



Appleton
Fox Cities
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RiverHeath waterfront development moves ahead in Appleton

Appleton council OKs road work, funding help

By Steve Wideman
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APPLETON — Two restaurants and up to 56 condominium units in the planned \$55 million RiverHeath project should be open and ready for occupancy next summer, developer Mark Geall says.

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Geall got a long-awaited bit of good news on Wednesday when the Common Council approved building a road to the site on the Fox River and gave a thumbs-up to forming a tax incremental financing district that includes RiverHeath.

"We're just thrilled the city continues to support our project," said Geall, a Neenah native and principal in the Chicago-based development firm Tanesay Development LLC.

The development ultimately calls for construction of 198 condominium units and 114,550 square feet of commercial space, including at least two restaurants and a 75- to 150-seat movie theater.

Much of the riverfront on the former industrial site will remain accessible to the public.

Formation of the tax incremental financing district means new property taxes generated as the development takes shape and grows in value will be used to pay for city investment in sewer, water, sidewalks, roads and other improvements to the area.

Ald. Jeff Jirschele said some council members wanted to see more documentation of Tanesay's ability to move ahead with the project, but the access road to be constructed at the south end of Telulah Park to the 15-acre site will be needed for projects other than RiverHeath.

The council voted to send the road project out for bids after Geall put \$25,000 in escrow to help cover the road costs.

"The road is really needed for anything in RiverHeath to go forward and only the city can touch that money," Jirschele said.

Geall said he expects the two restaurants and some housing units to be open by next summer, about six months behind schedule.

"This is a project we'll be working on for the next 20 years, so for us to be experiencing a few months' delay doesn't mean much," he said.

Geall said the project timeline was bolstered by the demolition of the old College Avenue bridge,

which is being reconstructed.

"We used a lot of the concrete salvaged from the former bridge to fill in an old industrial canal. That saved the city money because the concrete debris did not have to be hauled to a landfill. It saved us money because we didn't have to buy the fill material," he said.
