



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

**TUESDAY, MAY 8, 2018, 1:30 PM
CITY HALL, ROOM 310**

A. ROLL CALL.

1. Members: Gary Delveaux, Chair; Matt Schueller, Vice-Chair; Ald. Barbara Dorff, James Blumreich, Kathy Hinkfuss, and Melanie Parma.

Liaisons: Chelsea Kocken, Jeff Mirkes, and Leah Weycker.

Members Present: Gary Delveaux, Chair; Matt Schueller, Vice-Chair; Ald. Barbara Dorff, and James Blumreich

Members Excused: Kathy Hinkfuss and Melanie Parma

Liaisons Present: Jeff Mirkes

Liaisons Excused: Chelsea Kocken

B. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the May 8, 2018, meeting of the Redevelopment Authority.

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to approve the agenda for the May 8, 2018, meeting of the Redevelopment Authority. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Matt Schueller, No- None, Abstain- None

C. APPROVAL OF MINUTES.

1. Approval of the minutes from the April 10, 2018, regular meeting of the Redevelopment Authority.

Moved by Matt Schueller, seconded by Ald. Barbara Dorff to approve the minutes from the April 10, 2018, regular meeting of the Redevelopment Authority. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Matt Schueller, No- None, Abstain- None

D. REGULAR BUSINESS.

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

Moved by James Blumreich, seconded by Matt Schueller to approve the subcommittees as recommended and add Kathy Hinkfuss to the Real Estate Subcommittee. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Matt Schueller, No- None, Abstain- None

2. Consideration with possible action to approve a Request for Proposals for the purchase and redevelopment of the Adams Street lot located on the 200 block of North Adams Street.

Moved by James Blumreich, seconded by Matt Schueller to approve a Request for Proposals for the purchase and redevelopment of the Adams Street lot located on the 200 block of North Adams Street. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Matt Schueller, No- None, Abstain- None

3. Consideration with possible action on a development agreement with NeighborWorks Green Bay for the property located at 720 North Broadway (Parcel 5-75).

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to approve a development agreement with NeighborWorks Green Bay for the property located at 720 North Broadway (Parcel 5-75) using \$20,000 of Neighborhood Enhancement Funds. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Matt Schueller, No- None, Abstain- None

4. Consideration with possible action on granting additional funds to Creative Edge Properties LLC and extending the timeline for the rehabilitation of 159 North Maple Avenue (Parcel 4-111).

Moved by Matt Schueller, seconded by Ald. Barbara Dorff to approve the request to grant additional funds to Creative Edge Properties LLC and to change the completion date for the rehabilitation of 159 North Maple Avenue (Parcel 4-111). Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Matt Schueller, No- None, Abstain- None

5. Consideration with possible action on a planning option with Creative Edge Properties LLC for the property located at 1634 6th Street (Parcel 6-475).

Moved by Ald. Barbara Dorff, seconded by James Blumreich to approve a planning option with Creative Edge Properties LLC for the property located at 1634 6th Street (Parcel 6-475). Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Matt Schueller, No- None, Abstain- None

6. Consideration with possible action on a planning option with Hatch Properties LLC for the property located at 223 South Buchanan Street (Parcel 3-1175-R).

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to hold this item until the June meeting. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Matt Schueller, No- None, Abstain- None Yes- None, No- None, Abstain- None

7. Consideration with possible action on a planning option with Paul D Manke Photography for the property located at 1200 South Broadway (Parcel 1-855).

Moved by Ald. Barbara Dorff, seconded by James Blumreich to approve a planning option with Paul D Manke Photography for the property located at 1200 South Broadway (Parcel 1-855). Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Matt Schueller, No- None, Abstain- None

E. INFORMATIONAL.

1. Financial report and check register.

Moved by Matt Schueller, seconded by Ald. Barbara Dorff to receive and place on file the financial report and check register. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Matt Schueller, No- None, Abstain- None

2. Director's Report and Project Updates.

Director's Report and Project Updates were presented. No action was taken.

