MINUTES OF THE
ECONOMIC DEVELOPMENT AUTHORITY

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

A. ROLL CALL.

B. APPROVAL OF THE AGENDA.

Moved by Alderperson Brian Johnson, seconded by Board Member Pam Parish to approve. Motion carried.
Yes- Brian Johnson, Eric Genrich, Michael Borlee, Pam Parish, Gary Sikich, No- None, Abstain- None

C. APPROVAL OF MINUTES.

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

Moved by Board Member Pam Parish, seconded by Board Member Michael Borlee to approve. Motion carried.
Yes- Brian Johnson, Eric Genrich, Michael Borlee, Pam Parish, Gary Sikich, No- None, Abstain- None

D. REGULAR BUSINESS.

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

Moved by Board Member Eric Genrich, seconded by Board Member Michael Borlee to direct staff to begin the planning process and feasibility of expanding the I-43 Business Center . Motion carried.
Yes- Brian Johnson, Eric Genrich, Michael Borlee, Pam Parish, Gary Sikich, No- None, Abstain- None

E. INFORMATIONAL.

1. Brownfields Program Update

F. PUBLIC HEARINGS.

G. ADJOURNMENT.

Moved by Board Member Pam Parish, seconded by Board Member Eric Genrich to adjorn.
Motion carried.

Yes- Brian Johnson, Eric Genrich, Michael Borlee, Pam Parish, Gary Sikich, No- None, Abstain- None

VERBATIM MINUTES

- [Gary] We have five. I'll call the meeting of the Green Bay Economic Development Authority to order. We'll start with roll call. Borlee?

- [Mike] Here.

- [Gary] Parish?

- [Pam] Here.

- [Gary] Mahamed is excused right now. Johnson?

- [Brian] Here.

- [Gary] Genrich?

- [Eric] Here.

- [Gary] Hilgenberg I guess uh--

- [Wendy] Excused.

- [Gary] Is excused, okay. I'll entertain a motion to approve the minutes from, oh pardon me, entertain a motion to approve the agenda for today's meeting.

- [Brian] So moved.

- [Gary] Moved by Johnson. Is there a second?

- [Pam] Second.

- [Gary] Second by Parish. Any discussion? All in favor say aye.

- [Everyone] Aye.

- [Gary] Carried. Now I will entertain a motion to approve the minutes from our last meeting on February the 14th.

- [Pam] So moved.

- [Gary] Moved by Parish. Is there a second?

- [Mike] Second.

- [Gary] Second by Borlee. Any discussion? All in favor say aye.

- [Everyone] Aye.

- [Gary] Carried. Okay, regular order of business. Item one, discussion on the planning for the potential expansion of the I43 Business Center.

- [Wendy] Why don't we, yeah, we'll just come over, right over here and take a look.

