MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, JULY 10, 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; James Blumreich, and Ald. Barbara Dorff
Members Excused: Melanie Parma and Kathy Hinkfuss
Liaisons Present: Chelsea Kocken and Leah Weycker
Others Present: Ald. Brian Johnson

B. APPROVAL OF THE AGENDA.

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

Moved by James Blumreich, seconded by Ald. Barbara Dorff to approve the agenda for the July 10, 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 June 12, 2018, regular meeting and June 15, 2018, special meeting of the Redevelopment Authority.

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to approve the minutes from the June 12, 2018, regular meeting and June 15, 2018, special meeting of the Redevelopment Authority. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Matt Schueller, No- None, Abstain- None

D. REGULAR BUSINESS.

1. 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.

Moved by James Blumreich, seconded by Ald. Barbara Dorff to refer to staff. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Matt Schueller, No- None, Abstain- None

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.

Moved by James Blumreich, seconded by Matt Schueller to 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. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Matt Schueller, No- None, Abstain- None

Moved by Ald. Barbara Dorff, seconded by James Blumreich to direct staff to bring the request for proposals back to the RDA. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Matt Schueller, No- None, Abstain- None

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

Moved by Ald. Barbara Dorff, seconded by James Blumreich to approve the purchase of 505 5th Street (parcel 2-879) for $8,800.00 using Neighborhood Enhancement funds. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Matt Schueller, No- None, Abstain- None

4. Consideration with possible action to acquire 1253 9th Street (parcel 1-428-C) using Community

Development Block Grant funds.

Moved by Matt Schueller, seconded by Ald. Barbara Dorff to approve the purchase of 1253 9th Street (parcel 1-428-C) for $15,100.00 using Community Development Block Grant funds. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Matt Schueller, No- None, Abstain- None

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

Moved by Matt Schueller, seconded by James Blumreich to approve the purchase of five (5) properties from Brown County for up to $19,200.00 using Neighborhood Enhancement funds. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Matt Schueller, No- None, Abstain- None

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

Moved by James Blumreich, seconded by Ald. Barbara Dorff to approve the purchase of 1031 Winford Avenue (parcel 18-248) using Community Development Block Grant funds. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Matt Schueller, No- None, Abstain- None

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).

Moved by James Blumreich, seconded by Ald. Barbara Dorff to amend the agenda to take Informational Item #2 out of order and then return to Item 7. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Matt Schueller, No- None, Abstain- None

Moved by James Blumreich, seconded by Ald. Barbara Dorff to 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). Motion carried.
Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Matt Schueller, No- None, Abstain- None

E. INFORMATIONAL.

1. Financial report and check register.

The financial report and check register were provided in the packet.

2. Report on Tax Increment Districts.

Report on Tax Increment Districts was presented.

3. Director's Report and Project Updates.

Director's Report and Project Updates were presented.

4. Next meeting: August 14, 2018 at 1:30 PM

F. ADJOURNMENT.

Moved by Matt Schueller, seconded by Ald. Barbara Dorff to adjourn. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Matt Schueller, No- None, Abstain- None

VERBATIM MINUTES

- No.

- You're real focused.

- Alright. Chair, Gary Delveau.

- Here.

- Vice Chair, Matt Schueller.

- Here.

- Auto person, Barbara Dorff.

- Here.

- Jim Blumerich.

- Here.

- Kathy Hinkfuss is going to be late and Melanie Parma has to be excused.

- Okay. I entertain motion to approval of agenda.

- To remove.

- Second.

- Susan Burb. All those in favor of, say aye.

- [Council Members In Unison] Aye.

- Postal carried. Approval, couple minutes we have a June 12th and June 15th. We can do 'em together. Looking for approval of those minutes.

- Move to approve the minutes of June 12th and June 15th.

- Second.

- Barb and Matt. All those in favor ofsaying aye.

- [Council Members In Unison] Aye.

- Approved. Okay, right to business. Consideration with possible action of communication on June 19th, 2018 of the Common Council by other person Brian Johnson to direct staff you have to percentage for the arts proposal that will acts level assess he specified persetti and all new and, or re-developed business projects for the purpose of public art inflation, maintenance, and funding staff to support the Public Arts Commission. Alright, who's got that?

- So, we got this communication from council. As you know, public arts is housed in our department, in economic development. We're going through the process right now to get some additional funding through block grant and some fundraising from the PAC to make that position closer to full time. And that's just a one year plug right now. But then fundraising responsible for the future. As we've gone through and done more public arts in the community, we feel it's really important to continue to enroll our public arts in terms of the culture and other things that it brings. So with that, Alderman Johnson had asked for us to look at other ways of potentially funding both public art general and specifically that position or the Public Arts Commission. So we're gonna look through a few options when it comes to specifically Dalton agreements, developing projects, or other development funds and provide some options for both future agreements, but then also potentially going into the budget in the fall, where it might be some opportunities for that. So, recommendation to refer to staff and come back with some options.

- Go ahead.

- So move.

- Second.

- A motion made by Jim, second by Barb to refer to staff. All thevote on this one pro band. Yeah. Okay. And the verdict is.

- Passed unanimously.

- Alright, thank you. Alright. Item number two, consideration of the possible action on request to borrow two million dollars to fund the first day for the shipyard development, development agreement 18 dash o two, including property acquisition, geo-technology, environmental testing, architectural structural, and civil engineering and design and various site work.

- Alright.

- Yes.

- So, last month RDA and council approved the development agreement to move forward with the shipyard. As you know, our wipceptualized plan move forward, looking again the athletic facility, the water front amenities, the container part. And what we'd like to do is trying to be prudent of the spending care is take out the financing in two chunks. So this first chunk will look at property acquisition. This is to purchase Patrick sheet metal property which is some parcels on Broadway and Maple. It's to purchase the WAPS parcel which is a little triangle right off Broadway and Arnt. And then it's also to repay neighborhood enhancement. We used neighborhood enhancement funding to pick up the Rodney parcels on South Broadway. That's the old cycle shop. So with that 1.1, .2 million dollars would be used for acquisition. The remaining funds where you would like to use for as mentioned some additional testing and design of the facility. We've been talking to our development team, myself, public works, parks, in terms of the process of doing that. We will likely put together a request for proposals force design services and these services. You know, it's a pretty complicated project. I mean, we're note of brown field. We're dealing with Floyd plane. And we want somebody who has some good experience in this in terms of the site prep and site management, but then somebody else who also has the resources to think creatively and kind of turn that concept from just a concept really into a formal design. Once we get to that portion of it, one of the things we'll put in, I think it's very important. We had another round of some public input, both from RDA, council, but also the neighborhood and the community, really to kind of fine tune some of the ideas and what we'd like to see here proof for presenting a final design for construction. I think with this the thought was also to have the construction pricing come out with a variety of options, alternatives. We all know construction prices are kind of bouncing around right now and generally in the upwards direction. So I think if we need to make some choices about what's priority in terms of getting done right away. This will give us some options to do that. And we hope to move forward with that r of p probably in the coming weeks and hopefully get this summer award a contract to work with a consultant to perform some of these services. So with that this basically authorizes us to start the process of soliciting options for the funding. I don't know if Director Alan back there is here who can talk about some of the options that we have with public and private. Most likely I think we'll probably end up doing state trust fund for this power ring. Again, in the best interests of the city wherever we can get in terms of the whole cost of borrowing this money. So with that, we are asking for your approval, move forward with this. This item is simultaneously on finance committee agenda today as well. And then we'll go to council next week.

