



# **AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY**

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

## **A. Roll Call.**

- I. 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.

## **B. Approval of the Agenda.**

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

## **C. Approval of Minutes.**

- I. Approval of the minutes from the June 12, 2018, regular meeting and June 15, 2018, special meeting of the Redevelopment Authority.

## **D. Regular Business.**

- I. Consideration with possible action on communication from June 19, 2018, of the Common Council by Ald. Brian Johnson, to direct staff to draft a percent for the arts proposal that would assess a specified percent on all new and/or redevelopment projects for the purpose of public art installation, maintenance and funding staff to support the public arts commission.
2. Consideration with possible action on request to borrow two million dollars (\$2,000,000.00) to fund the first phase of The Shipyard (Development Agreement 18-02), including property acquisition; geotechnical and environmental testing; architectural, structural, and civil engineering and design; and preliminary site work.

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.

3. Consideration with possible action to acquire 505 5th Street (parcel 2-879) using Neighborhood Enhancement funds.
4. Consideration with possible action to acquire 1253 9th Street (parcel 1-428-C) using Community Development Block Grant funds.
5. Consideration with possible action to purchase five (5) properties from Brown County using Neighborhood Enhancement funds.
6. Consideration with possible action on the purchase of 1031 Winford Avenue (parcel 18-248) using Community Development Block Grant funds.
7. Consideration with possible action on Resolutions designating the Redevelopment Authority (RDA) to perform all acts necessary for creating, amending, and/or closing Tax Increment Finance Districts (TID) Seven (7), Eight (8), Nine (9), Twelve (12), Seventeen (17), Twenty (20), Twenty-One (21), and Twenty-Two (22).

**E. Informational.**

1. Financial report and check register.
2. Report on Tax Increment Districts.
3. Director's Report and Project Updates.
4. Next meeting: August 14, 2018 at 1:30 PM

**F. Adjournment.**

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT [www.greenbaywi.gov](http://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 Redevelopment Authority will attend this meeting and will constitute a meeting of the Redevelopment 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.



# **MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY**

**TUESDAY, JUNE 12, 2018, 1:30 PM  
CITY HALL, ROOM 310**

## **A. ROLL CALL.**

I. 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; Ald. Barbara Dorff, James Blumreich, and Kathy Hinkfuss

Members Excused: Matt Schueller and Melanie Parma

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

Others Present: Ald. Randy Scannell, Ald. Brian Johnson

## **B. APPROVAL OF THE AGENDA.**

I. Approval of the agenda for the June 12, 2018, meeting of the Redevelopment Authority.

Moved by James Blumreich, seconded by Ald. Barbara Dorff to approve the agenda for the June 12, 2018, meeting of the Redevelopment Authority. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, No- None, Abstain- None

## **C. APPROVAL OF MINUTES.**

I. Approval of the minutes from the May 8, 2018, regular meeting and May 31, 2018, special meeting of the Redevelopment Authority.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to approve the minutes from the May 8, 2018, regular meeting and May 31, 2018, special meeting of the Redevelopment Authority. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, No- None, Abstain- None

#### **D. REGULAR BUSINESS.**

I. Consideration with possible action on Development Agreement 18-02 with the City of Green Bay for The Shipyard at 100 W. Mason St., 515 S. Broadway, 517 S. Broadway, 525 S. Broadway, 531 S. Broadway, S. Broadway, 613 S. Broadway, S. Pearl Street, 505 S. Broadway, 419 S. Maple, 511-513 S. Broadway, 239 Arndt Street, 101 Bridge Street, 119 Bridge Street, 401 S. Broadway, S. Broadway, 420 S. Broadway, and 402 S. Broadway (Tax Parcels 2-78, 2-70, 2-71, 2-76, 2-77, 2-107, 2-109, 2-945, 2-946, 2-947, 2-949-A, 3-554-A, 3-551, 3-556, 3-568, 3-568-1, 3-569, 3-572).

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 Ald. Barbara Dorff, seconded by James Blumreich to approve Development Agreement 18-02 with the City of Green Bay for The Shipyard at 100 W. Mason Street, 515 S. Broadway, 517 S. Broadway, 525 S. Broadway, 531 S. Broadway, S. Broadway, 613 S. Broadway, S. Pearl Street, 505 S. Broadway, 419 S. Maple, 511-513 S. Broadway, 239 Arndt Street, 101 Bridge Street, 119 Bridge Street, 401 S. Broadway, S. Broadway, 420 S. Broadway, and 402 S. Broadway (Tax Parcels 2-78, 2-70, 2-71, 2-76, 2-77, 2-107, 2-109, 2-945, 2-946, 2-947, 2-949-A, 3-554-A, 3-551, 3-556, 3-568, 3-568-1, 3-569, 3-572), subject to minor legal and technical revisions. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, No- None, Abstain- None

2. Consideration with possible action on Term Sheet with GB Real Estate Investments, LLC, for Whitney Park Townhomes: Phase IV at 827 Cherry Street, 829 Cherry Street, 205 N. Van Buren Street, and 211 N. Van Buren Street (Tax Parcels 10-71, 10-72, 10-72-A, and 10-72-B).

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 James Blumreich, seconded by Kathy Hinkfuss to open the floor for discussion. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, No- None, Abstain- None

Moved by James Blumreich, seconded by Ald. Barbara Dorff to return to regular order of business. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, No- None, Abstain- None

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to approve Term Sheet with GB Real Estate Investments, LLC, for Whitney Park Townhomes: Phase IV at 827 Cherry Street, 829 Cherry Street, 205 N. Van Buren Street, and 211 N. Van Buren Street (Tax Parcels 10-71, 10-72, 10-72-A, and 10-72-B), subject to minor legal and technical revisions. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, No- None, Abstain- None

3. Consideration with possible action on Term Sheet with GB Real Estate Investments, LLC, for 901 Main at 901 Main Street, 907 Main Street, and 913 Main Street (Tax Parcels 9-48, 9-47, and 9-46).