- That's right why don't you get started

- Okay, hi, I'm David Buck I'm in the Planning Department. I'm a planner too with the city. Typically long range planning kind of jack of all trades. We work closely with ED and Public Works and everybody else to do long range planning. So, I guess to start, discussion had taken place about the I43 Business Center and as Wendy had put in the small staff report, we've recently sold the last of the remaining city owned property in the business center. And what we're doing is coming to the EDA now to talk about potential expansion. And a few things I just wanted to point out from a planning standpoint, so maybe not too exciting but we have, our comprehensive plan is called the Smart Growth 2022 Comprehensive Plan. So it's due for a rewrite pretty soon, but out of that there were a couple elements that relate directly to economic... that's a whole chapters economic development. But there are a couple elements that focus directly on that I43 Business Center. And the first was basically designating that as a specific land use within our longterm land use plan. And what I have up on the screen... oh I don't have it on the screen but...there we go. So this is an excerpt out of our comp plan and you can kind of see the Business Center here. The Business Center is designated to be purple. So this purple color is all designated in the 20 year plan which again ends in 2022 to be Business Park. So there has been a pretty big precedent from the city for this Business Park which is obviously incredibly successful to expand. The actual objective in chapter 11 or objective 11 in the Economic Development chapter of the Comprehensive Plan basically talks about specifically I43 Business Park infilling as much as possible and then also expanding east, in this plan it says possibly as far as Northview. But you can see on the map itself, in this area, this is Grandview I believe. So it kind of shows it expanding even further out than that. Now these colors, again the purple is Business Park. These shades of brown and yellow are residential. The reds are commercial. And we can get deeper into the actual designations. But again this is kind of the long term vision of the city at that time. As Wendy had put in the staff report, we have kind of filled up our business park, city owned property. There are some vacant pieces in there. A lot of them are privately owned and are expansion areas or possible growth areas. So at this time, the city staff is looking at probably a good time to expand the park itself. Also there is discussions with Public Works about expanding roadways out there. There's been wetland inventories which for good or bad, do show wetlands. But the data has been gathered or is being gathered right now. So what we're really looking for from the EDA is sort of the authorization and the, I don't know maybe, direction to start the study to look at expanding that Business Park. The Business Park itself was developed in the 80s. The last full rewrite of the covenance was, I believe, 2004. There's probably been about a dozen amendments since then. So the possibility of looking at maybe adjusting the covenance as well is out there maybe for an expansion. I'm just thinking out loud right now, but again the Business Park was meant to be a very green, very aesthetically pleasing, and kind of give the businesses, whether those be light industrial or office, and there are entertainment uses out there as well, kind of give them the assurance that they're gonna be in an area that's gonna retain its value over time. And from our stand point gonna be a great tax base for the city and an active center for employers. And then as you can see around that for housing obviously to help with the employers. So that's kind of what we're looking for from the direction from the EDA. The comp plan itself does recommend a team based approach and that's sort of how our department operates. So after the EDA, assuming you want us to start investigating this, we would set up a team that's sort of the I43 team, obviously would have Economic Development probably as the lead, Department of Public Works, obviously Planning, possibly Parks, but other

agencies to look at that expansion. We would come back with, probably to the EDA, with a timetable and sort of a components of what would...what we're looking at doing. Whether that's just a flat out expansion with I43 zoning, attached to it, the way it's drafted right now where maybe some tweaks on that. You know, depending what Economic Development has seen with trends for development and sort of expansion pressures, and obviously what we see with wetlands and road construction constraints. May also affect what land uses are in there. So we would bring that back to the EDA and keep you involved through the whole steps. Obviously any type of planning process out there we're gonna talk with the current land owners. Talk with the current business park residents and be an all inclusive process. But I think now, if not a little bit earlier, was a good time to expand that Business Park. Again it is incredibly successful and we need to capitalize on that, I think.

- [Gary] David what's your timetable as far as getting back to us with just some preliminary scheduling or are you looking at in a couple of months six months?

- [David] Probably a couple of months.

- [Gary] What's that?

- [David] Probably just a couple of months.

- [Gary] Okay.

- [David] Yeah. It would be just a really rough framework. Who's on the team? Sort of a framework of what we're looking at doing. Again this has really been discussed primarily between Economic Development and Planning. So we do need to bring the other players in and get their thoughts, especially Public Works cause obviously roadway expansion is sort of the catalyst providing sewer, water, utilities out there. That's all very key on how we expand and where we expand.

- [Gary] Any questions for David?

- [Brian] Yeah, I have a couple David. Two things, does Green Bay Public School still have land designated north of that? They still own land for future school that you're aware of?

- [David] Let me see.

- [Brian] I think it's...

- [David] Well this is

- [Eric] It'd be West of Grandview I believe.

- [Brian] Cause the color coordination, legend on the lower left, and the colors don't match what you're describing, but we figured it out but--

- [David] Where you thinking?

- [Brian] I think to the north of... it's actually to the north of Old Finger Road.

- [David] This is designated for schools.

- [Brian] So that's, that's that's the area that they've...so that would be off of Humboldt then right?

- [David] I believe so, yeah. Now depending on what the school district is doing, you know I don't know how viable it is as expansion site or not.

- [Brian] Well, I mean that, you kind of incorporate that with residential. It's kind of, that whole process is sort of the chicken and the egg theory. Do you build build subdivisions and then school or do you put the school out there and then the subdivisions come. That's the challenge. And then also, is this driven because there's a

demand verus a University Heights? I know we can't force people to go to University Heights Industry cause that's market driven. It's location and what are we getting, are we seeing a need for growth here?

- Yes, we've been talking with some of the businesses in the I43 Business Park and there are a number of them that would not like... they would like to not have to leave the park but would like to expand near their original location. So this is a likely solution for them that they would like to be by their other location.

