



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.

1. 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.

I. 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

VERBATIM MINUTES

- All right. Chair Gary Delveaux.
- Here.
- Vice-chair Matt Schueller.
- Here.
- Alderperson Barbara Dorff.
- Here.
- Jim Blumerich asked to be excused. Kathy Hinkfuss.
- Here.
- And Melanie Parma.
- Here.
- All right.
- We'll entertain a motion approve the agenda.
- So moved.
- Second.
- Kathy and Barb. All in favor say aye.
- [Members] Aye.

- The vote is so carried. Before we get into the very first item, I just want to make a quick little comment. I guess firstly number one, we want to congratulate Will, Chris, Bryan and his team for putting together a terrific project. When the project is completed it'll be the largest private development in Green Bay, probably in our case Wisconsin history. So we want to congratulate you guys on doing that. We also want to congratulate Mayor Schmitt, Kevin, Vanessa and the entire team for putting together a proposal that made Green Bay the number one option. This project will have a terrific long range effect on the City of Green Bay's All right with that in mind, we're going to get into a little bit more details. So first regular business. Consideration of the 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, parcels 20-308, 20-452-1, 20-464, 20-494, 20-619, 20-650, 20-665, 20-678, 20-682, and 20-684-A. Kevin.

- All right. Thanks for getting the legal work out of the way.

- Yeah,

- All right, so the word is out on Green Bay Packaging. Like I said we are extremely delighted that we were able to work with their team and come up with a plan to help not only to keep them in Green Bay, but help them reinvest in the city and their company and really in the community. We have an amazing project here today. Again I mean 500 plus million dollar project to reinvest in this facility, you know creating something that hasn't been done in 30 plus years. Upgrades in terms of environmental, you know efficiency and then all those types of things and then really cementing our place, continuing that manufacturing tradition especially when it comes to these types of products in the community. So with that just what you having before you today is a development agreement that looks at formalizing these terms in terms of making this work. You know this is a package that has been put together through some work not only with the company but with our partners at the state and the county, water and really making sure all these pieces work in sync to make this deal happen. So you know through some months of coordination and negotiations, I think we reached a deal and a pack package that is fair for the company and really fair for the city and continues to make sure that we remain elevated in terms of our paper manufacturing presence. With that I really can't do justice in terms of describing the project. So with that I don't know if you care to open the floor. We've got Bryan Hollenbach who's Executive Vice President for Green Bay Packaging who can say a few words just exactly what this means for the company. And if you have any questions for him, I also know the mayor would like to say a few words just what this means to the community and then we can some of the details about the agreement.

-to open the floor, a motion?

- Second.

- Barb and Matt, all the in favor ofsay aye.

- [Members] Aye.

- Opposed, so carried. It's open. Go ahead please.

- Would you like me to stand up? Is that okay?

- Yes please, yes.

- All right, well thank you everybody. Thanks for allowing me to come here and tell you a little bit about the story. I think what I'll do is I'll talk to you a little bit about the process how we got to this point and then what the project is all about if that's okay.

- Excellent.

