



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

**TUESDAY, APRIL 10, 2018, 1:30 PM
CITY HALL, ROOM 310**

A. ROLL CALL.

I. Members: Harry Maier, Chair; Gary Delveaux, Vice-Chair; James Blumreich, Ald. Joe Moore, Melanie Parma, Matt Schueller, and Tom Weber. Liaisons: Jeff Mirkes, Leah Weycker, and Brian Johnson.

Present: Harry Maier, Gary Delveaux, James Blumreich, Matt Schueller, Melanie Parma, Tom Weber, Joe Moore, Excused:

Liaisons Present: Jeff Mirkes, Leah Weycker, Brian Johnson

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the April 10, 2018, meeting of the Redevelopment Authority.

Moved by Gary Delveaux, seconded by Matt Schueller to approve the agenda for the April 10, 2018, meeting of the Redevelopment Authority. Motion carried.

Yes- Joe Moore, Harry Maier, James Blumreich, Melanie Parma, Matt Schueller, Gary Delveaux, Tom Weber, No- None, Abstain- None

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the March 13, 2018, regular meeting of the Redevelopment Authority.

Moved by James Blumreich, seconded by Gary Delveaux to approve the minutes from the March 13,

2018, regular meeting of the Redevelopment Authority. Motion carried.

Yes- Joe Moore, Harry Maier, James Blumreich, Melanie Parma, Matt Schueller, Gary Delveaux, Tom Weber, No- None, Abstain- None

D. NEW BUSINESS.

1. Election of Chair and Vice-Chair of the Redevelopment Authority.

Moved by Tom Weber, seconded by James Blumreich to nominate Gary Delveaux as Chair. Motion carried.

Yes- Joe Moore, Harry Maier, James Blumreich, Melanie Parma, Matt Schueller, Gary Delveaux, Tom Weber, No- None, Abstain- None

Moved by James Blumreich, seconded by Joe Moore to nominate Matt Schueller as Vice-Chair. Motion carried.

Yes- Joe Moore, Harry Maier, James Blumreich, Melanie Parma, Matt Schueller, Gary Delveaux, Tom Weber, No- None, Abstain- None

2. Selection of members to serve on various subcommittees of the Redevelopment Authority.

Moved by Melanie Parma, seconded by Tom Weber to table selection of members to serve on various subcommittees of the Redevelopment Authority. Motion carried.

Yes- Joe Moore, Harry Maier, James Blumreich, Melanie Parma, Matt Schueller, Gary Delveaux, Tom Weber, No- None, Abstain- None

3. Consideration with possible action on Development Agreement 18-01-A with Whitney School Development, LLC, for Whitney School Apartments at 215 N. Webster Avenue (Tax Parcel 9-112).

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

Moved by Tom Weber, seconded by Matt Schueller to open the floor for discussion. Motion carried.

Yes- Joe Moore, Harry Maier, James Blumreich, Melanie Parma, Matt Schueller, Gary Delveaux, Tom Weber, No- None, Abstain- None

Moved by Harry Maier, seconded by James Blumreich to return to regular order of business. Motion carried.

Yes- Joe Moore, Harry Maier, James Blumreich, Melanie Parma, Matt Schueller, Gary Delveaux, Tom Weber, No- None, Abstain- None

Moved by Joe Moore, seconded by Tom Weber to approve Development Agreement 18-01-A with

Whitney School Development, LLC, for Whitney School Apartments at 215 N. Webster Avenue (Tax Parcel 9-112), subject to minor legal and technical changes. Motion carried.

Yes- Joe Moore, Harry Maier, James Blumreich, Melanie Parma, Matt Schueller, Gary Delveaux, Tom Weber, No- None, Abstain- None

4. Consideration with possible action on Development Agreement 18-01-B with MKE View, LLC, for Whitney School Townhomes at 916 Pine Street, 908 Pine Street, 902 Pine Street, 218 N. Van Buren Street, and 214 N. Van Buren Street (Tax Parcels 9-113, 9-114, 9-115-A, 9-115, and 9-116-2).

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

Moved by Joe Moore, seconded by James Blumreich to approve Development Agreement 18-01-B with MKE View, LLC, for Whitney School Townhomes at 916 Pine Street, 908 Pine Street, 902 Pine Street, 218 N. Van Buren Street, and 214 N. Van Buren Street (Parcels 9-113, 9-114, 9-115-A, 9-115, and 9-116-2), subject to minor legal and technical changes including language for clarification of condo definition. Motion carried.

Yes- Joe Moore, Harry Maier, James Blumreich, Melanie Parma, Matt Schueller, Gary Delveaux, Tom Weber, No- None, Abstain- None

5. Consideration with possible action to rescind initial offer to award 1130 Stuart Street to Good Faith Framing and Remodeling and award to Mitch's Hometown, LLC according to updated grading.

Moved by James Blumreich, seconded by Harry Maier to rescind initial offer to award 1130 Stuart Street to Good Faith Framing and Remodeling. Motion carried.

Yes- Joe Moore, Harry Maier, James Blumreich, Melanie Parma, Matt Schueller, Gary Delveaux, Tom Weber, No- None, Abstain- None

Moved by James Blumreich, seconded by Harry Maier to execute a development agreement with Mitch's Hometown, LLC for the rehabilitation and sale of 1130 Stuart Street (Parcel 14-997). Motion carried.

Yes- Joe Moore, Harry Maier, James Blumreich, Melanie Parma, Matt Schueller, Gary Delveaux, Tom Weber, No- None, Abstain- None

6. Consideration with possible action to execute a development agreement with Growth Process, LLC d.b.a. Redefined Homes for 871 West Mason Street (parcel 2-450).

Moved by Harry Maier and seconded by Tom Weber to execute a development agreement with Growth Process, LLC d.b.a. Redefined Homes for the rehabilitation and sale of the property located at 871 West Mason Street (parcel 2-450). Motion carried.

Yes- Joe Moore, Harry Maier, James Blumreich, Melanie Parma, Matt Schueller, Gary Delveaux, Tom Weber, No- None, Abstain- None

7. Consideration with possible action to execute a 60-day planning option with Givadaam Ventures, LLC for 1915 Harold Street (Parcel 21-2165).

Moved by Tom Weber, seconded by Melanie Parma to open the floor for discussion. Motion carried.

Yes- Joe Moore, Harry Maier, James Blumreich, Melanie Parma, Matt Schueller, Gary Delveaux, Tom Weber, No- None, Abstain- None

Moved by Harry Maier, seconded by Tom Weber to return to regular order of business. Motion carried.

Yes- Joe Moore, Harry Maier, James Blumreich, Melanie Parma, Matt Schueller, Gary Delveaux, Tom Weber, No- None, Abstain- None

Moved by Harry Maier, seconded by Joe Moore to execute a 60-day planning option with Givadaam Ventures, LLC for 1915 Harold Street (Parcel 21-2165). Motion carried.

Yes- Joe Moore, Harry Maier, James Blumreich, Melanie Parma, Matt Schueller, Gary Delveaux, Tom Weber, No- None, Abstain- None

8. Consideration with possible action to purchase real estate at 401 S. Broadway (Tax Parcel 3-568) for twenty thousand dollars (\$20,000.00) using Neighborhood Enhancement Funds.

Moved by Joe Moore, seconded by James Blumreich to approve the purchase of real estate at 401 S. Broadway (Tax Parcel 3-568) for twenty thousand dollars (\$20,000.00) using Neighborhood Enhancement Funds. Motion carried.

Yes- Joe Moore, Harry Maier, James Blumreich, Melanie Parma, Matt Schueller, Gary Delveaux, Tom Weber, No- None, Abstain- None

9. Consideration with possible action on the sale of 435 Newhall Street.

Moved by Matt Schueller, seconded by Melanie Parma to approve the offer to purchase in the amount of \$85,000.00 pending verification of HUD eligibility requirements. Motion carried.

Yes- Joe Moore, Harry Maier, James Blumreich, Melanie Parma, Matt Schueller, Gary Delveaux, Tom Weber, No- None, Abstain- None

10. Consideration with possible action for sale of Baylake Bank property at 310 N. Washington Street (Tax Parcel 12-86-1).

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

Moved by Tom Weber, seconded by Melanie Parma to go into closed session. Motion carried.
Yes- Joe Moore, Harry Maier, James Blumreich, Melanie Parma, Matt Schueller, Gary Delveaux, Tom Weber, No- None, Abstain- None

Moved by Joe Moore, seconded by Melanie Parma to return to regular order of business. Motion carried.

