage is specifically to be purchased by the City of Appleton and specified in the contract documents.

If coverage is desired for this exposure, the contractor may, at his own cost, procure insurance to cover same.

## 5. ADDITIONAL PROVISIONS

- \* Additional Insured –
  On the General Liability Coverage & Business Automobile Coverage. <u>City of</u> <u>Appleton, and its officers, council members, agents, employees, and</u> <u>authorized volunteers shall be Additional Insureds</u>.
- \* Endorsement -The Additional Insured Policy endorsement must accompany the Certificate of Insurance.
- Certificates of Insurance A copy of the Certificate of Insurance must be on file with the City Clerk.
- \* Notice -NOTE: City of Appleton requires 30 day written notice of cancellation, non-renewal or material change in the insurance coverage.
- \* The insurance coverage required must be provided by an insurance carrier with the "Best" rating of "A-VII" or better. All carriers shall be admitted carriers in the State of Wisconsin.

J:\WORD\FORMS\Human Resources\Insurance Requirements (2008)\Exhibit B - Small expsoure.doc



# **MEMORANDUM**

"...meeting community needs...enhancing quality of life."

TO:	CEDC, ARA, Council
FROM:	Karen Harkness, Director of Community & Economic Development
DATE:	April 15, 2015
RE:	Economic Development Strategic Plan Presentation, Mon. 4/27/15 @ 5:15 p.m.

Manheim Solutions will present the City of Appleton's Economic Development Strategic Plan (EDSP) under information in a joint meeting of CEDC and ARA on Monday, April 27, 2015 at 5:15 p.m. in Council Chambers.

CEDC will meet at their regular time of 5:00 p.m. to conduct required business.

ARA will join CEDC at 5:15 p.m. for the EDSP Presentation.

The Economic Development Strategic Plan assesses existing conditions impacting the local economy and identifies strategies that will contribute to the City's future health, enhance the business climate, ensure the vibrancy and vitality of the City and support community growth consistent with the City's character and culture.

The Economic Development Strategic Plan is available at <u>Click here to view Appleton Strategic Plan</u>



# **MEMORANDUM**

"...meeting community needs...enhancing quality of life."

TO:	Appleton Redevelopment Authority (ARA) Community & Economic Development Committee (CEDC)
FROM:	Karen Harkness, Community Development Director
CC:	Mayor Timothy Hanna Monica Klaeser, Deputy Director of Community Development
DATE:	May 7, 2015
RE:	Foremost Site Update – Vetter Denk's Withdrawal as the Developer

On May 1, 2015, I received the attached letter via email from Kelly Denk, Principal with Vetter Denk announcing their withdrawal from the redevelopment of the Foremost Site.

The letter outlines five key areas that led to their decision, including:

- 1. Market rental rates in Appleton
- 2. Lower density required for this site
- 3. Row house/townhouse building format expense
- 4. Developer funded Tax Increment Financing (TIF) challenges for financing
- 5. Limited amount of resources offered to fill the gap

Staff has been working with Vetter Denk for months to commence the project since the approval of the Development Agreement in May/June 2014 (ARA approval May 28, 2014; Common Council approval June 18, 2014).

While we worked long and hard to identify creative solutions to these challenges, the fact remained that the costs for the development continued to significantly exceed the resources available. Repeated cycles of design, engineering and bidding the project still couldn't close this gap even though the ARA/City had already committed up to 20% of the development increment value (estimated \$1,400,000) from TIF District #8 to support this proposed development.

The next steps for this site include the City requesting an extension of our contract with Wisconsin Economic Development Corporation (WEDC) that requires the creation of \$5 million in assessed value by April 2016 on this site in exchange for the \$600,000 grant that was received to clean-up the property. Staff will also update and issue a Request for Proposals for the redevelopment of this site.

This item will appear on both the ARA and CEDC agenda on May 13, 2015 for informational purposes.

## vetter denk

Karen Harkness Director of Community and Economic Development 100 N. Appleton St. Appleton, Wisconsin 54911

**RE: Foremost Farms site** 

Dear Karen,

We would like to take this opportunity to thank you and the entire Appleton redevelopment team for assisting us with the Foremost Farms project over the past 3 years. It has been a pleasure working with you and your staff to try and get this project to become a reality. We have all worked diligently toward a common goal and the collaborative efforts of all involved should be commended.

With that said, we have unfortunately found ourselves at a point where we are unable to continue investing time and resources into this project. After many varied attempts of trying to re-design and value engineer this project, we simply keep coming back to the same fundamental problems with the site, construction costs, and Appleton rental market in general. Here is a recap of our findings and conclusions:

- 1.) Market Rental Rates too low: not enough market precedence to justify the cost of nicer product.
- 2.) Lower Density: The lower density requirements for the development have had a greater impact on per unit costs than initially anticipated. A combination of land and site improvement costs exceeded our initial per-unit estimates by nearly \$5,000 per unit.
- 3.) Row house/Townhouse building format: The smaller townhouse/row house building format that resonated with the neighborhood also came at a premium cost.
- 4.) Developer Funded TIF although the TIF allocation for this project was helpful, the fact that the developer front ends this cash added another layer of challenge to the debt financing structure.
- 5.) Limitation on amount of resources offered: the large gap between lower rent rates in the Appleton market and producing a premier product is simply too large to bridge with investor equity and conventional financing methods.