- So those for those of you who are at the announcement, was that earlier this week? This week is going pretty quick. I'll probably touch on some of those same points but you all know Green Bay Packaging. We've been around over 85 years, actually even longer than that but I'm officially we call it 85 years. Started by George Kress of course and we've always really believed in the area. We've had a mill now in place, the Green Bay mill was built in the forties. It's actually 71 years old and over the last couple of years we've been taking a hard look at it or what do we need to do for our future and really in the last 6 months, myself, Matt Szymanski who's some of you may know. He's our the Vice President of Mill Operations, reports up through me and a larger team really looked at what we need to do. The mill is 71 years old. We've invested a lot in the assets, in that asset over the years but it's really come to the end of its useful life. So we had to make a decision. So we looked at a lot of different options frankly. Some folks don't like to hear it but it's been a big part of my job I have to look at what we need to do to make this company economically viable for the long term. The first option we looked at should we shut down the mill, and frankly shut it down and just go into buying paper and in our industry that's a very doable option. You can buy paper right now out in the open market at a pretty good price. Of course what does that mean? Unfortunately that would mean less employees. The mill would be shut down but it is one option that we took, we truly took a look at. The other option we looked at it should we build a new mill and if we should where would it be? And when you look at a map from a geography point of view where it should be if either Iowa, Indiana or Missouri and I mentioned this to Dylan the other day that after we made the announcement, one of the analysts who looks at our industry came out and they did the analysis of it, a very high level analysis but one of their sentences they put in there is we're not quite sure, something like we're not quite sure why they put it in this location because from a geography point of view it doesn't make a lot of sense but they seem to like Green Bay and it was kind of an interesting comment. But we took a hard look at that frankly, but then we also, when we looked at some other drastic measures, when you're going to spend this type of money we've got to look at a lot of different things but then we ended up doing is we met with Will Kress our present CEO who I report to as well as the board of directors and we devised the plan to build a brand new paper mill right at the site of our current operation and the the board of directors and Will Kress said if we can make this economically viable, let's do it. So what that means is it's a 500 million dollar investment right on the same location that the current mill is in but it's really important to know that this is a whole mill, a brand-new mill. Some folks were saying well as it's an expansion or it's an investment. No, it's a new mill. It just happens to be at the same site. That's really important that's what drives that cost up but it's also a big part and an important part of that is what we're doing here is a state-of-the-art operation. This is an operation that should last 50 plus years and it really does cement Green Bay Packaging legacy you know into the area. So after we got the direction from the board and Will, we started meeting a big presentation I believe it was in February, January, February we met with Dylan. Like I said the time flies but we met with the state, we met with Mary Schmidt, we met with Troy from Brown County and a number of other folks in DNR and we talked about this concept and in that presentation we

talked about we need some help frankly and luckily we got a pretty good group of people to work with. I can't say it enough about working with Kevin and Mary Schmidt this project because we have some give and take and we have some negotiation but it's been very open minded and very thought-provoking on how can we make this happen in Green Bay. So we're committed to invest in 500 million dollars in this area at the site. As you can see the rendering here. But we have 1100 employees and Brown County, over 1500 in the state of Wisconsin, over 3,600 around the country and we committed to the state and to the area that we're going to retain all of those jobs and all of those jobs in Brown County. Why is that important? Well it's important for a lot of reasons but if we would have went with one of the other alternatives, a lot of those jobs with left the state. Like we've calculated over 600 jobs would have left the state. We also committed to hiring another 200 jobs throughout the state of Wisconsin many of them wouldn't end up being in Brown County but it is committed throughout the state. We'd like to move forward with this very quickly because once it's announced we need to move frankly. The lead time on that new paper machine is roughly 24 months. We're right now in the middle of negotiations with two potential paper suppliers and in fact this morning I was working on that and their lead time is 24 months. That's assuming we can get a purchase order or at least a hand shake in place by June 30th. If that doesn't happen then we, our spot in the queue moves back and it could be 30 months and that's a problem. We like to break ground in September and when we break ground that's not actually for the machine, that's just starting the utility part of the project. Again, you guys know the winters here We all know the winter is here. It's better to break ground in September then it is in January because that's impossible. So timing is incredibly important. So you know that's the key part of the project. We're looking at 500 million dollar investment like I said, the employees. The other thing that's unique about this mill is we've taken a real hard look at it. We just don't want to build a machine that's just going to last 10 or 15 years. We want to make it the most environmentally friendly mill in the United States and we believe we have a plan to do that. So what does that mean to our area? That means we the coal fire boiler. That goes away. This is going to be part of two natural gas boilers. It also means working with Brown County and new water to set up a reclaimed water system where we will have zero discharge, water discharge into the Fox River. That we believe is the first or second system in the United States that has that. So we're pretty excited about that system. One of the reasons, I want to go back for a moment though. One of the reasons we needed help with this project is because by building it here in Green Bay, it's very unique. If you would have built this somewhere else, in another state or even in another city, one of the things that were doing that's very unique is we're still going to continue to run our current mill and we need to continue to run that current mill. Now that I wouldn't be so hard if we're putting this mill somewhere else. So what happens? One of the first things we do is we build the two new natural gas boilers. We shutdown both our and we're actually putting in piping. The money that were spending to power the old machine for those natural gas boilers. We wouldn't have to do that if we did it anywhere else and then once we get the new machine up and ready to go, then we shut down the old machine and the natural gas obviously powers the new machine. There's a 30-day window where one machine shuts down and the new one starts up, but that's additional cost that we're incurring as an example. One month obviously you can see how tight the machine is on this piece of property. I think that's about it. I wanted to talk a little bit about the environmental and the folks, again I just want to thank the states, Mark Hogan in WEBC has certainly stepped up and have been good to work with. The City of Green Bay has been great to work with and Brown County as well.