- You mentioned that you gotta borrow in two phases. What's the total amount? Or next phase will be.

- Yep, so the total amount, we said that the Demonna agreement allows us to borrow up to 9 1/2 million. I think one of the things we also see is this opportunity is now that we have the go ahead with this project, and we're continuing to wait to hear back on some other grant opportunities. And so, depending on where those fall, that can impact the amount that we're having to borrow. So if we're able to have some additional funds secured ahead of time, then we won't have to borrow as much. I think the budget, again, is still around 10 million. We'll be going back to the stadium district. Their request is that we rescind our original agreement and ask new for this. But we'll be going back for the half million dollars for that as well. And so that just gives us a little time to put those pieces in place before instead of just today drawing 9 1/2 million out and figuring out what happens.

- Yes.

- The state borrowing. Will help us, I think, financially, in terms of just sunk costs. And, we can't use it all right away, so it doesn't pay for us to borrow right away.

- Absolutely. Anything new with private interests?

- Yes, so we continue to work on the north side of the slip. There's been an interest developers and then also a few others, since their development agreement has passed. Most likely next month or September we could have an agreement force a development, private development, as well as parcels.

- Good. Very good.

- What environmental work has been done on that site? Anything, yeah I'm just studies and generally assessing.

- So the site has obtained, and I'll ask Matt to back me up, 'cause he's the specialist. Both sites have been closed. And so if we are going to work with that though, since they were closed, I mean, some of their additional changes to environmental laws have come up, in terms of things you need to look for. But we've been working with the DNR. And most likely what we'll require is an amendment to the closure. And so we'll have to look at closure that was done, basically caps that were put in place. And then based on our new plan of filler bringing in the inner fields were generally be pretty good, 'cause basically adding to the cap some precautions while it to be taken in areas where we wanna drill down to do pilings or other things. But in all the contaminants are really what you find all around downtown Green Bay. There's nothing super toxic or super dangerous in terms of exposure to human health or safety. And so we've been working pretty closely with them in terms of how we move forward with input that plan.

- 'Cause for me it's more, it's a question probably about when we might structure the acquisition of properties, right, just on the risk of we go in and we do some environmental assessment and find out oh, wow. And then we go, correct to me, 'cause when we might buy property versus not, 'cause if we didn't go in there and find something really bad that said oh, but this is now a 30 million dollar project.

- No, and we gave ourselves an out with the badger shape metal property. But so far, again, our meetings with the DNR. They have not found anything that causes them concern. And especially our potential uses short term for storage, medium term for surface parking. They don't see any reason that any extreme action is needed to take care of any of those. So, we made sure to go through and thanks to math we're gonna the consultant to do the phase one and do the phase two just to make sure we're not opening up a huge can of worms or money down the drain.

- So can we question all the r of p. That will come back here for approval.

- If you'd like it to, it can. In terms of, because it's professional services. Generally there's the only way for administration to do that. Given the size and the scope of the project, I kinda feel it's appropriate to put out something publicly. I also feel that, given this is a pretty big signature project for the city, I think we could probably get some competitive bidding for it. If you would like to see the RFP come back before this body for approval, I think that's... If you'd like to make that motion, I'm comfortable with that to see what's all in there.

- I'm just curious about those that would bid getting a feel for where there headed with their mindset on what this project's gonna look like. That's more my concern. Obviously, we're concerned about money, but that's not the highest priority in my mind.

- Sure.

- I think from that standpoint I'd like to see it come back. And then from a timing standpoint, I mean, what would you estimate you have people in here giving us an idea?

- Well, I think, given where this project has been, we'd like to have done it yesterday. For sure, I would like to get DRFP back before here at the next meeting. Potentially even if it's done before that. Maybe it would go in to special meeting to basically get it out there. I'll talk a little bit more with parks and public works in terms of their period that they feel comfortable with. Put it, enough time that somebody has time to put together a quality proposal. But not so much time that okay they take, drag their feet on it. So I'm guessing, probably it's gonna be somewhere between a window of 30 and 60 days that we're gonna ask for.

- Sure, okay.

- Bring it back to Okay, Barb do you have questions?

- No actually they were asked.

- Just one last Kevin. The prices that are in here for the property. These are fully theshe had agreed to.

- Correct. These are the ones we have in our contract, all contingent upon approval here and contingent on getting the funding source.

- Okay, we need to add to this motion that RFP should come back to us, which may be a separate motion.

- Yeah, I'm entering, kid imagines. Recommend, yeah do that and then just adding something on there further that the RFP come back before RDA for approval, for being issued.

- Alright. We'll entertain a motion.

- Yeah, that's fine. You can even do a separate motion afterwards directing staff to just bring our act two if you wanna keep it cleaner.

- Okay. I think we'll do that. That's what we'll do. But we're gonna go with... Well, first of all, first and second on this particular motions.

- I'll motion to approve the recommendation as presented.

- Second.

- There's a Jim and you can have it of made first and second to we shall vote.

- Passed unanimous.

- Okay. I wanna entertain a motion for RFP to come back here.

- I'll move that the RFP comes back.

- Okay, Barb.

- And I'll second that.

- And Jim. All those in favor say aye.

- [Council Members In Unison] Aye.

- Opposed, so carried. Thank you.

- Sure.

- Alright, number three.

- It slides out.

- Moving chairs.

- Alright, consideration of possible action to fire 505 Fifth Street, parcel neighborhood enhanced pr you book. I print it up I Delaware day. Consideration possible high require 505 Fifth Street parcel two dash 879, reason Newlerg enhancement funds. And that is Kevin.

- Me, yes. Alright, 505 Fifth Street, is a single family home located in the Shipyard neighborhood. The original owner had passed away and now their children are maintaining the property. It is vacant right now. We, staff has toured the property. It's not really in great shape. So it'll probably need to be demolished. You're lookin' at probably about maybe nine, $10000 for demolition. Other than that though, it'll give us a buildable lot in the shipyard area, so.

- Okay.

- Great.

- Move to Motion need to berm to approve.

- And I'll second.

- Second by Joe.

- Just one second. Passed unanimously.

- Okay, thank you. Conye four, consideration of possible action to acquire for 53 9th Street, parcel one dash 428 dash c to see Dave, you got this one.