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 Ald. Barbara Dorff, seconded by James Blumreich to open the floor for discussion.  
Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, No- None, Abstain- None

Moved by James Blumreich, seconded by Ald. Barbara Dorff to return to regular order of business.  
Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, No- None, Abstain- None

Moved by James Blumreich, seconded by Ald. Barbara Dorff to approve Term Sheet with GB Real Estate Investments, LLC, for 901 Main at 901 Main Street, 907 Main Street, and 913 Main Street (Tax Parcels 9-48, 9-47, and 9-46), subject to minor legal and technical revisions. Motion carried.  
Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, No- None, Abstain- None

4. Consideration with possible action on the request by Green Bay Theater Company for a six (6)-month Planning Option for the property located at 227 E. Walnut Street, 101 N. Adams Street, and 109 N. Adams Street (Tax Parcels 12-119, 12-122, and 12-118) (Schauer and Schumacher).

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 Ald. Barbara Dorff, seconded by James Blumreich to approve the request by Green Bay Theatre Company for a three (3)-month Planning Option with a three (3)-month extension, at the discretion of staff, for the property located at 227 E. Walnut Street, 101 N. Adams St., and 109 N. Adams Street (Tax Parcels 12-119, 12-122, and 12-118) (Schauer and Schumacher), subject to minor legal and technical changes. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, No- None, Abstain- None

5. Consideration with possible action on a six (6)-month Lease Agreement with LimeBike for the property located at 227 E. Walnut Street, 101 N. Adams Street, and 109 N. Adams Street (Tax Parcels 12-119, 12-122, and 12-118) (Schauer and Schumacher).

Moved by James Blumreich, seconded by Kathy Hinkfuss to approve the six (6)-month lease agreement with LimeBike for the property located at 227 E. Walnut Street, 101 N. Adams St., and 109 N. Adams Street. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, No- None, Abstain- None

6. Consideration with possible action on the following for Redevelopment Authority properties associated with the North Webster expansion project:

A. Disposition of Tax Parcels 7-50, 7-37, 7-332 and a portion of 7-231

B. Temporary easements on Tax Parcels 7-581, 7-580, 7-580-A, 7-231, 7-322, and 20-23-A

Moved by Ald. Barbara Dorff, seconded by James Blumreich to approve of the disposition of Tax Parcels 7-50, 7-37, 7-332 and a portion of 7-231 to DPW for the North Webster Avenue expansion and to approve temporary easements on Tax Parcels 7-581, 7-580, 7-580-A, 7-231, 7-322, and 20-23-A to DPW for the North Webster Avenue expansion. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, No- None, Abstain- None

7. Consideration with possible action to borrow one million, five hundred thousand dollars (\$1,500,000.00) for the Neighborhood Enhancement Fund.

Moved by Ald. Barbara Dorff, seconded by James Blumreich to approve borrowing one million, five hundred thousand dollars (\$1,500,000.00), in three draws of five hundred thousand dollars (\$500,000.00) each, as needed, from the State Trust fund for the Neighborhood Enhancement Fund. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, No- None, Abstain- None

Moved by Ald. Barbara Dorff, seconded by James Blumreich to amend the agenda to take Item 12 out of order at this time. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, No- None, Abstain- None

8. Consideration with possible action to purchase 158 N. Maple Ave. (Tax Parcel 4-95) with Neighborhood Enhancement Funds.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to approve the purchase of 158 N. Maple Ave. (Tax Parcel 4-95) for \$129,900.00 using Neighborhood Enhancement funds. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, No- None, Abstain- None

9. Consideration and possible action on awarding contract for the rehabilitation of 535 St. George Street to the low qualified bidder to The Remodel Shop, in the amount of \$115,090.00.

Moved by James Blumreich, seconded by Kathy Hinkfuss to approve awarding contract for the rehabilitation of 535 St. George Street to the low qualified bidder, The Remodel Shop, in the amount of \$115,090.00. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, No- None, Abstain- None

10. Consideration with possible action on the disposition of 901 Irvington Street (Tax Parcel 6-469) to adjacent property owner.

This item will be taken up at the Friday, June 15, 2018, special meeting of the RDA.

11. Consideration with possible action on the request to enter into an agreement to complete a Safe Routes for Non-Drivers and Bicycle/Pedestrian Plan with Green Bay Area Public School District and Toole Design Group (PP 18-02).

This item will be taken up at the Friday, June 15, 2018, special meeting of the RDA.

12. Consideration with possible action on report of the Funding Administration Subcommittee meeting on June 4, 2018.

Moved by James Blumreich, seconded by Ald. Barbara Dorff to approve the draft 2018 Annual Action Plan as recommended to the RDA. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, No- None, Abstain- None

13. Consideration with possible action on request to use \$15,000.00 of CDBG public service funding to subsidize the Public Arts Coordinator position for work in the CDBG eligible areas.

This item will be taken up at the Friday, June 15, 2018, special meeting of the RDA.

14. Consideration with possible action to amend Commercial Façade Improvement Grant and Demolition Grant Policies and Procedures.

This item will be taken up at the Friday, June 15, 2018, special meeting of the RDA.

## **E. INFORMATIONAL.**

1. Financial report and check register.

This item will be taken up at the Friday, June 15, 2018, special meeting of the RDA.

2. Director's Report and Project Updates.

This item will be taken up at the Friday, June 15, 2018, special meeting of the RDA.

3. Next meeting: July 10, 2018 at 1:30 PM

#### **F. ADJOURNMENT.**

Moved by James Blumreich, seconded by Kathy Hinkfuss to adjourn. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, No- None, Abstain- None



# **MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY**

**FRIDAY, JUNE 15, 2018, 1:30 PM  
CITY HALL, ROOM 310**

## **A. ROLL CALL.**

I. 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; Melanie Parma, Ald. Barbara Dorff, and Kathy Hinkfuss, Excused: James Blumreich

Liaisons Present: Jeff Mirkes and Leah Weycker, Excused: Chelsea Kocken

Others Present: Ald. Brian Johnson

## **B. APPROVAL OF THE AGENDA.**

I. Approval of the agenda for the June 15, 2018, special meeting of the Redevelopment Authority.

Moved by Kathy Hinkfuss, seconded by Ald. Barbara Dorff to approve the agenda for the June 15, 2018, special meeting of the Redevelopment Authority. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, No- None, Abstain- None

## **C. REGULAR BUSINESS.**

I. Consideration with possible action on Development Agreement with Green Bay Packaging, Inc. for a Project at 1500 N Quincy St, 1600 Leo Frigo Way, 900 Radisson St, 733 Weise St, 1802 Webster Ct, 1700 Webster Ct, 1800 Webster Ct, 831 Radisson St, 1910 N Quincy St, N Quincy St (Tax Parcels 20-308, 20-452-1, 20-464, 20-494, 20-619, 20-650, 20-665, 20-678, 20-682, and 20-684-A).