- Excellent.

- So can I take any questions? I'm happy to take any questions you have.

- The output in your new mill goes up right correct?

- Yeah, I didn't even touch on that. Thanks for mentioning that. So right now we produce roughly is 660 tons a day. When you're looking at a paper mill you're always talking in terms of times per day. The new machine will be more than double that. It will be something in the neighborhood of 14 1500 tons a day. So what does that mean? So what that means is from a supply chain point of view, it's great for the area because companies like CTS and others that we do a lot of business with, their business is going to go up quite a bit as well. The other thing I didn't mention is, I mentioned this last night at Brown County. We prepare a list of how many suppliers we do business with in the area and I didn't prepare it specifically for Green Bay but I will tell you for Brown County, there is 734 suppliers in Green Bay that Green Bay Packaging does visit with. I can't guarantee then for those suppliers are going to get more business but they're more than likely, some of them are going to get quite a bit more right. So that's a big part of the project as well.

- And the output of this mill is for what use?

- Yeah, so great question. In the business you don't think probably I just automatically.

- It's obvious.

- Yeah right so what, this is a big paper machine right. So we make, it's called liner board and medium. Let's just call it container board. So that's the type of paper and that paper is in sold to our box plants and to other box plants. So that paper is what they call corrugated, sold to a box plant that all ultimately makes corrugated boxes.

- So the customers of this are not just Green Bay Packaging, corrugated

- No there are other customers as well yeah, absolutely. And the end customers of our box plants are you know they're across the country, so who we sell to.

- So ultimately Amazon's involved too?

- Indirectly.

- When you talk about the supply chain and once you produce this, does this go out on semis or doesn't go on boats, semis?

- Not boats, but it goes on trucks and rail. Trucks and rail okay.

- Good question. Yes.

- So that deep part down there is the old mill?

- Yeah, they just changed --

- I'm sorry, I changed it so you could also see the box plant in there.

- I've got to get my point of reference here so this is where our Green Bay Packaging box plant. Okay so this is Quincy Street, this is Radisson, our headquarters over here. So that's our box plant which actually which is going to be part of this project. We're actually going to be expanding that as well. Which that is one of the things we don't talk much about. Green Bay Packaging and investing in this we're going to have to become a bigger player in Wisconsin. So there's more likely going to be more further investment but we're not willing to commit to that yet, but it's much more likely when we get this up and moving. The old mill is located and the back here. It's not on this rendering but all this land up front we own as well. So does that help you?

- That was my question.

- I'm sorry.

- Yes because the old mill's gonna get taken away then?

- Eventually.

- Eventually.

- Eventually, but you're talking three years down the road it well. So that'll be the last thing we do.

- So it's not just, it's not on that picture?

- It's roughly in the back end where it'll turn into parking.

- Yes a good question.

- And you'll literally be able to run the old mill right up until you turn the new one on?

- It's an engineering feat, but that is the plan yes, yes. I'll probably lose some sleep those days. And so will a lot of other people but yeah that is a plan. It'll be a 30-day window, you shut down the old mill But every single employee will keep their job because they're being trained on this equipment at the same time. We're going to need to build inventory going up to that timeframe, but actually even once the new mill is all ready to go, they're still about 15 to 20 day window before you can even start it up, just to get everything ready. So they'll be about a month window when the old mill shuts down.

- Tell us a little bit about that paper machine itself. Where is it made, what success has it had?

- Well I have to be cautious on that. I can take as much as I can but we haven't decided what supplier.

- Oh, that's fine.

- But it's down to two suppliers. Nothing is foolproof but it's proven technology. There's a mill built in Niagara Falls. It's called Green Pack Mill and while this machine won't be identical to that machine, it's very similar technology. So yeah we aren't the first ones to have this type of machine. One of the first ones to have this type of water system, but we're a little bit, we're able to do that because new water is right there but that's actually not the most cost-effective way to do it. the easiest way to do it is to use river water honestly but we don't believe from an environment of points of view that's the

right way long-term and we think not only is it right for the environment but we also think long-term it's a good business decision to do what's right for the environment and that goes back, you know that goes back to George Kress and it really does. It predates that even Will would say it predates him and his dad. George when he started this company, he really believed in doing what's right for the environment And it's kind of in our culture. Other questions?