Yes- Joe Moore, Harry Maier, James Blumreich, Melanie Parma, Matt Schueller, Gary Delveaux, Tom Weber, No- None, Abstain- None

Moved by Matt Schueller, seconded by Harry Maier to direct staff to negotiate the sale of Baylake Bank property at 310 N. Washington Street (Tax Parcel 12-86-1). Motion carried.

Yes- Joe Moore, Harry Maier, James Blumreich, Melanie Parma, Matt Schueller, Gary Delveaux, Tom Weber, No- None, Abstain- None

E. INFORMATIONAL.

1. Financial report and check register.

Moved by Tom Weber, seconded by Matt Schueller to receive and place on file. Motion carried.

Yes- Joe Moore, Harry Maier, James Blumreich, Melanie Parma, Matt Schueller, Gary Delveaux, Tom Weber, No- None, Abstain- None

2. Director's Report and Project Updates.

Moved by Tom Weber, seconded by Matt Schueller to receive and place on file. Motion carried.

Yes- Joe Moore, Harry Maier, James Blumreich, Melanie Parma, Matt Schueller, Gary Delveaux, Tom Weber, No- None, Abstain- None

F. NEXT MEETING DATE

1. May 8, 2018 at 1:30 PM

G. ADJOURNMENT

Moved by Harry Maier, seconded by Joe Moore to adjourn at 3:17 p.m. Motion carried.

Yes- Joe Moore, Harry Maier, James Blumreich, Melanie Parma, Matt Schueller, Gary Delveaux, Tom Weber, No- None, Abstain- None

VERBATIM MINUTES

- Alright, so, we'll start with roll call. Chair, Harry Maier.
- Here.
- Vice Chair, Gary Delveaux.
- Here.
- Jim Blumreich.
- Here.
- Alderman Joe Moore,
- Present.
- Melanie Parma,
- Yes. Matt Schueller,
- Here. and Tom Weber.
- Here.
- And also our liaison today, Jeff Mirkes. I think I say Brian here.
- Yeah Brian Roseling
- Okay
- Okay. Thank you.
- Oh yes...
- Pretty good.
- Congratulations.
- So that's why you brought the cookies right with your role call? Yeah so there's no chewing
- Oh yeah, I'd say the WiFi in here is poor, and I thought I saw Mike Roneck
- He was here but he left.
- Of course right.
- May I go get him?
- Yeah
- Well, I mean we can just proceed and I think we'll just have to go back in and

- Sure
- He's probably got one in his pocket.
- Probably
- Are we set?
- Oh, we just had a meeting in here last night, my commission really had no issues so...
- Okay, okay.
- It's something else today. We're just doing a lot of work here today, using a lot of bandwidth.
- Y'all ready to move on?
- We'll just have to go back and probably mark the videos. We can just keep track on here. Alright what time we got? Alright, we'll keep moving.
- Okay?
- Yep.
- Alright, moving on to B, Approval of the Agenda. As for approval of the agenda, one is either mailed out digitally or by US Mail. Those motion,
- Sold
- Second
- Second by?
- Matt.
- Matt. Those in favor say Aye.
- Aye
- Motion carried
- Approval of the minutes says submitted during the past month by Lisa. Pushed by
- Jim
- Jim
- Second
- Second by Gary those in favor say aye
- Aye
- Under New Business the first item is to elect the Chair and Vice Chairman of Redevelopment Authority. I expect most of you will recall that last year I said I would not run for reelection after serving her for 100

years so. when you hit 90 then you sit back a little bit. So I would like to open the meeting as for nominations for the position of Chair of the RDA.

- Chairman I'd like to nominate Gary Delveaux for Chair. Succeeding you, a great mentor.

- I would second that motion.

- We have a motion to second that Gary Delveaux be nominated as a candidate for Chair. Do I have another nomination? Do I have another nomination? Do I have another nomination? I'll move that the nominations for Chair be closed and a unanimous ballot be cast for Gary as Chairman of the RDA. Motion?

- Tool

- Tim

- Safe

- Tom those in favor say Aye.

- Aye.

- Motion carried.

- Thank you

- Its a couple comments in regard to Harry. He's always been our icon, our hero, great mentor, super leader of the RDA and obviously going to be a tough act to follow. I could all but respect And we'll do our best.

- Good, that's great.

- So nominations are now open for Vice-Chair

- Any nominations?

- Mr. Chair I would nominate Matt.

- I second that.

- There's been a nomination, a second for Matt as our Vice-Chair. Any other nominations?

- Second that, who seconded that?

- Joe did

- Any other nominations? Any other nominations? If not, we'll move forward with nominations. All those in favor of Matt as our Vice-Chair say Aye.

- Aye

- Aye

- Matt you're it.

- Real challenge now let me tell ya.

- What's that?
- Real challenge
- Well I don't know if I'll ever get your level of experience.
- Alright, as far as the sub committees, I think we're gonna handle that at next meeting at the way folks coming on, Jim gonna making nominations from the counsel. so in that regard please anybody that's got any thoughts, we look at this list here, any thoughts on which I was this instead of that please let me know, or Kevin or Cheryl.
- We'll meet, the three of us somewhere along the line. We'll work through that and then we'll come back with new recommendation our next meeting as far as what our sub committee members are and even then we could make some changes but please get back to one of us if you got some thoughts as far as these sub committees.
- We need to table it, that or just?
- I'll make a motion to close with.
- Yeah if I could make a motion to table the selection of members for the sub committees until our subsequent meeting.
- I'll second your motion.
- Okay motion of second to table the sub committee membership until next meeting. All those in favor say Aye
- Aye
- Pose so carried. The next thing on our agenda
- Mr. Viceman sorry I could only stay for the Milwaukee View thing but there's gonna be a couple new of new questions. That you've announced that you're stepping aside.
- Yes I think...
- Okay and so if you could just wait until I replace both him and the alderman
- Well that should be easy.
- So it may be a while?
- No
- Okay
- I'll call you with whom I'm recommending it's gotta be approved by the counsel on Tuesday.
- In that regarding I wanna make one other comment we really are losing some excellent expertise in founder man Joe. He've always had great comments. Great questions and he'll be a tough act to follow. Some good guys Tom, 14 years. Your banking, your real estate experience was invaluable. Joe, you're connection to the counsel was invaluable. A lot of things were heated. He helped carry things through for us. So at bottom line, we're gonna miss the both of yous immensely. So Jim your gonna have a tough act to follow at first, coming after good members but I'm sure you will.

- Thank you. Number three, Consideration of possible action on Developmental Agreement 18-01-A with Whitney School Development, LLC for Whitney School Apartments at 215 North Webster Avenue.

- Good thanks. So the next items both number three and number four are related, tied together as part of the same development project. However we are taking them through as two separate Developmental Agreements. Developer could explain a little bit of the reasoning behind that in terms of the financing partners in the way that it's structured. They wanted to kinda keep those entities separate. Both for now and in terms of the construction phase and also long term. It lets the outcome for each of them. So the first agreement we're going to be looking at the school itself and so this is Whitney School Apartments at 215 North Webster Avenue and in short, we have developer Whitney School Developer LLC. Which is a subsidiary of Milwaukee View, we've been working with on this project. It's gonna do a complete renovation. Historic renovation of the Whitney School and turning it into 23 market rate apartments mixed with one and two bedrooms, a lot of great amenities. It really brings, you know good product to a neighborhood in an area just outside of downtown that doesn't have it yet. In terms of some of our overall community economic development objectives, this meets them. You know in terms of rehabbing historic structures. You know, building new structures up to date. This is being built in a very walkable, likable area. People who live here work downtown, recreate downtown and also on Main Street. In terms of interconnected, I mean it preserves this building. It fits in with the neighborhood and really preserves a school that has a lot of meaning to a lot of people in community. It's been a landmark to hear hearing some stories about people who have either attended that school, or one who's never been inside that school. So from a community perspective it's an asset that we appreciate them stepping up to save. With that, the developer is here. They do have a presentation that talks about this project, actually both projects and so in terms of if you'd like to be able to hear from them just a little bit about what they're doing, then we can get into some of the nuts and bolts about the Developmental Agreement and the incentive that's being proposed today.

- They'll be a motion to open the meeting

- Sold

- Second

- Founding Man. All those in favor say Aye.

- Aye

- So the meeting is open.

- So we'll like to do a presentation. I'll load the one that you sent to me up.

- Use the podium?

- Yeah

- You guys might remember us from Milwaukee View so Lindsey's here and I'm Anuj Rastogi. And I have a little bit of a cold today so just bare with me a little bit. But essentially I want to take you through the rendering of the project and compare to where we were last year probably back in spring of 2017 the project has changed a little bit in terms of probably being much better for the community. To lower the density and add back in a lot of green space. So I'll like to just walk through that but at the end of the day this is very consistent. Consistent with what we've shown you in the past probably two years since we've been talking with... and Green Bay.