- Thanks. So this property came to us through the owner. And the owner wanted to sell the property. It was hit by a car. And it was demolished. And part of the agreement was we'll pick it up upon approval for the price of the land. So, $15100 is the purchase price.

- How fast was the vehicle going?

- It was going really fast. It's the second time this thing was hit too.

- Really?

- There was a ridge up on Fisk and Ninth Street. There's a bump up there, and cars like to launch off that. Each person is excessive of course.

- Wow.

- Going 90 miles an hour. I believe. That's what I heard.

- What time in the morning?

- I have no idea. I don't know the details. But the homeowner wanted out. That was the second time the house was hit with small children inside. They offered it to us to acquire. And we thought it'd be a great CDBG project to spread some of the properties around the city, so.

- And that's what's on the actual land value.

- Yes sir.

- So this, okay, CDBG. Okay, got it.

- Entertain a motion.

- Do you have a question?

- Oh, fair, fair.

- I have a question.

- Yeah, please.

- So, will we do anything like with traffic fuckin' pads to make sure that no one crashes into the new place?

- No. I don't believe so. We'll just build a home and trust that our department of public works will correct that problem.

- Okay, but they know about it?

- Pardon me?

- They do know about the problem.

- Yeah, I'm sure. I think they're well aware of it, because there's a police report on this whole thing. And that's happened, it's occurred more than once.

- I think Chris, Alderman Werick put in a communication on that at the last council meeting.

- To have traffic by compet look at it.

- Yeah.

- Thank you. We're gonna write that.

- What would be some of the potential solutions? I have no idea.

- Well, it's crowned and so you can, you would flatten it out, I guess.

- Okay.

- I guess that would be the thing. War and concrete. It, yeah, homeland security pillars.

- Exactly.

- Would be another solution. But yeah, it's pretty crisp.

- Barb, did you have any more?

- No that was it.

- I'd make the motion then to acquire 1253 Ninth Street, partial one dash 428 dash c using CDBG funds.

- Second.

- Motionmath. Second the verb. And we shall vote.

- Passed unanimous.

- Okay. Item number five, consideration of possible action to purchase five properties from Ran Colleen using mutal enhancement funds.

- Alright. So, we've worked with the county before to purchase other foreclosure properties. This year they're offering us five vacant lots of which one is located in the flood plain. And therefore with that lot we would most likely have to just divide that lot and try to sell it off to the neighbors or try to figure out another community related impact there. So that not being a buildable lot, we're looking at hopefully picking that one up just for $500 is what we offered. The other four lots we're comfortable going with the Brown County asking price, as listed in the packet. Yeah. The four lots are all buildable kinda, kinda spread out through the city. I think good opportunities for some new builds with the new homes in the neighborhood program, one of which on 927 North Broadway. We actually own the lot right next to it. So that'll help us maybe do a little bit larger project there possibly. And that is also in an area that we've had some success in the past few years here.

- And is the county's asking price July, taxes that are always, if I recall.

- Correct.

- So this is the same we've done this now for a couple of years, okay.

- Correct.

- What are the chances are getting the Reiver Street property for the $500?

- They've done it in the past.

- That was around for the last one we did with them.

- Okay.

- We'll see, yeah, the way their selling 'em the last time we did this we took all of the properties that they were, that they had with the agreement that we would get the flood plan properties for 500. The county has actually separated out a few of the properties that they're still selling on their own this time. So if we can't get this one for 500, we'll just pass on it and just take the other four.

- Is there a chance we would partner with some other organizations with this, on these properties?

- Definitely, private developers, neighbor works, habitat and.

- Okay, consideration possible action purchase five properties in Broughton County.

- I'd make the motion.

- I'll second.

- Motion made a Matt and seconded by Jim. We shall vote.

- Pass chuling votes.

- Thank you.

- How do you run a mole here? I think this is the most properties per dollar that we've ever acquired so far.

- Tim's good at negosh.

- Yeah, 'cause he couldn't.

- Good negotiating.

- 'cause it's for cheap ones.

- I'm about to blow the curve.

- Oh yeah.

- Number six, exploration of possible action on the purchase of 1031 Ford Avenue, parcel 18 dash 248 using community development and block grant funds.

- This is another property that came to us through the owners, the... It was the homestead. The parents have died, and they don't know what to do with the property. They'd like to get rid of it. We've been through the property, and we're leaning towards demolition and re-build. But there may be potentials saying, I don't know. It's one of those properties, but they're asking 42000 for the property. It's in a nice neighborhood, so it would be a very good location for another project.

- What's it on a tactual store?

- Six foot seven.

- 67 the best I ever did. Okay.

- So, you think we could put a decent stretch around that?

- Yes sir.

- With a 52 foot line, lot size, yeah. We've done that before?

- Yeah, we have. And I'm also working on getting some new floor plans drawn up right now with actually this specific style in mind. Yeah, so those should be ready within the next few months here. By the time we have this one down, we should have a new plan ready to go to build on it, so.

- Any other questions?

- So there's no way to know or to attend to it? You'll decide whether you're going to re-model, rehab, tear down, re-build?

- Yes as to.

- We would, we'd bring back whether if it was decide. To remodel it, we'd bring that back as a project or just dispose of it.

- You've been in it, inside.

- I have not, but Ken has.

- Yeah, I was in real strange construction. I've never seen anything for. They used I-beams, four feet on center for the main floor joists of the house and then just a plywood back on top of that. So it's kinda spongy. With the, yeah the owners have said is that this was one of the original modular homes where what they've built it off site and brought it there. So the construction was a little strange, a little tight.

- So it's not leaning toward rehab.

- I don't think. I think it would be probably one of those where our costs are gonna exceed just taking it down and putting up a new structure.

- Generally, where's a entrance?

- It is between Denoyers and Delft off Gracestone.

- There some homes over there that are all concrete floors. So I, it's neither here nor there, but it might be a variant on those.

- Yeah. I had never seen any construction like that before, so.

- We have a team that we take through with our inspectors that take a look at it and gives us their opinions on whether or not the possibility to We'll do that on this property.

- I think it's a fair price.

- Wait a minute.

- I think the land is good, more likely. There the bottom line I think the best price you can get.

- We'll get $4000 in replant steel.

- There you go. That's something. So. Alright.

- I'd move to approve.

- Second.

- Motioning by Jim. Second by Barb. We shall vote. I'm getting used to this technology. And the group are pretty good.

- We can re-train.

- We can we said they were trainable. There it is. That's worth something.

- Passed unanimously.

- They sent a monkey into space.

- Yeah right, good point. Number seven, consideration files so action and resolutions designated for me to go to RD eight to perform law access here for creating, amending. And they're closing tax incremental plan in sichricks kids. Seven, eight, nine, 12, 17, 20, 21 and 22. Yes.

- So these are potential actions that we can look at taking, as a city regarding these tax increment districts. Maybe proper, if you wanted to spend the rules and take out a word and do the report on tax increment districts.

- yes.