- So are you using recycled content?

- Yeah, this is a great question. This is 100% recycled mill and so is our current one. Our current one is 100% recycled as well. So what does that mean? Well that means the fiber that we supply to this mill is not made of trees is made of old boxes actually, They call OCC, old corrugated containers. What's unique about this new mill is going to be able to run primarily old corrugated containers but it's also going to be able to run mixed waste which is better for the environment because there's not a lot of homes for mixed waste. Mixed waste is you know paper, paper like that and graphic paper and all sorts of different paper. So and different types of products that need to be recycled. Most of that will come in by truck, yeah. Good question. Did I answer your question?

- Yes you did, thank you and I thought your current mill operating at a zero water release wastewater release?

- It does but it's a much more, a very an efficient system. If we try to duplicateduplicate with this type of project. And that mill is also one of the few, you're right, that was great. In the early 90s we actually, President Bush gave us. That was called a closed-loop system. This one is a little bit different where we were actually using reclaimed water which is even more environmentally friendly. You have a question. Yeah, great thanks Bill and yes so what's going to happen is then once we get everyone's approval and we before we sign the purchase order for the mill, then the real work begins right and then we break ground in September. So we've contracted for a general contractor Modern Construction out in Neenah, Tim Kippenham who has my job at Myron, we've been starting to map out how many folks are going to be on site and it's going to be anywhere from 450 to probably 800 construction workers on site at any one time for 2 1/2 years. So imagine the coordination, but also imagine the economic impact on that, very significant. Some of those folks of of course will be from the valley and from here but some of them will be from an out-of-town and flying in his spending weeks and weeks and weeks and I'll tell you whoever we end up buy the paper machine from, part of our requirement is that they have their team wherever they're from live in Green Bay for the next two to two-and-a-half years.

- Could you speak, I see the plan calls for us to vacate Quincy and Radisson. Could you kind of just speak to the need for that?

- Absolutely and that would happen after the Webster Construction. Fred and Jim know a lot more about that than I do That would happen I think at the end of 19. So I'm going to step you back to the whole supply chain connect. So we're looking at more than double the output two and a half times. There is there going to be a lot of trucks. And I'll be honest I was very nervous about that, about the whole traffic impact. So we need better access and frankly less pedestrian traffic on those streets so we asked as part of this project to vacate both Radisson part of Quincy. I think it's vacated over by Quincy Street. You know this better than I do.

- Yeah, so we're looking at this chunk of Radisson Street. So here's Quincy. So Radisson Street basically from Leo Frigo Road, our corporate headquarters are right here so this block in here. As you know there's some parcels are on this side so all of the truck traffic from here and then coordinating with the intersection here at Webster to come in and out and then a chunk of Quincy Street between Street and the end of the plant and allowing for some of that train and truck traffic to come across and part of our thoughts were to look at the vacation. You may not see a lot of the change and infrastructure. I think this was done down the road for PG or GP, of course from the street we're basically looking. They're taking responsibility that they know that the utilities and everything or under it but it just allows them to operate more eventually officially in terms of bringing trains and trucks through and not mixing in additional traffic.

- It's also safer.

- Right, and I think that's why the timing was okay reconstructing Webster. I know sometimes typically Quincy is a shortcut. Webster will be better able to handle that additional traffic plus ped, bike accommodations on Webster gets people safely North and South.

- And selfishly I'm one of those people that takes as shortcut.

- I do too.

- But because of that though I can speak to that fact that it is congested down there. So observed problems with it but I just wanted to understand

- That's great.

- And then the other question I have for you, what kind of impact if any would you see on the local water utility?

- I see no negative impact whatsoever. It will be a positive impact frankly. losing less water at the end of the day because of the water system we're putting in place.

- But no real projections or?

- Not off the top of my head. I might be cautious, but that's a great question but I'm more cautious about answering that in detail when I don't know what the specific But I am confident we're using less water.

- I think just an off conversation with in terms of capacity for the city that handle and the utility to handle additional, lots of capacity. So in terms if they would foresee or maybe have a need, they definitely have the ability to handle that both in terms of was coming in but also the pipelines and the infrastructure.