- It's just a PDF.

- It's just a PDF?

- Yup.

- Okay let's set up here.

- So can I still go through it?

- Nope, you just point to me and...

- Okay

- I apologize in addition to the new management system we're also doing remodeling on the sixth floor. So we're out of our normal meeting space. So we're all out of our habitat today so. We're gonna make adjustments for the few months.

- You can just pull it back Okay so at the end of the day the sight is pretty much still the same. So this is 215 North Webster what that entire parcel which is about two acres. We've done here compared to what you saw in spring of 2017. In spring of 2017 there were houses going along this way as well as next to the school. Do to historic regulations we can't put house or townhomes next to the school because it will take away from the more prominent historic structure. So we've had to reduce that size and then between going through with the development of Green Bay and plus internally, we did not want to add a greater density within the parcel. It would really limit the amenities of the site to the townhome owners. So really at the end of the day what we have is the historic structure being renovating 23 apartments about 50-50 between two bedrooms and one bedrooms and then we have 12 townhomes going on the outside along North Van Buren and Pine Street and then this green space in the middle will be available to the townhome owners as well as of course the historic school. So here you can kinda see what the overall site looks like. We've try to keep a lot of green space here so that its a big amenity for these townhome owners. And then in terms of, this is just more of a rendering a slight plan to show you what is within the historic school. Again, two bedrooms and one bedrooms within the on look of the classrooms all pretty I mean, you know high end units in terms of in unit washer and dryer, hardwood floors. Keeping the trachel floors of the existing structure and a lot of the key features such as the marble fountains inside of the school. You could keep going. And then we've also, you can keep going. We also have a gymnasium here and one thing I forgot to point out on the first floor, we're going to have a large lounge area. Which will run through the kitchen, a fireplace and then that opens up into the green space. So these are renderings of what the lofts would look inside. There's a lot of detail here. Of course the hardwood floors. All these units have windows facing the outside so they're keeping to the historical windows that are at the property but we're gonna be replacing them, re-renovating them and then very modern open concept feel. You know island countertop. Or islands with solid counter tops and then also a lot of architectural features such as additional trim that kind of brings you back to what the school used to have, and then also along the corridors of this hallway, of these old hallways, we're gonna have windows in these hallways that are more of an architectural and aesthetic feel to what used to exist down there. This is the lounge area. It's gonna be available to the apartments. It will also be available to the townhome as an amenity. Again its just another area for people within the building to gather. With probably a pool table, kitchen, fireplace. I mentioned before. So right now in the outside area would have a decking system and looking at putting a fireplace with lots of trees there. You know right now it's just a vacant parking lot. So this would be a great improvement. And it's just a wonderful amenity. Kinda moving on, I wanted to focus a little bit on the townhomes. So they come in groups of three. These groups of threes, its three townhomes and these will be for sale and they're going to be two bedroom. The middle one is two bedroom, two and a half bath, half basement. And the two on the outside are going to be three bedrooms, two and a half bath with a half basement and two car garage. So they all have garages and upwards of two bedrooms and upwards of two baths. This is kind of a rendering of the inside. Again the hoping concept and they also have balconies out the front. And in terms of the finishes for the outside, we're going to add a lot of aesthetic with regards to the roof. That will be a flat roof, a little bit modern. And we had to bring these townhomes to more of a contrasting euphemist sort of structure because of National Park Service again. We couldn't have it just blend in with the neighborhood. It has to contrast against the historic structure. So yeah it will be the kind of contemporary roof. Its a standing seam roof and then some aesthetics over here. Nice railing and then there's also going to be some metal features on the outside. Is that it? Okay

- It's only ten Is there another?

- No I think we just wanted everybody to get a feel for what the product looks like and essentially as Kevin said before, we've separated out the two different Development Agreements. The reason for that is because the historic project has its own financing terms with National Park Service and a 221loan with...***** and so there's additional comments to be had on that Development Agreement. We don't want it to impede the townhomes from moving at their own pace. So that's why we've separated out the agreements but at the end of the day in terms of the economics, they're consistent with what we presented earlier. Just broken them down.

- I might have missed a bit you tell us a little bit about the parking. Mention that the one parking lot you're gonna make into a park.

- Yeah

- So how's the rest of parking?

- Yeah if you could go back to the second slide it has, yup that's perfect. So all of these townhomes will have their own garages.

- Okay

- And then in terms of sufficient parking for the apartments all together between this parking lot and this, there's 40 spots. It's 23 units so you know we'll be around two spots per apartment.

- Excellent

- How old is the building?

- It's 101 years old. I think by the time...

- I was there for the ground breaking.

- So I know that when the original building burned down and when they rebuilt it, I think it was 1917 and I believe that's where we have pictures of Chloe Randall but don't quote me. I can't remember if it's exactly in this building or the one that burnt down. I think it's this one though.

- Can you tell us a little bit about your market analysis? You know demands for this product.

- For the apartments?

- Yeah both actually.

- I would say with regards to historic renovated structures there aren't many in Green Bay if any and done to this level. And a lot of the development that's occurred in Green Bay has been on the river. So that's also kind of. It's not, there's no real product serving this area. Meaning the Whitney Park area, or the Nabre-no neighborhood. So outside of what's been developed on the river, there aren't a lot of, just there isn't enough supply for the outside. And where we're bringing this product into market. It's a bit less then where the river product has come in and that's why the financing has been structured the way it is. To be able to do that because they're still market rate projects though.

- Do you have an idea of what the rates are going to be for this purchase price on the townhouses and then the rents on the apartments?

- So I would say I'd like to refer back to what had given Kevin but I know it range from 800 to 1600 a month and again, don't quote me but it's between there and then for the townhomes, it's between 230, 250.

- What's the square footage on the units and the townhome units?

- The townhome units I believe is 1400.

- 1400?

- I know the apartments range anywhere from 600 to about 1100. And I would say they're more trending on, the average unit's about 850. When you kinda average all the two bedrooms and one one bedrooms so.

- A quick question for Jeff. Jeff over there at the end.

- Yup

- See if y'all were to do this analysis of demand versus availability where are we at with apartments and condos?

- I think one of the strong indicators over the past few years is how the market has responded to the new product coming online. In this particular neighborhood the ten townhomes that Gary Bater developed in three phases it was very nice to see. All ten of those units have been acquired. In terms of apartment availability in this district, it's been limited so this is new product coming out and it sure appears to be welcomed. In some of our initial promotion, the sign up sheets, those indicator of people who are interested in what's out there. There's early indications that there's ongoing demand for what's being presented.

- I think the other thing is its a 23 unit project. It's quite boutique in that sense. So that really attracts people as well. Where you actually know your neighbor in a 23 unit building and then within the surrounding community that's being created as well. So it's a very micro community sort of feel. In a grander Whitney School neighborhood. Or Whitney Park.

- How many units did you loose without being able to develop those house slots and

- I'm gonna need to job my memory but I think over here, we had three townhomes, three townhomes and woulda try to fit more over here but then we woulda taken away from this green space. Which just

- The original proposal had 17 units, 17 townhomes.

- So you lost five.

- Yeah.

- Okay.

- And I would say we were

- Well thanks for continuing without them.

- Yeah it's been just persistence has been needed.

- When would you expect to start the construction?

- We're looking at fall, fall of this year.

- And completion by?
- For the townhomes I think its going to phased but with regards to the Whitney Apartments, that will be a fall start and a completion probably by late spring, early summer of next year.
- Okay.
- Any other questions?
- How about from the audience, any questions?
- No? Then I entertain a motion to move back...
- I move to return regular order of business.
- Remotion?
- Second here
- Jim, Harry and Jim.
- All in favor say aye.
- Aye.
- We are back to regular order of business.
- Alright, so as far as what's before you today, the Development Agreement talking about the numbers for the apartments and this is one of the things we'll have to massage a little bit. There's a handful of parcels maybe six or seven there right now. In essence, this moves forward, the developer would like to create basically two parcels. One for the Whitney School Apartments and then another for the townhomes. Which the townhomes will go through. Will be sold as condo units not simple and kinda explore different options I think tying back into the courtyard and having some of those things is what they'll like to do. So before this we are looking at just tax, one Tax Parcel which is 215 North Webster. So today that school's worth about 642 Thousand dollars. After this project is complete. I will believe it will asses somewhere between 2.5 and 2.6 million dollars. When they're all said and done, and then you kind of see the new taxes that will be generated for this project. As far as the cap goes for this and then why the request is what's before you today, I think a few things. You know one in terms of the historic nature of it, I mean there's a higher degree of detail that's required in order to get the historic tax credits but then also that adds out of the construction costs of moving things. I think the gap in terms of, again you're always looking to build out as full as possible but in this case in order to keep the historic part of it you can't build those extra five townhomes to build in some additional revenue sources to help support that. And then I think that we also look at you know the gap between what we call market rents here and construction costs. Market rents generally in this city are lower than they are and construction costs though aren't to the same degree lower as they would be compared to Madison Milwaukee or another city. In fact they hold steady, if not they're a little bit more just because of well a few things. One, just labor is tight for construction. People are busy. And also just, I mean, I think, you've seen this, the last year. I mean after two hurricanes and some other things. Construction prices over all have just gone up and then so the time that we've been working on this. They've been working on it. I mean reiteration, I think they've been good about trying to keep cost in check. But then also what we feel is important, back to the other side and we'll talk a little bit more of the townhomes. Is coming in with a product that's not out of our market. That it's available, it's reachable, it fits a price point that we're looking here. So the initial. I mean we talked about this in terms here a year ago. We had looked at an 80% pay go and that was looking at tid six which was, woulda been more or less like 10 years, 11 years I think when the first increments came online to pay back. We would still like to look at that 80% pay go, but in this case we would like to create a new tid in this area. So I think we have this project. You know we have a planning option. Mr. Bater, GB Real estate for 901 Main Street. We're also

