



MINUTES OF THE COMMON COUNCIL

**TUESDAY, SEPTEMBER 25, 2018, 4:00 PM
COUNCIL CHAMBERS
ROOM 203, CITY HALL**

A. ROLL CALL.

Present: Craig Stevens, Veronica Corpus-Dax, Bill Galvin, Mark Steuer, John VanderLeest, Kathy Lefebvre, Brian Johnson, Barbara Dorff, Randy Scannell, Jesse Brunette
Excused: Chris Wery, Andy Nicholson

B. PLEDGE OF ALLEGIANCE.

C. APPROVAL OF THE AGENDA.

Moved by Ald. Randy Scannell, seconded by Ald. Bill Galvin to approve. Motion carried.

D. REPORT OF THE REDEVELOPMENT AUTHORITY (SEPTEMBER 10, 2018).

Moved by Ald. Randy Scannell, seconded by Ald. Barbara Dorff to approve. Motion carried.

1. To recommend Common Council adopt a Resolution regarding the adoption of a Territory Amendment to the Project Plan for Tax Incremental District Twelve (TID 12): I-43 Industrial Park.

2. To recommend Common Council adopt a Resolution regarding the dissolution of Tax Incremental District Seventeen (TID 17): 900 Block North Broadway.

3. To recommend Common Council adopt a Resolution regarding the creation of rehabilitation and conservation Tax Incremental District Twenty (TID 20): Whitney Park and adoption of the Project Plan.

4. To recommend Common Council adopt a Resolution regarding the creation of blight elimination Tax Incremental District Twenty-One (TID 21): Green Bay Packaging and adoption of the Project Plan.

E. RESOLUTIONS.

Moved by Ald. Randy Scannell, seconded by Ald. Craig Stevens to suspend the rules to adopt the resolutions with one roll call vote. Motion carried.

Moved by Ald. Randy Scannell, seconded by Ald. Mark Steuer to adopt. Motion carried.
Yes- Barbara Dorff, Bill Galvin, Brian Johnson, Craig Stevens, Jesse Brunette, John VanderLeest, Mark Steuer, Randy Scannell, Veronica Corpus-Dax, Kathy Lefebvre

1. Resolution regarding the adoption of a Territory Amendment to the Project Plan for Tax Incremental District Twelve (TID 12): I-43 Industrial Park.

2. Resolution regarding the creation of rehabilitation and conservation Tax Incremental District Twenty (TID 20): Whitney Park and adoption of the Project Plan.

3. Resolution regarding the creation of blight elimination Tax Incremental District Twenty-One (TID 21): Green Bay Packaging and adoption of the Project Plan.

F. ADJOURNMENT.

Moved by Ald. Randy Scannell, seconded by Ald. Kathy Lefebvre to adjourn at 4:14 p.m. Motion carried.

Kris A. Teske
Green Bay City Clerk

These minutes, in their entirety, are available in the City Clerk's Office and on the City website at greenbaywi.gov.

VERBATIM MINUTES

- - [Judge] Alright good evening, I wanna call to order the special meeting of the Common Council for Tuesday, September 25th. Clerk how are we doing on...

- [Clerk] 10 are present, your honor.

- [Judge] Alright, 10 of us are present.

- [Judge] And we'll proceed, if you could all please rise for the Pledge of Allegiance.

- [Group] I pledge allegiance to the flag of the United States of America, and to the Republic, for which it stands, one nation, under God, indivisible, with liberty and justice for all.

- [Judge] Alright, please be seated. We're going to continue a motion for approval of the agenda.

- [Man] Motion to approve the agenda.

- [Judge] Alright there's a motion involving a scandal and that's second involving Galvin to approve the agenda that's before you. Discussion is signal lights, all in favor of that motion, please signify by saying "aye."

- [Crowd] Aye.

- [Judge] No oppose, the Aye's have it and the motion to approve the agenda has been approved. We are now on to item D. Would you like a report from Doctor Vonck, or do you

- how do you want to proceed your honor? I'll enter a motion first to approve this?

- [] Motion to approve

- [] Second

- [Clerk] Involved in the scandal Seconded by Alder person Barb. Mmhmm, yeah we will get to this in one second Mine says [Overlapping Discussions]

- [Male] I want to document this presentation in charades

- [Background Chatter] [Laughter]

- [Clerk] Okay

- [Judge] Sorry we're having a problem with that video system. Not to the clerk.