- So you get a little better idea of where some of these are.

- I like that.

- Some of the projects and then just kinda the reasoning behind why some of these are up for discussion this year.

- Me first off and Eric made a motion to amend the agenda, if you will, and we're gonna go to informational number two. Then we'll come back to number seven.

- So moved.

- Second.

- Jim and Barb. All those in favor of samen, say aye.

- [Council Members In Unison] Aye.

- Opposed. None, so we're gonna go with the informational number two. It's in a great idea, I mean if you see her, okay

- So if you want, Crista, could I get. I have a presentation on there in the folder. Do you wanna hand out? Did you bring the summary?

- I did.

- Okay.

- You're not speaking next. Oh, absolutely.

- So what Diana will do is tag team a little bit and go through, we just had our end all director view board meeting the other week, reporting on the performance of all the tax increment districts. This is for year end 2017. So it's the financial accounting for everything that happened in year end. And, we'll go through and talk a little bit about each district, kinda where it stands, thinking about what's happening in the future, pending projects, fiscal health, test flows, all those other things. If you have any questions I think hopefully Diana and I should be able to answer them. And then that'll hopefully set the context for reasons for resolutions regarding some of the actions potentially for some of these.

- Good.

- Alright, so.

- What I handed over to you was starting last year the state of Wisconsin put together a consistent reporting mechanism that are ruling all municipal tech who submit for their kids. And so this is the second year we've had to submit this report by July 1st. And what it does is it'll give basically has a, basic information on the tid what type of, what tid district it is, what type it is, the name of it, the creation date when the mandatory term date is. And then the middle, the remaining section tells you what the fund balance for that tid was at the beginning of the 2017. And then it shows all the revenue sources and all expenditures and what the fund balance was at the end of '17. The next three columns are really just some guesses, cash flow projections that is taken into consideration what we know now. Obviously, many things could change within a tid. So, the last three columns are really just some estimates, some future guesses in a cash flow. But if you look at the fund balance at the beginning of the year, at the end of the year, that is how the year ended for 2017. That is currently where these tids are sitting.

- One of the things that the state listened to us on last year is on the annual reports. It made us put all our future project costs, but didn't allow us to put our revenues. So it looked like all of our tids were just going off the deep end. This year they amended the reports thankfully. So you get a little bit better understanding of, okay, what's the future tax increment that's gonna be coming there to show then, alright, when the tid is scheduled to close what should be the balance in the tid account.

- What I'd like to say is each report is actually about a five page report. But this is a summary. So each report we had to, submit a separate report, again who summarized me.

- And how is future revenue derived?

- That is taking what we currently are getting in any tax increment and building in portencia 1% increase or if we know a ready projects that are in the works, and we already know based on a development agreement that by, let's say, 2019 or '20 that they have agreed upon assess value. We have built that in estimates or if there's any development agreement, we take some guesses on interest and accept computer aids or any development agreements. These again, based on what we know with some projections built in.

- Okay. So but it's based on development agreements with no, not like hey we hope to get a development agreement in 2022 of this size or.

- So that's what Diana and I are doing with the cash flows. And I'll show at the end a way that we're thinking about maybe doing some reporting on this, kinda starting with the highest numbers and working our way back to go through. Look, when some of these were created in terms of just what were the assumptions that were put in. But generally, again, I think for us it's important to base those assumptions on real projects and real numbers for growth.

- For the future can I just make or at least have a conversation. So you have a certain amount of increment on all of these coming in currently. And that's part of your future revenue projections, aside from other developmentary months are of what's and so on. I wonder if it might not also help us to know what's a solid revenue that's coming in, plus what are we making estimates upon. You know what I'm saying? So.

- So that's part of what we're starting to do with the new ones is look at, okay, in the development agreements by certain amounts, kinda estimating where they're at, but then once the project comes online, what's it really assessed at. And so okay that continues to grow. And then what's the other variable for just general growth that we're assuming or if we're not, if we're only just building it on the projects themselves. And so I think that would be a little more clear in some of these future reports.

- I mean, this is good that we've gotten on that.

- We're working on that.

- So I thought what we would do is just kind of cruise through our tids. If you have any questions, specific to them, hopefully Diana and I can provide some answers to that. So this is a map of our districts. And this is for 2018. Some that ended in 2017 are being closed out in 2018, number six, number 11, and number 15. So those are no longer gonna be on the map. So we'll address as those as we get to them. So our oldest tax increment district is number four. That was for Washington Apartments on Riverside Place. It was done on the east side of the river. Most of this is kinda overlapped with So really the only project still on here is the Riverside Place apartments. And I think they're down to converting those from apartments all but may be one or two.

- Yeah.

- I left. To convert to condos. But as those have converted, that's helped with the assess value. It's gone up.

- Absolutely.

- And so that one has been performing well. But part of the increment from that, part of the agreement was because they used Cherry Street ramp, part of that increment is going to help pay the debt service on Cherry Street ramp, which is kitty-corner from Riverside Place and was part of the original tid four.

- Okay.

- Tid five is the big downtown district. It basically encompasses most of the core, the downtown and near east, west sides of the river. And here we continue to have small, incremental re-development happen, along with some bigger projects. This past year her metro is now fully online, fully assessed. Coming up now there's no watermark building will be getting built out. So that increment will start to decline for that. But again, just some small projects. If you look Self-Adam's mobile gallery's made improvements. American Food Groups has just done some remodeling to their office. And there's been just small bits and pieces in improvements here and there which have really helped grow this particular tax increment district. With that part of it over on the west side near the shipyard, because of the age of this district, we'll probably gonna be looking at a new tax increment district specifically for that area. That you see, I mean this one, the fund balance, again, last year was kind of you just talked about 16 and 17 were kind of the trough where we made a lot of payments out for these development agreements before the projects now are fully online. But that one, that balance is climbing back up and is anticipated to go back into the black probably in the next year or two.

- Two.

- Okay. Tax increment district six. That was the near east side neighborhood. That was one we decided to close. That was Navarino neighborhood primarily. We looked at in terms of there weren't a lot of additional projects happening in that area. We were looking fulfill the agreements in terms of the outstanding development agreements with the cash reserves we had in there. So we escrowed those and will continue to pay those out. This isn't the map of it, I'm sorry.

- Okay.

- So, that one will no longer be on here, but that closed out with basically no impact on the tax levy. We used those funds to escrow for the current agreement. So with that the.

- Before, confer on six. What I just wanna note is yeah, the fund balance for six was positive 122. Well it ended at about 309000, and itwithin the revenues are the 20000, if... Couple months back we asked for transfers from tiff 12 for three of these tids and that is to cover future expenses that we have. So by time we took some estimates. And on future project costs and future revenues, these are gonna be, there's gonna be very small balances by the time we close 'em. By August we have to close these tids. So that the reason why is, again, we have to announce it. As Kevin was saying, you have to escrow the dollars and before we can close 'em, we had to make sure they were in a positive state.