looking at, the city or RDA, you own a few properties on Pine Street. So there's momentum going in terms of some other projects that we would really look to capitalize from on a new tid in this area. And I think kinda seeing what comes through the pipeline in the next few weeks will help us determine, what boundaries we would recommend for doing so. With that in terms of the gad, it's about a million and a half dollars. So what we did is basically split that between the two properties and put an \$800,000 cap on each of the projects. So if this asses out higher and comes back sooner then it will draw out longer I'm sorry, sooner. Just based on some preliminary numbers If it does come in at 2.5 for the apartment project payback period would probably be in about 20 years. So its more than the initial but again, we're kinds using more conservative assumptions about that payback. With that, it is pay go. So its dependent on them to create the project and do the project. It also does create a pool of funds that can go into that tid to help with amenities, lighting, landscaping, other things that we talked about doing in that neighborhood. But now could do on a little bit bigger scale. So with that, I think it's a good project. We've talked with the whole Main Street about it. You know they're pretty excited about it. And I don't know if Mary wanna say anything else. I mean you've been involved in this for a year too.

- Yeah I like the project but I love the developers. These are good people. They have worked hard. They've done some great projects down in Milwaukee. They're up here a lot. They understand Green Bay. It's market rate, its unique and they really know what they're doing and I just. I support them and the project.

- You ever see people go in a close session I'm not sure it's necessary but well it's at the wishing of the committee but I don't feel its necessary. But its the wish of the committee. Do we need to go the full session.

- So question on Garret's project because the intent would be that that would be included within the tip district as well.

- If he moves forward with the project and if you would make a request we would put it in. And I think, you know we've talked about this about rightsizing the tids is, number one it doesn't pay to create a tid unless we have a project coming down the line and then if we do, are there other projects that would fit with this? In terms of kind of maximizing the impact of that tid. So if you would move forward with the project and make a request I think we would include that. You know there's also other properties and we've internally had a discussion about the warehouses on the river. The Greyhound bus station. And then you go further south to Walnut Street, there's some additional properties in there. How far, how wide do you drive? I think we just need to look at what might be in the Q and what might be realistic in the next two years before doing that. I just don't see us doing a huge wide tid from like Monroe all the way down to Bear. Just, those haven't worked in the past and I'd like to be more strategic of how we propose for this. So depending on what projects come forth, that'll determine the size of that tax increment district.

- So whether or not Garret's project goes forwards doesn't impact this this project?

- Nope, no

- What when do you have to make the Long View

- So we'll do like we've done in the past few years generally try and run everything through the summer so that JRB could meet once and then go through and basically any changes, additions, deletions I think a, you know finance director Allen Becker and I have been talking. Again, I mean there are other cases where you know based on projections, it would behoove us to shut them down early. I know tid 12 we've had that talk about now that the Nature's Way project is moving forward and once construction costs are completed you know, we'll like to propose those all as one chunks. We could make closed decisions in unison but that will be done this summer. And will be effective one one of 18 and that will be the time that we'll want to do it to get the maximum increment tide.

- Okay.

- What you're saying is this all hinges on Nature's Way?

- No it does not. No
- Just clarifying
- Nothing tied together so no.
- Hey Gary.
- Yes?
- I got just a quick question about the townhomes. We've got construction that built Cost \$170, \$180 a square foot. We've got half a million dollar homes up in Ledge View that have a billed price of like 155, 160 and I'm wondering, obviously the tiff is going to offset some of this for the sales but now we have an average sales price on the townhomes of 220,000. I could see that if it was maybe condo living downtown, townhome.
- They will be condos.
- Near downtown townhomes at 220,000 to 230 250,000. Where did we get, where did our assessor get comps to estimate a 2.65, 2.64 value on these?
- I'm sorry...
- And there's nothing comparable around other than gators in all of his sold for under 200.
- Right, so two things. One the separating of projects. So he got the 2.5 for the apartments. The 2.6 came from averaging these. Starting at 220, and that is ultimately the price of these depends on, I'm sorry the assessment depends on ultimately the sales price. And so in the projections we estimated because they're gonna do these as blocks, that three get built per year over the next four years and that they sell at 220. And I think in terms of the timing, yeah if it goes on the market and doesn't sell for a whole year, then it may get assessed at a little bit of a lower value because it's just more the cost of construction but in terms of I think, what they've talked about, is more of a phasing approach of look, I'm gonna build the first three units and kind of see where those go. And then if I need to make some tweaks moving forward I can. But again if they don't build the extra units or build the additional units then there's no incentive, you know tide. So I think its difficult part about residential when its a direct sale, is that you lose a little control over the ultimate value because it becomes sales price, but I think they acknowledge that and they also knowledge is part is the pay go. I mean its up to the property owner and whatever agreements they do and through their condo association that that new owner needs to pay the taxes if they're going to get that incentive.
- Okay.
- So the bottom line, our involvement depends on how their sales do because its a pay go.
- Correct and in terms of projection if they only would build thee units an that's it and they sell it for 220 our involvement would only be 80% of the increment on those. Which again, because there's a land value they'd really need to work on building out all of it really, to kind of get above that incremental value that's there right now, but I think that's one of the things too. When it comes to some of the residential products, its helpful to do the pay go because I know this is something we discussed with the parex, when you go up front, you don't have control over the sales price. On the back end there's a lot more risk involved.
- Yes absolutely.
- So are they townhomes or condos?
- Well they're condos

- Everything says townhomes here in the paper work. Now you're saying condo association.
- So they're built as a townhome product but they will be sold, in terms of a legal description as a condo.
- So they're all maintained. Sidewalks shoveled, lawns mowed, everything's taken care of?
- That is my understanding. They're not gonna be sold. The difference between these and Mr. Bater's is his are fee simple townhomes, you buy...
- Right
- Right and does any language need to show that in this Development Agreement that these are actually condominiums? I mean it's actually called the Whitney School Townhomes.
- I think if, you know acceptable to the developer if we add in some clarifying language that you know we've talked about like a condos association would be created and these would be sold as condominium units, just to maybe specify that in there. I think we could make that adjustment. Probably to just see in the recitals that defines it a little bit more about what these actually are.
- Well an understanding of the maintenance track goes along with the attended acting party.
- Well Joe also, I think it's important to do that with respect to the real estate taxes because the association can't assume the other lots if they're not being developed. and so the developer has to be responsible to develop the plan on state taxes.
- Correct
- I like the project. I'd love to see it happen.
- Are there an motion?
- So
- Oh Sorry.
- Just so we can walk through slowly, the proper thing to do would probably be for, first to do, and if we can do a motion, just when somebody does a motion, if you can just repeat who made the motion so we can write it down. But probably if you would like to, would you call that technical or do you want a formal motion then add that language in here.
- We're already here we might as well do it.
- So if someone has to make a motion on Alder Moore's comment to add some of that descriptive language.
- I would make that motion now.
- And I recommend adding it to the recital C.
- Okay.
- I'll second.
- Alright so Moore motion

- Second.
- This is number three so.
- So Yup. So on number three, to add some definition that these would be condominium units and defying ownership of maintenance responsibility in the recitals.
- Yeah the townhomes are four
- Oh yeah good call. Thanks. Great thanks. So no change on number three then so you can make a motion if you desire on that.
- Motion to approve.
- I like the wording. The actual recommendation I like to hear that wording because it talks about, the minor legal and technical changes so Tom could you read the recommendation please? Number three.
- The recommendation of this.
- Okay my motion is to approve the Development Agreement 18-01-A with Whitney School Development LLC, for Whitney School Apartments at 215 North Webster Avenue Tax Parcel 9-112. Subject to minor legal and technical changes.
- Solve
- I'll second that.
- Schueller seconded
- Schueller?
- All in favor say aye.
- Aye.
- Number four
- Okay once second, are we caught up here?
- Give us the green light.
- Yeah we should probably get one of those little things
- Red, yellow, red, yellow.
- It'll slow down once they have their pass.
- Okay
- Okay item number four. Consideration of possible action Development Agreement 18-01-B with MKE View, LLC, for Whitney School Townhomes at 916 Pine Street, 908 Pine Street, 902 Pine Street, 218 North Van Buren Street, and 214 North Van Buren Street. Tax Parcels 9-113, 114, 115-A, 115, and 116-2.
- I would make a motion to approve that with the amendments that was discussed regarding definitions.
- I'll second that.

