



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

**TUESDAY, SEPTEMBER 11, 2018, 1:30 PM
CITY HALL, ROOM 604**

A. ROLL CALL.

I. Members: Gary Delveaux, Chair; Matt Schueller, Vice-Chair; Ald. Barbara Dorff, Deby Dehn, James Blumreich, Kathy Hinkfuss, and Melanie Parma.

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

Members Present: Gary Delveaux, Chair; Matt Schueller, Vice Chair; Ald. Barbara Dorff, Deby Dehn, James Blumreich, and Kathy Hinkfuss, Excused: Melanie Parma

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

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

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the September 11, 2018, meeting of the Redevelopment Authority.

Moved by Ald. Barbara Dorff, seconded by James Blumreich to approve the agenda for the September 11, 2018, meeting of the Redevelopment Authority. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn,

No- None, Abstain- None

C. APPROVAL OF MINUTES.

1. Approval of the minutes from the August 14, 2018, regular meeting of the Redevelopment Authority.

Moved by James Blumreich, seconded by Kathy Hinkfuss to approve the minutes from the August 14, 2018, regular meeting of the Redevelopment Authority. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn,
No- None, Abstain- None

D. REGULAR BUSINESS.

1. Consideration with possible action on communication from August 21, 2018, of the Common Council by Ald. Steuer, to study and report on partial City funding for a garden coordinator position that is presently funded by Brown. Nearly 3/4 of community garden users live in the City of Green Bay.

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

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn,
No- None, Abstain- None

2. Consideration with possible action to award the low qualified bid for the supply and installation of heating units for the Schauer & Schumacher building to AMA, Inc. for \$75,335.00.

Moved by Ald. Barbara Dorff, seconded by James Blumreich to award the project to the low qualified bidder, AMA, Inc., at \$75,335.00. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn,
No- None, Abstain- None

3. Consideration with possible action on a Request for Proposals for redevelopment of the Adams Street lot located on the 200 block of North Adams Street.

Moved by Matt Schueller, seconded by James Blumreich to refer to the RDA real estate subcommittee to discuss the proposals submitted and hold interviews with all three potential developers for the Adams Street lot located on the 200 block of North Adams Street with a recommendation to be presented at the October 9, 2018, RDA meeting. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn,
No- None, Abstain- None

4. Consideration with possible action on the disposition of 1655 Debra Lane (parcel 21-1111-P-2).

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to approve the disposition of 1655 Debra Lane to Greater Green Bay Habitat for Humanity for demolition and reconstruction of a new home. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn,
No- None, Abstain- None

5. Consideration with possible action on the extension of the development agreement for 871 W. Mason Street (parcel 2-450).

Moved by James Blumreich, seconded by Kathy Hinkfuss to approve a three-month extension of the development agreement with Growth Process LLC for 871 W. Mason Street (parcel 2-450). Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn,
No- None, Abstain- None

6. Consideration with possible action on the development agreement for 615 12th Avenue (parcel 2-656).

Moved by James Blumreich, seconded by Kathy Hinkfuss to reacquire the property located at 615 12th Avenue from Ben Culbertson for \$2,500.00 after the expiration of a 60-day notice to cure. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn,
No- None, Abstain- None

7. Consideration with possible action for the acquisition of 422 5th Street (parcel 2-192) using Neighborhood Enhancement Funds.

Moved by Deby Dehn, seconded by Kathy Hinkfuss to open the floor for discussion. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn,
No- None, Abstain- None

Moved by James Blumreich, seconded by Kathy Hinkfuss to return to regular order of business. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn,
No- None, Abstain- None

Moved by James Blumreich, seconded by Matt Schueller to hold until the October 9, 2018, meeting. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn,
No- None, Abstain- None

8. Consideration with possible action on a \$40,000.00 HOME funding request by Greater Green Bay Habitat for Humanity to construct a home at the corner of Stuart/Clay Street (parcel #14-886).

Moved by Matt Schueller, seconded by Kathy Hinkfuss to approve the \$40,000.00 HOME funding request by Greater Green Bay Habitat for Humanity to construct a home at the corner of Stuart/Clay Street (parcel #14-886). Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn,
No- None, Abstain- None

E. INFORMATIONAL.

1. Financial report and check register.
2. Director's report and project updates.
3. Next meeting: October 9, 2018 at 1:30 PM

F. ADJOURNMENT.

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

VERBATIM MINUTES

- [Gary] Rock and roll here. We'll start the meeting. We'll start with roll call. Our newest member of our committee. Welcome.
- [Woman] Thank you.
- [Debbie] My name is Debbie Dean. And I started off being a realtor, so I have that background. I ran lending programs for 9 years. I'm now with WHEDA. Wisconsin Housing and Economic Development Authority. I'm a business and community relations officer for 22 colonies in the tribes. And I'm also the past president of the Navarre Neighborhood Association, which I served for about 9 years. And I'm on the Neighborhood Association.
- [Gary] Excellent, thank you. Thanks, thanks.
- [Debbie] Thank you.
- [Man] And her son lives right next door to me.