3. Next meeting: June 12, 2018 at 1:30 PM

4. CivicClerk training session.

F. ADJOURNMENT.

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to adjourn. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Matt Schueller, No- None, Abstain- None

VERBATIM MIINUTES

- Are you turning that on?
- Yes.
- Yeah, I think so.
- Alright roll call?
- Will you take roll?
- Okay. Alright, chair, Gary Delveaux.
- Here.
- Vice chair, Matt Scheuller.
- Here.
- Elder person Barbara Dorff.
- Here.
- Jim Blumreich.
- Here.
- Kathy Hinkfuss, and Melanie Parma ask to be excused.
- Before we start the actual agenda, as everybody knows, since our last meeting we lost a great member, in Harry Glider. He was a great leader on our committee, very fair at the system. Always encouraged our committee members to ask questions and make comments about the issues. His heart was always in the right place, very non political, always looking out what was best for the city, and the community at large. He's liked by everyone, I always say if you didn't like Harry, you don't like anybody. All of us were with him a number of years, so obviously got to be very close friends with all of us and he will be greatly missed. I think members, if you want to add comments please do.
- There was one comment I read on Twitter, about hearing after his passing. And that comment was using one word, how would you describe Harry, and it was genuine.
- He'll be missed by all, it was unbelievable news. I really couldn't comprehend it right when I heard the news that Harry had passed, and every year that I'd been on the RDA, Harry has been a member so I will miss him greatly.
- In honor of Harry I would like to do a moment of silence. Thank you. Thank you. Motion for approval to general.
- Motion to approve.
- Second.

- Now we have to vote on this right?
- I think we can.
- All in favor say aye.
- Aye.
- Aye.
- So Gary, approval of minutes from April 10th.
- Second.
- A motion for second approved, all that in favor say aye.
- Aye.
- Aye.
- So our regular business. Number one, subsequent members serving various sub committees, we have.
- Thank you.
- I have a hard copy right here, must be on here somewhere.
- You just press on it.
- Oh, okay.
- Press on the agenda, and it'll.
- Oh, I gotcha. We're trainable, look at this.
- This is a doc. Go back one, back up.
- Yep yep.
- And then there should be a second. And I think if you click here. And then not the PDF but the doc.
- Oh, that. Alright, is everybody into it, our subcommittee list. Cheryl talked about it, come up with these names, subject to change, if people have other preferences. Obviously the funding committee and the real estate sub committees don't meet real often. Actually haven't been for a little while. The only ones are a little more busy, in whatever decide to back the whole committee anyway. So, and we will add Kathy to that vacancy probably, that one vacant spot. Any suggestions for sub committees?
- I'm not on any of them, so if you don't have a qualm, give me a call, I'll be there.
- That's how will do it, any thoughts or suggestions, otherwise, there's a motion to accept them.
- Just so you know the funding, the funding ad min committee we generally call that the blockprint projects. We do an ad min, action plan, request for proposals for example on public services or something of that effect. We'll take it to that funding ad min sub committee first, with a recommendation of following through. The real estate sub committee, we really haven't met a lot, I think we probably call that one if we had a huge amount of acquisitions, say you wanted to go through individually, it would take a little bit longer.

- Great.
- We try to bring them here if we don't have a lot of them. Because I don't want bring you in for two meetings, so. So that's what we have in line.
- They're kind of working committees.
- Right.
- So they flesh out the details, and bring it back to the full committee. There's a motion to accept.
- I'll support.
- Motion by Jim.
- Second.
- Second my Matt.
- Now we have to vote on this, every one has known.
- It'll pop up.
- Okay right, and then save after that?
- And then save.
- Does it tell me how the vote went?
- It passed. I see that it passed.
- Can you announce the number, it was unanimous, or.
- It is.
- Okay and you could still voice that.
- All in favor say aye.
- Aye.
- Aye.
- Opposed, so carried.
- We don't have to do a second vote, he's saying we can do that. But it's appropriate if you have something like this that we should use the tablets, we just need to announce the vote.
- Okay, so you'll tell us results.
- It makes sense.
- No pressure.
- No pressure.

- Agenda item number two. Consider possible action approving request for proposals for purchase of Adam street parking lot located at 200 block up North Adams Street. Who's gonna give us that?

- No, we were gonna have Erin Roznik present that. I think Erin's going to provide some information on what we've come up with and where we'd go with this piece of property. Sit right up.