We regret that it has taken this long to arrive at this conclusion, however, we wanted to make sure every option was thoroughly considered and exhausted before making this pivotal decision.

In closing, we want to thank all the members of RDA, Common Council, Community and Economic Development, and the Mayor for all their support and guidance through this process. We wish you all the best with the future development of this beautiful waterfront property.

Kindest Regards,

Kelly Denk Principal



## **MEMORANDUM**

"...meeting community needs...enhancing quality of life."

TO:	Appleton Redevelopment Authority (ARA) Community & Economic Development Committee (CEDC)
FROM:	Monica Klaeser, Deputy Director of Community Development
CC:	Karen Harkness, Community Development Director Mayor Timothy Hanna
DATE:	May 7, 2015
RE:	Woolen Mills Lofts – Award of WHEDA Tax Credits

On April 23, 2015, the Wisconsin Housing and Economic Development Authority (WHEDA) announced 25 projects that were awarded a total of \$12.5 million in Low-Income Housing Tax Credits (LIHTC) to support the creation of affordable housing. The Woolen Mills Loft project, an adaptive reuse of an the former A-C Compressor building at 218 E. South Island Street in Appleton, was awarded \$617,067 in tax credits for the creation of 60 residential units.

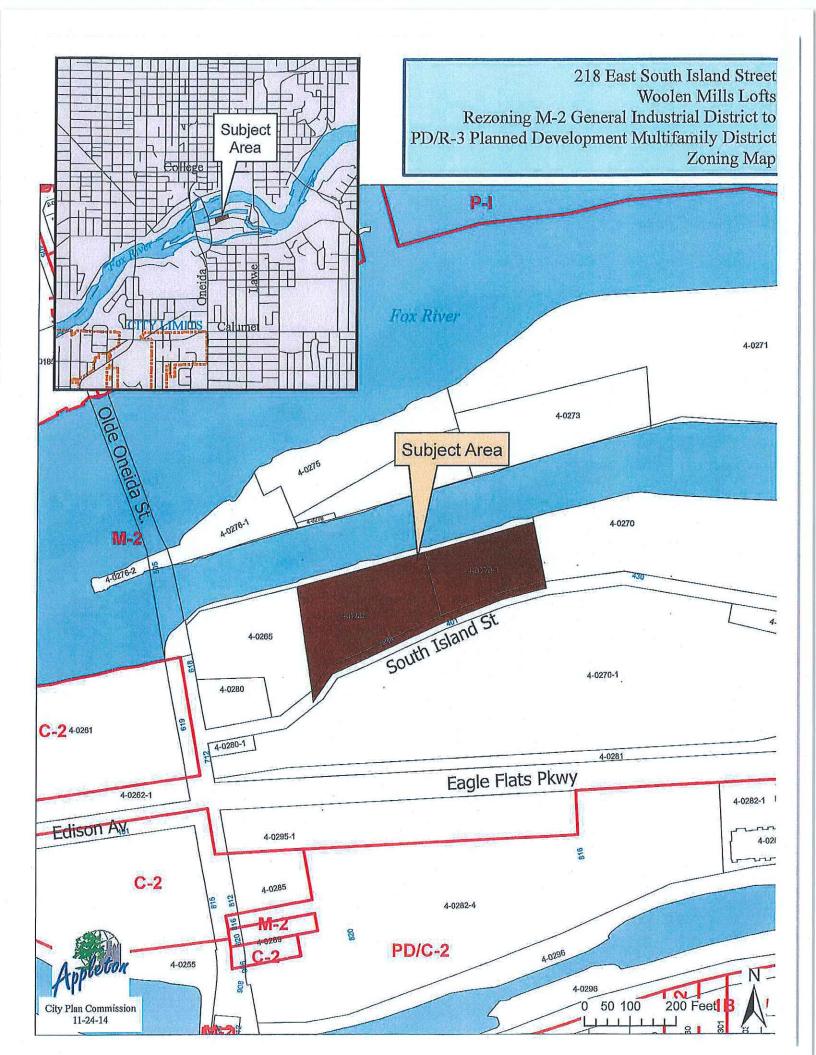
The development team for the Woolen Mills Lofts, Keystone Development LLC and Alliance Development, are also in the process of securing historic tax credits to renovate the building to the Secretary of the Interior's Standards for Rehabilitation by the National Park Service.