- [Gary] Roll call.
- [Man] All right, Chair. Gary Delvo?
- [Gary] Here.
- Vice Chair, Matt Schuler?
- [Matt] Here.
- Barbara Dorf?
- [Barbara] Here.
- Debbie Dean?
- [Debbie] Here.
- Ken Blumick?
- [Ken] Here.
- Kathy Hinkis?
- [Kathy] Here.
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- [Gary] Excellent. All right. Approval of agenda.
- [Barbara] Move to approve.
- [Jim] Second.
- Barb and Jim. All in favor, say I?
- [Committee] I.
- [Gary]Approval of the minutes from the August 14th meeting. Does everybody got that?
- [Jim] Move to approve.
- [Kathy] Second.
- [Gary] Jim and Kathy? All in favor say I?
- [Committee] I.
- [Gary] Motion carried. Record of business. Considerations of possible acts and communication on August 21, 2018, the common council by all the persons here Partial seeking funding for garden coordinator position Who's got that?
- [Woman] I do, so that communication came to us. I actually had a conversation with with regards to this. We receive requests from Extension Community Garden Program. We've had that request for a number of years and

when they recently requested for this year \$12,000, which covers the cost to cover this position. That's the request we got. We approved it at the REA. The position's been filled. I'm not quite sure what the request is other than the fear of maybe block grant funding going away. But, that would be a fear that if that were to happen, we would have to take a look at everything because we have staff on our floor that's funded. We have many things that are funded with block grant, so I think in the future for some reason if block grant were to go away, we want to reexamine everything up to that point, so as a staff we can't make a commitment to community gardens any more than we can make a commitment to anything else. I can tell you that community gardens are very important. We've been funding them every year. We have a proposal every year. We continue to do that, so at this point, unless you wanted to move that to finance committee to look at budget, I don't know why you would do that, but I would make a recommendation to put this on file.

- [Woman] I have a quick question.

- [Woman] So we aren't helping to finance.

- [Woman] So this would not be accurate that it was presented funded by Brown Company. It's partially. But it's also partially block grant, correct. I would like to file.

- [James] Second. Motion made to and second by Joan to place on file. Any questions or comments?

- [Debbie] What does place on file mean?

- [Man] It's where it belongs. Most stories don't have a grasp on this. We received it, we looked at it, and we set it in the file.

- [Debbie] Tabling.

- [Woman] Yeah.

- [Man] Tabling you usually bring it back.

- [Woman] Place on file is no action.

- [Man] That's just my explanation of it.

- [Gary] Any other comments or questions? If not, we

- [Man] I want to clarify here. I'm not sure that's what we're voting on based on what's popped up electronically.

- [Woman] Yeah, that's what.

- [Woman] Mine popped up correctly, but.

- [Gary] I would say, if that's the case, my opinion, placing it on file would be a no. If we have to vote on this

- [Woman] I can change the wording. Does it say to approve? For what popped up?

- [Gary] change the wording.

- [Woman] The way the system works, is that it doesn't actually generate what the motion is that you're voting on. It just generates the item itself. So your motion gets recorded into the system by and you just approve the motion

- [Man] Got it.

- [Gary] Okay, that makes sense. Okay, number two. Consideration of possible action to award low qualifying bid for supply and installation of heating units for Schumacher building to AMA incorporated for \$75,245. Kevin, I'm sorry.

- [Kevin] As the report stated, we have funds set aside for billing preservation of the Schulman Schumacher structure over on Walnut and Annex Street. Part of our plan was to get some heat into that building and make it temporary, well not temporary as much as reusable so we bought, or we went out for bid for 7 units to supply each of that building that are actually units that could be reused in other locationsstructure. That is how we structured the bid and it's decided by thefolks. That's all set to go.

- [Gary] The bottom line, it was a good bid?

- [Kevin] Yes sir.

- [Gary] Good.

- [Man] I want to just raise a question on this one here.

- [Gary] Yep.