- Hello, I'm Erin Roznik. Design specialist for the department. So, we would like to put out a request for proposals for the Adam street parking lot on the 200 block, north Adams at Cherry Street. You can see it up on that map, over there. It's right by the Baylink building and it's also in a spot where that plaza is. So we would like to put out an RFP for redevelopment for mixed use development on that site. And it would be commercial and residential, is what we have as our preference, in the RFP. So we would, currently there it's a parking lot, it's been like that for a while, although there were buildings on there before. So these are already properties, we would keep the plaza there. And in there we have kind of, put out what's in the narrative, and also since this was part of the 2014 Authenticity plan which is the down town district plan, we did include some design guidelines, design considerations our strategy, economic and community development strategy. So, with this if we were to put it out immediately we would then ask for proposals to be submitted by the end of August, and then staff recommendation would come before the RDA, at the September meeting.

- What are some of the projects you expect to be presented on this property. What are some projects that you're expecting? We would like something that's like a downtown development with mixed use, first floor commercial tenant. Or multiple, probably residential above. We have in here limiting four stories, so it would be, in development and we have parking requirements in there too.

- How many spaces are there now?

- 121.

- So we lose 21, if it met the minimum requirements.

- Yeah, so the public city lot would, lose the parking and lose it for.

- Yeah in this conversation, we have parking utility, public works, I mean this lot gets used pretty frequently and often, so one of the proposals is these spaces would somehow be reintegrated into the design, because there is a lot of turnover in there as well. So if there's still some type of public parking amenity in addition to anything that may be done for the development specific, that there's still some public parking uses that are part of this.

- City piece of property, I would guess there's a lot of interest, I'd hope so, pretty fine property.

- I think that's what prompted this conversation, our market's good right now in terms of development and we talked about before from a housing perspective it just also some commercial and office development. You know this was put in the plan that we want to see additional development, and eventually leading this to our city square, main plaza. I think our office has gotten a few calls in the last few months, some legitimate interest in this, and seeing what the next options are and felt that, in the spirit of fairness and transparency, okay, if we are going to be looking at some of these, let's get the best option that's potentially out there. And see where it may be at. Come back, and staff will review it, we've got a good team that's looked at this from a variety of perspectives, I think it's really important Erin's expertise bringing in that, it's gonna be kind of a focal point building that in terms of form, function, style that it really works in terms of what we're looking for. But yeah, I think we will get some quality proposals to sift through and make some recommendations.

- What are some of the things you use to promote advertising. Did you get the proposals, what are some of the techniques do you have the website?

- Yeah, I think we've got two media outlets here to free advertising for us. So we appreciate that. I think, in terms of contacting some of the developers that have talked to us already, who know about this proposal now that we're not embarrassed to send people to our website put some things up there. You know that was coming, right?

- I thought it was coming earlier.

- No hats off to him getting that done. But I also think we've been putting it out there, we'll put it out there in the development community. Saying to brokers and developers among other things. We've got, just make it well known, we've talked about it, now the time is ready for us and including reaching out to some developers outside of our immediate region.

- Can someone just show me up there, which part is going to be developed?

- Yeah, so actually it would be the whole lot. You go to the other image?

- Sure.

- Yeah, so this line, so basically there would be room for where the sidewalk is in front of the building. There would basically be this parking lot, with the exception of the plaza, the plaza would stay, but yeah, wherever the parks line goes out to the roadway.

- Where are the 100 parking spaces going to be then?

- Well, they could put them in a parking structure there.

- I see.

- Part of the development.

- Parking structure, okay.

- So I think part of the design consideration is to try and get some more street frontage, so maybe wraps around, some parking in the middle, maybe it's parking under, maybe it's stacked parking. So it's not all gonna be surface. Hopefully minimal surface.

- So one of the things that would be helpful to me, when we get to this point, is knowing what the occupancy is on that parking lot. Maybe the peak, and the average. We haven't done that development on top of the Cherry Street have we?

- Correct.

- And that will impact parking as well.

- That would take out the development floor of parking, like 100 stalls.

- So that's what's rambling around in my mind when we come to make this decision.

- Yes, yes.

- Doing on one side is one thing, but if we would have a combination of parking stall loss. How does that impact us?

- Sure.

- The other quick question is, this lot size, relative to say, what the metro sits on. Smaller, larger?