- Thank you Bill and Bryan in case we have more questions. Going back to Kevin and the mayor.

- All right, thank you.

- So just to highlight just in terms of what's in the development agreement in terms of incentive. You know it was brought up the discussion about the street vacation. That was looked at prior to the end of next year 2019 because we want to make sure Webster's done to vacate those portions of the street just to allow for that expansion and again not to cross over with some of the traffic between trucks, trains and others. The other piece is a property transfer. The city owns some property out where you see the Bay Beach Water Tower. It's probably just off this map right up here is that water tower that has the Bay Beach logo on it. The city has a few acres there along with a few storage buildings, about 25,000 square feet worth of storage. We will vacate that property and move those storage facilities to alternative locations in order for packaging to use that for them working on moving some pieces around to allow them to have that so we'll convey that for a dollar and then just list in there just in terms of the contribution from cost to us but I think through some other projects we're able to find alternative facilities in other tax increment districts so we can try to keep this off the levee and then the other part that is the PayGo reimbursement. You know we we had proposed an incentive of creating a new tax increment district that encompasses these properties out there. With that there's about 18 million dollars worth of value right now. We anticipate the new project when done will come in somewhere around 64, 65 million dollars. That is one of the things we don't control necessarily. That's done through the state. The state does industrial assessment but you know Bryan and his team have work with the state to kind of get their ballpark you know round the same numbers. Again you know things can change what state legislation but they felt pretty comfortable you know that we will settle somewhere around there or that range. So with that the increment which will be about 46, 47 million dollars. Of those new taxes, 90% will be rebated back to the developer for the duration of that tax increment district. The portion is going into the TID, we feel like that pool can be used you know down the road for some other improvements that we need to do in the district or Hansen to Webster or some other small things, but we feel that again the packaging is the one creating the investment to move forward and to help you know really with a lot of the things that we as a city strongly believe in and terms of environmental work that's being done there, the sustainable technology that they're putting in there. In addition, on side of the property tax stuff to look at jobs in a real impact in terms of the supply chain that they have in the community and also feel that's a very appropriate offer for moving forward. So that's in terms of what's proposed in the development agreement. on those timelines. You know I know Mayor you've worked on his project. You want to say some things in terms of you know work we've done and just what this means in terms of what kind of investment for the city.

- Thanks Kevin and Bryan. Yeah we've been at this for some time. I mean we we were invited to a meeting with Will and Bryan and they told us that they were looking at significant expansion. Yeah we just made the commitment when we got back to City Hall that that it was going to be in Green Bay.

- How long ago was that?

- Six, eight.

- It was cold. I think it was February.

- And we were worked on some things and what we came up with and I really want you to know this Redevelopment Commissioners, this is very fair. This is a good deal for the city. We have done riskier deals where we have actually went and borrowed the money up front and then lent it to the customer and then there's bonding cost and there's risk. You're holding a lot more debt. There's been other situations where on the PayGo they received 100% of the new taxes that we've

generated. Here we're retaining some for the district and I don't want Bryan to rethink like I could have done a better deal, but this piece of property that we're giving to them, that's going to come on the tax rolls and that's not a great place for our storage. We need a higher quality storage facility our storage and you know we get break-ins there. I'm surprised we haven't lost a case yet. So we're going to relocate that. We have two sites where the chief has been through this. Both chiefs, fire chief Steve with Director, has been a part of this. This is been at a very high level but they asked us for a confidentiality. I'm really feeling like I wish I would have known earlier. I mean we bring it as soon as we can but just very confident in this and I think we're looking at the jobs and the business side and I know you know this but as I said last night at this meeting, there's no harm in repeating what a generous company Green Bay Packaging has been to Green Bay. I mean the philanthropy, when have the Kress Center, wouldn't have a Children's Museum, wouldn't have an Art Garage. You know some of the things you see at Saint Harbor, they wouldn't be there and we chase small businesses. I get that and I just came back from my seminar on small business and you know the \$400,000 business and what can we do to get them capital. You know what their number one goal is? Revenue. They want money and here just these two jobs is going to generate another 15 million dollars of payroll and these people will be going to the restaurants and getting pictures framed and buying things so if this is working on a, pardon the pun, this checks a lot of boxes this project.