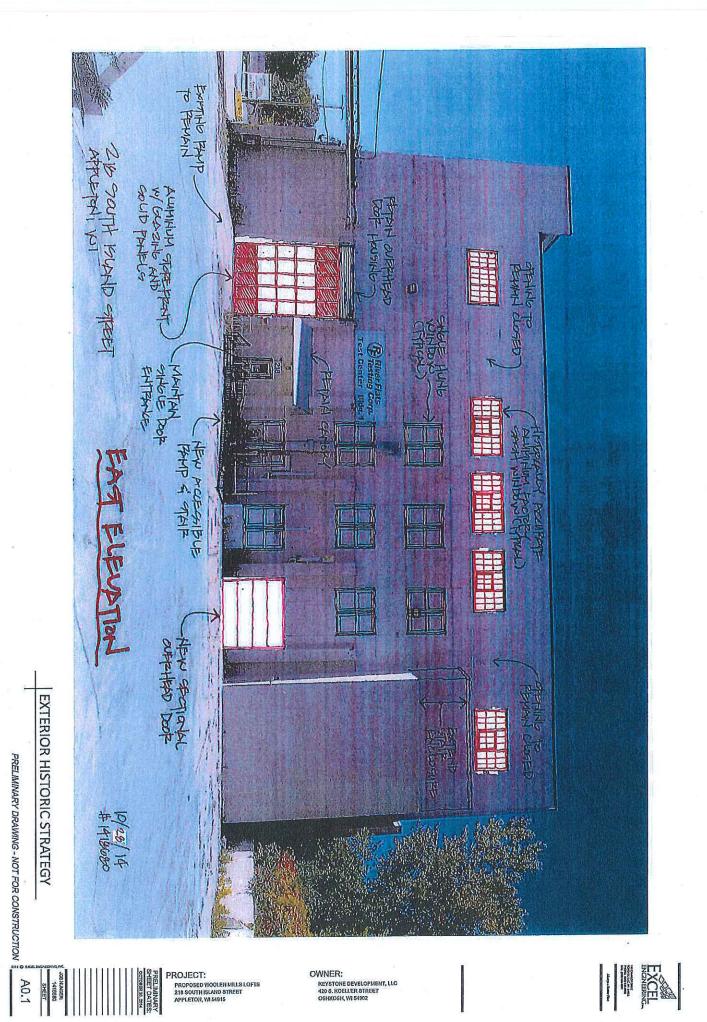
In January 2015, the Common Council approved the rezoning of this property to PD/R-3 Planned Development Multifamily District that allowed the development team to apply for the WHEDA LIHTC program. The target population for the 60 units includes, 36 units for moderate-income workforce housing, 15 units for veterans and will include veteran services, and 9 units that will be rented at market rate. A map of the rezoning area and concept plans for the building are attached.

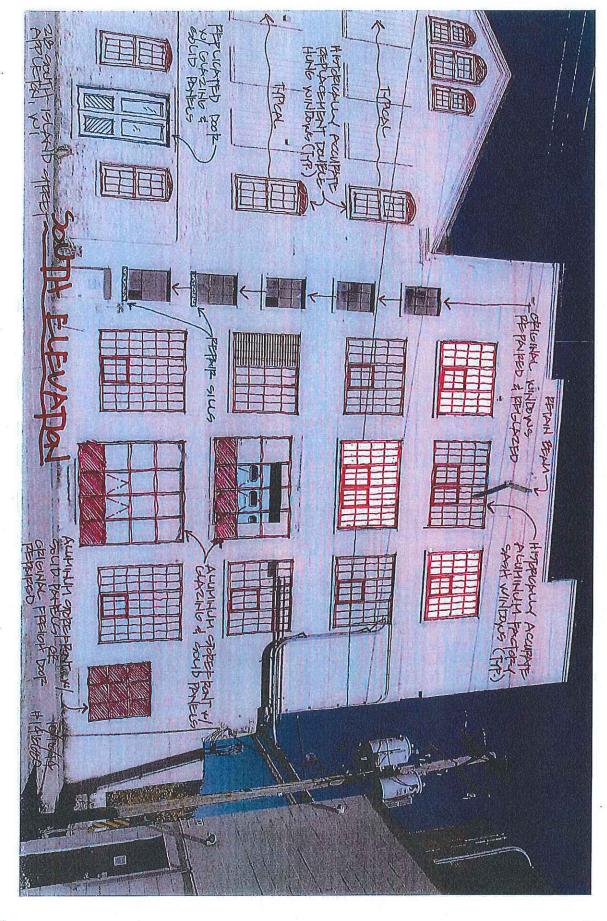
The Woolen Mills Lofts development is adjacent to Appleton Redevelopment Project District #18 (ARP #18) that was created in 1997 by ARA to support redevelopment along a portion of the Fox River corridor. The attached map highlights the ARP #18 district and the Woolen Mills site. Other significant redevelopment projects in ARP #18 include Fratellos, the Atlas Mill building and Paper Discovery Center, and Pullman's at Trolley Square. The Woolen Mills Lofts is also adjacent to TIF District #8 and the Eagle Flats development.

Staff will continue to work with the development team for Woolen Mills Lofts to begin property improvements in 2015 with anticipated completion in late 2016. The attached press release and award spreadsheet provides additional details from WHEDA's announcement.

This item will appear on both the ARA and CEDC agenda on May 13, 2015 for informational purposes.