- Right.

- So that escrow account allows us to pay the agreement, but the closure of the tid then allows the new increment to come back onto the taxing jurisdictions. Number seven is Lombardi and Ashland. This is near Tender Lodge, roughly in the Legends district area. And it also encompasses a little bit north of Lombardi, a few player properties up along Ashland Avenue. This had a negative fund balance of 1117 but other one 1118 that has come back positive. We don't have a lot of development projects in the queue for this area. As we've talked about, there's only a few landowners there, potential that we would keep it open, maybe yet a year or two. The Legends district identifies some infrastructure improvements in that area, particular ped bike improvements.

Nothof use some of those funds in the account to use for those improvements. But other than that without a lot of future development projects, it may be proper to look at potentially closing that tid. And that's why that's one of the resolutions that was put out there, should a new project come forward in the coming years. We may wanna look at one that encompasses those properties. As you can see, the fabry pedra state property is not in this tid. So if you look at a project there, some of the other properties around the area, those may be better served with the new tid. But again, based on the timing, we don't have anything right now. So this one may be one that we look at for closure. Another one potential looking at for closure is the Bird and Morrow. This is over on the east side. Let's just think the Bornaman home is one of the major development projects in this area. This has been doing very well. That exceeded expectations in terms of revenue and increment. With that we don't see a lot of new projects coming online. The positive fund balance is definitely helped, in terms of when you conglomerate all of our tids. We've been looking at that. So, to close that we'd also want to look at potentially closing one which'll be the next one that has a negative fund balance in order to start to even some things out. But again, this tid it's still gonna be open for another 11 years, potentially, without any projects that may be an opportunity time to close it down early.

- Is there a downside to leaving open a tid like that that has a positive, protected balance?

- So, really when we look at, and I think this is what we need to talk about is okay, well, if we close it down, and those funds coming back to the city, what would that impact be on the levy in terms of budgeting for the future. As far as leaving it open, if it's continuing to accrue, what it can do is it helps provide some cushion for tids that might not be doing as well and can serve as a donor tid when it comes time to close them out. Or again, our biggest thing I think we share is we don't ever want a tid to have a negative impact on the levy. And so if we can use positive balances and some tids to help cut a deficit and another tid, I think that's more appropriate than making a levy feel those gaps. So, that's one I think, again, because there is that positive balance in there if we do close it, that's, it's gotta be balanced out with something that's more negative.

- Negative.

- And that's one of the things I think just to explore a little bit further whether that's... Again, the resolutions are on here to allow RDA to start that process, but I think we need to start talking about whether that's 2018 closure or 2019 closure or 2020 closure, and just set up some timeframes. But I think it's based on the balances, the appropriate time to start the conversation on it.

- Thank you.

- In my mind tells me historically any how that once you're available funds are sufficient to pay off the debt for that district, it actually have to close the district. Is that still the case?

- Depends how you interpret it, in terms of when all project costs are paid, there's some things that... Looking at some of these plans, there's projects that are listed that maybe weren't started. So you could look at using some of these funds to do those, because you're still in that expenditure period up to 22 years. And that's where we kinda look at. Alright, you do those projects and then use the funds to do those projects. Or you just say we don't need those projects necessarily. Let's just wait. And I think that's one of the ones going back to the Legends district, Lombardi Ashland one, in terms of that infrastructure improvement that's on the list. But what's the best source of revenue to do that? Is it the tid or is it waiting for another project to come along?

- But I'm guessing that pulls once you get beyond the construction period, the date, the last construction date, then you, if you have available funds sufficient to pay off the debt and the project costs and you have to close the district.

- Yes, then they would like you to shut it down.

- And I think also be considerate of the JRB, Joint Review Board. If we were to, as we're asking to open a few more tids, and we'll asking to close someone with the negative fund balances, and we're asking to. That's what negative, we would take some of these other positive ones into consideration that just don't have projects. Think we'd have more luck trying to open new ones.

- Gotcha. No, no.

- We have one member from each taxing jurisdiction.

- And one member of the public.

- And that one member of the public, correct.

- Tid nine is University Heights. This project chicken and an egg scenario of or horse and cart. I don't know what's the right analogy here? I think the intentions were good in terms of creating this business park. I think perceptually there'd still a hard time for some clients getting over the distance, even though it really isn't that far out at all. There are some challenges with some of the city pieces in terms of our land lot nature. But in order to move forward with that, we need business willing to do that and to enable us to spend more funds to do that. I think in terms of, I'm a little bit weary of build it and they'll come kind of scenario here, because it's not like they're knocking down our doors with that. So to drive this further into debt with some additional infrastructure improvements, I don't know if it's the prudent thing to do. So we may just have to look at in terms of the permits that were made out there, I think were beneficial and land acquisition at the time was right. But also you look at in terms of whether this is created in 2003, basically as things were ramping up right before the cliff and the recession. It just, the timing wasn't right. And so maybe worth looking at without additional projects coming closing this down. With that there's a pretty significant fund balance deficit here. So that would, again, require likely the allocation from the positive tid in this case. You look at another one. You're closing down tid number eight or you look at tid 12. We'll talk one of the things in tid 12 we're still doing is figuring out the cost of the expansion of Aveery Road and the sewers and all the utilities out there that we wanna make sure that we have enough money there to pay cash for that. That may be one, again, unless something turns around pretty quickly, it's really not going anywhere.

- Probably a few years ahead of its time.

- Yeah I mean it's progressive and I think again, you could rewind to 2003, and you see how things were developing and how things were going, and also when you look at the development plan in terms of how much land was allocated towards commercial out there. I mean, big box and retail was really exploding around that time. And it just in the last 15 years things have majorly shifted. And I think once the population starts moving again out there, again, Rit Smith, that area exploded residentially. I would think that's starting to move forward again. But until you get that cluster, we're still probably, I would say at least, five, 10 years out towards that really having the demographics to attract a lot of development.

- And that's what I graft. Until like the I-43 industrial park is really full, I think that's probably when that next push goes to where's the next place I could go.