- [David] Case in point was we just sold the land.

- [Brian] Yeah right.

- Additionally, we've had some development out to the north, or I wouldn't say development itself, but we've had land owners come through and get plan developments approved for some mixed use areas, some housing, some higher density housing as well. And like you said it's the chicken and the egg. Does the school go out there? Does the business drive the residential? Does residential drive the businesses? They all kind of play together. But obviously the availability, assuming those developers develop the housing stock, that availability of housing is very encouraging for employers. I mean you hear the big thing, the talent dream now where the, that's not the right term, but the... they're trying to draw in the more techie types and the young professionals. They like a good housing choice near them, near work typically. And so I think the housing to the north could, and to the south could potentially drive more expansion of the Business Park but alternatively the Business Park expansion could drive those developers to want to develop more housing. Either way it's a win for the city. I mean housing is a great tax base. Business is an even better tax base. But they go hand in hand. Then obviously as you get more households and more kids that may put more pressure on the school to put the school which then of course... you know it all drives on each other. But just the fact that we are running out of city owned sites and we still have pressure to... people wanting to develop and people wanting to expand who are already there. I think that's the biggest impetus to try to move this forward.

- [Gary] All right. Any other questions? I'd entertain a motion to--

- [Wendy] Chair?

- [Gary] Yes?

- [Wendy] I have a communication from a concerned citizen.

- [Gary] Oh, okay.

- [Wendy]

- [Gary] Should I just read this?

- [Wendy] I'm guessing.

- [Gary] Yeah, I'll just read this. And this is from, ah oh, Diane Peters. I'd like to address the EDA regarding an item on your agenda. The item is the feasibility study for expanding the I43 Business Park. Our names are Donald and Diane Peters. We live in what is suppose to be the University Heights Commerce Center. Back in 2002-2003 we were approached by the city to buy some of our land to start the Business Park. We were excited to see this happen. The city bought all the land behind us. We are left with frontage. We sold our cows, dissolved from our family business, and all our farm equipment. We were told this was going to boom and be ready for development. Then came 2007-2008 where the economy took a fall. No one saw this coming. It happens. There has to be some development out here. Not on our land. This is a beautiful area. Lots of room for a business to grow. A nice trail to walk on lunches. The roads are not in yet, but sewer pipes have been laid for years now, and I was told that we are otherwise shovel ready. So why do we need the feasibility study for the other park? Shouldn't this project be finished before another started? This is a tax payer money being spent. They already spent money, the money on our park only to have nothing promoted out here. So they are out by the University Heights, okay.

- [Wendy] That's right.

- [Gary] I understand their concern but I mean there's...I mean this makes so much sense. There's substantial infrastructure.

- [Brian] Not knowing this, but to my point is it's market driven.

- [Gary] Right, yeah, exactly.

- [Brian] I mean, you know, we want a grocery store in downtown Green Bay is the claim but if a person can't figure out how to make a dollar, they're not gonna be there. Same as this. I mean there's a demand for this land. It's part of the comp plan. I think Gary and I...you were on that with me when we did that 2022.

- [Gary] Yeah, I guess if we had our choice that would be all developed out there by now, right?

- [Brian] Just takes people with money

- [Gary] Doesn't happen that way. I guess I would take this and put this on file and we'll keep their concerns in mind. Hopefully things will happen out there. Exactly when, I guess none of us know but it's still a Business Park planned. Any other questions or comments? Okay then I would accept a motion to direct Planning staff to begin the planning process and feasibility of expanding the I43 Business Center.

- [Eric] So moved.

- [Mike] Second.

- [Gary] Moved by Genrich. Second by Borlee. Any further discussion? All in favor say aye.

- [Everyone] Aye.

- [Gary] Motion carried. Thank you.

- [David] Thank you.

- [Gary] Item E, informational Brownfields Program update.

