AGENDA OF THE ECONOMIC DEVELOPMENT AUTHORITY

MONDAY, JUNE 11, 2018, 5:00 PM
CITY HALL, ROOM 207

A. Roll Call.

B. Approval of the Agenda.

C. Approval of Minutes.

1. Approve the minutes from the February 14, 2018 Economic Development meeting.

D. Regular Business.

1. Discussion on the planning for the potential expansion of the I-43 Business Center

E. Informational.

1. Brownfields Program Update

F. Public Hearings.

G. Adjournment.

1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
3) QUORUM: Please take notice that a majority or quorum of the Economic Development Authority will attend this meeting and will constitute a meeting of the Economic Development Authority for purposes of discussion and information gathering relative to this agenda.
4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.

Report to the
Economic Development Authority
of the City of Green Bay

MEETING DATE	PREPARED BY
June 11, 2018	

AGENDA ITEM # C.1.

Approve the minutes from the February 14, 2018 Economic Development meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. EDA_Minutes_021418

MINUTES
GREEN BAY ECONOMIC DEVELOPMENT AUTHORITY
Wednesday, February 14, 2018
5:00 PM

MEMBERS PRESENT: Chair Gary Sikich, Mike Borlee, Pam Parish, Ald. Tom De Wane, Mahamed Rage

MEMBERS EXCUSED: Phil Hilgenberg, Eric Genrich

OTHERS PRESENT: Kevin Vonck, Wendy Townsend, Ken Rovinski, Economic Development Department

1. **Roll call.**

   The meeting was called to order at 5:00 p.m. by Chair, G. Sikich. Roll call was taken as noted above.

2. **Approval of agenda.**

   A motion was made by Ald. De Wane to approve the agenda and seconded by P. Parish. Motion carried.

3. **Approval of the minutes for the December 11, 2017 meeting.**

   A motion was made by Ald. De Wane to approve the minutes of the December 11, 2017 EDA meeting and was seconded by M. Borlee. Motion carried.

NEW BUSINESS

4. **Consideration with possible action on a Planning Option Extension with GB Real Estate Investments, LLC for property located at 901, 907, and 913 Main Street (Parcels 9-48, 9-47 and 9-46)**

   K. Rovinski stated that GB Real Estate Investments, LLC is performing all due diligence necessary to determine the physical and financial feasibility to construct a multiple-story, mixed use development including residential, retail and commercial uses. During the initial six-month planning period, unexpected delays occurred with the phase two environmental studies. Due to the delay, GB Real Estate Investments, LLC is requesting an additional six months for the planning option.

   A motion was made by M. Borlee and seconded by Ald. De Wane to approve a six-month extension to the planning option with GB Real Estate Investments,

LLC for property located at 901, 907 and 913 Main Street (Parcels 9-48, 9-47 and 9-46). Motion carried.

5. **Consideration with possible action on the designation of certain Qualified Census Tracts as "Opportunity Zones" per the federal "Investing in Opportunity Act"**

   K. Vonck stated the recently approved federal tax bill included the "Investing in Opportunity Act", which seeks to bolster economically depressed areas across the country with tax breaks for redevelopment in those areas. It enables governors to designate "Opportunity Zones" where investors can develop projects with the capital gains of their investments, which will not be taxed. Within 90 days of the bill's enactment (mid-March), all governors must designate Opportunity Zones in their states (not to exceed 25% of the low-income qualified census tracts). The U.S. Treasury Department will then either approve or deny these designations. It also will allow investors to harbor wealth tax free in struggling neighborhoods. Achieving this designation will also make these areas significantly more competitive in obtaining other forms of federal assistance (TIGER grants, EPA Revolving Loan Fund, etc.).

   The City of Green Bay will work with our representatives in the State Legislature and the Governor's Office to ensure the qualifying census tracts within the City are considered for the Opportunity Zone designation. As part of the City's strategy, staff has organized a list of the top Opportunity Zones based on redevelopment potential. To assist in shaping this strategy, staff asked the EDA to prioritize the list.