- [Man] We're proposing here to spend \$75,000 on this building. It's been on the market for how long?

- [Man] I don't know.

- [Woman] It's currently under auction.

- [Matt] Do we really want to save the building?

- [Man] Yes.

- [Man] Yes.

- [Gary] It's historic.

- [Kevin] We have actually used seed funding for our preservation which meansas the owner of that building preserve that building. So we have ties to that otherwise we have to pay the money back that we spend on the building so.

- [Man] Look, I know. This has been 4 years. Doesn't seem as long when you've been here 16 years. What I understand, 4 years is a long time. The only serious inquiry, we had someone who wanted to level it for parking and I just can't get my arms around that, so I know it's another \$75,000, but I don't think it's good money after bad. I do think something is going to happen in that district.

- [Gary] Kind of related to that, what is the latest with the auction? Interest? Moving?

- [Kevin] So working with the theater group on that option. Wendy is here.

- [Wendy] I'm right here.

- [Kevin]quick update on the meeting.

- [Wendy] Yeah, we had a meeting last week and they are going to wish to extend their option for an additional 3 months, but they are well underway with their fundraising and development. They're working with architects. They're doing design. Kevin King was in on that meeting as well. We wanted to make sure that the items that we

are spending potentially could be either used by that user or other users so we feel that this would be an added piece to them so it's going to make their project even stronger by having these units available to them as well.

- [Gary] So the extensions going to come towards the next meeting?

- [Wendy] Yes, we'll have that ready for next time.

- [Kevin] This one was, remember, the last time we asked. 6 months, and you said 3 month.

- [Gary] Yep, yep.

- [Kevin] And then I believe there is sufficient progress, so.

- [Gary] Thank you, good.

- [Woman] Will the demolition of this building effect the downtown historic?

- [Man] Yes.

- [Woman] Yes, okay. That's what I thought.

- [Woman] It's contributing.

- [Man] These buildings are both contributing. There's two separate buildings, of course.

- [Woman] Right.

- [Man] The old furniture store which is on the corner of Walnut and, and the Schumacher building which is also furniture forand a number of retail stores over the years. And that building is really in the best shape of the two. And that could be converted quickly

- [Kevin] I think what we're aiming to do is we have an active option on the building.

- [Gary] Yep, yep. progress. With that, the actions that we're taking or things that we're doing are also anticipating if something doesn't happen, we would be doing this anyway as if we were doing it on our own. So I think we've talked at staff. We're not doing anything particular that would benefit just one option or that can't be done. These are things where I guess we kind of have a plan B or alternative if this doesn't pan out that we are ready to go, come at the end of the option with the next option because I think in the past we let maybe a little too much time go between the options and okay now we get somebody in. All right, we might have to take the horns on this one. And be a little more aggressive or forward in how this gets marketed and ultimately built out and

- [Gary] One more question for Wendy. Wendy, you said your meeting, you feel very good about the option, being executed and going forward?

- [Wendy] They seem to really active putting the pieces together. They want to put a really strong action plan together before they come into the committee.

- [Gary] All right. Okay. I'll entertain a motion.

- [Woman] Move to approve.

- [Gary] Just hold it. There you go. Second by Jim. So any other questions or comments? Number 3. Consideration of possible action on the request for proposals for the development of theStreet located on North Adams Street. I've seen the RFP and I've seen a few approvals. We have a scoring process.