- All right, so just to provide a little bit of background to our new member, the EDA is the Brownfield Advisory committee, as identified in our work plan for the EPA. We got a grant through the EPA last year, $300,000 to do assessment work. And that was a three year grant. We started in October of 2017. So on the last page of the packet you should have received, kind of our handout. We got on the screen here, Ken if you want to put it up. So this is just a little summary of what we've been doing since October. We're less than a third of the way though this grant and all ready we've spent about 44.5%. So we are really flying through our funds which is a good thing. Looking at some of our projects, about half of these sites are dedicated to the shipyard area. We have identified that as a priority area for the city. There's a lot of Brownfields down there. So that's where we've been dedicating the vast majority of these funds. Already we've got eight Phase Ones completed, well seven completed. One is currently underway. The one currently underway is at the Adams Street parking lot. The RDA, Redevelopment Authority, has put out an RFP for that site that the parking lot there on Adams and Washington to see if there might be a potential for that site to get redeveloped. So with the potential redevelopment of that site, we thought we should probably move ahead with the Phase One on that to see if there's a need to do any testing out there. So we're currently in the process of getting that one done. Looking at Phase Twos, we have gotten five, either completed with five or are under way. We've got four under way actually and one completed. The one completed is 901 Main Street. That's the property that's Garritt Bader currently has an option on. There's actually a development proposal being discussed tomorrow at RDA for that site for mixed use apartments and retail. The vast majority of those other Phase Twos that are underway are with shipyard properties. We've got one remedial action plan complete through Larsen Green. We actually learned just the other day that WEDC has approved a $500,000 grant on that site for Brownfield Remediation which is great news to get that site remediated and redeveloped. And then we've got one asbestos and lead inspection project currently underway with the Firehouse Flats. That's the old friary down on, I'm blanking on the location.

- [Gary] Cass.

- [Matt] Yeah Cass Street. There's a proposal there to convert that site into a senior housing in the old friary building and church, and new town homes for affordable, I believe or maybe a mix of affordable and market rate. So that's a brief update on what we've been doing. Looking forward we'll probably be doing some more testing mostly in the shipyard area. That's what we have coming up most...here most recently. Any questions?

- [Gary] I was just going to ask, so far, okay, you've done some Phase Ones. There's been some Phase Twos, that are either underway, any major red flags yet or too soon to tell?

- There's, some of the Phase Twos we've done, and that's where you actually go in and do the testing where you can really see what kind of situation we've got, we're gonna have to do some additional testing at the Badger Sheet Metal property. That came back with some red flags. Not to be unexpected though. I mean that's an industrial site. It's been around a long time. Not only that, it was a slough about 70 years ago or so and they filled that in with some not so clean fill back how ever many years ago. So there's gonna be some remediation there. Most likely that could potentially be resolved through a cap but we'll see. We have some more testing to do there. Nothing too scary. I think everything's something we can probably take care of so far.

- [Gary] And then, the final question I have, so the remaining budget, is that gonna get us through the completion of these sites or probably not or any idea?

- You know it's hard to say right now. We're about out of our Phase One money. We've got quite a bit with Phase Two. That task, Task Three would also cover any additional testing that would be needed after the Phase Two. We're probably gonna have to use quite a bit of that for some additional testing for some of the shipyard sites is my guess. Hopefully we'll be able to cover it. If we don't, if we run out of money quicker than what we are anticipating, which looks like we could certainly be the case since we're blowing through it so quick, we can apply for another grant earlier. So we don't actually have to wait til 2020 to apply for another grant if we've already gone through the majority of our funds. So if we keep going at this pace, I'm guessing we'll probably be applying here in a couple years. Or probably next year.

- [Gary] Any other questions?

- [Mike] Matt, just so I understand this properly, you've got the approved budget and then the amount expense next to it. Is there any ability to adjust the budget?

- [Matt] You mean move some of those tasks around? Like if we need to take some money out of one?

- [Mike] You run out of money on Phase One. Can you shift some Phase Two over to Phase One?

- Yep, we could do that. We have that ability to ask EPA. There'd be a process but there's certainly a possibility to do that.

- [Mike] So the budget is basically based off of the grant application that you submitted to EPA?

- Exactly.

- [Mike] Okay, thank you.

- Yep.

- [Gary] Any other questions? Well good. Thank you for that update.

- [Matt] Yeah, thanks.

- [Gary] Appreciate it. Any other business items that I'm not aware of? Then I would entertain a motion to adjourn.

- [Pam] So moved.

- [Gary] Moved by Parish. Is there a second?

- [Eric] Second.

- [Gary] Second by Genrich. Any discussion? All in favor say aye.

- [Everyone] Aye.

- [Gary] Motion carried. Thank you very much.