   List of top Opportunity Zones include:

   - The Rail Yard
   - The Shipyard
   - University Triangle
   - Packerland Packing
   - Hotel Northland
   - Schauer & Schumacher
   - Whitney School
   - Green Bay Plaza

After discussion a motion was made by M. Borlee, seconded by G. Sikich to move forward with the current list and take the recommendations and discussion of the EDA and have staff prioritize the list and present to council. Motion carried.

INFORMATIONAL ITEMS

6. **Update on Brownfields Program**

   K. Vonck presented a list of projects the staff is currently working on that include: Shipyard, Nature's Way, Rail Yard, and Main Street.

7. **Development Director's update**

- Shipyard
- Main Street
- I-43 Business Park
- University Heights
- Packerland Packing

Motion to adjourn made by P. Parish and seconded by Ald. De Wane. Motion carried.

Report to the
Economic Development Authority
of the City of Green Bay

MEETING DATE	PREPARED BY
June 11, 2018	Wendy Townsend, Economic Coordinator

AGENDA ITEM # D.1.

Discussion on the planning for the potential expansion of the I-43 Business Center

BACKGROUND

The City of Green Bay has recently sold the last remaining City-owned property in the I-43 Business Center and is looking for direction from the EDA to begin the planning process for potential future expansion of the I-43 Business Center.

RECOMMENDATION

To direct staff to begin the planning process and feasibility of expanding the I-43 Business Center

FISCAL IMPACT

To be determined.

ATTACHMENTS

None

Report to the
Economic Development Authority
of the City of Green Bay

MEETING DATE	PREPARED BY
June 11, 2018	Matt Buchanan, Staff

AGENDA ITEM # E.1.

Brownfields Program Update

BACKGROUND

As of May 31, 2018, the City has expended 44.5% of the 2017-2020 Brownfields Grant. Funds have been spent on 8 Phase I environmental site assessments (ESAs), 5 Phase II ESAs, 3 remedial action plans, and one asbestos/lead paint inspection. More information is included in the attached Brownfields Program Update Summary.

RECOMMENDATION

N/A

FISCAL IMPACT

N/A

ATTACHMENTS

1. Brownfields Update Summary_6-2018

City of Green Bay

Brownfields Program Update

Summary of Current Budget Status by Task as of 5/31/2018

Task	Approved Budget (1)	Cumulative Amount Expended (through 5/31/18) (2)	Budget Remaining as of 5/31/18	Percent of Budget Expended
1 – Brownfields Inventory & Site Prioritization	$10,000	$0	$10,000	0%
2 – Phase I ESAs	$63,000	$53,630.30	$9,369.70	85%
3 – Phase II ESAs, Site Investigation, Remedial/Reuse Planning	$212,890.36	$69,730.23	$147,769.77	33%
4 – Community Outreach	$14,109.64	$10,152.04	$3,957.60	72%
Total U.S. EPA Grant	**$300,000**	**$133,512.64**	**$166,483.36**	**44.5%**

Notes: (1) The approved budget is the total for contractual services, travel expenses, equipment, and supplies, as detailed in the U.S. EPA-approved Work Plan. (2) The cumulative amount expended includes all City of Green Bay travel expenses, equipment, and supplies through 5/31/2018, and contractual services that were invoiced to the City of Green Bay through 5/31/2018.

Projects

Site	Phase I	Phase II	Remedial Action Plan	Asbestos/Lead Inspection	EPA Funds Expended
Larsen Green	(previous grant)	(previous grant)	x		$3,883
901-915 Main St.	X	x	(underway)		$32,936
Erie Road	X				$6,156
505-517 S Broadway	X	(underway)			$12,110
Badger Sheet Metal	X	(underway)			$30,136
Adams Street Parking	(underway)				$1,613
Shipyard (South)	(previous grant)	(previous grant)	(underway)		$679
Friar House Flats	X			(underway)	$8,554
Shipyard (Northwest)	X	(underway)			$10,320
WPS Broadway Site	X	(underway)			$9,701
TOTAL	**8**	**5**	**3**	**1**	**$116,088**