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 Ald. Barbara Dorff, seconded by Matt Schueller to open the floor for discussion. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, No- None, Abstain- None

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to return to regular order of business. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, No- None, Abstain- None

Moved by Matt Schueller, seconded by Ald. Barbara Dorff to approve Development Agreement with Green Bay Packaging, Inc. for a Project at 1500 N Quincy St, 1600 Leo Frigo Way, 900 Radisson St, 733 Weise St, 1802 Webster Ct, 1700 Webster Ct, 1800 Webster Ct, 831 Radisson St, 1910 N Quincy St, N Quincy St (Tax Parcels 20-308, 20-452-1, 20-464, 20-494, 20-619, 20-650, 20-665, 20-678, 20-682, and 20-684-A), subject to minor legal and technical revisions. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, No- None, Abstain- None

2. Consideration with possible action on the disposition of 901 Irvington Street (Tax Parcel 6-469) to adjacent property owner.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to approve the disposition of 901 Irvington Street (Tax Parcel 6-469) to DuBois Real Estate Holdings LLC for \$15,000.00. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, No- None, Abstain- None

3. Consideration with possible action on the request to enter into an agreement to complete a Safe Routes for Non-Drivers and Bicycle/Pedestrian Plan with Green Bay Area Public School District and Toole Design Group (PP 18-02).

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to enter into an agreement to complete a Safe Routes for Non-Drivers and Bicycle/Pedestrian Plan with Green Bay Area Public School District and Toole Design Group (PP 18-02). Motion carried.

Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, No- None, Abstain- None

4. Consideration with possible action on request to use \$15,000.00 of CDBG public service funding to subsidize the Public Arts Coordinator position for work in the CDBG eligible areas.

Moved by Melanie Parma, seconded by Ald. Barbara Dorff to approve the use of \$15,000.00 of CDBG funding to subsidize the Public Arts Coordinator position for work in the CDBG eligible areas. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, No- None, Abstain- None

5. Consideration with possible action to amend Commercial Façade Improvement Grant and Demolition Grant Policies and Procedures.

Moved by Matt Schueller, seconded by Melanie Parma to approve amendments to the Policies and Procedures of the Commercial Façade Improvement and Demolition Grant Programs to remove current funding caps and expand eligible project areas. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, No- None, Abstain- None

## **D. INFORMATIONAL**

1. Financial report and check register.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to receive and place on file. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, 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: July 10, 2018 at 1:30 PM

#### **E. ADJOURNMENT.**

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

Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, No- None,

Abstain- None



Report to the  
Redevelopment Authority  
of the City of Green Bay

## MEETING DATE

July 10, 2018

## AGENDA ITEM # D.I.

Consideration with possible action on communication from June 19, 2018, of the Common Council by Ald. Brian Johnson, to direct staff to draft a percent for the arts proposal that would assess a specified percent on all new and/or redevelopment projects for the purpose of public art installation, maintenance and funding staff to support the public arts commission.

## BACKGROUND

## RECOMMENDATION

Refer to staff.

## FISCAL IMPACT

## ATTACHMENTS

- I. Ald. Johnson Communication - RDA



PETITIONS AND COMMUNICATIONS FORM  
COMMON COUNCIL  
CITY OF GREEN BAY

Date of Council Meeting: 06-19-18

Request of Alderperson Brian Johnson

Refer to: RDA

Please state clearly the action requested. Requests should be turned in at the City Clerk's Office by 10:00 AM on the Thursday before a Council meeting. For late communications, present this form to the City Clerk after the request is read.

To direct staff to draft a percent for the arts proposal that would assess a specified percent on all new and/or redevelopment projects for the purpose of public art installation, maintenance and funding staff to support the public arts commission.



Report to the  
Redevelopment Authority  
of the City of Green Bay

**MEETING DATE**

July 10, 2018

**PREPARED BY**

Kevin J. Vonck, CED Director

**AGENDA ITEM # D.2.**

Consideration with possible action on request to borrow two million dollars (\$2,000,000.00) to fund the first phase of The Shipyard (Development Agreement 18-02), including property acquisition; geotechnical and environmental testing; architectural, structural, and civil engineering and design; and preliminary site work.

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.

**BACKGROUND**

In June, the RDA and Common Council approved Development Agreement 18-02: The Shipyard, which involves remediating brownfields, repurposing vacant and underused structures, and enhancing a residential neighborhood on the near west side of the City. The catalyst for development involves the construction of a signature public recreation and entertainment facility at 100 W. Mason Street (Parcel 2-78).

Staff is requesting permission to borrow two million dollars (\$2,000,000.00) to fund the first phase of this project. Approximately one million, one hundred sixty thousand, three hundred dollars (\$1,160,300.00) will be used to acquire real property not currently owned by the RDA and/or City, including:

- One hundred and forty-five thousand dollars (\$145,000.00) to acquire 525 S. Broadway, 531 S. Broadway, and 613 S. Broadway (Tax Parcels 2-76, 2-77, and 2-109) (acquired in April 2017 with neighborhood enhancement funds); and
- Three hundred dollars (\$300.00) to acquire S. Broadway (Tax Parcel 2-107) (acquired in May 2017 with neighborhood enhancement funds); and
- Twenty thousand dollars (\$20,000.00) to acquire 401 S. Broadway (Tax Parcel 3-568); and
- Nine hundred ninety-five thousand dollars (\$995,000.00) to acquire 419 S. Maple, 420 S. Broadway, and 402 S. Broadway (Tax Parcels 2-947, 3-569, and 3-572).

The remaining funds will be used for geotechnical and environmental testing; architectural, structural, and civil engineering and design; and preliminary site work. Staff is currently preparing a request for proposals to hire a consultant(s) to perform this work.

**RECOMMENDATION**

Recommend Common Council borrow two million dollars (\$2,000,000.00) to fund the first phase of The Shipyard (Development Agreement 18-02), including property acquisition; geotechnical and environmental testing; architectural, structural, and civil engineering and design; and preliminary site work.