- Joe and Jim.
- A motion to second our number four. Any questions or comments? A motion to second?
- Did you want that read as well?
- It should be read actually. Joe could you read it please?
- The recommendation.
- That would be.
- Recommendation to approve the Development Agreement 18-01-B with MKE View, LLC, for Whitney School Townhomes at 916 Pine Street, 908 Pine Street, 902 Pine Street, 218 North Van Buren Street, and 214 North Van Buren Street and the Tax Parcels number associated with those addresses subject to minor legal and technical changes and adding a descriptive language regarding.
- And Matt had seconded right?
- No Jim
- Oh Jim, right Jim had seconded.
- Okay Joe and Jim. All those in favor say Aye.
- Aye.
- Opposed so carried.
- This will go to city counsel next week, 17.
- Continuing. Number five. Consideration and possible action to rescind initial offer to award 1130 Stuart Street to Good Faith Framing and remodeling and award it to Mitch's Hometown, LLC according to updated grading.
- Who's got that?
- That'll be me.
- Ken.
- Down here, opposite side of the table it's time.
- So as you recall last RDA meeting we had approved executing Development Agreement with Good Faith Framing and Remodeling. As I was putting the documents together and pulling the information for closing, it came up that the gentleman I was working with who had presented himself as Derek Allen was actually Derek Anderson, who the city has had multiple issues with on other properties. So with these multiple citations that came up we went back to regrade the proposals and are recommending that we go with Mitch's Hometown, LLC. Their proposal essentially the same where re-having the property back to a single family owner occupied. The only difference here, they're asking that the property be deeded to them at not cost. but still similar timeframe to get the property back on the tax rolls.
- What will we gain for the property?
- \$5,000.

- 5,000?
- Yes.
- And actually Mitch Rowland, the owner of Mitch's Hometown, LLC is here. If you have any questions on his proposal.
- So he's real?
- Yeah he's real. We have checked with the inspectors.
- Ken Have we worked with him before?
- We have not not. No this will be the first time working with him. But the proposal looked solid and no issues with that our inspection team. Nothing on C cap.
- Timing, everything
- So the only difference is the \$5,000?
- The only difference really is the \$5,000 correct. Otherwise we get the same product.
- I will make the motion to rescind the initial offer with Good Faith Framing and Remodeling and execute a Development Agreement with Mitch's Hometown, LLC for the rehabilitation and sale of 1130 Stuart Street. Parcel 14-997.
- Can I actually take those as two separate items? The first to be the rescission and then the second would be the award.
- That's fine with me. Do I have to reread?
- Just say strike from the second half and you're good.
- Second
- Got that.
- Okay so in regard to the rescinding Chairman Harry, first to second all those in favor, say aye.
- Aye.
- Oppose? So carried. Okay now another motion to do the project with Mitch's Hometown, LLC.
- I'll would the motion again
- I'll second those
- Okay so we have a motion of second to execute the Development Agreement with Mitch's Hometown, LLC. All those in favor say aye.
- Aye
- Oppose, so carried.

- Number six, consideration with possible action to execute a Development Agreement with Growth Process, LLC d.b.a Redefined Homes for 871 West Mason Street parcel 2-450

- Ken again?

- That is me again yes. Alright so our property at 871 West Mason which we purchased in the fall of 2016, our purpose of purchasing, originally to convert it back to a single family and sale to owner occupant. We so far have received one proposal on this from Growth Process, LLC. I actually met the developers at the Brown County Home Expo when we had out booth there. So that actually worked out for us so.

- Paid for itself

- Yeah, yeah. Paid for itself.

- So the developer's very passionate about home rehabs. They've been doing rehabs since 1978. Kind of fun thing, when we were waking through the property we had talked about naming the house, because it gives the house a little bit more life. So they have real passion for it. Their proposal, pretty, you know sound.

- Did you offer up your name for the...

- Yes.

- Ken's house.

- The home's on Mason or Tenth?

- Tenth actually. So there is a driveway that has been removed on Mason so the only access is on tenth now. They will be adding a two-stall garage to the property as well as fencing it in. To create kind of a safer yard for anyone with a family.

- That's a nice looking house.

- It is a nice looking house. Yeah the inside has been chopped up over the years. So it took a little bit of creativity and I think that's, you know kinda what scared some people away but they have the vision here. Growth Process, very good.

- They are actually are here today as well if you want to talk to them about it.

- The address still stay 871? The address itself?

- I guess I'm not sure on that if we would change that or not.

- Definitely sill parcel 2-450.

- For now

- So the other, you can see on the map here, there were two other parcels behind it that we had acquired.

- That now we have joined with this so it kinda drowned out that corner.

- As part of their proposal, they are requesting that the RDA does pay for the removal of the asbestos containing materials from the property.

- There is slight asbestos siding on this as well as an octopus furnace in the basement. I don't know if that's a technical term or not. Yeah, it was the first time I'd seen.

- How big of a deal is that Ken?
- You're looking at probably \$5,000, \$8,000 to remove all the asbestos from the property.
- Is there any structural change in the exterior framing of the?
- On the exterior?
- Yeah
- The only thing is, there is a small one-stall garage attached to it right. That'll be coming off to then make room for a driveway.
- It's the slay the asbestos exterior you say? But that doesn't look like it.
- It is.
- It is.
- That is?
- If we're not changing the exterior walls though, you can just vinyl or aluminum over that and that's your mediation. Save litigation cost I believe.
- Look at that maybe it'll certainly save some cost than us paying or litigation, which it doesn't really... Once the asbestos covered.
- I think Tom with the conversion, because it was converted to the two unit, there were some issues in the back with the steps that won't make it into the remodeling part. Depending on how they're. They have a window that's been boarded up. You can't see it in the picture here but there might be some as far as some, it's not gonna be structural changes but with how the steps are tied in and what they've done in the past they might.
- Well you could look at just doing the litigation on that part. That wall the exterior, whatever. It's just something to look at
- because if I understand correctly you can litigate asbestos siding by simply siding over it. You don't have to remove it actually the same things with the asbestos interior. The taping. I don't suggest that. It's a possibility
- I guess my reaction would be for five to \$8,000 if we've got the opportunity to update it rather than to encapsulate it in other siding just because going forward appears to be the right things to do, my thoughts.
- We have to do it anyways we take the properties and we demolish them.
- You do
- Yeah
- If we were to demolish and start over we'll have to do the exact same thing so.
- Well my last chance to save some money.
- Any other questions or comments?

- And we'll entertain a motion on number six.
- Do we have a motion?
- Second
- That be Gary and Tom.
- All in favor say aye.
- Aye.
- Thank you Ken, nice job.
- Number seven. Consideration of possible action to execute a 60-day planning option with Givadaam Ventures, LLC.
- It's Dutch.
- Alright LLC for 1915 Harold Street Parcel 21-2165.
- Alright that's me again here.
- Hey you're a busy young man.
- Yes, yeah. Alright so Givadaam Ventures, LLC, They're looking for a 60-day planning option. They're looking at doing a five bedroom two bath Cape Cod style home on one of our lots here. This is the house that we tore down. two of the bedrooms will be in the basement actually. So with
- Legal
- They're looking at doing this as a student rental. With an initiative of giving people, getting students more active in the Green Bay community. Getting the off of UWGB campus and out into our neighborhoods. As a way of hopefully retaining these graduates upon graduation. They're also looking at doing this with a near net zero energy impact. So there will be solar panels and other eco conscious.
- Building
- Building materials and actually Marissa is here if you can talk her about
- Hi everyone.
- Hello.
- We can open up if you like.
- I have no specific questions,
- So one thing with this, we're just looking at a planning option. We had discussed possible funding with New Homes in Your Neighborhood and right now they're looking at an estimated investment of up to \$200,000 in the property that they will be keeping in their portfolio as a rental. So that's one of the things that we want to talk about in the next 60 days. Figuring out what that grant would be, what that would look like, probably this record. It's not your typical New Homes in Your Neighborhood where we are typically using that for owner occupants.
- To transition to owner