- And I think that's one of the things we've talked about is even with the expansion of I-43, even though logistically you may spend more time going down Mason Street to get to the far east end, people like I-43 and businesses like the reputation there and like being close to it. So even though they may be traffic wise or logistics wise at a disadvantage, they prefer that over this. And really until we get to the border with Eaton, I think we're gonna see I-43 fill up before this does. Tid 10 Main and Mason. This area was a blight district. Its got a few more years left. We're about half way through. Some of the projects in here. At 1901 Maine, this is just down from the Pick 'n Save grocery store. So this is a redevelopment projects and vacant sites that came online now last year with the bank, fast food restaurant, and dental office. So that's online, dollar store renovation across the street. So there's been some smaller projects in here that have been picking up. And I think beg or emanam right now but continues to be positive and a good... We're still a few more opportunity sites in this area, where we can see some redevelopment. And I think with Eastel Mall starting to move, I think this corridor is doing pretty well. And we'll start to see that turn a little bit more, but otherwise it's been a decent tid. 11 is another one we shut down. That's old Main Street. Again, as Diana talked about, at the other end there, to offset from 1012 the allocation to close that out. Again, probably just timing issue and then creating the tid and development on the things that came through, a combination of us acquiring properties for the East River Trail. And the school district acquiring properties for their facilities. Again, both good things in terms of amenities and recreation and employment and jobs, but terrible things in terms of for the property tax values. Things that went in at base value at got taken down to zero and just made it a struggle to kind of come out of that. And so we felt it was best to close that down and Jeremy did. So that one will be closed this year. So I-43, number 12. Again, very successful business park, a very successful tax increment district. One of the things we had talked about is potentially a modification for this. You can see right near Arlene Lane there right south of Mason Street, the north east corner of the Erie Road project. For Nature's Way that parcel was not included in the tid. And they can't combine the parcels, because that one wasn't in the tid. So we made an amendment to put that parcel in. So Nature's Way can confine that all into one parcel. It could keep at two, but best on where the building is, it's probably cleaner for it all to be one, given setbacks and coverage and all those types of things. So that may be the amendment that we're looking at, in terms of territory. I think we're still maybe a year or two out yet from looking at the I-43 expansion of the new tid, maybe east of Erie Road. Some of that's covered right now, but I think in terms of once we get to finalizing the construction of Erie Road South. We ran into a little hiccup with wetlands, so only half that's road gonna be done this year. The next half will be done next year. And then also sewer service will be expanded and half will be finished this year, half will be expanded next year. We'll basically allow everything east of Erie Road to be developed for industrial uses. So I think that would be the time that we look at, okay, what are the final costs on those. I think we have enough cash on hand to be able to pay for those. And if there's any other project costs that come with that, we can look at closing down to 12 then and opening up perhaps a new one based on a project for I-43 east. But it turns out the amendment for this year that is probably just going to be the territory and the amendment was already we're gonna be looking at.

- What's the construction?

- Little white spot that we're talking.

- Yeah, little white spot right next to Arlene right there.

- What's the construction deadline on that one?

- For Erie Road.

- Yeah.

- So we have to have things done to driveway for Nature's Way I think by fall. I gotta look at the development agreement again. And then next year planning on taking Erie Road from the driveway all the way down to the border with Belvue.

- With the tid restruction?

- Oh in terms.

- With construction deadline on the tip. It says 2025 for the mandatory term date.

- Correct. It's three years before, so 2022.

- Two, okay.

- And I think that's where we talked about Jerry last year. I think we kind of had penciled out. Probably could be set for a closure 2021. Again, just making sure all those costs come in that we know before finally shutting it down. And then just some of the projects that have helped tid 12. Willow Creek Health, that's the strategichealth hospital that's hopefully online now. Aurora continues to expand. We have their campus generate additional increment. And Nature's Way that is underway right now. It's definitely not the screen up there right now. All under construction, but they're hoping to be open, closed up before the winter. And then doing, you probably know better than I do. And then running some equipment. And then fully online next year. Okay. 13, that's northern downtown. This is basically, yeah, along Main Street north and south per newer projects that seveloped helped take down. The old mall. With that, there's been a lot of money expended on that. There's a lot of up front money for demolition incentives along the Schreiber Northland Cade Convention Center. I mean, there's a lot of projects in. But with that, I'm sure we're being fully online now. The Northland will be set to open this fall. We're just through there the other day. So construction is going well. They're aiming, I think they'd like now Marriott calls the shots exactly when it opens. But they're looking at a mid October opening. So trying to specifically nail down that date, but things have been progressing great, since the new ownership group took over and new construction has been going. But that being fully online along with, again, a few other small pockets of just some redevelopment in this area. So it's a little bit of crawl yet to get back to that positive cash balance. But ultimately the projections feel that it will get there. 14, ill bursin canning factory and now the rail yard. That project, again, kinda took a hit when it basically went to the redevelopment authority. It went to us for a year and then kinda came off the tax rolls. You know hurt with that, but now that property back in private hands and development continues with the southern buildings. Those are now almost fully built out. They're still probably a little bit more to be done in building d or e. But then work now is starting on building r s t to the north. Building those up for some office space. Working on infrastructure, creating the town homes. Still working with the developer TWG, out of Indianapolis about affordable housing project in the north end of the parcel. They did get the weed attacks credits in this round. But they're applying and working on another round, so maybe an opportunity to see that project realized and actually probably a little better value property tax wise based on some of the rents. They continue working on that and will continue to see that increment grow in that district.

- Good.

- 15 was the third one we closed last year. That was old north old Webster area. Some of that I think was done for potential investoral expansion didn't quite take off the way anticipated. It's also just It's a tough neighborhood, being in flip plane. It's hard to put money in your property to approve it. And just wasn't going anywhere. And didn't have a lot of projects in cube. So has to close that down. I think that one was a staff bleeding, 'cause it was starting to decrease. And so we wanna just make sure that to shut it down before it did have any more negative impacts. 16, Military Avenue. This one has been a tough one. Before my time, but I think this one had a reset on it. With that there's still a lot of costs, legacy costs, I guess from the infrastructure that was constructed through there. Street looks great and combinations are great. But bike all of that. But with that we have not had seen the pace of development needed or anticipated to keep up with that. With that, some bright spots with the new owner of the Green Bay Plaza. Their thoughts for hopefully, again, continue to use the retail space that they have. Bring some good tenants in there. They've got good mix. Same owner also acquired the Sears and would like to see that improved and some plans for revamping that space along with that huge parking lot. I know the farmer's market is awesomely, but I'm pretty sure you don't need the whole lot for doing that. So looking at, again, some additional development on the out lots here. We have seen some incremental stuff, again, kitty-corner to this across the street without lots and Burlington Place going. Martin is working on an expansion right now. And been working on some additional smaller project. This I think is probably the biggest opportunity that's there yet. We still have a ways to go to crawl out of this one. But with that, we'll still work at it and going but there's work to be done here yet. And it's difficult. I think the other thing is that we can't expand the territory, because it was a distressed tid. So we're kind of working with what's there.

- Sure.