## **FISCAL IMPACT**

Pursuant to the provisions of §66.1105, Wis. Stats. (the “Tax Increment Law”), the City has included the Property within Tax Increment District Number Five (“TID 5” or the “TID”), which may provide part of the financing for certain costs of the Project. The RDA and City request that the Joint Review Board (JRB) create a new conservation and rehabilitation or blight Tax Increment District (“TID 21” therein replacing references to the “TID”), effective January 1, 2018, which includes the Property and adjacent property, and which will provide part of the financing for certain costs of the Project.

## **ATTACHMENTS**

None



Report to the  
Redevelopment Authority  
of the City of Green Bay

**MEETING DATE**

July 10, 2018

**PREPARED BY**

Ken Rovinski, Staff

**AGENDA ITEM # D.3.**

Consideration with possible action to acquire 505 5th Street (parcel 2-879) using Neighborhood Enhancement funds.

**BACKGROUND**

This property has been sitting vacant for a number of years now. The owner has passed away, leaving the property to their children, who have been attempting to maintain the property. At the 2018 Brown County Home Builders Home Expo, one of the children approached City Staff and explained their situation. Having heard about the potential Shipyard development at the time, they were curious if the City would be interested in purchasing the property. After touring the property, staff determined that the house would most likely need to be demolished and offered to purchase the property for the land value. The owners agreed to the sale.

**RECOMMENDATION**

Approve the purchase of 505 5th Street (parcel 2-879) for \$8,800 using Neighborhood Enhancement funds.

**FISCAL IMPACT**

\$8,800.00 of Neighborhood Enhancement would need to be allocated for the purchase. This would be the first acquisition under the recently adopted plan to redevelop The Shipyard area.

**ATTACHMENTS**

- I. 505 5th Acquisition

505 5<sup>th</sup> Street



Property Information:

Parcel ID ..... 2-879  
Lot Size..... 44' x 120'  
Building SF..... 13,06 SF  
Zoning.....Residential Three

Tax Information:

Land Value..... \$ 8,800  
Improved Value..... \$58,200  
Assessed Value ..... \$67,000

Priority Rating.....85 / 100

Total Offer .....\$8,800



Report to the  
Redevelopment Authority  
of the City of Green Bay

**MEETING DATE**

July 10, 2018

**PREPARED BY**

Kevin King, Staff

**AGENDA ITEM # D.4.**

Consideration with possible action to acquire 1253 9th Street (parcel I-428-C) using Community Development Block Grant funds.

**BACKGROUND**

The home owner approached staff and offered to sell the lot after demolition of the property. Staff negotiated a price with the owner and is seeking authorization to acquire the land using Community Development Block Grant funds.

**RECOMMENDATION**

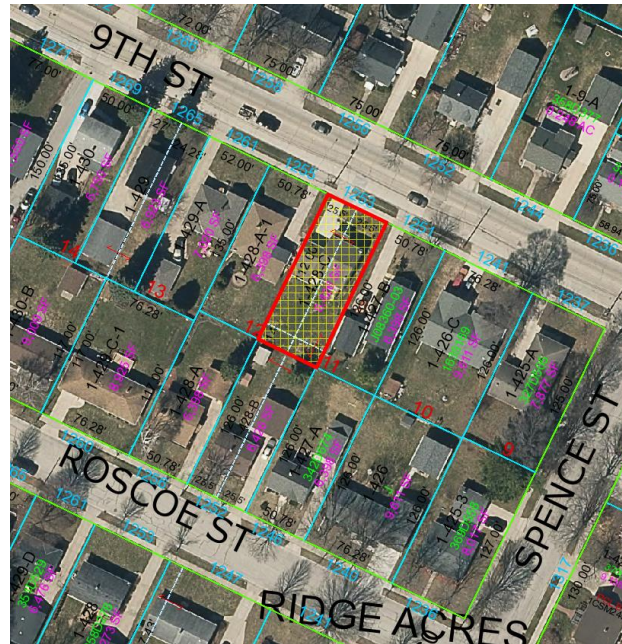
To approve the purchase of 1253 9th Street (parcel I-428-C) for \$15,100.00 using Community Development Block Grant funds.

**FISCAL IMPACT**

**ATTACHMENTS**

- I. 1253 9th Acquisition

**1253 9<sup>th</sup> Street**



### Property Information:

Parcel ID ..... I-428-C  
Lot Size..... 51' x 112'  
Zoning..... Residential One

**Tax Information:**

|                      |          |
|----------------------|----------|
| Land Value.....      | \$15,100 |
| Improved Value.....  | \$-----  |
| Assessed Value ..... | \$15,100 |

**Priority Rating.....60 / 100**

**Total Offer .....\$15,100**



Report to the  
Redevelopment Authority  
of the City of Green Bay

**MEETING DATE**

July 10, 2018

**PREPARED BY**

Ken Rovinski, Staff

**AGENDA ITEM # D.5.**

Consideration with possible action to purchase five (5) properties from Brown County using Neighborhood Enhancement funds.

**BACKGROUND**

The RDA has worked with the Brown County Treasurer's Department to acquire parcels the County obtained through tax foreclosure. There has been a number of successful projects in which the RDA obtained parcels at the cost of back taxes and was able to work with developers to increase the tax base and promote home ownership. Projects on properties purchased from the County include new home construction, property rehabilitation, blight removal, acquisition by adjacent neighbor, or community based projects.

Brown County has offered to sell five properties they own as a result of the tax foreclosure process this year. The list of properties is comprised of four lots that will be marketed for new house construction and one lot that we will attempt to sell to the adjacent property owners as it is located in the floodplain. The RDA is offering to purchase this property at a lesser value than the County is asking for that reason. Staff will work to adjoin the parcel to neighboring properties or work to use the property for a positive community impact.

**RECOMMENDATION**

Approve the purchase of five (5) properties from Brown County for up to \$19,200.00 using Neighborhood Enhancement funds.