- It's larger, it's about, I don't measure exactly but looking at it, from my point of view it looks like twice as big. Because this is one and a half acres.
- Okay.
- I think metro is just under an acre.
- And the assessed value of the metro?
- Today, I think about 14 million.
- 14, 15, ball park is fine. I'm just trying to get a sense in my head of what a relative lot this size.
- Any other questions, carry the motion?
- That would make sense to do that, I'll move to approve.
- Second.
- Okay motioned by Jim and Matt to approve, purchase the Adam street lot located on 200 block, north Adams Street, we're gonna go ahead.
- So the results don't post on the screen.
- Did I hit the wrong button?
- No.
- We can work when we talk about this when we go back to our quarters up on sixth floor. About the potential for having the ability to connect two laptops or a switch so people back and forth, so that when it's time to vote, you can show it up there. I think one of the things that's also important though is that it shows up when you vote and I think it's in the interest of, influence that everyone should vote. Without seeing each other's pop us as they vote. So everyone votes and then the votes will be shown up here.
- Yeah, my only thought is, if we aren't doing a voice vote you would know what each one of us is leaning toward. So if we don't project it up, we have to go back and rehash, how did you vote or how didn't you vote.
- And that's the thing, if there are both yes and no votes it should be down to whatever the minority is.
- So this motion passed unanimously.
- Okay.
- Thank you.
- Next item, consideration of possible action of developing agreement with NeighborWorks Green Bay with property located at 720 North Broadway. Parcel number 5-75.
- How's it going today? 720 North Broadway, this parcel was purchased along with 508 South Ashland back in November as part of our neighborhood enhancement funds.
- Not that property you're looking at?
- No, no.

- You went with that?

- The picture of the original parcel is in your packet. It was a three family, nuisance to the neighborhood property we tore it down, pretty much as soon as we got it. Got the site back, and advertised it on our website for our new homes and area program. NeighborWorks Green Bay submitted a proposal for the site, and that is what you see up there. They're proposing to build on that site. That is actually located right across the street, at 719 North Broadway. They built that last year and it is occupied now. They also have another similar build at 308 South Quincy, same design. That will be coming online within a month, so this summer. And so they are looking to use the new homes and neighborhood program, the full grant of \$20,000 and the lot. Alongside with the adopt a home program. So right now, we're still kind of working at that with NeighborWorks, seeing if we can get the full property funded to that adopt a home program. But we would just like the option to have that \$20,000 if we need it, to make sure this project can be successful. Scott Schoeneman from NeighborWorks is here if you want to talk about that.

- I think it's pretty clear. Open up to, I don't think so.

- Will it look similar to this one?

- Yeah, different siding colors, but the same design.

- That's beautiful.

- It'll be different dorm work in front, because it'll be directly across the street.

- So they want it to look different.

- What motion do we need?

- Okay, motion to approve the development agreement with NeighborWorks the property located at 720 North Broadway, using \$20,000 of the neighborhood enhancement funds.

- Yes.

- Barb.

- Second.

- Barb and Matt are first and second. All in favor of say aye. No, I'm not sure if I'm in the right spot.

- It doesn't matter where you are, the vote will pop up.

- Alright, so what.

- Passed.

- Thank you. Agenda number four, consideration of possibly granting additional funds to Creative Edge Properties LLC to extending the time line for rehab of 159 North Maple. Parcel number 4-111.

- This property we brought before you. On February, at the February meeting, 159 North Maple. Creative Edge Properties is doing a full rehab of this property, converting it back from a multi family to a single family to be marketed for sale, to an occupant. Originally we had granted, \$60,000 of neighborhood enhancement funds to rehab this property. There were some unexpected permit fees, some concrete costs, and then now new vinyl siding that have come up. As they were starting the rehab here, so they are requesting an additional \$12,000. Of the neighborhood enhancement funds. As well as a one month extension on the project and that was due to the unexpected snow storm that we had. Kind of set them

back a little bit. They do feel that they'll have it done before July 20th. But they just wanted that one month window, just to make sure they have everything buttoned up before completion. Mason Tackmier is here from Creative Edge Properties, if you'd like to open the floor to speak with him about how the project is going. I included some pictures up here, of where they're at with the rehab. As of last week, I believe. Walls up?