- [Man] Yes, yeah. So we did receive 3 proposals for this project. And we reviewed it at staff level and our recommendation right now is that we bring this to the RDA subcommittee and then meet with the individual developers as like an interview process, just to get a better feel for where they're at with the projects and then get your input on the grading as well.
- [Gary] They would actually make a presentation at the real estate subcommittee meeting?
- [Man] Correct, correct. We were going to set that up as 10 to 15 minute basically, presentation followed by 20 to 30 minute question and answer for each developer and then bring our recommendations from that to the October 9th RDA meeting.
- [Gary] There's certainly quite a bit of information to flesh out if you will. That's what our subcommittee's for. Subcommittees for getting the details, get the questions, get the proposal and come back with recommendations. My only concern is make sure they're done on a timely manner.
- [Man] Yes. We're going to decide this pretty quickly. Usually the subcommittee is Matt, Melody, and Kathy. I recommend anyone of us, I plan on being there, to attend that as well. It could be a lengthy, we're going to have proposals, we're going to have presentations. So I think that's where it belongs. That's why we have that committee, to flush out the information to the rest of the group. So that's, it's not what I'm recommending
- [Man] I just want to comment on the values that you're assigning to certain things. I haven't seen that.
- [Gary] You haven't seen that Scoring?
- [Man] Scalability has got to become a high priority in this city. We've got to get scalability. 6, 7, 10, 12, 14 floors.
- [Gary] Okay.
- [Man] We deserve that, and once that happens, it's going to happen again and again. Haven't broken that seal.
- [Gary] Okay.
- [Man] So, if for some other reason, you don't pick that one, I want to see it
- [Gary] Okay. because I want to know why.
- [Gary] That's fair.
- [Man] I think it's fair to say the other ones that you are accused that the city is looking
- [Gary] Sure. to scalability on this site.
- [Gary] Good, good. I can't motion, but motion I recommend is out there for anybody to hear is that we do send it to the real estate committee, but promptness being the order and anyone of us should be able to attend the meeting, I would like to send. Matt, Melody, and Kathy are on that. People think we should be booking that detail down, but I don't think we're ready for it. I just don't. I looked at proposals and got lots of questions. I think this could take a lot more that the subcommittee can flush that out.
- [Man] I think that's what we found out at the staff level too. We just had more questions that we want to try to
- [Man] Mr. Chairman,
- [Gary] Yes. as we've talked in staff, I think it's important that, first of all, I think the at least the proposals,
- [Gary] Yes. qualify.

- [Gary] Absolutely. I talked to the Mayor before, I think this is project that probably anticipated maybe of doing in about 3 to 4 years, but obviously, with the market the time is right to be exploring this now. I think some of the things we wanted to really dive into was confirming our assumptions in terms of market demand for space and especially for residential space in the downtown and looking at timetables and how can we scale and scale quickly. But then also I think some secret from the planning perspective, we had addressed maybe and how was really push the envelope forward and into really moving forward with a key piece of our authenticity plan. And that we really get that city square that working towards how fast can the project like this push us forward is our ultimate goal.
- [Gary] Same thing is that we did get 3 very good proposals. Not one, not two, but three. That shows a lot of great interest in that area. So Mr. Chairman, just to let you know, I will make myself available over the next couple of weeks to review this as quickly as possible. I'm going to be in town.
- [Matt] So I'd make that motion right to move to RDA real estate subcommittee to discuss the proposals.
- [Gary] Motion by Matt, second by Joan. Any other questions or comments in regard to this? If not we shall vote. Very good. Consideration of possible action on the disposition of 16Lane, Parcel .1-1111-T2.
- [Man] All right, that would be me. We purchased this property in 2017 from Brown County.
- [Man] Was this like tax delinquent?
- [Man] Correct. Yes, yes from 2017. Our intention was to rehab this property and sell it receiving G funds to provide income housing in this neighborhood. Once we got in it a little deeper, inspected a little further the foundation is really in pretty bad shape. And our opinion is to tear this property down and build new would probably be the best use of our funds. Habitat for Humanity has expressed interest in doing that with us. So they have provided a plan that we feel fits the neighborhood. We've worked with them adding those elements that we want to see in that neighborhood. I think the only thing the plan doesn't show is that we had discussed possibly adding some brick. A lot of the properties in this neighborhood do have bricks so we we're talking about that. Habitat is here if you have any questions about this property, but otherwise staff is comfortable going forward with feeding this over to Habitat to build sometime in the spring and it'll be their 116th build in that area. So congratulations to them. They've been doing some hard work.
- [Gary] Questions or comments? Move to motion.
- [Woman] Move to approve.
- [Matt] I'll second.
- [Gary] Second that Matt. Any other questions or comments? All right.
- [Woman] Now I see it downloading, it's very slow. Sorry guys.
- [Gary] Number 5. Considerations of possible actions and extension of Parcel, 2-450.
- [Man] All right, that is me as well. So we've been working with Girls Process, LLC on this project. They've been working to convert this property from a two family back to a single family. They had some unexpected delays with some permitting issues that they had to get figured out. Everything's on track now. The developers are requesting 90 day extension just to cover if there's anything else that comes up. They plan to have it sold sooner. They definitely want to have it sold before winter. They think 90 days looks more like 30 days, but they're requesting the 90 just in case. They've been good to work with. We've walked through the property a few times. They're doing some pretty neat things inside to transform this back into a single family, so we are recommending the extension of the development agreement.
- [Man] I would move to approve.

- [Kathy] Second. Second by Kathy. Any other questions or comments? Thank you. Number 6. Considerations and possible actions of development agreement for 615 Polk Avenue, parcel 2-656.

- [Man] That's me as well.