- Right but I do think it's a really great program, getting UWGB involved.
- It'll be exclusively for UWGB student.
- Maybe we could, I would like to make a motion to open and hear from her and find out. Because as an investor instead of. I make the motion to suspend a rose for interest party.
- Melanie second to a motion by Tom and Melanie to open the meeting to public input. All in favor assume by saying aye.
- Aye
- Meeting's open.
- Come on in
- Would you like me to move up to the podium?
- Sure.
- Interrogation.
- State your name and address for the record.
- We got to make sure we get a name and.
- Okay well my name is Marissa Michalkiewict
- Okay hold on you're gonna have to spell that.
- Prepare yourself its M-I-C-H-A-L-K-I-E-W-I-C-T. very Polish.
- It's not dutch?
- And then you said address too.. Yeah not Dutch. I think more damns need to be given. But that's the name. But I don't want profanity in it so I changed a letter which actually was convenient because in some languages damn means a woman. So it was very fitting for a women owned business.
- Excellent, well very good.
- Thanks. Was accidental by the way. So what would you like to hear?
- My concern is as an investor you're gonna continue to hold this for investment. A little bit out of our normal, I guess protocol, You know what we're trying to do with transitioning property.
- Sure.
- Do you have experience with rental property?
- I don't. Well I own a home two blocks away from Green Bay Pebble so technically I have experience but I live with my tenants. This property will be built, I work for Verge Tenney. She lives in Sturgeon Bay. So she specializes in near net zero energy homes. Don't have experience with the rental side but I already have a lot of students interested. I started our student section at UW Green Bay. I've played softball there, I'm with the alumni association. So, plenty of interest already.

- You're long range intent with the real estate to hold, or to develop and sell or?
- I don't plan on selling them. I'd rather keep 'em and build the connection with Green Bay, keep the students in the community. It's kind of a hard task. Finding housing off of campus but 7,000 students go to the school. It can only house 2,000 so the rest are commuters. I lived off campus my junior and senior year, which was hard to find. I put my trust in Craig's List. Thankfully it worked out in my favor but just trying to keep the students here. It's a great place to go to school. Great place to live, but unfortunately students don't stay long enough so.
- So you'd rent something like this, a five bedroom unit by the bedroom?
- Pardon?
- You rent that by the bedroom?
- Yes. Yup and then the layout would be two bedrooms upstairs, two bedrooms on the main floor and one in the basement so, I think he said two but just one.
- Yeah that's right.
- No that's okay.
- You said that the two bedrooms.
- On the main floor. Two on the upper floor and one on the lower.
- I keep looking at that and I wanna say.
- No ignore that. That's not what it'll look like. It will be very similar to the houses in that area already.
- Oh okay.
- Traditional sim Cod
- In your packets there's a plan.
- Yeah super preliminary drawing but really simple design. Like you said it will be near net zero energy. The intention of this is to keep it as low rental fees as possible. College students don't have a lot of money to work with. So just keeping everything simple, maintainable being a little creative with our sourcing so the goal is to keep energy cost.
- Yeah I've heard that the lighting in dark housing.
- Yeah she's a wonderful woman. A lot of expertise and environmental design. But yeah, kinds tying it in with student housing.
- And you feel it's a good location?
- I definitely do, it's the closest I could get with this program to campus.
- Okay
- I do wanna get closer in the future but for now right north of the University is a good spot. They're redeveloping that area so the whole bike-able, walkable element to student life is pretty applicable.
- So what are you planning to rent the units for?

- Depends on once we go further with this process but my intention would be to keep it between 200 and 350. Depends how construction costs go and how creative we could be with sourcing but that will be
- Per month per bedroom?
- Per month yes and that will be determined so that's the goal. We'll see how that goes.
- Good luck
- Thank you.
- My concern with the lack of experience. And I'm for the project but is being a land lord with five college students. I'm glad your not an absentee, total absentee but that's gonna be a whole new learning curve because they're not as interested in
- Correct. Yeah
- But you're confident in your?
- Yeah it helps when, I mean I only graduated in may of 2016 so these renters that are interest in it are actually still kind of my friends which is nice. But I still have good connections with those who are actively involved with UW Green Bay which would be the intention of these homes. Keep those students who are actively involved with the campus to live of and kinda merge the gap.
- So you can cash flow at 300.
- We'll see. We'll see how constructions go but it's super early. Just had to see how this meeting went before. But that's the goal.
- You're good at swinging a hammer know what I mean?
- I do. If you can tell by my boots I definitely am. I'm the jobs like kinda gal so it helps.
- Ken the end result, what's the taxed base addition here?
- We'll they're looking at a property with 200,000 so
- Do you think that's gonna be the tax value?
- Yeah.
- Probably. Maybe.
- I mean it's gonna be looking at gonna be looking at comps and again this is a developing neighborhood but it's not quite there yet.
- What's the square feet?
- The total square footage would be between 23 hundred and 25. The building footprint itself is 11 hundred but we have to do a level on the above level that we finish.
- That's finish square foot? 2300
- Correct. Again super preliminary. These will be finalized a little later.

- The price is only 200,000.
- No I, I'm.
- In terms of putting the 200,000 in, It'll probably come out about 150, I would say maybe tops, given again, the neighborhood, given where it's at. There's not a lot of homes this size in that neighborhood.
- It'd be very unique for this neighborhood.
- So comps are gonna be a little bit difficult. But with that, again in terms of how assessor looks at and income, that could play a role in where, you know if its built and permitted to have these number of bedrooms and could be used in that type of function. You know that could add some value to it as well.
- But in any regard I think it's gonna be well above at least double the 51,000 that it was before.
- Well in this, you know we haven't had a lot of interest in this lot. So really to do a planning option with out the work, that's some process at the site I think would be a good idea.
- Don't want us or developers going, lying
- I fully expect we're going to be working with the developer.
- Right I think that's part of the reason too for a hold is that, I mean you're not gonna turn around and flip this for \$200,000. So you are gonna need to hold this for a while. Just to recoup some of those costs.
- Ken's career is on the line here.
- I move to return to regular order of business.
- Are you planning on doing a garage?
- A one car garage.
- A one car garage?
- Yeah, just enough room in the driveway for potentially five cars but only a one car garage.
- Any other question for Marissa?
- If not I entertain a motion to regularly business.
- Two.
- Harry is a motion to regularly business and Tom is second.
- So all in favor say aye.
- Aye.
- Thank you
- You're welcome.
- I'll make a motion that we approve the planing optioning with a 60-D planning option with Givadaam Venture for 1850 Harold Street Parcel 21 2165.

- Before we do that I thought Joe had a question.

- Thanks so with the alderman in the area for another week and I won't be here to vote on this project when it comes back to it, but I would like to say that I am very much oppose to it. We've spent a lot of money in the last ten years on that specific street lowering density. Tearing houses down, habitat for humanity put a house up this was a very, very difficult property with a difficult landlord that had a revolving door with tenants that came through. Even once that property was gone two years ago, we did a street walk with the police department and our inspections department went door to door talking about concerns and a lot of the concerns were still based on density. The one end of Harold Street near Kennedy Park is high density multifamily with 10 to 12 unit buildings. The other end of Harold Street is chopped up, multifamily upper lower duplexes. Some pretty well kept and some not so well kept where there's also inspection issues and good reports. This is on the 1900 block. And we have a couple very bad problem properties on the 1800 block. So we're not too far from that. I know the neighbors would be very much oppose to this in my conversations with them but I guess the poin of this too is using the money for the New Homes in Your Neighborhood. I mean the point of that is really to encourage home ownership and bring stability into neighborhoods that needed lift up. If this is a project that passes, I wouldn't want to see the those funds be utilized for a project where you're gonna have a revolving door of residents again. The other part of this is gonna be on the desirability to the college students. They may be expressing interest in it right now and they may want out of it as quickly as they can. This is not close to any bike trails. There is a park down on the one end but it's not even really a comfortable walking distance to University Avenue where you're closest retail and restaurants and anything are. This is dropped in the middle of a 100% residential area. There's nothing around there for students. I think that there's a lot of arguments that could be made against it. I would love to see this project happen closer to University Avenue where we actually have University Avenue Development plan and I would love to work with this specific developer to say look, if we could get something on University, maybe we can help secure property there. Because there are plenty of properties and vacant, you know areas that need a lift on University. I also think that the tie in on University Avenue would be much better to the actual college than dropping something like this in the middle of a residential neighborhood where there's nothing else like this anywhere around it. So I don't mind moving the planing option forward. I think these are things we need to think about in concern. I'll support it today so that you can do your leg work on it but I just think you really need to consider what the neighbors have been through over in that area in the last ten years. And what their thought is going to be about having this project come in.