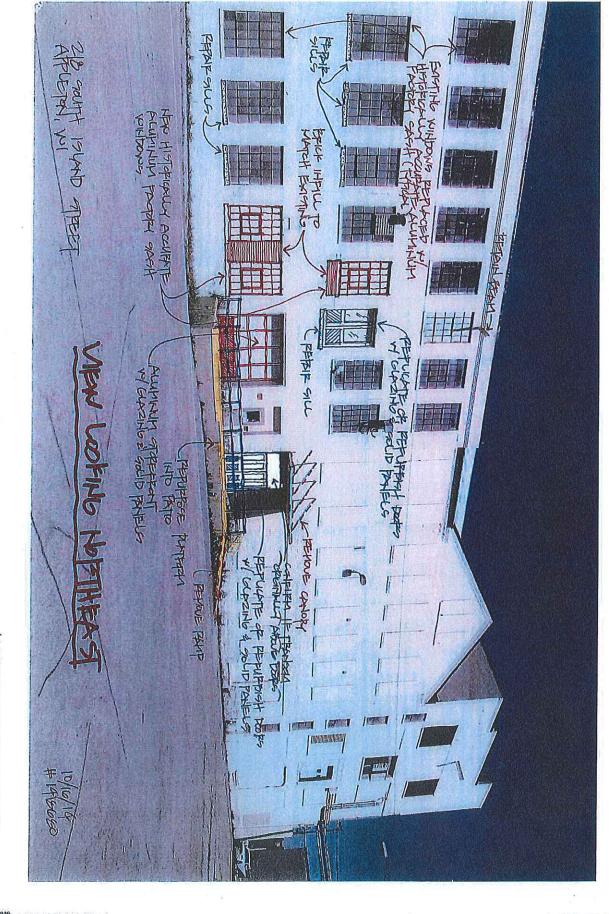


EXTERIOR HISTORIC STRATEGY



PROJECT: PROPOSED WOOLEN MILLS LOFTS 218 SOUTH ISLAND STREET APPLETON, WI 54015 OWNER: KEYSTONE DEVELOPMENT, LLC 420 S, KOELLER STREET OSHKOSH, VI 54902





EXCLEMENT ENCINEERING MUSING MUSIN MUSIN MUSINA MUSINA MUSINA MUSINA MUSINA MUS

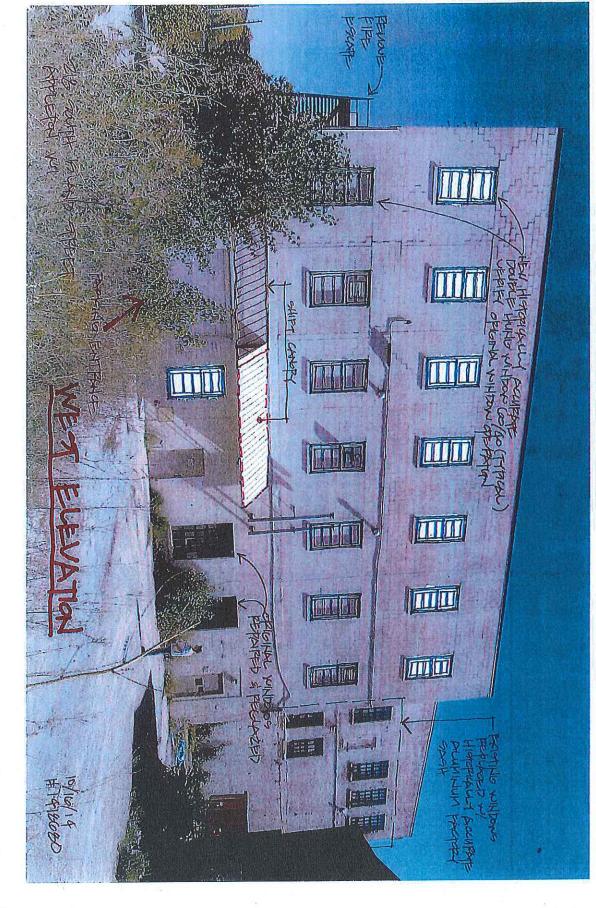
PROJECT: PROPOSED WOOLEN MILLS LOFTS 210 SOUTHISLAND STREET APPLETON, WI S1015

EXTERIOR HISTORIC STRATEGY

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

A0.3

OWNER: KEYSTONE DEVELOPMENT, LLC 420 S. KOELLER STREET OSHKOSH, WI 54902



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

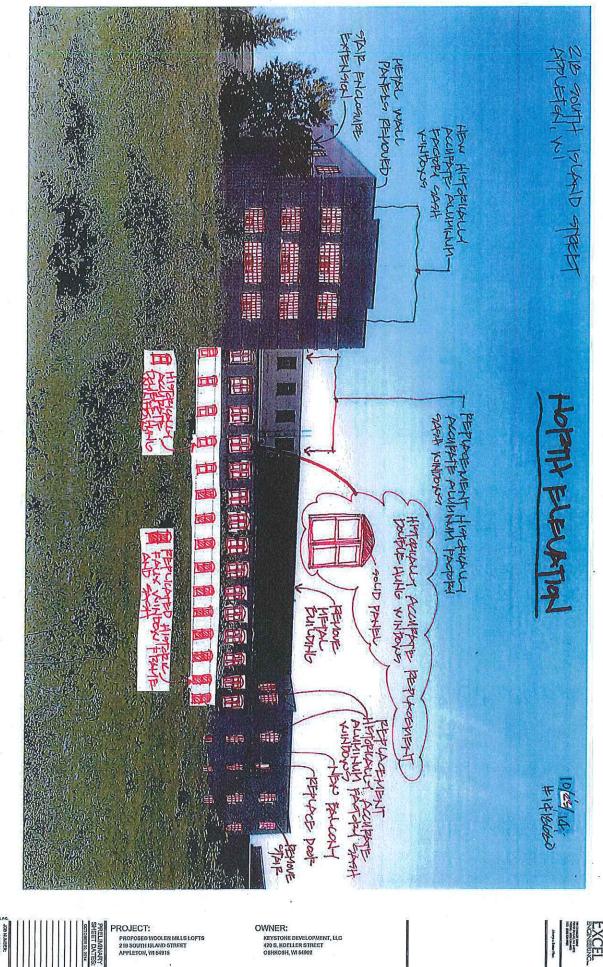
EXTERIOR HISTORIC STRATEGY

HATIBOD SHEET A0.4 PROJECT: PROPOSED WOOLEN MILLS LOFTS 218 SOUTH ISLAND STREET APPLETON, WI 64915

HEET DATES:

OWNER: KEYSTONE DEVELOPMENT, LLC 420 S. KOELLER STREET OSHKOSH, VI 54902





Amples In EXCEL

EXTERIOR HISTORIC STRATEGY

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

A0.5

1418580 SHEET

PROJECT: PROPOSED WOOLEN MILLS LOFTS 218 SOUTH ISLAND STREET APPLETON, WI 54915

OWNER: KEYSTONE DEVELOPMENT, LLC 420 S. KOELLER STREET OSHKO3H, WI 54902





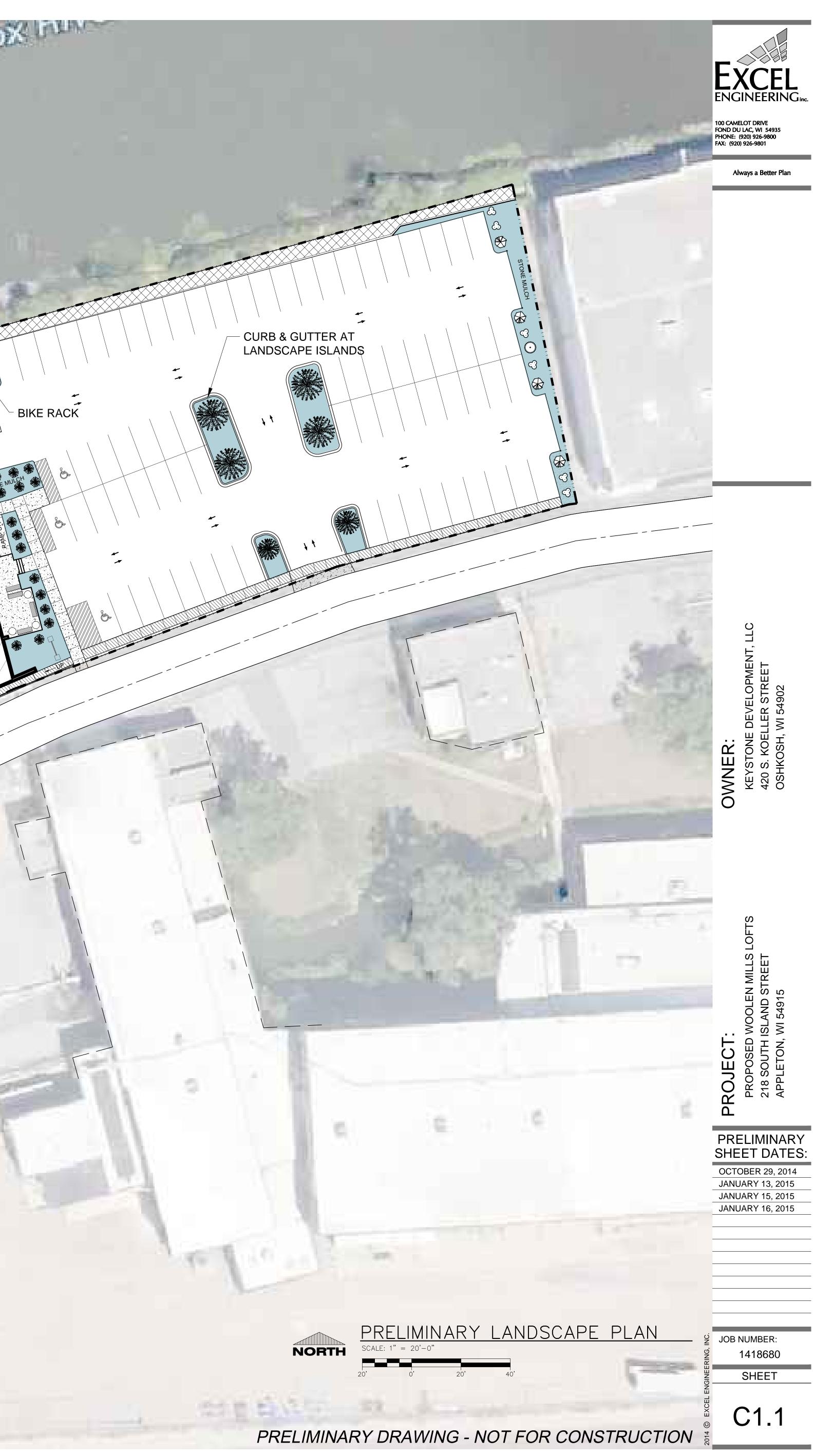
STONE MULCH

WESTS CANAL

CONCEPTUAL LANDSCAPE AREA: ACTUAL LANDSCAPE PLANTINGS TO BE DECIDED DURING SITE PLAN REVIEW PROCESS

GREEN SPACE TYPE	AREA
LAWN AREA (GREEN)	3,521 S.F.
LANDSCAPE BEDS WITH STONE MULCH (BLUE)	5,969 <mark>S.F</mark> .