- North Broadway. 17, this is was done in the Packerland Builder's Project title of one of this, just a handful of parcels. In short, this is another one proposed for shutting down. This is an agreement to take some dilapidated, blighted property. That's an old Cheese Square house or something fun and it's prepared. Take down, repurpose some other structures that's been done. Warehouse is down, restructures are in. But they did not hit the targets that they were anticipated to meet in terms of revenue generation. Because it is only a handful of parcels, it's not like we can get much new development here. So, we feel it's best probably to look at closing it down, because this is, I don't know, as good as it's going to get, in terms of the development. We do have some clauses in the development agreement in terms of guarantees from the developer that were not met. And we feel that we can still work on those guaranteeing whether the tid exists or not. And so we'll continue to pursue those as far as the growth in this district. It is what it is. And I don't think we're gonna get anything more, so it may be good to close this one. It's a minor one. I mean, it's a small one. But in terms of, I think. It was tried, it was done. And there's nothing more really we can do with this piece. 18, University Avenue. So this is one of the newer districts. Again, this really kind of stems out from the planning efforts for the Brownsville redevelopment corridor study. And you know how that morphed into particular projects. This one's been good. The first project in redoing the University of New Triangle and the festival foods, the out lot, the quick trip which is not on here but now fully online. And there's still one parcel that parking lot kind of the Met Life there that has still yet to be developed. That's temporary use, but there could be some building on there as well. That's meta-projections for creating some increment in that area.

- Who owns that parcel, do you know?

- The developer does.

- Oh developer.

- Yep, so that was part of the package, yep, so. Right to the right of the bowling alley area there. It's a, I'm sorry the left of the driveway for the bowling alley. That was a parcel that they acquired. They're using it for some parking right now. It's about acre and a half. So it makes a decent, little retail site. Peckerline packing is moving along. 30 plus acres working on taken pound all those buildings. Simultaneously you've probably seen some construction near the front end. They've got two of their buildings going up. They worked on an agreement with UGB to probably find some student housing. So they're looking at getting those done. Dissipating by August so. Playing the fast track with that. But that, in terms of putting some money into that project. We had agreed I think 1.5 for environmental mediation demolition. If those first two buildings come online that will be sufficient to cover the debt service on that. So in terms of meeting their guarantees, after that there's some pay go available. But we feel good that though once those come online that will help that project, and, because of that agreement with DRBG, there's still the demand for housing from the other aspects in terms of the other senior focused units and market rate units. But that a get those buildings. We'd initially anticipated five years for build out. That could maybe come down to four, maybe even three years. So that's been moving along well. There's also been a plan on the Dekaiser site for some additional apartments, I think about 90 units. Developer has been looking at, what do you call it, mid-market rate apartments in this area. Taking the old lumber yard and putting those in there. They've been working through the planning process. They've not been looking for any tiff assistance with that. But with that, they're in the district. So increment they create will help, help out with that district. Our newest tin, 19, East Mason Town Mall. Created last year the cup foods. Thankfully does not look like this anymore. But it's all built out with the exception of there's one small retail space about 3000 square feet that's still open for lease. But the other three tenants have the full build out. And so in terms of future projections, they're gonna be hitting those numbers. And there's also, I think, we've talked in agreement to pay taxes on a certain value assessed negative. Pull that exact number. But that project has moved along. East Town Mall, it's still working with the developers as they put together their package for tenants. Again, it's a process of lining them up, but they feel good about where they're at. They also have in their development agreement, and I think just in terms of risk for the city, there's money in up front, but they don't get that money until they actually start to do some work. So in terms of pulling the trigger on things, we're not in any money yet.

- And we have come up with an agreement on the property taxes.

- Correct. Yep, and so we settled on 2017 through arbitration, mediation.

- Mediation.

- And, settle on amount for that, which is actually just for texture 2017. But for future, they also have a development agreement to pay taxes at certain assessed levels. And it ramps up, I think by 2022 about 18 million. So we'll put that, that's been our projections that that's what they're gonna pay taxes on in exchange for some of that money that's going into the project. So one of the things that this is what we're doing, kinda working backwards in proloans we got to is trying to can then chart out okay where are these projects or where are these tax increment districts, the fund balances for each of these accounts kinda building in incremental taxes. So that's the green bar. Just let me put on on the left is dollars. On the top going across is years, from 2017 or whenever its created to when its going to close. So, basically, you've got zero. The green bar is incremental taxes. These are based on new projects that are coming in. And then below that is our costs. So every year the management, we gotta pay a DUR fee, reallocate staff time to these districts. Diana's been working, work with JRB between what staff does in terms of drafting development agreements or administering development agreements or putting together deals. Time that charge back to the tids. Any debt service that we anticipate in. And so for here there's some debt service that we anticipate taking for East Town Mall. And then any amount that has pay go. And again these are estimated moving forward based on when there months ago. So you can see then year after year, where those balances fall, what's above, what's in the black, what's in the red. And then the white is basically the tid balance of okay so that account, and like most tids, you go into a trough of there's some expenses that you put in, things to do before the property comes online and starts generating increment. And then you hit zero, so here we're anticipating 2025, 2026 and then that balance bill. And so this is a way to kind of look at, alright, cash flows in the district. And then how they come through with anticipated projects. So these are some of the things that Diana and I are working on towards getting back some of the existing ones, kind of seeing where those points are in terms of building the balance. And, again, timing out for costs and future cost, what's in there and what's the right length of the tid. How long does it take to bounce back? And what our assumptions, again, building a nukeasin vector safety if we hit another recession andcoming years. But, so with that, these are gonna be kinda what we're gonna turn some of these table reports into just to get a better visual picture of where some of these are headed. So, that's what we have today. Ones that we wanted also talk about terms of resolutions for creating. One would be for Whitney Park area. So Whitney Park's smack in the middle here. And we're still working on defining an exact boundary. But with that development agreement for Whitney School for redevelopment of the school into apartments, adding a dozen town homes. 901 Main Street, which is intersection of Van Buren. We just did the term sheet for 20 apartment units here. And then there's also, it didn't build in here yet, potential the term sheet for some additional town homes near Bader and another phase of town homes for their self Donna Van Buren. And so we just started putting some numbers together about projecting these. Most of these are pay a go. But you can look and see, alright, just based on these few projects, this doesn't include any of the properties right now, where that balance goes. So this one has a little bit longer of a trough given the pay go amounts. I think were a little more aggressive in here. But with that the design was that the payback period would be a shorter period of time, not drawn out through the whole tid so that once you hit about 15, 16 years in, it starts to pull out of the deficit. And, because it's a pay go, you can look at, depending on how fast that balance accumulates, again, potentially closing that early. So this still needs a little bit of refinding. You had to pull in all the other properties that might be in here. But it just general sense of where that balance may go, creating this tax increment district. Another what was for Green Bay Packaging. So we look at this as either a blight or rehab district. And basically would encompass the properties of packaging, basically to facilitate their open agreement in their expansion. Obviously, the new paper mill potential expansions improvements to the box plant. And then here, again, the agreement was for all pay go, primarily just focused on these properties and opportunity in the future maybe to pull in some additional properties, but just focused on right now. A little bit of management expenses up front before they anticipate this being fully online, 2021, 2022, and generating significant tax increment. With that the agreement is for substantial pay go, but with that the percent that goes in will generate a good tid balance in there that we've talked about can use for some other projects near improvements up in that area. And then the last one would be the consideration for a new tid in the ship yard area. This one may be able to be pushed back out to start one one of '19. One of the things that we wanna be careful of is, again, putting property in a tid and then taking it off the tax roles. So, because Bed or Sheet metal was on the tax rolls at the beginning of the year, probably not the best to put it in now. The other option would be to create the tid now and then do a territory amendment next year. And put Bed or Sheet metal in maybe cleaner based on some of the other projects. I mean, we own most, all the property anyway, so waiting a year I don't think is gonna impact. But I think, in terms of starting that process to give authorization to start working on that is something that we'd be looking at for doing in a tax increment district in this area. The other two Whitney and packaging would be one, one of '18, but the ship yard most likely would be one, one of '19. Alright.