- [Man] All right.

- [Man] That's my goal.

- [Man] This kind of looks like how boats are split in the country.

- [Man] We've been working with Colverton Construction on this property since November of 2016. As you've noticed there's been noticeable change. However it's still not completed. Entire interior, yes, 2016. The interior of the property is still just down to the studs not much progress inside. So we've been trying to work with him on extensions and get the project done, but there's just been a lack of communication between the developer and the city, and on September 6th, we issued a 60 day notice to cure to the developer so if after the 60 days he still hasn't completed the property, and we're looking at complete, we want it done, we can take the property back for 1/2 of what we sold it to him for, which would be \$2,500. So that is what we're recommending right now is at the end of this 60 day period, for the city to take the property back and then look for another qualified developer to finish the project and get it back out,

- [Woman] He'll end up losing money, probably.

- [Man] That is actually what could happen yes. We had the development agreement with him and it's well expired. We tried to work with him throughout the process. We said give us a timeline, just tell us what your plan is, and you wouldn't hear it from him for a month. So we've been more than fair in our opinion. And I think this is probably our best route to get this property finished.

- [Woman] Yeah, the landscaping is going down.

- [Man] Yeah.

- [Woman] Surprising that the inside is not done.

- [Man] Right, I know. The front porch as been sitting for about a year now. He should put a few bucks into it.

- [Man] He has, he's put a lot of his own sweat equity into it too. He is a developer or a contractor, so I don't think everything has been at cost. He had people working for him, and I don't know. It is what it is.

- [Man] Have we worked with him before?

- [Man] He had done a few jobs through the rehab program but nothing with neighborhood enhancement on a full project like this.

- [Woman] We would look at, if he would work with us on this what do you have into it? Maybe we'll pick it up, or if we could get him to work, we just want it done and finished but we haven't really gotten any cooperation.

- [Man] Right.

- [Man] This is the 2x4.

- [Gary] I guess.

- [Jim] Yeah, I move to approve.

- Motion made by Jim to approve.

- [Kathy] Second that.

- [Gary] Second by Kathy. Any other questions or comments? Number 7. Considerations and possible actions for the acquisition of 4.2 5th Street, parcel 2-192 using neighborhood enhancement funds.

- [Man] This property is located in the Shipyard neighborhood. It's currently a two family house on the front of the property and a single family standalone unit in the rear of the property. Two of the units are occupied. We feel this is a good property to pick up and possibly lower the density of this area by taking out the back unit. The lot is just not big enough to hold three units. It's zoned R-3 in this area, so higher density is zoning here. It's just not the way the lot is set up and not the right configuration. Today I found out actually, Kevin spoke with the realtor Kevin Vant, and right? The owner of the property would be willing to work with us on the price at a discounted price. He also wants the option to possibly build on one of our other vacant lots. So we're kind of in the negotiation exchange. Yeah, so with that news today, we were going to recommend purchasing this for the \$139,900; possibly negotiating but I'm thinking with the news that we just got today, maybe the recommendation should be to come back with further negotiations to October REA once we talk to the owner and further figure out those

- [Gary]

- [Kathy] Kathy.

- [Gary] Kathy. Thank you. All in favor say I.

- [Committee] I.

- [Gary] Meeting's open.

- [Noel] Thank you, Mr. Chairman. Noel Halverson, Bay. Just looking at this curious about the property in the back if it's a salvageable structure. I know the city owns a number of parcels within a block of here that are developable. I don't know, it looks like it's open to the west. If you could work with a neighbor. Is that a moveable structure maybe, to put on one of those parcels you got in the neighborhood and create another single family home?

- [Man] We thought of that when we walked through the properties, it's an odd floor plan inside and it's definitely not for. It would be for shorter people. It's very small. It's a tiny house.

- [Man] Isn't that the ceiling plan rather than the floor plan?

- [Man] Exactly, yeah. We did consider that, we would think we'd be better off building on those other vacant lots in the area than moving it.

- [Noel] We've had some experience moving houses.

- [Man] Okay, sure.

- [Noel] If it's salvageable.

- [Man] If you want to take a look at it, we would definitely let you walk through it and let you see if you're willing to do that, but our opinion was just that.

- [Noel] It just might not be worth the squeeze.

- [Man] Just might not be worth the squeeze, exactly.