**FISCAL IMPACT**

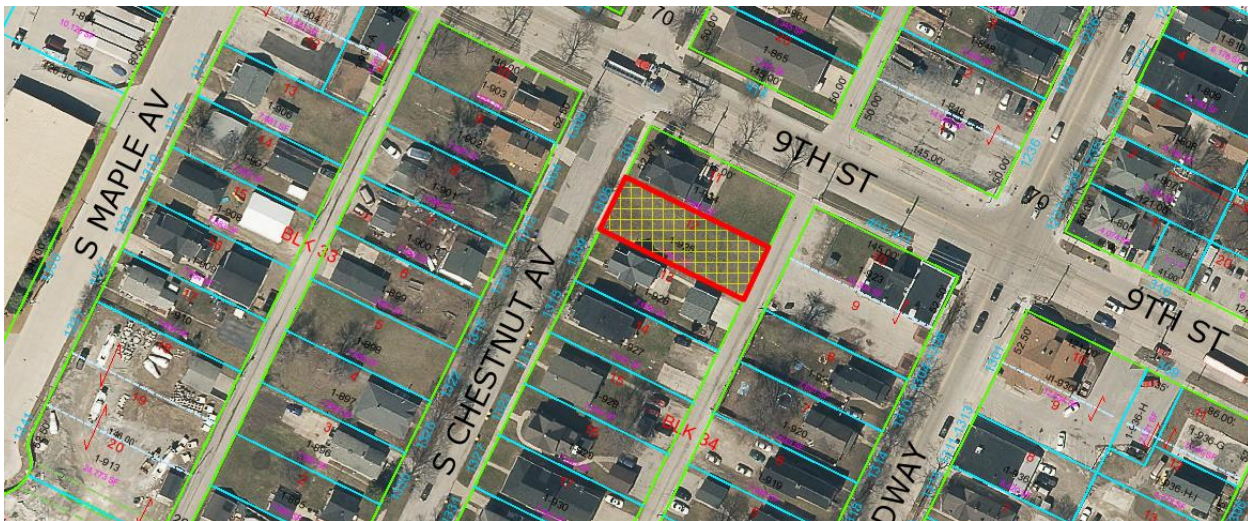
The goal of purchasing these properties is to either construct new houses on them or to adjoin them to the neighboring properties, thus putting them back on the tax roles and increasing properties values in the area.

**ATTACHMENTS**

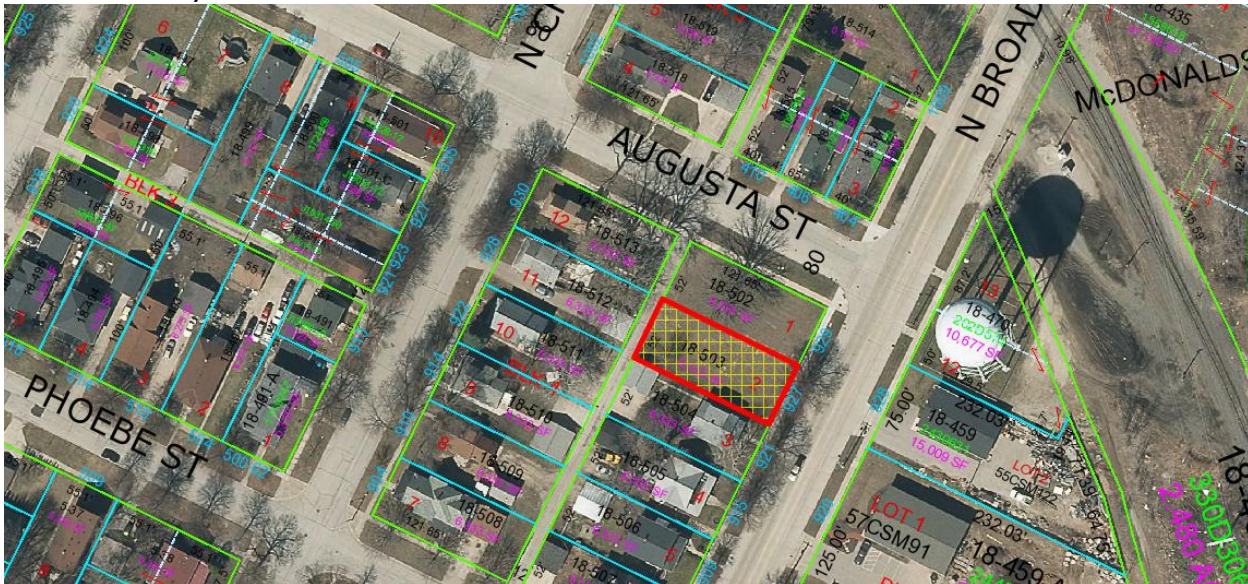
- I. County Property Acquisition

| ADDRESS              | Brown County Asking Price | RDA Offer   | Planned Use    | Funding Source           |
|----------------------|---------------------------|-------------|----------------|--------------------------|
| 1305 S Chestnut Ave. | \$3,358.54                | \$3,358.54  | Buildable lots | Neighborhood Enhancement |
| 927 N Broadway       | \$7,835.32                | \$7,835.32  |                |                          |
| 1233-1235 Reber St.  | \$5,397.30                | \$500.00    | Floodplain     |                          |
| 410 Fifteenth Ave.   | \$4,260.75                | \$4,260.75  | Buildable lots |                          |
| 619 Roy Ave.         | \$3,244.02                | \$3,244.02  |                |                          |
| TOTALS               | \$24,095.93               | \$19,198.63 |                |                          |

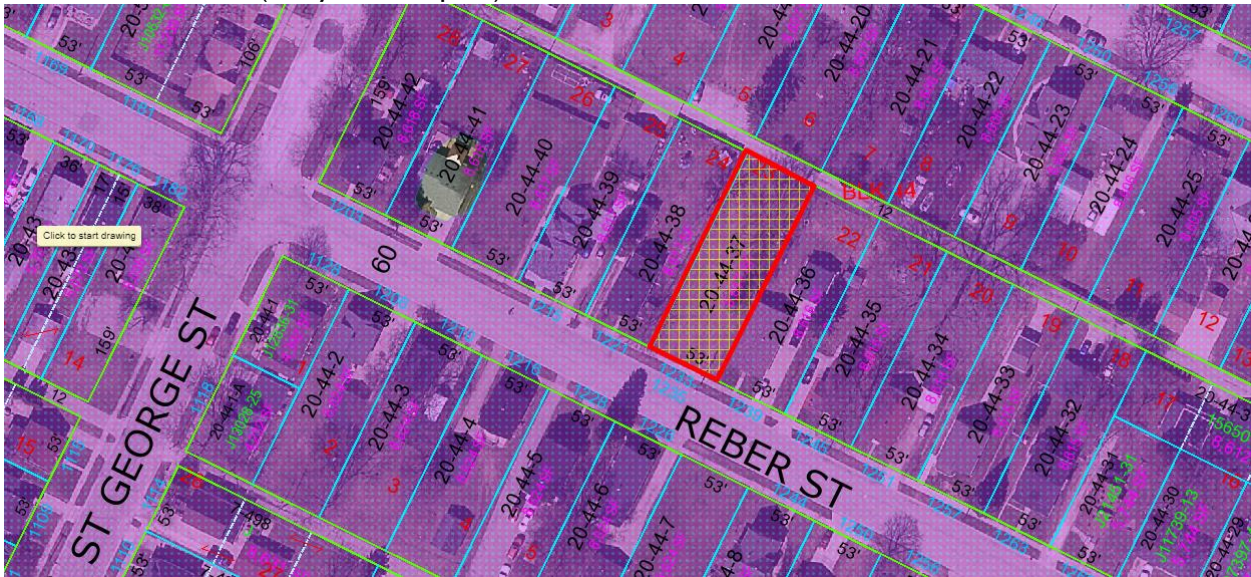
1305 S Chestnut Ave.



