



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Minutes - Draft

### Redevelopment Authority

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Monday, April 18, 2022

6:00 PM

City Hall, Room 162

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1. Call To Order

2. Roll Call

**Present:** 4 - Riley, Budde, Payne and R. Lemke

**Absent:** 2 - McGeen and Couri

3. Public Comment

4. Approval of Minutes

[ID#22-4028](#) Approval of the Minutes of March 21, 2022

**Attachments:** [RDA Meeting Minutes for March 21, 2022](#)

**A motion was made by Member Riley, seconded by Member Budde, that the Minutes be approved. The motion passed by the following vote:**

**Aye:** 4 - Riley, Budde, Payne and R. Lemke

**Absent:** 2 - McGeen and Couri

5. Business Items

[ID#22-4023](#) Rental Rehab (HODAG) Loan Application - Review an application for a loan for a large scale renovation at the Berkshire at Kensington, 1800 Kensington Drive, submitted by General Capital Group.

**Attachments:** [Long Range Capital Projects](#)  
[Berkshire at Kensington Rental Rehab Loan Cover Sheet](#)

A motion was made by Member Gary Riley, seconded by Member Amanda Payne, that the loan agreement be approved with the following conditions.

1. Loan maximum of \$300,000 at 1.75% simple interest with payments starting in December 2023.
2. Applicant shall obtain a minimum of two estimates/bids for the work.
3. Applicant will receive loan funds as project costs are incurred with options for how funds would be dispersed: either the applicant pays contractors and submits paid invoices to us for reimbursement, or the City can make direct payment to contractors upon applicant authorization that the work was completed
4. Interest only accrues on money spent, not the full \$300,000.
5. The loan would be repaid over a 5-year period with the first payment due December 31, 2023.
6. Annual interest payments must be paid prior to Dec 2023.

The motion carried by the following vote:

**Aye:** 4 - Riley, Budde, Payne and R. Lemke

**Absent:** 3 - McGeen, Couri and Browne

[ID#22-4024](#) Update on the TIF Affordable Housing Programs

**Attachments:** [2022 Homeowner Rehab Loan Program Info and Application](#)

[ID#22-4025](#) Update on the City's Comprehensive Plan

## 6. Communications and Referrals:

## 7. Adjournment

"A majority of the Council members may be in attendance"

NOTICE: Any person who has a qualifying disability under the Americans with Disabilities Act that requires that the meeting be accessible or that materials at the meeting be in an accessible format, please contact the Public Works department, 48 hours prior to the meeting at 524-3600 or by the Wisconsin Telecommunications Relay System so that arrangements may be made to accommodate the request.