- [Gary] Jim?
- [Kathy] Second.
- [Gary] Kathy? Say I.
- [Committee] I.
- [Gary] Your recommendation is just to come back with another proposal next month?
- [Man] That's what I would say. Hold until the October 9th.
- [Gary] I'm not sure if we need a motion on that then. We don't need a motion on that just to come back or do we? Do we need a motion on that?
- [Man] Table it.
- [Woman] Yeah, you would hold until the dates are active. You can ask that they need to be returned on whatever date.
- [Gary] We don't need a motion here for that.
- [Man] That would give us enough time to negotiate.
- [Jim] I move to hold it
- [Matt] Second.
- [Gary] Motion made by Jim, second by Matt. Any other questions or comments? If not we shall vote. Good thank you. Considerations for possible action on \$40,000 home funding request Greater Green Bay Habitat for Humanity Stewart/Clay Street. Parcel number 14-886.
- [Man] All right. Would have been Krista, but she's not here today. Not sure where she is. Yes. Job fair. So this will be me. Habitat has submitted a request for home funds for \$40,000 to build a new single family 2 story home on this lot. They've owned it for a number of years now and have tossed a few ideas out on what they could put there, what they could build there. They've come to us with this two story plan that they've built over on Crook Street. They did two of these. And we like the plan. We can see the picture, might as well. Right here. So we would support the funding of the \$40,000. That basically helps with the two story, they do have to higher out contractors to do any of the roofing, the siding, volunteers aren't allowed to go on ladders. So the contractor has to do all of the second story work. That's where the extra funding comes from.
- Do[Man] you guys have those numbers?
- [Woman] I believe the value on this one was around \$145k.
- [Man] So we're bringing some good value in.
- [Gary] Absolutely. Motion?
- [Matt] I'd make the motion Gary.
- [Gary] Okay, Matt.
- [Kathy] Second.

- [Gary] Second by Kathy. Any comments or questions?

- [Man] You can do it verbally Jim. There's a shortcut.

- [Gary] Verbal yes.

- [man] Thank you everyone.

- [Gary] Informational

- [Man] Thank you for all coming here today to rededicate Appreciative of all, thank you to that. We're excited to If you need to refer to that for this, 30 years. Krista is over at Y today for a Job Fair for the hotel in town this past weekend. Scaffolding is mostly down around, fence is down. We can see the windows and definitely continuing to be on track for early November opening. They're just really down to final furnishings, fixtures, equipment, and really putting the people together that can run that place. All in they're going to be hiring between 130 and 140 positions for that hotel so I think.

- [Gary] One quick comment. I took a tour of it a couple of weeks ago and it's impressive, lobby and the ballroom are just so impressive with the chandeliers, woodwork. It's exciting.

- [Man] So we'll make sure to have a grand opening for that which has been 10 years in making?

- [Woman] And the name of the bear seems appropriate. You may have heard we have a press conference last week. TWG, a developer out of Indianapolis was successful in getting word in state tax credits for their project in the north end of the rail yard. We had a term sheet with them the other year, so we'll be working on draft development agreements to bring back through our RDA and council, probably before the end of the year. Proposing 100 some units of affordable housing, again, market rate today. But also, especially in the downtown area, so we're excited to get moving with that. And then as far as the other end, the ship yard. We've been working the request for qualifications for consultant is out there. We'll be posting some supplemental questions or addendum to that today. We've received a number of inquiries as to some more specifics about the timing and the process and what is all happening as part of that. With that, I would also like to bring in or recommend a selection a consultant by the end of this month. I think this will keep this project moving along. Again we are on target having some design documents done by the end of this year so we can start moving that project along as well.

- [Woman] That area has a huge advantage, in that it's qualified for new market tax credits and opportunities so.

- [Man] Yes. Hopefully, Commissioner Dean and WHEDA can provide us some guidance on opportunity zones in the future. I've asked and may come down the road of looking at the RDA itself, potential for them to create their own opportunity fund. They guidance is pretty loose right now. And we're waiting for the IRS Trusted us with this, but looking at ways for us as well as maybe a financial tool by putting money into some of these projects that could be a benefit to look into, place investment somewhere, but then also for us for having cash for projects that we'd like to get done. With that, but now we're back here up on 6 floors, so you saw model today, so all of our staff is up here. And hopefully in a good functioning environment, so again, if you didn't get the tour today, and we'll take you through our new digs. I'm happy to answer any specific project questions you might have.

- [Gary] Full speed ahead.

- [Kevin] A lot of things going on.

- [Gary] Anybody have any questions for Kevin? Guess not, our next meeting is October 9th. And I entertain the motion to be adjourned. All in favor say I.

- [Committee] I.

- [Gary] You're adjourned.