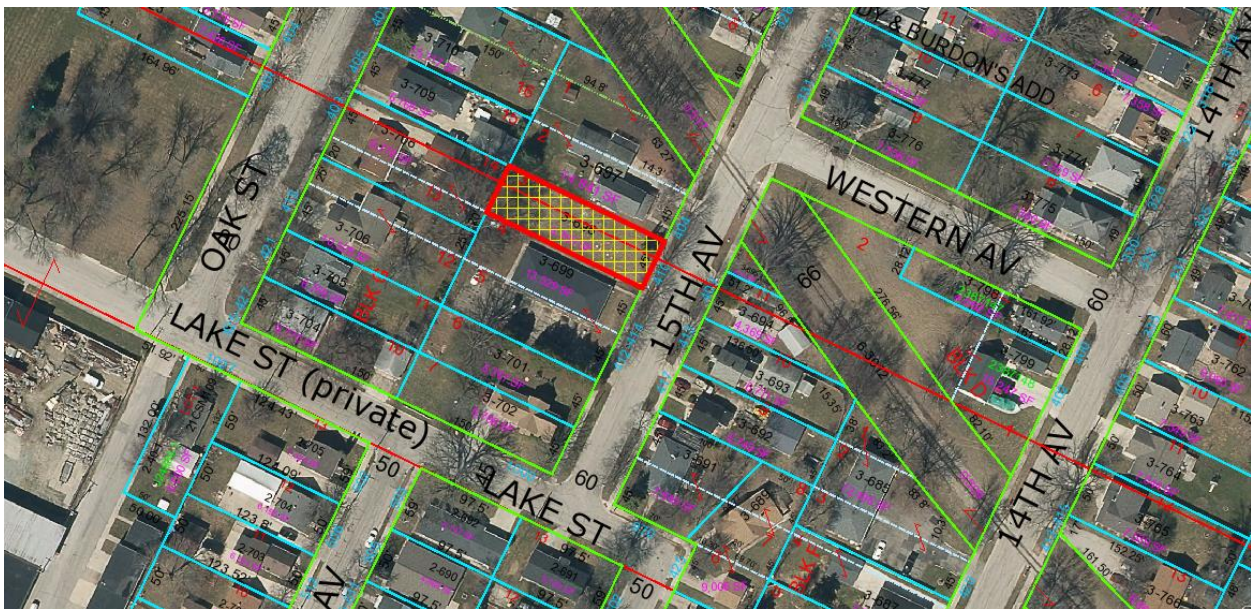
927 N Broadway



1233-1235 Reber St. (100 year floodplain)



410 Fifteenth Ave.







Report to the  
Redevelopment Authority  
of the City of Green Bay

**MEETING DATE**

July 10, 2018

**PREPARED BY**

Kevin King, Staff

**AGENDA ITEM # D.6.**

Consideration with possible action on the purchase of 1031 Winford Avenue (parcel 18-248) using Community Development Block Grant funds.

**BACKGROUND**

The property owner approached staff to consider making an offer on their property. The home is in disrepair and staff is considering a demolition and rebuild project on the site using Community Development Block Grant funds. The owners are asking \$42,000.00 for 1031 Winford Avenue, parcel 18-248.

**RECOMMENDATION**

Approve the purchase of 1031 Winford Avenue (parcel 18-248) using Community Development Block Grant funds.

**FISCAL IMPACT**

**ATTACHMENTS**

- I. 1031 Winford Acquisition

## 1031 Winford Avenue



### Property Information:

Parcel ID ..... 18-248  
Lot Size.....52' x 152'  
Building SF..... 720 SF  
Zoning..... Residential one

### Tax Information:

Land Value..... \$14,600  
Improved Value..... \$52,600  
Assessed Value ..... \$67,200

**Priority Rating.....80 / 100**

**Total Offer .....\$42,000**



Report to the  
Redevelopment Authority  
of the City of Green Bay

## MEETING DATE

July 10, 2018

## PREPARED BY

Kevin J. Vonck, CED Director

## AGENDA ITEM # D.7.

Consideration with possible action on Resolutions designating the Redevelopment Authority (RDA) to perform all acts necessary for creating, amending, and/or closing Tax Increment Finance Districts (TID) Seven (7), Eight (8), Nine (9), Twelve (12), Seventeen (17), Twenty (20), Twenty-One (21), and Twenty-Two (22).

## BACKGROUND

The Joint Review Board (JRB) met on July 28 to discuss the 2017 year-end status of all TID's within the City. Based on the financial position of each TID and potential projects in queue, staff would like to further explore the:

- closure of TID Seven (7): Ashland Avenue and Lombardi Avenue Corridors
- closure of TID Eight (8): Henry and Morrow Streets
- closure of TID Nine (9): State Highway 54/57 Business Park
- Project Plan amendment of TID Twelve (12): I-43 Industrial Park
- closure of TID Seventeen (17): 900 Block North Broadway
- creation of TID Twenty (20): Whitney Park
- creation of TID Twenty-One (21): Green Bay Packaging
- creation of TID Twenty-Two (22): Shipyard / South Broadway

Staff will provide additional details on these proposals at the meeting. Any binding actions towards creation, amendment, and/or closure will come back before the RDA and Common Council at a future meeting.