- We're okay if you with you referring to boxes.

- Okay. This does and I mean you know Kevin and I on some of the nights and talking about some of the things, you think they're going to say oh okay to this? I mean this is just a good deal. I think it's really fair. The more you listen to them, the more you listen to us and more you understand the partnership that we're forming going forward, this is a good day for packaging and for the City of Green Bay.

- And many of the other companies they're going to work with. I mean if you're going to break ground now, you're creating jobs for how many people out there, construction organizations.

- Absolutely.

- Questions? Any questions or comments?

- The floor still open.

- Motion to return it up regular order.

- Okay.

- Second.

- Bryan and Matt have moved to regular order. All in favor say aye.

- [Members] Aye.

- We're back to regular order business. Questions or comments in regards to this development agreement?

- No, I think I'll probably just leave it Gary as you guys are moving fast on a project of this scale and that's incredibly impressive and I would as soon help them keep moving fast and make the motion and let me just see how it stated here. Right to approve the motion on the possible action of the development agreement for Green Bay Packaging for the project as described.

- Second.

- Okay Matt there made a first motion and Barb second and we well vote.

- [Members] Yes.

- Motion is approved.

-, I'm curious?

- Unanimous.

- Very good, thank you.

- Congratulations.

- Congratulations thank you.

- Thank you so much.

- Thanks everybody.

- It really is an exciting project.

- Just for the record that this will go to the city council on Tuesday. We're going to set the agenda up right now because this wasn't on there. So we, I guess you got a few more.

- Yeah, we have a few more other things.

- Well this is going to go up today to the council and then Tuesday is the--

- Great job Ray, excellent.

- Thank you.

- Congratulations.

- All right, number two consideration of possible action on the disposition of 901 Irvington Street, tax parcel 6-469, to adjacent property owner. Kevin go ahead

- You all get a chance to read the report?

- I looked at it.

- Any questions? It's pretty straightforward. We bought a blighted property, tore it down and we have an interested commercial owner who is willing to buy the property. It's pretty straight as far as our cost compared to the purchase price.
- I know bottom line it's a good deal.
- Yeah, I think so.
- Move to approve.
- Second.
- Barb and Kathy motion to approve.
- Then we shall vote. There we go. Alright Kathy.
- Okay thanks Kevin, great job.
- Thank you.
- Number three, consideration of possible action on the request to the enter in in into an agreement to complete a safe routes for non-drivers and bicycle pedestrian plan in the Green Bay Area Public School District and Toole Design Group PP 18-02. Who's got that?
- All right I have that one. Stephanie has been working on this through our planning department. Look I know they've been a lot of discussion throughout the community and throughout the council in terms of pedestrian bicycle access throughout the community. The Green Bay Area School District about a year ago went through a proposal or an application process to receive safe routes to school funding. As a federal program, federal government, DOD provides funding to local school districts to go through both for planning and infrastructure grants. The money goes to the state and then the state does the applications. The Green Bay Area Schools is looking at to receive a pretty substantial grant to go through and do a safe routes plan. Because what Green Bay School District, I mean all their schools are within the city and then covering portions of the valley and Bellevue, and brought us together to figure out okay how come we use this grant to potentially leverage some additional things for our city or make something happen comprehensive. Again given some parallel discussions about improving but pedestrian bicycle safety in the city. So I think what we looked at is an opportunity to help partner with them for and in short for \$30,000 of contribution from the city, we can get a citywide ped and bike plan. Which a lot of things, you know a lot of times these plans cost probably upwards \$100,000 but we say is look there's an opportunity that you know through the school district, planning for schools and especially when we talked about you know enabling kids to be able to walk to their elementary schools and middle schools, high schools, once you do that you already covering a pretty big chunk of the city and if you can make it safer for somebody 18 and under to walk or 16 and under to walk, you pretty much can make us safer anybody to walk. So one of the things that we like to do and the school district put out a request for the proposals. We received several applications and it came down to Toole Design Group as one who's based out of Madison and they've done a number of these plans. To move forward with them the request before you today is to authorize the \$30,000 for the city to participate. We have looked at we have some unrestricted

block grant money that we would like to use for this. It'll be taken in four chunks of the next year and a half. Basically as progress happens on this land. So there's some initial meetings, some draft documents that'll be done and then final payment will come when the final plan is presented, but again that's about a year-and-a-half out. It's pretty intensive process but what we feel when it's all said and done, this will be a great document you know for the city in terms of involvement. And we are being involved in terms of Community Economic Development and the Department of Public Works has also been involved, Dave Hanson, accounting, their representatives and then along with the school district have all been involved with So with that to do our part and participate, we need approval from the RTA to authorize the funding to move forward with the contract.