- Great update.

- So one in we did wanted to know about all of our.

- We've never had such a good update, very good.

- Yes, absolutely. We'll go back down to 37. I'm gonna re-read. Number seven, consideration of possible action and resolutions toor redevelopment authority, RDA, from all access for creating, amending, and or closing tax incremental plans districts tid. Seven, eight, nine, 12, 17, 20, 21, and 22. So this is a resolution that will go to city council.

- So, yes by state statute the plan commission is the authorized body to work on tax increment districts. In the city, its generally been a policy that the redevelopment authority has handled these, given that they're, especially when it comes to blight and conservation districts. I mean, thatwas created for that specific purpose. These resolutions would designate RDA to basically be, to be a cull for this process. This would be just like we did last year. These resolutions then would allow us to come up with a project plan, a potential boundary for new tids, an amendment, like I said, for tid 12 and then resolutions, potentially, for closing and a timetable for closing the other tids. What this does not do is doesn't officially make any of these actions. There's still another kick at it. With that, if there's any hesitation about closing any of these tids or any of these that you don't even really want to consider. Now would be the time not to do it. But if you want to at least explore it, we'll come back to this body with recommendations for what or if we should do something with these tids most likely through August and September as we did last year. And then for the ones that we do make changes to, we'll have a public hearing here. Those will go to council. We'll let it go to the current review board and ultimately back to our council and then to the Joint Review Board to be finalized. We have to think have things wrapped up for new ones by the end of September.

- Okay.

- So our action is just to recommend this to the common council?

- Correct, so if this is recommended to the common council, these resolutions go to council next week. If council approves of these, then we'll start the process of working on these to move forward with these plans.

- And this allows you to comprehensively think about all of those different districts, what to close, what to keep open, what to amend, how to change boundaries.

- Correct, and that's why they're kind of lumped together, because that I think gives us the most flexibility in terms of coming back with I think. Again, at the end of the day, we're trying to protect the levy and be fiscal stewards. So that gives us the most flexibility to look at all of these options and just want to be open about, okay, what options might we be looking at for doing that.

- 'Cause you could come back and say oh we wanna close this one. We're not touching this one. We're changing boundaries on this one. And we're opening these three.

- Correct.

- So I would move with a recommendation.

- Second that.

- Yeah, motion made by Jim, second by Barb on agenda item number seven.

- Passed unanimous.

- Very good, thank you. I, informational finance report and preparation. I did look at it. Do you have any questions? I erased the ones. No.

- Okay.

- Okay. Finished, good. Jim you have something?

- Nope.

- okay. Okay. Number three. Gavin, you've been busy. Very busy.

- Well bet, we ought to get Jim. So yeah, so since our meeting Fox con moved in downtown. Look, I think that's very great testament to the region, in terms of showing off the strength we have, in terms of demographics and work force and potential. But then I also think they would like choosing smack in the middle of downtown Green Bay is a testament to a lot of the stuff that we're doing here and that.

- How wary is this coming?

- A little bit. I mean, one of the things I think we've worked on hard is when Fox Con announced they were coming to the state, we made sure to work with the state that what, whatever can't be contained in Racine County or beyond they were available here. I mean, it's such a large investment that you know that supply chain is gonna extend beyond just that region. And so for the nother way for us to get involved, making sure very clear to the governor's office WEEC, Department of Administration, that we're willing, able to help work with this project in whatever way we can. I think in terms of the real testament is that they're gonna do research and development in technology up here. I mean that's just fantastic to be able to get that, those types of jobs in the city and right downtown. So, yeah, we're still working in terms of a schedule for build out and move into those things. As for the other pieces that are in there right now, tenants are gonna be in place. ISG is still gonna be planning to move in. So all those pieces will continue. But yeah, so we're excited about that. That came on the heels of Imperial opening downtown and taking the old Feld building, putting a significant amount of money into it. Looks awesome in there. But 300 plus employees. They would like to grow as well downtown. So it was very good. Again, to kind of see that move forward the building it might have been a little bit tricky, 'cause again, it's not right in the core, but still close enough to offer good office space. As mentioned, Northlund just through there the other day. Construction's looking very good. I mean, it's busy over there and planning to be moving forward with opening in mid October. And then the rail yard, as mentioned just finalizing some stuff on the infrastructure to keep them moving plans for the streets, utilities, storm water, which will enable construction of the town homes, but then also open up a lot more of those interior parcels for development as well. So.

- Very good.

- Yeah.

- Great successes.

- And then the other pieceis maybe our last meeting in here. Once we have a special meeting our remodel on sixth floor has been ahead of schedule.

- Looking nice in there.

- So, we're excited about getting back up there one floor. So unless we have a special meeting to talk about the RFP, our next regular meeting will hopefully be back upstairs on our native habitat.

- No dumpster to compete with parking.

- Yes.

- One request in the, I know Barb said you could see on the council but the report on bonding. We would like to see that information, where we're at, where we're going. Was it a spread sheet Barb that you saw? No.

- I don't remember.

- Okay, anyway.

- That must have been a while ago that we talked.

- It'd be nice to we're having to prove some expenditure. It'd be nice to know where that fits into Maybe next meeting or September whatever.

- Had a quick update on 159 North Maple. We had though public walk through last week which was a great success that probably over 300 people that made it through the property. It was held during the farmer's market, so I know there's a lot of people that peaked their interest. The developers do have an accepted offer on it already.

- [Some Council Members In Unison] Wow.

- For close to the asking price. They couldn't give me the actual number until it closes. So but, they were asking.

- This is at 249.

- 249, yeah.

- Oh my gosh.

- On Maple Street.

- On Maple Street.

- Right on Maple.

- The new Maple now.

- Yeah I guess so.

- We should've reminded you before pictures and just puts it up.

- Some of you, did you go too.

- Yeah I did.

- I feel like you went through it.

- I think I made the comment that was just demolished.

- So.

- With that being said.

- With that being said, we will be doing next week I'll email all of you. We're gonna do a staff Ken RDA walk through with the developer just to show you what kind of success we can have with our

- You don't have date and time for that yet.

- I don't have that yet. I kinda wanted to see who, reach out to you guys to see what works best for you.

- Excellent.

- Super.

- Motion to adjourn?

- So moved.

- Seconded.

- I bet and Barb, a motion tell it thing on saying aye.

- Aye.

- We are it, adjourned.