

REDEVELOPMENT AUTHORITY OF THE CITY OF KAUKAUNA

A meeting of the Redevelopment Authority of the City of Kaukauna was called to order at 4:02 pm on Wednesday, January 13th, by Chairman Feldt. This meeting was held remotely via teleconference.

Members Present: Feldt, Landreman, Lindeman (at 4:07 pm), Moore, VanderWyst (at 4:04 pm), Windorff.

Also Present: Planning Director Jakel, Principal Planner Brunette, Brian Roebke, Mayor Penterman

Absent and Excused: Verhagen.

1. **Excused Members**. A motion to excuse the absent members was made by Moore, seconded by Landreman. All members voted aye. Motion carried.
2. **Minutes**. A motion to approve the minutes of the December 14, 2020, meeting was made by Moore, seconded by Landreman. All members voted aye. Motion carried.
3. **Review Special COVID-19 Reduced Payment Requests**. Ms. Brunette explained that all loan holders who had opted into the COVID-19 loan forbearance program in 2020 were sent a letter in mid-December notifying them that payments would be resuming in February 2021 which would provide them the opportunity to request a reduced payment. 9 loan holders with 11 loans opted in to the loan forbearance program in 2020. 2 reduced payment requests were received: from Clay Eiting and Sticky Fingers Catering. Chairperson Feldt asked what percentage of the outstanding loan balance the special payment requests reflected. These reduced payment loan balances represent approximately 1/3 of the outstanding loan balance. Commissioner Landreman noted that he would support a six month window of a reduced payment for these loan holders at their requested amount or interest-only payments during that time. Commissioner Moore recommended partial payments and resuming interest accrual. Chairman Feldt asked what would occur if the reduced payments would not cover interest. Planning Director Jakel noted that any deferred principal or interest would be added on to the end of the loan in additional months of payments. A motion to authorize City staff to approve 2% interest and reduced payments for Clay Eiting and Sticky Fingers Catering at their requested reduced payment amounts for a period of six months from February through June 2021, noting that all deferred principal and interest will be paid at the end of the loan. All members voted aye. Motion carried.
4. **Update on Domix, LLC Loan Agreement Approved 12/14/2020**. Ms. Brunette explained that Attorney John Russo at McCarty Law LLP had been in touch with the primary lender for Mr. Schmidt to discuss the security of the first position lender. Mr. Russo has structured the loan agreement with Domix, LLC to include a second position on the mortgage at this property, a second position on all leases and assigns at this property, and a second position on a guaranty with Modix USA, Inc. to secure the loan to Domix, LLC. Construction is underway on the property and the loan is intended to close and funds disbursed in late spring 2021. No action taken.
5. **Review of RACK Loan Portfolio**. Ms. Brunette shared the status of the full RACK loan portfolio. As of this month, there is \$534,975.96 in approved or disbursed loans. Of this amount, \$153,430 has not yet been disbursed (Domix, LLC and partial amount of BLG LLC loan). \$26,974 is in default. \$113,100.27 was paid in loan payoffs in December 2020. Chairperson Feldt asked that this loan summary report be provided at least twice a year, or preferably on a quarterly basis. No action taken.
6. **Adjourn to Executive Session**. A motion to adjourn to Executive Session at 4:32 pm was made by Moore, seconded by Landreman. All members voted aye. Motion carried.

7. **Return to Open Session**. A motion to return to open session at 4:53 pm was made by Landreman, seconded by Moore. All members voted aye. Motion carried.

There being no further business to be brought before the Authority, a motion to adjourn the meeting at 4:53 pm was made by Landreman, seconded by VanderWyst. Upon roll call, all members voted aye. Motion carried.

Allyson Brunette
Principal Planner