- Is this the new block grant money or is it?

- Is unrestricted. It's old payback money

- So the whole thirty thousand is funded through the block plan?

- Yes, the unrestricted funds.

- And I just wanted to say that I have been on traffic, bike and ped for the last years and also in the Greater Green Bay Active Community Alliance Coalition and we have been talking about this and hoping for this and working toward this and I'm very very excited to see this on the agenda. I'd like to make a motion to approve this because I've been very involved with it, so I move to approve.

- I'll second.

-Barb, a motion seconded by Matt, so we shall vote.

- Agenda item number four. Consideration with possible action requested use \$15,000 of CDBG Public Service funding to subsidize the public arts coordinator position for the work in the CDBG eligible areas.

- All right, that's me. So we currently have a public arts coordinator that was 20 hours a week and it's funded entirely off of dollars spent that the Public Arts Commission receive through the existing tax money. We're looking at doing some additional beautification work on our block grant and area so we've allocated funding for that. What I'd like to do is for a couple of reasons one to make this position closer to a full-time position, a more stable position. I'd like to increase it to 40 hours a week and provide some benefits. The additional of the \$15,000 of the block grant dollars in public from public service would allow that time to happen with this position and then we could also work with an our neighborhoods to do some more artwork. The other thing I want to tell you is that the Public Arts Commission is in the middle of a campaign right now fundraising campaign for public arts. Their goal is to make this a full-time position. So my hopes that this is one year \$15,000 allocation, they raise their dollars and then that position will be funded entirely through the Public Arts Commission.

- Can you just tell us a little bit more about what the person does?

- Well right now, they are what we do, so it's a brand new position. So this is new money that we've come in. So we have the rotating arts program which in the past has just been placed around the city.

There's a grant application that an artist can apply for-- You know it just works with us kind of out some development projects that we're working on internally in house. So and the staff the Public Arts Commission has a monthly meeting, does the agendas, does all the paperwork on that side in the minutes.

- Got you, and this is new CDBG money or the money--

- This'll be public service dollars that we have. Currently we have 1700.

- Okay got it. Okay is there a motion?

- Yeah, I'll make a motion to approve the 15000 of CDBG funding to subsidize the public arts coordinator position.

- Second.

- We have motion and now second by Barb. Now we shall vote. You want to share anything you personally have written down or just add more hours. Alright number five, consideration of possible action to amend commercial facade improvement grant and demolition grant policies and procedures.

- All right, this'll be me. I'm sure you probably all had an opportunity to look at the report so I'll be brief in my overview. We have our facade and demolition grant program that are CDBG funded. We have some money to get out the door so we like to take a look at updating our policies and procedures to open these funds up some more areas of the community. We would like to extend it to all LMI areas of the community and we'd like to remove the cap. Right now we have a 5000 dollar cap on our facade grant and 10,000 on with demo. We think if we were to remove that cap and look at projects on a case-by-case basis, with the board's approval, we'd be able to get the money out of the door a little bit faster and hopefully make this a little bit more worthwhile for developers or business owners to go after these funds.

- What's the total dollars available?

- I'm sorry.

- What's the total dollars available?

- Right now we've got a little over a hundred fourteen thousand for this year to spend.

- In the document that I was reading, it talks about commercial. Does that also include nonprofits?

- Right now the policy is just for commercial, for-profit entities.

- Less than 114 if the by November.

- And I think our teams looked at you know just being a little more aggressive in terms of marketing and maybe going to places especially in areas where we're getting and offering partner. Get some opportunities that may be out there.