- Two thirds of it up as of today.

- Are you satisfied with how it's going?

- Yeah, it's awesome. It's a complete transformation inside. Really utilizing all the spaces, transforming that from, what was a nuisance property to something that's going to be great for the neighborhood.

- Let me ask you, is this a typical thing, or is this something that.

- It was something that, it wasn't. When we talked to the staff, when we originally asked for the \$60,000. There might be some project overrun. So we were okay with it.

- How are we funding this?

- This is through the neighborhood enhancement fund.

- Now in just reading through the packet beforehand all of what had happened, looked like very good faith, they were making good progress, looked at the siding and said, well we thought we could do patching, it's going to be better and less maintenance if we go with the full vinyl. Made perfect sense, the driveway park was hey it was buried in snow, couldn't get a good look at it. It all seemed, unless you're talking something different it all seemed like very good faith, they're making progress on the project, they're really moving along. Pictures look great, so.

- Okay so carry motion to pass action, granting additional funds to Creative Edge Properties LLC on parcel 4-111.

- So moved.

- Second.

- Okay got Matt and Barb. And shall be moved. The key is that you're feeling good.

- Yeah definitely, it's looking good.

- There's a pretty good buzz in the neighborhood right now.

- Motion passed unanimously.

- Item number five, consideration that possible action with Creative Edge Properties LLC for property located at 1634 6th street, parcel 6-475. Hey, you're busy buddy.

- Yes. Great so this property at 1634 6th street is located near Military Avenue, by Broadway automotive. We purchased this in fall of 2016 with neighborhood enhancement funds. We purchased it, it was a pretty good sized lot, had an established neighborhood and an up and coming area there. We had it marketed on our website, since we purchased it, and just recently through working with Creative Edge Properties on 159 North Maple, they had started looking at this site as a possible site for a new build. They're looking to do six town homes on this site. Right now one of the complications with the site is that there is no access directly to it. So either Birch Street, or 6th Street would need to be completed in order to get frontage for the town homes. So, right now we're looking to look at options for funding of the project, to see how we can make this work out. So, Creative Edge Properties is requesting a four month planning option, so we can

kind of put those pieces together. And Mason is here if you want to talk about the project. I do have his proposal in the packet, there's kind of just a preliminary floor plan that they're looking at before they. They kind of wanted direction from the RDA to see if they want the full plans drawn up.

- The price marked 150 to 200,000 that's the right market, that's what it actually is?

- I think it's somewhere in there yes. Based on what we're looking at the Whitney Town Homes. And Abrielle as well. Which we have, NeighborWorks, you wanna see a copy. So that's where those numbers fall in. We don't really have anything over in that neighborhood. So not really sure where those numbers are going to come in there yet, so that's a little more market research. But, we feel confident about it, I think it's a beautiful site. And I think it creates another neat housing option in Green Bay.

- Did you say Kenny was potentially connecting Birch Street?

- Correct, yeah.

- How would you do that?

- So Birch Street hasn't plotted out here, so you'd connect Sunnybrook and Mitchell.

- Okay.

- So it's labeled there, just haven't put it in yet. It's a little bit more expensive to do that, than just connect 6th Street. And then cul de sac, so this is probably the better option and then also, the way Creative Edge Properties is looking at doing the design. Having decks over the back where the garage is, which would kind of open up this nature area. If they were able to front Birch Street.

- And is that a creek that runs through that little wooded area?

- Yeah, that's Pecan Creek.

- So is there a stoplight on 6th and Military?

- Yes.

- And you said they're looking for some input from us?

- Just before they get actual drawings, they want to know what the planning option. Kind of putting that into it.

- I think that's exciting. I'll give a motion.

- Motion approved.

- Second.

- Barb and Jim, all in favor say aye. Yeah, right, exactly. No I was counting me.

- Carried unanimously.

- Alright, very good. Item number six.

- And this item we're actually going to hold until June. The developer not ready yet.

- Okay.