- What would you like to see on 1915 Harold Street?

- Well we had was it Colbert Team construction came in and they had an option on this last year. And they had the issue with the flood plane because the footprint that they wanted to drop in, when they put the garage in, it was too close or it was overlapping with the flood plane and so it became cooperative to bring in the fill and to build it up. So they actually backed out on I think that was a three bedroom, two bed three bed two bath, Cape Cod style. With kinda basically the same footprint I'm not sure. And that was three beds they're squeezing five into this one.

- Cheryl how long is this, the property's been vacant?

- Well we demolished it in 2016. It was a problem property for a lot longer than that.

- Yeah I completely understand where Moore's coming from on this. And I wonder if, would you be opposed to, if it were a two bedroom one bath?

- Look I don't mind moving forward and letting the developers this option and we could see if this is even gonna work for us. I would encourage you to talk to neighbors. It's really important over there to be like it is.

- I like the concept. I mean if you'll be okay with moving to it forward we could work with the developer. Either for a different site like you had talked about, on University or maybe a different configuration here on this site so it isn't so dense.

- I mean I understand exactly what Alder Moore was saying he certainly know the district a lot better. My concern I think, and again, press it by saying I think we can move forward with the planning option but is are we changing our mission here with an investment property, instead of transitioning that property to home ownership? And again, something I think we.

- I think the intent with what they're looking at is trying to keep those UWGB student here so they invest in the community here so they become home owners in Green Bay here versus leaving, and going to other communities and going elsewhere.

- Certainly a noble mission but I'm not sure that's the mission of

- Right but I'm not sure that's our mission.

- I agree that is a great mission. You know retention of the students from an employer perspective absolutely if we can keep them in our area. But we can do that from a variety of housing right? Projects we talked about earlier today. Certainly opportunities there as well. I think I probably got a little queasy when I heard five cars sitting in the driveway. Those sort of things in the residential neighborhood start to, you know noble mission to be net zero energy home and then five cars sitting in the driveway seems to be this juxtaposition. So I agree too, I think it's something we can certainly continue to look at. I think, you know when we get new things like this, sometimes it takes us a while to digest and again, you know, interesting look at it but again like you said, is it what our intent is with these funds from single family home ownership.

- Alright. So I'll like to flush this one out a little more.

- I think we should move forward with.

- Yes so the recommendation's been made.

- I would second the motion that Harry made to move this forward. I just want to make sure that I expressed my concerns and the developer knows as well these are the concerns that come up throughout this process

- Absolutely thanks for all the comments so we have a motion to second

- I'm so sorry.

- And we also have a phone.

- Has a beautiful mode

- You can get fired from the RDA for that.

- Yeah

- That's it last meeting.

- So motion in the second Harry and Joe and Joe made some excellent comments. Which everybody heard and documented. All those in favor and assume by saying I

- aye

- Opposed so carried. Number eight consideration of possible action to purchase real estate at 401 Broadway Tax Parcel 3- 568 for \$20,000 using neighborhood enhancement funds.

- alright who do we got?

- We have Matt.
- Do we have a map in the PowerPoint?
- The maps in the packet
- It's in the packet?
- Yeah.
- Alright so looking at the Southeast corner of Arlington Broadway. This is about a little more than a half acre vacant parcel That's owned by WTS. Based on previous conversations with RDA we included this parcel in our overall conceptional Development Plan for the shipyard project. So we'd like to go ahead and move forward with purchasing the site for \$20,000 using Neighborhood Enhancement funds. Plan would be to reimburse Neighborhood Enhancement. If the shipyard project moves forward, with proceeds from that project.
- So what is the pie shape parcel
- Yup a pie shaped parcel.
- Sounds like with a critical parcel in our plans
- I make a motion to approve that
- Simon
- Motion made by Joel seconded by Jim
- Jim
- All those in favor say aye.
- Aye
- Those who oppose? So carried. Thank you.
- Number nine. Consideration of possible action to sale of 435 Newhall Street.
- Kevin King's gonna be
- Kevin.
- Hello ladies and gentlemen. This a home that we inquired on tax foreclosure through the county tax foreclosure trots us. You have pictures in your packet I believe. It was pretty distressed when they bought it. It's a two family with an apache garage. We wrote specs for the remodel of the home, put it out for bid last summer it was remodeled and we found a buyer this spring who's interested. Made offer and that offer fits in the range that we thought it would sell in so.
- OK awesome.
- It's a cute little house.
- Do you say two family or two bedroom?

- Two bedroom.
- Is that garage with apache, with access?
- Yes. Yes actually the garage is kind of
- Afterthought.
- No, we're going to remodel it with the garage attached but once the building inspector's got a look at it, they said this does not have the foundation. So we had to demolish and put a foundation
- OK
- So now really, it's up to code and beautiful. It's got original hardwood. All original work is in there. Beautiful the only changes we've really made to the house was upgrade the kitchen. A lot of older homes have closet doors that are one door and the closet's real deep.
- Yeah. We opened up one wall and put two swinging doors in there. That was really the only modifications we made.
- So are these before or after?
- These are after.
- Before or after pictures?
- Those are after, I don't know if you have...
- And I apologize I can get them on the
- Yeah it was pretty trashed inside. It was full of garbage. It was one of those.
- The tile in the bathroom original?
- Yes.
- Wow that looks cool.
- That's very cool. Thank you man.
- Yeah, good job Kevin.
- Thanks.
- You're a man of great taste.
- Owner residence right?
- Yes it's gonna be owner occupied. Single mom, student. So.
- And A shoutout to Billy Joe Horsens for bringing us a buyer.
- Aye Billy Joe.
- Billy Joe aye.

- Billy Joe ourself that's all.
- It's nice when you have a particular buyer and you need to sell to them.
- I'll make a motion that we approve the offer to purchase in the amount of \$85,000.
- Pending verification of Hud eligibility requirements.
- Oh by the way, she is eligible. I finalized that this morning.
- Oh you did?
- Yes.
- Second that motion then.
- I think Melanie beat ya on that
- That's okay
- Who?
- Oh Melanie I'm sorry
- Give me something here.
- Speak up.
- Okay Motion by Matt second by Melanie.
- His last meeting. All those in favor. All those in favor say aye.
- We got one more
- Aye.
- Opposed so carried. Number ten.
- We got one more action.
- Consideration with possible action for sale of Baylake Bank property at 310 North Washington Street Tax Parcel 12-86-1.
- Alright, so this is, has been referred to before as the ch-az-ke corner. I don't know if its a Cope lake thing. So this is our parcel that is a part of the Baylake Bank building. This is the Northwest corner. And this is the area. We talked about this in November. Yup. So this is where the piece of art is proposed to go outside on the corner. But then in the building itself is actually a small footprint that belongs to the RDA along with a strip of land. And we went through with a condo association approached us about purchasing that piece of land and the direction that was provided in the November meeting was well, we'll like to hold on to that piece of property longterm and we figured out a way to lease it back to the condo association. Who then could use it for what they wanted. Or sublease it or some other things involved. So I've been working with the condo association and then really kinda digging into okay, well what would be the path to make that happen. It's not impossible but it's complicated. And so with that, I put some language the close session language on here because I think I would like to discuss our strategy for what that might entail and what that might cost. And in terms of I think we need to decide as a body what would be the best option for us moving forward with that parcel and if doing so per the original tent is the best option. Or if there's other

alternatives on the table. I think that would be appropriate to discuss our path forward but do so because I think if we end up do leasing or selling we need to negotiate what those rates or price is going to be. So with that I think I can talk through some of those things kind where we're at and where we might want to go, but I would recommend at this time doing that in a goal session.

- Yes Tom.

- Now motion. The Authority may convene in closed session pursuant to Sections 1985 one e Wisconsin Statute for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 1985 two, Wisconsin Statute, to report the results of the closed session and consider the balance of the agenda.

- Yeah I'd like to have a motion of second to go to close session. And then we'll do roll call.

- Yup.

- That was motion of second.

- Okay, okay.

- Yeah that's the motion of sue second.

- You got that Melanie?

- Yeah.

- All those in favor say aye.

- Aye.

- You gotta call roll.

- Yeah you call roll.

- I'm sorry call roll.

- So I'm just looking at, because this is probably like the worst room for close session with the huge glass doorright there. I'm thinking if we do close session I was just looking up to see if room 210 is available. That we may just, we may leave the room. That way the audience doesn't have

- Sure.