## RECOMMENDATION

Recommend Common Council adopt Resolutions designating the Redevelopment Authority (RDA) to perform all acts necessary for creating, amending, and/or closing Tax Increment Finance Districts (TID) Seven (7), Eight (8), Nine (9), Twelve (12), Seventeen (17), Twenty (20), Twenty-One (21), and Twenty-Two (22).

## FISCAL IMPACT

The actions are being pursued in order to reduce and/or eliminate any future negative impacts of the general property tax levy.

## ATTACHMENTS

1. 6 - Fiscal - TID - JRB - 180705 - TID 7 Authorizing RDA
2. 6 - Fiscal - TID - JRB - 180705 - TID 8 Authorizing RDA
3. 6 - Fiscal - TID - JRB - 180705 - TID 9 Authorizing RDA
4. 6 - Fiscal - TID - JRB - 180705 - TID 12 Authorizing RDA

5. 6 - Fiscal - TID - JRB - I80705 - TID 17 Authorizing RDA
6. 6 - Fiscal - TID - JRB - I80705 - TID 20 Authorizing RDA
7. 6 - Fiscal - TID - JRB - I80705 - TID 21 Authorizing RDA
8. 6 - Fiscal - TID - JRB - I80705 - TID 22 Authorizing RDA

**RESOLUTION DESIGNATING THE  
REDEVELOPMENT AUTHORITY AS  
AGENT OF THE CITY OF GREEN BAY  
FOR THE DISSOLUTION OF  
TAX INCREMENT DISTRICT (TID) NUMBER SEVEN (7),  
ASHLAND AVENUE AND LOMBARDI AVENUE CORRIDORS**

July 17, 2018

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Wis. Stats. §66.1105, the Redevelopment Authority is designated as agent of the City of Green Bay to perform all acts, including the dissolution of a TID Plan, for the closure of TID No. 7, Ashland Avenue and Lombardi Avenue Corridors.

Adopted \_\_\_\_\_

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**RESOLUTION DESIGNATING THE  
REDEVELOPMENT AUTHORITY AS  
AGENT OF THE CITY OF GREEN BAY  
FOR THE DISSOLUTION OF  
TAX INCREMENT DISTRICT (TID) NUMBER EIGHT (8),  
HENRY AND MORROW STREETS**

July 17, 2018

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Wis. Stats. §66.1105, the Redevelopment Authority is designated as agent of the City of Green Bay to perform all acts, including the dissolution of a TID Plan, for the closure of TID No. 8, Henry and Morrow Streets.

Adopted \_\_\_\_\_

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**RESOLUTION DESIGNATING THE  
REDEVELOPMENT AUTHORITY AS  
AGENT OF THE CITY OF GREEN BAY  
FOR THE DISSOLUTION OF  
TAX INCREMENT DISTRICT (TID) NUMBER NINE (9),  
STATE HIGHWAY 54/57 BUSINESS PARK**

July 17, 2018

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Wis. Stats. §66.1105, the Redevelopment Authority is designated as agent of the City of Green Bay to perform all acts, including the dissolution of a TID Plan, for the closure of TID No. 9, State Highway 54/57 Business Park.

Adopted \_\_\_\_\_

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**RESOLUTION DESIGNATING THE  
REDEVELOPMENT AUTHORITY AS  
AGENT OF THE CITY OF GREEN BAY  
FOR THE AMENDMENT OF  
TAX INCREMENT DISTRICT (TID) NUMBER TWELVE (12),  
I-43 INDUSTRIAL PARK**

July 17, 2018

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Wis. Stats. §66.1105, the Redevelopment Authority is designated as agent of the City of Green Bay to perform all acts, including proposing and preparing an amendment to the Project Plan for TID No. 12, I-43 Industrial Park.

Adopted \_\_\_\_\_

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**RESOLUTION DESIGNATING THE  
REDEVELOPMENT AUTHORITY AS  
AGENT OF THE CITY OF GREEN BAY  
FOR THE DISSOLUTION OF  
TAX INCREMENT DISTRICT (TID) NUMBER SEVENTEEN (17),  
900 BLOCK NORTH BROADWAY**

July 17, 2018

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Wis. Stats. §66.1105, the Redevelopment Authority is designated as agent of the City of Green Bay to perform all acts, including the dissolution of a TID Plan, for the closure of TID No. 17, 900 Block North Broadway.

Adopted \_\_\_\_\_

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**RESOLUTION DESIGNATING THE  
REDEVELOPMENT AUTHORITY AS  
AGENT OF THE CITY OF GREEN BAY  
FOR THE CREATION OF  
TAX INCREMENT DISTRICT (TID) NUMBER TWENTY (20),  
WHITNEY PARK**

July 17, 2018

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Wis. Stats. §66.1105, the Redevelopment Authority is designated as agent of the City of Green Bay to perform all acts, including the preparation of a Project Plan for the creation of TID No. 20, Whitney Park.

Adopted \_\_\_\_\_

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**RESOLUTION DESIGNATING THE  
REDEVELOPMENT AUTHORITY AS  
AGENT OF THE CITY OF GREEN BAY  
FOR THE CREATION OF  
TAX INCREMENT DISTRICT (TID) NUMBER TWENTY-ONE (21),  
GREEN BAY PACKAGING**

July 17, 2018

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Wis. Stats. §66.1105, the Redevelopment Authority is designated as agent of the City of Green Bay to perform all acts, including the preparation of a Project Plan for the creation of TID No. 21, Green Bay Packaging.

Adopted \_\_\_\_\_

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**RESOLUTION DESIGNATING THE  
REDEVELOPMENT AUTHORITY AS  
AGENT OF THE CITY OF GREEN BAY  
FOR THE CREATION OF  
TAX INCREMENT DISTRICT (TID) NUMBER TWENTY-TWO (22),  
THE SHIPYARD**

July 17, 2018

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Wis. Stats. §66.1105, the Redevelopment Authority is designated as agent of the City of Green Bay to perform all acts, including the preparation of a Project Plan for the creation of TID No. 22, The Shipyard.

Adopted \_\_\_\_\_

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



Report to the  
Redevelopment Authority  
of the City of Green Bay

**MEETING DATE**

July 10, 2018

**PREPARED BY**

Krista Cisneroz, Staff

**AGENDA ITEM # E.I.**

Financial report and check register.

**BACKGROUND**

Informational.

**RECOMMENDATION**

Receive and place on file.