- Second.
- Barb and Matt, first and second.
- This one you can do a voice for.
- All in favor say aye.
- Opposed, so carried.
- Number seven, consideration of possible action of the planning option with Paul Manke, photography for the property located on 1200 South Broadway, parcel 1-855.
- So this property was purchased by the RDA in 2009, with neighborhood enhancement funds. We've been holding it and maintaining it since then. We've had in this neighborhood a few inquiries about our properties looking for possible storage units. Not really prime developments. Paul Manke of Paul Manke Photography had approached the city this site, he would like to use it as a live/work unit. He would have first floor commercial space for his Photography studio, and then he would live in the residential unit above. Right now we're looking at a 60 day planning option, as he's trying to kind of get the finances in order. The way he's looking to do it right now would be a phase build. Where the first floor commercial would be, get that up and running prior to occupying the living unit. Just so he can start getting that income in, to then finish up the project. So, for that reason, that's why we're looking at the 60 day planning option. Just to make sure he can get those finances in order. Paul was supposed to be here today, but he has not showed up yet, so. I guess, is, talking about staff we're comfortable.
- Here he comes.
- That's quite the timing.
- This is nerve wracking.
- So Paul is here if you'd like to talk about the project.
- You want me to talk?
- We're going to discuss it.
- It's just a planning option.
- Correct.
- Barb and Jim, first and second. All those in favor, hit your tablets. lean closer.
- Well get it down.
- Yeah, right.
- Passed, unanimously.
- Alright good.
- Thank you.
- Thank you guys.

- Informational, how we're just going to place a file. Need the motion passed? Motion to place on file the finance report and check register which I have removed.

- So moved.

- Second.

- I can do voice vote.

- All in favor say aye.

- Aye

- Aye

- Opposed, so carry. Project reports, this should be interesting, it's always interesting, right?

- So some project updates as you may have read, the hotel in Northland is continuing to move along. Spent a day in court last week,

- I heard your testimony it was brilliant.

- Yes, thanks. I in essence delivered a punch closing statement it was my first time in court, and not quite like Law and Order, but you know. Good moments. It was a time that we again, you understand that city staff has been fighting to move this project forward. And there's an opportunity to do so, and the previous developer wasn't able to deliver on that, and here's an opportunity, and to get that project moving forward, we have a solid proposal in front of us, an ownership group that really enables the completion of the hotel and it's operation. So I think we're very excited about having that team in place, they're actually on site this week, and working on, here's the home stretch. FF&A what do we need to do in terms of, final finishings. And then working on things like staffing, and programming and really rolling out this. All things need to be on track, the construction should be finished this summer. And their target opening is still fall of this year, I think they're shooting for October 1st. The deadline of course everyone would love to see that sooner, including them. But just in terms of, inertia of getting that size of a facility up and running, it's going to take a little time. But yes, that was a very good day in court. And that helps get that project.

- Congratulations on a milestone.

- Yeah absolutely, it will be very exciting. And I think part of that goes back to something earlier we talked about, just in that area. Another corner of downtown, moving on that project, but what that means for the Bay Lake Building parking lot. There's been some vacancies on Adams Street and just seeing that come to fruition is really going to help us with marketing those properties and raising them back on the tax rolls.

- Yes, very exciting.

- Another big project we've been talking about, so it's been 90 days since you gave us a charge on the Ship Yard. We have been working with a consultant on that, we've been working with Cunningham group. Out of Minneapolis, we talked to a few different firms, and they're the ones that felt deliver the best value. In terms of helping us re conceptualize what we have there. I think we are very close to coming up with a product that really in once sense, maintains the excitement and energy and public nature of what was discussed before. But in the same aspect takes it in a different direction and gives us something much more unique, much more appealing to a wider audience. And something that both the neighborhood and community can get excited about. So iron out a few details, in terms of making sure that we have things fully. We're doing our due diligence, in terms of bringing that proposal back. But we hope to have that next month for you, be able to move forward, so whether that's at a regular meeting, or because of it's nature, a special meeting I think we'll be ready to go and get that project back on again as well.