NOTE: EXISTING PROPERTY CONTAINS NO GREEN SPACE AREA. ALL PROPERTY IS IMPERVIOUS AND ALL NON-BUILDING AREAS ARE PAVED.







# City of Appleton

Redevelopment Project #18



### 2015 Low Income Housing Tax Credit Applications Projects are listed by status, then alphabetically

		1	1	1	Total	1	Household	Credit	1	1			
Appl #	Name	Status	Project Location	County	Units	LI Units		Requested	Credit Allocated	Constr Type	Applicant	Contact	Phone #
6120	1520 Clark Street	Award	Racine	RACINE	74	65	Maj Fam	\$803,530	\$798,858	Adaptive Reuse	Lutheran Social Services of WI & Up	Dennis Hanson	(800)488-5181
6076	2219 Lofts	Award	La Crosse	LA CROSSE	25	23	Maj Fam	\$250,250	\$240,214	Adaptive Reuse	MetroPlains, LLC	Rob McCready	(651)523-1241
6100	Cottages of Superior	Award	Superior	DOUGLAS	24	20	Maj Fam	\$220,220	\$220,220	New Constr	Gerrard Corporation	Paul Gerrard	(608)782-4488
6069	Cumberland Redevelopment, Phase 1, LLC	Award	Oshkosh	WINNEBAGO	32	32	Maj Fam	\$267,083	\$279,898	Acq-Rehab	Cumberland Court Housing Commission, Inc.	Susan van Houwelingen	(920)424-1470
6070	Cumberland Redevelopment, Phase 2, LLC	Award	Oshkosh	WINNEBAGO	40	40	Maj Fam	\$311,679	\$361,753	Acq-Rehab	Cumberland Court Housing Commission, Inc.	Susan van Houwelingen	(920)424-1470
6072	Edgewater Terrace	Award	Two Rivers	MANITOWOC	40	40	Family	\$256,221	\$256,221	Acq-Rehab	Wisconsin Housing Preservation Corp	Rhonda Orosz	(608)663-6390
6079	Fox Crossing II	Award	Burlington	RACINE	32	29	Maj Fam	\$394,050	\$394,050	New Constr	Bear Development, LLC	S.R. Mills	(262)842-0452
6121	Haymarket Lofts	Award	Milwaukee	MILWAUKEE	72	64	Maj Fam	\$791,814	\$789,292	Adaptive Reuse	Lutheran Social Services of WI & Up	Dennis Hanson	(800)488-5181
6101	Hill Washburn County - Hilltop Manor	Award	Spooner	WASHBURN	28	26	Maj Eld	\$141,681	\$141,681	Acq-Rehab	Wisconsin Housing Preservation Corp	Rhonda Orosz	(608)663-6390
6104	Historic Berlin School Apartments	Award	Berlin	GREEN LAKE	40	34	Maj Fam	\$449,418	\$449,418	New Const/Adp Reuse	ADVOCAP, Inc.	Michael Bonertz	(920)922-7760
6092	Homestead Family Apartments	Award	Chippewa Falls	CHIPPEWA	40	34	Maj Fam	\$374,362	\$374,362	New Constr	MSP Real Estate, Inc.	Daniel DiFrancesco	(952)351-4546
6081	JNB Platteville Family, LP	Award	Platteville	GRANT	34	29	Maj Fam	\$396,460	\$396,460	New Constr	Iceberg Development, LLC	James Bergman	(563)505-5611
6118	Lakeside Gardens	Award	Fond du Lac	FOND DU LAC	80	80	Maj Fam	\$638,542	\$638,542	Acq-Rehab	General Capital Group	Steven Schnoll	(414)228-3503
6078	Layton Square	Award	Cudahy	MILWAUKEE	57	50	Maj Fam	\$635,369	\$635,369	New Constr	Bear Development, LLC	S.R. Mills	(262)842-0452
6117	Maple Grove Commons	Award	Madison	DANE	80	68	Maj Fam	\$763,118	\$763,118	New Constr	Oakbrook Corporation	Michael C. Morey	(608)443-1053
6105	Mission Village of Dodgeville	Award	Dodgeville	IOWA	40	34	Maj Fam	\$446,057	\$446,057	New Constr	Commonwealth Development Corporation	Kevin McDonell	(608)709-5677
6099	Pioneer Ridge	Award	Wisconsin Dells	SAUK	72	61	Maj Fam	\$723,750	\$723,750	New Constr	Mirus Partners, Inc.	Kristi Morgan	(608)824-2292
6068	Randall Court Redevelopment, LLC	Award	Appleton	OUTAGAMIE	118	116	Maj Eld	\$745,000	\$745,000	Acq-Rehab	Housing Authority of the County of Outagamie	Jim Lincoln	(920)731-9781
6122	Shoe Factory Lofts	Award	Milwaukee	MILWAUKEE	55	47	Maj Fam	\$564,206	\$554,749	Adaptive Reuse	Keystone Development, LLC	Cal Schultz	(920)303-9404
6102	TBD Name: currently referred to as Harm Reduction Housing	Award	Milwaukee	MILWAUKEE	24	24	Supp H	\$273,060	\$273,060	New Constr	Cardinal Capital Management, Inc.	Kendra Morgan	(414)395-4459
6093	Tennyson Ridge	Award	Madison	DANE	72	61	Maj Fam	\$725,627	\$725,627	New Constr	The T W Sather Company	Tom Sather	(608)821-1402
6085	The Rivers - Phase II	Award	Oshkosh	WINNEBAGO	40	34	Maj Eld	\$356,663	\$356,663	New Constr	Alliance Housing Development, LLC	Andy Dumke	(920)230-3628
6112	Union Corners Apartments	Award	Madison	DANE	90	76	Maj Fam	\$850,000	\$850,000	New Constr	Gorman & Company, Inc.	Ted Matkom	(414)617-9997
6086	Waadookodaading Permanent Supportive Housing	Award	Lac du Flambeau	VILAS	24	24	Maj Supp H	\$509,233	\$509,233	New Constr	Lac du Flambeau Band of Lake Superior Chippewa Indians	Ryan Champagne	(715)588-4369