- Speak Louder

- Sure. So what you have before is looking at some actions, regarding our tax increment districts Um with that there's a few resolutions that are before you this evening. So the four actions that we recommended taking, through review of the development authority and the review board. Uh number one is to adapt a territory amendment to TID 12 that's F43 industrial park. That is adding one parcel, to southwest corner of Erie and Mason. That parcel was originally not in the TID when it was created. We'd like to add that into the TID, so that it can be a part of the Nature's Way Project whole parcel. That will enable them to help comply with some of our building codes and covenant codes in terms of building a property line that they can combine it to all of one property. Number two, that's to dissolve tax increment district 17 in the block of North Broadway. That's a TID that was created for a particular project, a project that has since been completed and has been completed for a few years. It's falling a little bit short of the increment we had looked at creating there but the development has been built out, so there's no need to keep the TID open. That does not have a resolution tonight because that action actually doesn't happen until calendar year 2019. So like last year we passed resolutions to close TID 6, 11, and 15. But the resolutions actually didn't come through council until earlier this year, so its the same year so that's why its not on it as a resolution.

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And then 3 and 4 are the creations of 2 new tax increment districts. 20 is Whitney Park. That's the area generally in the vicinity of Whitney Park and Near East Side. That will help facilitate currently the development of Whitney Park town homes phase 4, the Whitney Park

- Whitney School redevelopment for apartments and town homes. Then also 901 Main, the apartment project on Main Street. TID 21 is being created for Green Bay Packaging and that is...obviously to discuss a significant investment in creating a new paper mill in the city but also some renovations to their box plant. Basically, turning an outdated industrial facility and bringing it up to speed and really solidifying their commitment to the city of Green Bay. So those resolutions deal with the creation of those new tax increment districts. TID 20 is a conservation rehabilitation district. TID 21 is a blank elimination district. Both of these tax increment districts and actually all three of the actions are being created to facilitate economic development that those projects would not happen but for the creation of a tax increment district. Staff has reviewed those internally. They've gone through the redevelopment authority. We found that also the benefits created by those tax increment districts will outweigh any of the costs. I think it's important to remember that for both TID 20 and 21, the projects we proposed are ... projects so we're not putting any money into infrastructure upfront. So it's important that we show that the cost out weigh the benefits and that's not just for us but there's also will be a benefit to the tax ... that when these TIDs close property values will be significantly higher when they close and if these tax increment districts had not been created. So the project plans were attached in the packets and I'll be happy to answer any questions if anyone has any.

- Alright, thank you. Sure that there ...

- On the map that I'm looking at for the Whitney...Park there is a house and a church. Is it the whole block or are they expanding to the next block? To the West?

- So they just are taking...are you looking at the Western part, just West of Ambieren? Oh, crap. That is just an ariel to show the neighborhood. If you scroll down, there's a boundary. It's on page 16. It shows the boundary of the TID. It takes the whole block, where the CVS and the town homes are. It takes the whole block where the school is and it takes just about a quarter of the block west of Ambieren Street and then the parcel above Main Street. [Background Chatter]

- Okay, thank you.

- Sure.

- Anybody else have any questions?

- So, we have a motion and a second on the floor to approve the report of the redevelopment authority which is Item D on the agenda. We can do this on a voice vote. All in favor of that report, please signify by saying "aye".

- [Crowd] Aye.

- And those opposed "nay". Great the "aye"s have it and we are now onto Item E. What are the issues regarding Item E?

- [Man] Motion to approve.

- [Woman] Second.

- [Judge] Motion involving Scannell now seconded by all the persons. These are the resolutions. Dr. Vonck, do you want to comment on these, or did you cover all that?

- [Vonck] No, I basically covered it. In essence, these resolutions need to be passed by the council by September 30th. These will take effect 11 of this year and then the joint review board will be meeting next week to adopt the resolutions that pass here tonight.

- Alright. We have a motion and a second and these are resolutions so you use the board on this.

- [Clerk] We needed to suspend the rules to take them all together.

- [Scannell] Motion to suspend.

- [Stevens] Second.

- [Judge] Alright we have a motion by Scannell seconded by Aldenan Stevens to suspend the rules for that purpose. All in favor of suspension please signify by saying "aye".

- [Crowd] Aye.

- [Judge] And those opposed "nay". The "aye"s have it. The rules are suspended. I'll be entertaining motion to adopt.

- [Scannell] Motion to adopt.

- [Squire] Second.

- [Judge] By Scannell, second by Squire. These are resolutions, so will you please use the board here. Item E 1, 2, and 3.

- [Background Chatter]

- Mine's not coming up

- You're not getting a vote?

- Clerk? Would you mind telling the clerk? Are you okay with that?

- Yes - Yes - Alright - Thank you - Thank you - Thank you

- And these resolutions pass unanimously Thank you. Thanks. Thanks for being here I'll entertain a motion to adjourn

- Motion to adjourn

- All in favor of adjournment please signify by saying "aye"

- "Aye" No supposed "Nay's" "aye's" have it. We're adjourned. See you next week Alright have a good week Thank you