- Good, great news.
- Yes, and just I don't know if there's any other specific projects.
- East Mall.
- East Town Mall, yes so I did have a talk with the developers earlier this month. And it sounds like they've solidified one of the tenants and we talked a little about this, additional development agreement, so that could help put the other tenants in place, or start putting together a package. But they anticipate having those locked up again, hopefully this summer, but for sure by the end of the year, so they can start working on construction, outfitting those build out spaces for those tenants.
- Arilliar.
- Arillair, we are flushing out some final details on the infrastructure. We're working with the developer, their engineers, and the street layouts, the construction of Kellogg, down Driver, round the roundabout and the other associated infrastructure. They have started working on the buildings hard SNT permanently hard in terms of doing some of the build out there. And then once the infrastructure is there they can start working on some of the town homes. So making good progress there, and again, kind of a funky spring, but they feel like they're still on track, to keep going to some additional development this year.
- Congratulations to your staff, doing a dynamite job, everything's moving.
- Yeah, like I said, we've got a team in place and we're working on a few things.
- Actually at our last meeting we had, the new home property that we told you we had an offer on, they're closing on the 21st. We actually wanted to show you the color pictures because we just had the black and white ones before. Just so you could see the finished product when it was done. So this is a property we acquired with Block.
- And it sold?
- Yes, closing on the 21st. Never guess that going through it originally. Kevin King, was project manager there. Did a great job.
- That was one of the scarier properties I walked through when we originally.
- Yes, and then the Navino Town Homes are completed there's an open house on Thursday, the 17th of May.
- I'll take that one.
- So I think they're all listed, and I think there's a lot of activity on interest in these properties.
- There's a lot of interest on properties already?
- Yes.
- These are with home funds and neighborhood enhancement funds.
- Five units one is find a good home, and it's being sold for qualified income person, and then the other ones are market.
- Just two other things while I was here. Block rate funding, and home funding. The government went from one end of the pendulum from chopping everything to the other end of the pendulum and we're actually receiving more funds than we did last year. Be working on our annual action plan. And hope to bring that to

you next month. So we'll be working to put that together. And just allocate our block rate funds, our home funds for the upcoming year. The other financial piece and I'm sure we talked about it a little bit about our taxing comment districts.

- Yes, yes.

- So per state statute we're going to have our annual JRB meeting this summer. But I think per our discussion last year, to have a little more comprehensive, overview and projections than what state requires to report, doesn't always paint the picture well. In terms of all the liabilities but doesn't really talk about the increment. So we'd talk about those a little bit more, the re development authority, if there's an opportunity, and I think we've talked last year about some new taxing districts one for Whitney school, one for the shipyard. And then potentially an I43 expansion, but then we also need to talk about time tables for the existing I43, I don't know if there's other ones that goes earlier, and where those things might be.

- So be sure to.

- On that topic too we talked about having projections.

- Yes.

- And that's what I assume you intend to do.

- To work on, because the initial, what we're required to report for the state is basically, you put out all your liabilities, but it doesn't allow you to project out. And it only allows you to project out your increment for your current calendar year. And doesn't allow you to carry that forward. So it looks like every tid is in the hole, millions of dollars, which doesn't reflect, so I think to show. Again we've talked about these last few years, a lot of development agreements, but it's not totally 1/1 of 17 to 1/1 of 18 till a lot of those projects have come online, that showed us, making those increments in those districts.

- What month do you think you're going to do that?

- Probably next month.

- June 12, busy meeting.

- Yes we will.

- So what is JRB?

- JRB, it's our joint review board. So that's a representative from city, county, school district and.

- I thought you said GRB.

- Oh I'm sorry, JRB yes.

- So let me Walker, are we going to have a funding sub committee meeting now? Ordinarily we'll have done that after sub committee. Make a recommendation to this body.

- Yes we will, I just don't know what date yet.

- So before our June meeting then?

- We gotta lock em down, it's summer we have to have a second meeting.

- You guys are okay with that?

- Okay so are we missing more specific clerk thing?
- If you're willing, all I would probably do is just show the videos that you may currently view. Any questions.
- Before that, no I attain a motion to adjourn.
- So moved.
- Second.
- Barb and Matt.
- Do we have to.
- Oh.
- No we don't.
- Before we adjourn, I just wanted to let you know I'm sure everyone has been invited to the state of the city address tomorrow at 5:00 at the Meyer Theater. The after party is at the Creamery in the waterfront so nice opportunity to see a nearby operation on the city deck, so that's at the Creamery following the state of the city address.
- Great, yes, I intend to be there. Okay, motion adjourn, all those in favor say aye.
- Aye.
- Aye.
- We are adjourned.