- To move. But I'll read off the name while we do that. So going to closed session, Harry Maier,

- Yes.

- Gary Delveaux.

- Yes.

- Jim Blumreich

- Aye.

- Joe Moore.

- Yes.
- Melanie Parma
- Yes.
- Matt Schueller
- Yes.
- Tom Weber.
- Yes.
- Alright, so we are in closed session if you wanna pause it.
- Motion to return to regular order.
- Second that.
- Jim and Melanie do back to regular order of business.
- So roll call, Harry Maier.
- Yup.
- Gary Delveaux.
- Yes.
- Jim Blumreich.
- Yes.
- Alderman Joe Moore.
- Yes.
- Melanie Parma.
- Yes.
- Matt Schueller.
- Yes.
- Tom Weber.
- Yes.
- Okay in closed session we talked with staff the potential of what we should do with that Baylake Bank property 310 North Washington Tax Parcel 12-86-1 and we are ready to make a motion in regard to that property.
- And I will motion to direct staff to negotiate the sale of the property that is Tax Parcel 12-86-1.

- And that'll come back. Any negotiations will come back to?
- Correct. So we will work with the condo association in terms of negotiating a sale with those final documents then we'd come back and queue RDA for
- Okay.
- There's a motion. Is there a second?
- Second.
- Harry, Harry secondly.
- All those in favor signal by saying aye.
- Aye.
- Opposed, so carried. Thank you.
- Informational, open to technical.
- So.
- Yes.
- The check register and financial report are now in the informational of that as well.
- Okay.
- I think we talked about the appropriate action for those is to make a motion to receive and place on file for all informational items.
- Then we acknowledge them under.
- I'll make a final motion.
- Oh yeah.
- I would love to second his final motion.
- Okay motion second Tom and Matt to place on file.
- Matt we all will like to
- All in favor say aye.
- Aye.
- So carried. Kevin what's happening?
- Alright so you get a chance to make one more motion because if you put my report also to receive in place.
- Oh man

- So I just wanted to, as part of this thank Alderman Moore. Thank Mr. Weber for your service to this committee. In my time here this has been a lot of fun working with you guys. I just really respect where you're coming from. You, I feel have always treated me and our whole staff with respect. We don't always agree on the issues but I think we really talk through them and I really appreciate your level of professionalism. You know, this board is really awesome for it and it's gonna be really hard to replace you guys.

- Thank you.

- So, you know I said before, I think Maier has big shoes to fill and getting somebody of your quality and caliber up here so I wish you well in both of your retirements.

- Thank you.

- And the rest of you are gonna have to step up cus who's gonna grill us on real estate stuff right?

- Right.

- Kevin I'll like to make just a little addition to that because I've been on this board since 1993. I was deemed by the late Mayor Stan Holland as now Jim. But I have said a number of times out in the community that I feel that the RDA membership that we have today is the best in all those years and we've got so much talent here and diversity that it's just been great. I know that I appreciate the fact that we had such a strong membership and I think that's I mean we have one of the best groups of the city as far as I'm concerned.

- Yup.

- I would agree.

- Anybody else would like to say anything?

- Thank you. As far as just some project updates. A few things, I know we talked about a parcel today for the shipyard. I would probably have Lisa reach out to you we may be looking at potentially a special meeting to talk about the shipyard. You gave us a charge for 90 days to come back and look at some things. So we have been working a lot and we think we're getting close to the point. We're being able to have something to bring back to you. So if not at the next May meeting, perhaps something before. In order to really get this project up and moving. I think if we're ready to go we'd like to bring it to you for some thoughts and considerations on that. With that, some other big projects going on Hotel Northland continues to move along we were just over there today and everything does still seem to be on target for finishing out the build up this summer. With the anticipated opening date of September still. So there's one more piece to go through in terms of the a big piece to go through in terms of the courts in terms of the sale of the property and the auction of the property. I guess depending on semantics. But that should be completed by the end of this month. Which means then the new owner could close and take ownership starting in June. Which then kinda puts the pieces together to do that that's the need and finalize that piece. But we're just excited. I know you probably are too that long road with that that that is continuing to move along at the pace.

- Good.

- Anticipated.

- Very good.

- You know other than that, Whitney School will be moving along and going to the counsel next week. And then we're also continuing to just an update, working with the rail yard and some of the infrastructure improvements. Working to make sure. You know they're working on designing the infrastructure to get that

rolling later this year. Or hopefully this spring. Again, their additional renovations working on the Northern buildings. Obviously I got a lot of questions about the GBS site Alkaline Packing. You know, what's going on there. They ended up finding more asbestos than anticipated which faults ceiling and other things like that. So once that's all taken care of we'll start to see those buildings coming down later this spring and some additional new construction as well. So a lot of stuff going on. I've got a few things in the queue. So I think we're gonna have a productive year. But if we have to answer any questions representing.

- East Town Mall

- East Town Mall, yes. So we are still working with the developers out there in terms of putting the right tenant pieces together. They have a few options and again, it's kind of a juggling act of, okay well once you have one I'll line up the rest and you know some have like nine competitors and some have, okay well fine here, I don't want this type of retailer to be here. But they do have I think two pieces. One the assessment case that was outstanding.

- Yes.

- Did get settled. So just made an amendment to the Development Agreement. Just to specify alright, here's where it got settled at. So that number that the court said here's where the number was. Which ended up being about what 4 point something million for the assessment?

- I don't remember.

- Okay. It wasn't the 3.5 and it wasn't the seven. It was in between.

- Okay.

- So that's gonna be the base value but with that it's only the base value for 2017. So starting basically 2018 taxes it's still gonna hold to the Development Agreement where they're going to pay the seven point whatever million. So in terms of even with those tenants, I mean those guarantees are in there in terms of those I guess obligations to pay property taxes on a certain level of assessment. But we've been working with them and you know the retail world is very tough but they feel confident that they can hopefully in the next few months bring together a package that it may kinda splash of alright here's how we're going to plan to move forward with the tenants that are out there.

- Monastery Saint Marydene Angels.

- Yes. So not quite our project but the Friar House flats they did get awarded. Oh there's, we did put some funding into that. I forgot about that hundred thousand of home funds. That did get awarded the State li-te-k credits.

- Oh it did?

- Yes. So.

- That was a close call wasn't it?

- It was. So two projects from the city that were on there. It was TWG's Broadway lofts project and they were basically the first one out. They missed the cut by like three points. Very close. The Friar House Flats did get awarded the credits. So they're working on their numbers right now to put together, you know finalizing the site plan and construction documents. Hopefully to move forward on that this year with construction. But no I think that's a very good project, in terms of having a great next to that neighborhood and again preserving another. You know kinda like when you scroll, it's a good balance. I mean preserve a stride building. Put it to good use and add some additional units in there as well.

- Okay.

- Questions guys to Kevn?
- So if you want to make a motion to proceed to place this on file.
- I like the estate.
- Oh yes.
- Brian tell us about that.
- Oh yeah I told Harry and Gary but Chelsea Cookin from our office is going to take over as the representative for on Broadway here just to avoid
- Any conflicts.
- Yeah with my new role so.
- I always liked her better.
- Yeah well I don't blame you. well I look at myself in the mirror every morning and think why.
- It only gets worse.
- Motion to place Kevin's
- Yeah I'm gonna make that motion as my unless Joe. Does Joe wanna make his final motion?
- How about motion and second?
- Yeah.
- Yeah there we go.
- Okay seconded, Joe.
- Just be ready. Come on, jump up on it.
- I want to vote against it
- What was that?
- I want to vote against it.
- I knew it
- I'm gonna make a motion to receive and place on file the director's report and project updates.
- Matt second?
- I'll second it.
- Alight.
- Thanks Matt.

- Motion to second. Sure you don't want it Joe? It's your last.
- All in favor say aye.
- Aye.
- No, No.
- Two no's.
- Two no's but enough yes's.
- Straightening this thing out for another hour huh?
- As Harry would say, the Chair rules.
- So for next meeting they, like I said, these will be on the agendas just so we could keep track. As I said, Lisa may reach out to you for a, if we need a special meeting before then, just to align schedules.
- I'd like these reports and see if you can
- Thanks.
- And we do need a motion in the second on adjournment.
- Okay we're gonna change our style a little bit.
- Yup sorry we're mixing it up just a little.
- A motion in the second Joe come on?
- I thought we voted already.
- No, no to adjourn.
- Yeah and you can slam the gavel.
- Yes
- Harry made the motion and Joe Second to adjourn all in favor say aye.
- Aye.
- We are adjourn. Thank you. And Tom's buying beverages so.
- What?
- Tom let me go pick my daughter up.
- Well done.
- I haven't heard anything. Usually it's in the spring.