- Yeah that might be sitting in the bank.
- We go to bit meetings regularly and we meet businesses regularly and share information about these programs. We have new market materials for these programs and we're still having a little bit of trouble getting the money out of the door. So I think changing this policy will be probably help with that.
- Good. Again the marketing material is excellent.
- All right do we have a motion?
- I'll make the motion to approve the amendments for the policies and procedures of the commercial facade and demolition and grant program to remove the current funding caps and expand the eligible
- Excellent. Said Matt.
- I'll second that.
- A motion we had by Matt and a second by Melanie.
- We shall vote.
- Yeah right.
- Okay. All right. We got a lot of All right, we have informational, financial report, check that for answers and questions, but she answered my questions before the meeting. I mean my questions anyway. Does anybody else have anything else. Any questions regarding to the oh, one more thing one thing I was going to mention. A couple of meetings ago you also had the balances.
- Yeah, yeah they're right here Thanks for asking. I like that. I think that's always
- So anyway this is informational. Are there any questions in regards to the financial report or?
- To receive and place on file.
- Second.
- Okay all in favor say aye.
- [Members] Aye.
- All right, we just need to vote.
- We don't need to vote on that I don't believe. Matter fact it's just an informational Kevin, you've been busy.
- Very busy.

- Always are, that's great.

- So off to a good start this summer. So I'm just going down on projects. Obviously these things in terms of the shipyard and packaging we're leading with that. I think from administrative perspective, one of the things I know talking with districts and incentives and reporting, will be finance director Ellen Becker and I have been working on preparing materials to submit from her annual report. One of the things that was discussed last year is we'd like to take that state report which is very bureaucratic and maybe make it into something more useful in terms of projections and getting ideas for future developments in those areas. So we're working on that to bring that to our RDA. Potentially looking at a special meeting to do some of that because then we'll also ask for some new tax increment districts. We'll probably use already as the authority for the doing that again.

- Great.

- We already have clearance from Council for a new school and a shipyard but probably look for one for packaging to do that, in terms of making some of these effective 1/1 of 18. So will be doing some of those again later on this summer but just I think it's important that kind of bring up to date where those tax increment districts are before we talked about okay that for you and you know the physical health for all those.

- Definitely looking forward to the report.

- Yes. We may look and we've been busy but perhaps one more special meeting in June. I know a project we had looked at with TD BG development at the rail yard was dependent initially on some tax credits. I think I know that in an earlier meeting they did not receive those credits. They missed the scoring by I think literally two points. So with that they're exploring and Evan is exploring some alternative financial models and I think they have a proposal that that maybe you willing to come back with. Again time is tight in terms of some of the application processes for So we're reviewing the proposal right now internally and we feel this is something to bring forward, we may need to have another meeting just to get some approvals for moving that. You know again and continuing on with one of the a lot of the things that are going on and the rail yard, this was what we felt was a good mix in terms of adding some affordable housing. So there's just a heads up that we may have another special meeting after this on this. So we'll keep you the team busy this summer.

- Another meeting that can be quite interesting and sometimes Deanna can give us a report on bonding. You know where we've been, where we at and where we go in. I've checked on with that as well. Maybe they're aware of it. I'm certainly not.

- Yeah, they showed a new graph showing the whole bonding.

- And I think we even showed a little bit of exercise when taking up the bond request for this year and in terms of showing you know what's coming off, what's being paid, the distribution between levee supported and techsupport and others supported.

- Yeah what is that?

- So I can talk, well I think part of it was done at council, not through here but through finance committee.

- Oh, that's why.
- I think that will be because as well as I'm sitting here approving this, I'm thinking to myself okay so how much is already been It was a great presentation so give it again.
- With that will there be any questions?
- Just a great compliment to you guys on this whole packaging projects, the shipyard in the whole team has done a dynamite job. This is so critical. So so very, very important. I mean can you imagine if the project wasn't done here? I mean I can't even, I don't even want to imagine.
- I'll just say when we went to the first meeting and it was them and representatives from the state with the county, everybody around the table, and then kind of nothing like okay this meeting is going to go one of two ways. It could end really badly or could be saying look we're going to give this a shot and you know yeah, certainly a good team effort here to bring something to make sure we could retain that here
- Excellent. Congratulations , stuck in there, hung in there and then and didn't give up. But you got stuck together and I think it's going to be great.
- From scratch.
- Okay, anything else? Next meeting is July 10th at 1:30.
- That's on the calendar right now.
- Motion to adjourn.
- Second.
- Alright I'll make the motion.
- I will second that.
- Barb and Matt, all in favor say aye.
- [Members] Aye.
- We are adjourned. Great work guys.
- Thank you for your support.