

**REDEVELOPMENT AUTHORITY FOR THE CITY OF SUPERIOR  
MEETING MINUTES  
Wednesday June 1, 2022**

The Redevelopment Authority of the City of Superior meeting was called to order by Anne Porter at 12:00 p.m. The meeting was held in Government Center Room 217.

**ROLL CALL**

**Members present:** Mayor Paine, Deb Emery, Anne Porter, Nick Baker, Sakib Mahmud, Mike Herrick (online)

**Staff present:** Jason Serck, Allison Johnson, Deb Kamunen, Bob Toftey

**Others present:** Shelley Nelson, Jim Toninato, Jon Rohweder

There being a quorum present, the meeting was in order.

**APPROVAL OF MINUTES**

**MOTION by Board Member Baker, seconded by Herrick, and carried to approve the minutes from December 14, 2021.**

**ELECTION OF OFFICERS**

**MOTION by Board Member Paine seconded by Baker, and carried to elect Anne Porter as Chair of the Redevelopment Authority for the City of Superior—term of 1 year.**

**MOTION by Chair Porter, seconded by Board Member Paine, and carried to elect Deb Emery as Vice Chair of the Redevelopment Authority for the City of Superior—term of 1 year.**

**NEW BUSINESS**

1. Resolution of the Redevelopment Authority of the City of Superior, Wisconsin, Approving a Cooperation Agreement with the City of Superior, Wisconsin and Approving a Development Agreement with Kaizen Companies, Inc. and OBOS Bluewater Flats, LLC
  - a. Draft Development Agreement
  - b. Draft Cooperation Agreement

Planning, Economic Development & Port Director Serck briefly outlined the project. This project will be in TIF District 13 where the Kaizen Company owns the surrounding properties. The project is estimated at \$20 million with the TIF district ‘pay as you go’ model providing \$1.5 million in incentive.

Jim Toninato from Kaizen Companies shared more details on the project. The building will be similar in size to the 320 North apartments with 50 single apartments and 33 double apartments anticipated at market-rate cost to renters. The first floor will be commercial outlets. The building will include an

amenity deck for renters and in-building as well as surface parking. The project is anticipated to break in the coming weeks and be finished by the end of 2023.

Chair Porter asked about traffic and pedestrian access. Director Serck shared a sidewalk will be added in 2023 that provides access to the stop light crossing. Other ways to make the area pedestrian friendly are being discussed with Wis DOT as the highway in that area is scheduled for work in 2024.

Attorney Toftey detailed the workings of the development agreement. First the RACS board approves and then the City Council approves both the development agreement and the cooperation agreement.

**MOTION by Board Member Baker, seconded by Herrick, and unanimously carried to approve Resolution of the Redevelopment Authority of the City of Superior, Wisconsin, Approving a Cooperation Agreement with the City of Superior, Wisconsin and Approving a Development Agreement with Kaizen Companies, Inc. and OBOS Bluewater Flats, LLC**

**OTHER BUSINESS**

**ADJOURNMENT**

**The meeting adjourned at 12:35 p.m.**

Respectfully Submitted by:  
Stephanie Becken  
Planning Assistant