**FISCAL IMPACT**

**ATTACHMENTS**

1. RDA Financial Report 2018
2. Check Listing

Redevelopment Authority  
Financial Report  
CDBG  
06/30/2018

|                                     | 2017<br>Carry Over     | 2018<br>Budget | Program Income       | Expenses             | Obligated            | Remaining Balance      |
|-------------------------------------|------------------------|----------------|----------------------|----------------------|----------------------|------------------------|
| Park Improvements                   | 150,300.00             | -              | -                    | -                    | 300.00               | 150,000.00             |
| Public Works Improvements           | 9,296.89               | -              | -                    | 1,015.48             | 8,281.41             | -                      |
| Community Service Interns           | 53,563.16              | -              | -                    | 19,911.43            | -                    | 33,651.73              |
| Public Service                      | 102,882.54             | -              | -                    | 22,103.12            | 36,896.88            | 43,882.54              |
| Fair Housing                        | 18,750.00              | -              | -                    | 3,750.00             | -                    | 15,000.00              |
| Impact Areas                        | 260,956.31             | -              | 121,975.34           | 45,116.12            | 82,434.45            | 255,381.08             |
| Economic Development                | 234,730.74             | -              | 83,333.99            | -                    | -                    | 318,064.73             |
| ED Blight Elimination-Walnut Street | 185,904.21             | -              | -                    | 14,433.60            | -                    | 171,470.61             |
| Economic Development - LMI Benefit  | 15,001.00              | -              | -                    | -                    | -                    | 15,001.00              |
| ED Façade & Demo Loans              | 99,396.03              | -              | -                    | -                    | 20,000.00            | 79,396.03              |
| Administration                      | 212,301.74             | -              | -                    | 84,464.45            | -                    | 127,837.29             |
|                                     | <b>\$ 1,343,082.62</b> | <b>\$ -</b>    | <b>\$ 205,309.33</b> | <b>\$ 190,794.20</b> | <b>\$ 147,912.74</b> | <b>\$ 1,209,685.01</b> |

Redevelopment Authority  
Financial Report  
HOME  
06/30/2018

|                                     | 2017<br>Carry Over   | 2018<br>Budget | Program Income       | Expenses             | Obligated            | Remaining Balance    |
|-------------------------------------|----------------------|----------------|----------------------|----------------------|----------------------|----------------------|
| Single Family Rehab Loan Program    | 266,455.88           | -              | 155,841.31           | 85,746.35            | 43,025.18            | 293,525.66           |
| Housing Development Projects        | 340,607.96           | -              | -                    | -                    | 145,600.00           | 195,007.96           |
| CHDO Projects                       | 183,284.12           | -              | -                    | 44,971.83            | 99,312.29            | 39,000.00            |
| Downpayment Closing Cost Assistance | 2,400.00             | -              | -                    | -                    | -                    | 2,400.00             |
| Administration                      | 29,076.22            | -              | 2,622.47             | 30,399.60            | -                    | 1,299.09             |
|                                     | <b>\$ 821,824.18</b> | <b>\$ -</b>    | <b>\$ 158,463.78</b> | <b>\$ 161,117.78</b> | <b>\$ 287,937.47</b> | <b>\$ 531,232.71</b> |

**City of Green Bay RDA**

## Check Register

June-18

| CHECK<br>NUMBER | CHECK DATE | VENDOR NAME                          | AMOUNT        |
|-----------------|------------|--------------------------------------|---------------|
| 20813           | 06/01/2018 | JACK BOMSKI CONSTRUCTION             | 3,867.00      |
| 20814           | 06/01/2018 | CITY OF GREEN BAY                    | 260.96        |
| 20815           | 06/01/2018 | GANNETT WISCONSIN MEDIA              | 56.20         |
| 20816           | 06/01/2018 | ENVIRONMENTAL HAZARDS SERVICES, LLC  | 48.00         |
| 20817           | 06/01/2018 | BROWN COUNTY REGISTER OF DEEDS       | 30.00         |
| 20818           | 06/08/2018 | COMPLETE OFFICE OF WISCONSIN INC     | 73,878.42     |
| 20819           | 06/15/2018 | HIGHLAND BUILDING CONSULTANTS        | 250.00        |
| 20820           | 06/15/2018 | CITY OF GREEN BAY                    | 704.29        |
| 20821           | 06/15/2018 | FEDERAL EXPRESS CORP                 | 43.29         |
| 20822           | 06/15/2018 | GREEN BAY WATER UTILITY              | 73.53         |
| 20823           | 06/15/2018 | WISCONSIN PUBLIC SERVICE CORPORATION | 171.90        |
| 20824           | 06/15/2018 | CARDINAL ENVIRONMENTAL, INC          | 152.00        |
| 20825           | 06/15/2018 | TYLER TECHNOLOGIES, INC.             | 540.41        |
| 20826           | 06/15/2018 | REMODEL SHOP                         | 8,367.00      |
| 20827           | 06/15/2018 | SHACHA BATES                         | 2,307.60      |
| 20828           | 06/15/2018 | SUNBELT RENTALS INC                  | 31.00         |
| 20829           | 06/15/2018 | LITERACY GREEN BAY INC               | 1,718.90      |
| 20830           | 06/15/2018 | GREEN BAY AREA BUILDERS              | 1,699.00      |
| 20831           | 06/29/2018 | JACK BOMSKI CONSTRUCTION             | 10,350.00     |
| 20832           | 06/29/2018 | GREEN BAY PUBLIC SCHOOLS             | 9,298.20      |
| 20833           | 06/29/2018 | WISCONSIN MEDIA                      | 36.72         |
| 20834           | 06/29/2018 | WISCONSIN PUBLIC SERVICE CORPORATION | 102.44        |
| 20835           | 06/29/2018 | REMODEL SHOP                         | 2,574.00      |
| 20836           | 06/29/2018 | LIGHTHOUSE TITLE INC                 | 150.00        |
|                 |            |                                      | <hr/>         |
|                 |            |                                      | \$ 116,710.86 |



Report to the  
Redevelopment Authority  
of the City of Green Bay

**MEETING DATE**

July 10, 2018

**PREPARED BY**

Kevin J. Vonck, CED Director

**AGENDA ITEM # E.2.**

Report on Tax Increment Districts.

**BACKGROUND**

Information to be presented at meeting.

**RECOMMENDATION**

Receive and place on file.

**FISCAL IMPACT**

**ATTACHMENTS**

None