Agenda Item Number 20

Memo

To: Village Board

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: ACTION RE: ADOPTION OF RESOLUTION IN SUPPORT OF THE USE OF EXCESS SALES TAX REVENUE COLLECTED BY A LOCAL PROFESSIONAL FOOTBALL STADIUM DISTRICT FOR CREATING A CONCEPT DESIGN FOR THE REDEVELOPMENT OF THE WEBSTER AVENUE AND ST. JOSEPH STREET INTERSECTION, LOCATED IN THE VILLAGE OF ALLOUEZ, TO PROMOTE ECONOMIC DEVELOPMENT AND DEBT RELIEF

Date: April 27, 2016

The Village Board adopted the Riverside Drive and Webster Avenue Corridor Study as part of our Comprehensive Plan in the fall of 2015. In this planning study, it calls for the redesign of the Webster Avenue and St. Joseph Street intersection and the development of an "Arboretum Trail" along the north side of St. Joseph Street. These infrastructure improvements are meant to facilitate the desired development for that area of the village by showing a "buy-in" from the municipality in the development plans and by creating "curb appeal" for a stretch of corridor in need of redevelopment.

The next step in this process is to come up with a concept design of the proposed trail and intersection improvements in order to begin the engineering process and develop project costs. GRAEF has provided the Village with an estimate of a not to exceed cost of $7,500 for this project (see attached).

Engineering plans for St. Joseph Street will need to begin soon, as portions of the road are scheduled to be reconstructed in the next few years. Staff is recommending utilizing a portion of the excess sales tax revenue collected by the Lambeau Field Stadium District to pay for the conceptual design of this project so the village will not have to levy taxes for the purposes of this project (relieving debt) and because completion of the project will act as an economic development tool for the corridor, per 2015 Wisconsin Act 114.

It should be noted that the project area does lie within TID#1 and the project could also be classified as a TIF eligible expense.

The Village Board is asked to approve the attached resolution, allowing for the use of excess sales tax revenue collected by the Lambeau Field Stadium District for creating a concept design for the redevelopment of the Webster Avenue and St. Joseph Street intersection, located in the Village of Allouez, to promote economic development and debt relief.

RESOLUTION 2016-16

Resolution in Support of the Use of Excess Sales Tax Revenue Collected by a Local Professional Football Stadium District for Creating a Concept Design for the Redevelopment of the Webster Avenue and St. Joseph Street Intersection, Located in the Village of Allouez, to Promote Economic Development and Debt Relief

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Whereas, 2015 Wisconsin Act 114 was adopted, to amend 20.835 (4) (ge) and 77.76 (3p), and to create 77.76 (5) of the statutes, relating to distributing excess sales tax revenue collected by a local professional football stadium district to Brown County and the municipalities within Brown County and making an appropriation for the purposes of property tax relief, tax levy related debt relief, and economic development; and

Whereas, the Village of Allouez adopted the Riverside Drive and Webster Avenue Corridor Study in 2015 as an appendix to the Village of Allouez Comprehensive Plan to guide redevelopment and economic development activities in strategic areas in the village; and

Whereas, the Riverside Drive and Webster Avenue Corridor Study, as a part of the Village of Allouez Comprehensive Plan, calls for the intersection of S. Webster Avenue and St. Joseph Street in the Village of Allouez to be redeveloped into a "commercial center" in the village; and

Whereas, the areas surrounding S. Webster Avenue and St. Joseph Street intersection have been identified as "blighted" areas in the village; and

Whereas, a redevelopment and economic stimulant strategy highlighted for the S. Webster Avenue and St. Joseph Street area in the Riverside Drive and Webster Avenue Corridor Study is to improve the streetscaping and the existing infrastructure to attract new development; and

Whereas, improving the streetscaping and the infrastructure demonstrates "buy-in" from the municipality and has been proven to be a viable strategy in attracting new development and redevelopment; and

Whereas, GRAEF Planning and Engineering, USA was contracted to complete the Riverside Drive and Webster Avenue Corridor Study and would develop a design concept for the S.

Webster Avenue and St. Joseph Street area based on Village of Allouez planning and development documents as part of the continuing services agreement; and

Whereas, the cost of these services is not to exceed $7,500; and

Whereas, utilizing the excess sales tax revenue collected by a local professional football stadium district for this project would be debt relieving because the village will not have to levy taxes for the purposes of this project; and

Whereas, utilizing the excess sales tax revenue collected by a local professional football stadium district for this project would promote economic development in the village by continuing the development plans referenced in the Riverside Drive and Webster Avenue Corridor Study and the Village of Allouez Comprehensive Plan;

Now, Therefore, Be It Resolved, That the Village of Allouez, does recognize that utilizing $7,500 from the excess sales tax revenue collected by a local professional football stadium district to improve existing infrastructure and promote current village development strategies and goals.

Passed and Approved this 3rd day of May, 2016

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James F. Rafter, Village President

Attest:

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Debbie M. Baenen, Village Clerk (Village Seal)

DATE OF PUBLICATION:

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One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, WI 53214-1470
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com

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March 11, 2016

Brad Lange
Village of Allouez
1900 Libal Street
Green Bay, WI 54301

Subject: St. Joseph Street – Arboretum Trail Conceptual Design
Village of Allouez, WI

Dear Brad:

Per your request, Graef-USA Inc. (GRAEF) is pleased to provide this proposal for services to the Village of Allouez (Client). This proposal is for professional services to provide conceptual design layout and plan rendering for arboretum trail location and proposed improvements. (Project). An executed copy of this proposal will become our Agreement. This proposal is subject to GRAEF's Standard Terms and Conditions, a copy of which is attached and incorporated by reference.

Project Understanding

The Village of Allouez is looking to reconstruct the portion of St. Joseph Street adjacent to the proposed Arboretum Trail in 2018. A conceptual plan and rendering is need to identify the proposed improvements for the arboretum trail from Riverside Drive to Libal Street so the Village can beginning planning and budgeting for these improvements.

For this Project, GRAEF proposes to provide the following Basic Services:

Conceptual Design Phase

- Coordinate with Client and attend one (1) project kick-off meeting to obtain background information, provide base maps, clarify project requirements, define project schedule and critical items, and identify deliverables. (Meeting #1)
- Attend one (1) site visit to review, document, and become familiar with existing conditions.
- Review any existing site plans or surveys that are available for the project area.
- Based on site visit and plan review, identify issues and opportunities for consideration during the conceptual design development for the proposed trail alignment.
- Prepare preliminary concept for review and comment by Client. (Meeting #2)
- Prepare final rendering of Arboretum Trail Master Plan for St. Joseph Street to be used by Village for planning and cost estimating.

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For all Basic Services, Client agrees to compensate GRAEF on a lump sum basis of $7,500. Reimbursable expenses are included in the fee and would include existing mapping purchase costs, plan reproduction and mileage.

To accept this proposal, please sign and date this agreement and return a copy to us. GRAEF looks forward to providing these services to the Village of Allouez.

Sincerely,

Graef-USA Inc.

Joseph F. Pepitone Jr. PLA, LEED AP
Project Manager / Principal

Tanya Fonseca
Project Planner

Accepted by: Village of Allouez

_____
(Signature)

_____
(Name Printed)

_____
(Title)

Date: _____