<b>6123</b>	Woolen Mills Lofts	Award	Appleton	OUTAGAMIE	60	51	Maj Fam	\$618,599	\$617,067	Adaptive Reuse	Keystone Development, LLC	Cal Schultz	(920)303-9404
					1,293	1,162			\$12,540,662				
6124	Underwood Court	Ineligible	Cudahy	MILWAUKEE	60	54	Maj Fam	\$733,813	\$0	New Constr	Underwood Court LLC	Douglas Stratton	(248)859-4100
-					60	54			\$0				
-													
6083	15th and North Apartments	On-hold	Milwaukee	MILWAUKEE	59	49	Maj Fam	\$645,274	\$0	New Const/Adp Reuse	VeriGreen Development	David Block	(312)382-3259
6074	Bayshore Townhomes	On-hold	Sparta	MONROE	32	28	Maj Fam	\$375,163	\$0	New Constr	Alliance Housing Development, LLC	Andy Dumke	(920)230-3628
6114	Century City Homeowners Initiative	On-hold	Milwaukee	MILWAUKEE	40	40	Maj Fam	\$850,000	\$0	New Const/Rehab	Gorman & Company, Inc.	Ted Matkom	(414)617-9997
6095	CityPlace West	On-hold	Milwaukee	MILWAUKEE	44	37	Family	\$482,987	\$0	New Const/Adp Reuse	Institutional Housing, Inc	Albert Smith	(414)397-5159
6071	Clifford Lund Apartments	On-hold	Superior	DOUGLAS	91	91	Maj Eld	\$587,542	\$0	Acq-Rehab	AdamBachand Estates LLP	Adam Bachand	(715)394-4667
6106	Edgewater Apartments	On-hold	De Pere	BROWN	62	55	Maj Fam	\$764,123	\$0	New Constr	NEWCAP	Jaime Johnson	(920)834-4621
6084	Harambee Homes	On-hold	Milwaukee	MILWAUKEE	29	28	Family	\$574,651	\$0	Acq-Rehab	Brinshore Development	Richard Sciortino	(224)927-5053
6113	Historic Overland Apartments	On-hold	Green Bay	BROWN	39	33	Maj Fam	\$357,857	\$0	Adaptive Reuse	Wisconsin Preservation Fund	Bruce Block	(414)298-8130
6125	Ho-Chunk Homes I	On-hold	Scattered	WOOD	24	24	Family	\$581,813	\$0	New Constr	Ho-Chunk Housing & Community Development Agency	Neil Whitegull	(608)374-1245
6066	Huntington House Redevelopment, Phase 1 LLC	On-hold	Wisconsin Rapids	WOOD	36	32	Maj Eld	\$442,914	\$0	New Const/Rehab	Housing Authority of the City of Wisconsin Rapids	Jo Ann Grode	(715)423-7288
6067	Huntington House Redevelopment, Phase 2, LLC	On-hold	Wisconsin Rapids	WOOD	29	27	Maj Eld	\$345,231	\$0	Acq-Rehab	Housing Authority of the City of Wisconsin Rapids	Jo Ann Grode	(715)423-7288
6110	King Drive Commons V	On-hold	Milwaukee	MILWAUKEE	58	46	Maj Fam	\$846,833	\$0	Adaptive Reuse	Martin Luther King Economic Development Corporation	Welford Sanders	(414)264-5000
6116	Lakeview Townhomes	On-hold	Milwaukee	MILWAUKEE	78	66	Family	\$849,169	\$0	New Constr	Lakeview Housing Company, LLC	Robert Kohl	(312)337-1177
6108	Madison Family Supportive Housing	On-hold	Madison	DANE	41	41	Maj Supp H	\$654,050	\$0	New Constr	Heartland Housing, Inc.	Hume An	(312)660-1345
6097	Madison on Broadway	On-hold	Madison	DANE	36	30	Maj Fam	\$383,833	\$0	New Constr	Movin' Out, Inc.	David Porterfield	(608)251-4446
6096	Meadow Ridge	On-hold	Madison	DANE	52	44	Maj Fam	\$485,940	\$0	New Constr	JT Klein Company, Inc.	Jacob Klein	(612)202-1577
6107	Mission Village of Kaukauna	On-hold	Kaukauna	OUTAGAMIE	60	51	Maj Fam	\$681,939	\$0	New Constr	Commonwealth Development Corporation	Kevin McDonell	(608)709-5677
6119	Mukwonago Family Innovation Center	On-hold	Mukwonago	WAUKESHA	32	24	Maj Fam	\$275,986	\$0	New Constr	Forge Development LLC	Todd Wilkins	(262)206-8249
6098	Park Place and Westgate Apartments	On-hold	Merrill	LINCOLN	102	90	Maj Eld	\$849,959	\$0	New Const/Rehab	Horizon Development Group, Inc.	John Faust	(608)354-0866
6109	Permanent Supportive Housing at 1004 N. 10th Street	On-hold	Milwaukee	MILWAUKEE	59	59	Maj Supp H	\$821,192	\$0	Adaptive Reuse	Heartland Housing, Inc.	Matt Melendes	(414)207-4443
6088	PPG Building Lofts	On-hold	Milwaukee	MILWAUKEE	64	54	Maj Fam	\$619,935	\$0	Adaptive Reuse	Sherman Associates Development LLC	Paul Keenan	(612)604-0867
6077	Reserve at Wisconsin Rapids	On-hold	Wisconsin Rapids	WOOD	52	44	Maj Fam	\$687,122	\$0	New Constr	MV Affordable Housing LLC	Brian McGeady	(513)588-2694
6111	Roosevelt School Apartments	On-hold	La Crosse	LA CROSSE	31		Maj Fam	\$302,233		Adaptive Reuse	Gorman & Company, Inc.	Ted Matkom	(414)617-9997
6082	Victory Manor	On-hold	Milwaukee	MILWAUKEE	40		Maj Fam	\$763,487		New Constr	Housing Authority of the City of Milwaukee	Bobbi Marsells	(414)286-2920
6115	Washington School Apartments	On-hold	Sheboygan	SHEBOYGAN	42		Maj Fam	\$405,632		Adaptive Reuse	Gorman & Company, Inc.	Ted Matkom	(414)617-9997
		1			1,232	1,090		1	\$0				
		1			2,585	2,306		\$27,874,670	\$12,540,662				
·													





#### WHEDA AWARDS \$12.5 MILLION IN LOW-INCOME HOUSING TAX CREDITS STATEWIDE

#### 25 projects expected to create 1,293 units of affordable housing

**Burlington, Wis.** – Wisconsin Lieutenant Governor Rebecca Kleefisch announced today the award of \$12.5 million in Low-Income Housing Tax Credits (LIHTC) to fund affordable housing project developments across the state of Wisconsin. The tax credits, which are distributed by the Wisconsin Housing and Economic Development Authority (WHEDA), will move 25 developments forward and create 1,293 units of affordable rental housing.

"Affordable housing and economic development are critical factors in our ongoing efforts to grow the state's economy," said Lt. Governor Kleefisch. "The projects receiving tax credits today will address local housing needs and stimulate economic growth through new development and job creation in our communities."

Lt. Governor Kleefisch made the announcement in Burlington this afternoon at Fox Crossing Apartments. Fox Crossing Apartments received \$394,050 in tax credits to construct a second phase of affordable housing units for area families.

"Today's tax credit awards will generate significant economic activity in Wisconsin," said WHEDA Executive Director Wyman Winston. "The strong demand for WHEDA's Low-Income Housing Tax Credit Program demonstrates the dedication and commitment of Wisconsin's development community to provide safe, quality housing options. WHEDA is proud to administer this federal resource that continues to be one of the state's most successful public-private partnerships."

WHEDA received 51 applications this year representing nearly \$28 million in requests, demonstrating the highly competitive nature of the federal tax credits. The tax credits will help finance units of new affordable housing in communities including Appleton, Berlin, Burlington, Chippewa Falls, Cudahy, Dodgeville, Fond du Lac, La Crosse, Lac du Flambeau, Madison, Milwaukee, Oshkosh, Platteville, Racine, Spooner, Superior, Two Rivers and Wisconsin Dells.

Three developments located in the Transform Milwaukee area received tax credit awards. Transform Milwaukee is a public-private initiative unveiled in 2012 and administered by WHEDA to restore economic prosperity to the city of Milwaukee by concentrating on five core areas.

Tax credits are awarded over a ten-year-period through the federal housing tax credit program. The 2015 awarded tax credits are worth over \$125 million over their 10-year lifespan. In exchange for receiving the tax credits, developers agree to reserve a portion of their housing units for lower- and moderate-income households for at least 15 years. Remaining units are rented at market rates.

Tax credit developments must meet high design and operating standards. Criteria include strong management, excellent development quality, demonstrated market need, provision of services and amenities, proper local zoning and permits, and service to households at various income levels.

Click here for a complete listing of all 2015 tax credit awards.

**WHEDA** is a public body corporate and politic created in 1972 by the Wisconsin Legislature that provides low-cost financing for housing, small business and agricultural development. Since 1972, WHEDA has financed more than 77,000 affordable rental units, helped more than 118,000 families purchase their first homes and made more than 29,000 small business and agricultural loan guarantees. For more information, call 1-800-334-6873 or browse this web site.