MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, OCTOBER 9, 2018, 1:30 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM

A. ROLL CALL.

1. Members: Gary Delveaux, Chair; Matt Schueller, Vice-Chair; Ald. Barbara Dorff, James Blumreich, Deby Dehn, Kathy Hinkfuss, and Melanie Parma.
Liaisons: Chelsea Kocken, Jeff Mirkes, and Leah Weycker.

Present: Gary Delveaux, Chair; Matt Schueller, Vice-Chair; Ald. Barbara Dorff, Deby Dehn, and Kathy Hinkfuss, Excused: Melanie Parma and James Blumreich
Liaisons Present: Chelsea Kochen, Jeff Mirkes, and Leah Weycker
Others Present: Ald. Brian Johnson

B. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the October 9, 2018, meeting of the Redevelopment Authority.

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to approve the agenda as amended with Item #7 moved up to #1. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

C. APPROVAL OF MINUTES.

1. Approval of the minutes from the September 10, 2018, special meeting and September 11, 2018, regular meeting of the Redevelopment Authority.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to approve the minutes from the September 10, 2018, special meeting and September 11, 2018, regular meeting of the Redevelopment Authority. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

D. REGULAR BUSINESS.

7. Consideration with possible action on amendments to documents assumed by 304 North Adams Green Bay (NAGB) under the Hotel Northland receivership in order to reflect change of ownership and change in circumstances since original adoption.

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to adopt amendments to documents assumed by 304 North Adams Green Bay (NAGB) under the Hotel Northland receivership in order to reflect change of ownership and change in circumstances since original adoption, subject to minor legal and technical revisions. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

1. Consideration with possible action on Report of the Real Estate Subcommittee meeting on September 27, 2018 (Request for Proposals for redevelopment of the Adams Street lot located on the 200 block of North Adams Street).

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to direct staff to further explore the Schreiber Foods green space and Baylake Bank building before accepting a proposal for the Adams Street lot located on the 200 block of North Adams Street and for the Real Estate Subcommittee to meet in November. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

2. Consideration with possible action to enter into a Professional Services Agreement, not to exceed eight hundred thousand dollars ($800,000.00), for the professional services of a Consultant to prepare a Project Plan for the Shipyard.

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 Matt Schueller, seconded by Kathy Hinkfuss to open the floor for discussion. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

Moved by Kathy Hinkfuss, seconded by Matt Schueller to return to regular order of business. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

Moved by Kathy Hinkfuss, seconded by Ald. Barbara Dorff to direct staff to negotiate, draft, and execute a Professional Services Agreement with Stantec Consulting Services, Inc., not to exceed eight hundred thousand dollars ($800,000.00), for the professional services to prepare a Project Plan for the Shipyard. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

3. Consideration with possible action on "Snow Removal/Clean-up Services Contract" RFQ #3097.

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to allow staff to award "Snow Removal/Clean-up Services Contract" RFQ #3097 to lowest responsible bidder for a one-year contract. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

4. Consideration with possible action for the acquisition of 422 5th Street (parcel 2-192).

Moved by Matt Schueller, seconded by Deby Dehn to approve the acquisition of 422 5th Street for $124,500.00 using Neighborhood Enhancement Funds. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

5. Consideration with possible action to award the Analysis of Impediments to Fair Housing Choice study to MSA Professional Services, Inc. in the amount of $24,900.00.

Moved by Ald. Barbara Dorff, seconded by Deby Dehn to award the Analysis of Impediments to Fair Housing Choice study to MSA Professional Services, Inc. in the amount of $24,900.00. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

6. Consideration with possible action on the request from NeighborWorks Green Bay to use HOME funding and assumption of RDA loan on the acquisition and rehabilitation of the 1400 Block Admiral Court.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to open the floor for discussion. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain-

None

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to return to regular order of business. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

Moved by Matt Schueller, seconded by Kathy Hinkfuss to approve request from NeighborWorks Green Bay to use $166,014.00 HOME funding and assumption of $89,000.00 RDA loan on the acquisition and rehabilitation of the 1400 Block Admiral Court, subject to approval by HUD, and as detailed in the Sources Uses document. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, No- None, Abstain- Deby Dehn

E. INFORMATIONAL.

1. Financial report and check register.

2. Director's report and project updates.

3. Next meeting: November 13, 2018 at 1:30 PM

F. ADJOURNMENT.

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

VERBATIM MINUTES

- All right, roll. Chair Gary Delveaux.

- Here.

- Vice Chair Matt Shueller.

- Here.

- Alder Barb Dorff.

- Here.

- Jim Blumerich is excused. Deby Dehn.

- Here.

- Kathy Hinkfuss.

- Here.

- And Melanie Parma is excused.

- Approval of the agenda please.

- Oh, it can

- Oh, please.

- I'd like to make a motion to move up, to amend the agenda to move up number seven, to the first item.

- Second.

- Second, okay. So, approval of the agenda, with the change seven to number one. Any other changes? If not, all in favor signify by saying aye.

- [Members] Aye.

- Okay, approval of minutes from the September 10, 2018 special meeting and September 11, 2018 regular meeting. Hope everybody had a chance to look at those?

- Move to approve.

- Second.

- Kathy, all in favor signify by saying aye.

- [Members] Aye.

- So moved. Regular Business. First item, consideration.

- We're starting on seven.

- Oh, I'm sorry, number seven to one. Gary's paying attention. You have been listening. I appreciate that. Consideration with possible action on amendments to documents assumed by 304 North Adams Green Bay, NAGB, under the Hotel Northland receivership in order to reflect changes of ownership and change in circumstances since original adoption. This is the Mayor. I'm sorry.

- So you have in front of you a number of documents which we need to amend in order just to bring things back up into compliance. There a number of deadlines that were, obviously, not met in the old documents. The ownership has changed. Then in the development agreement there's a number of provisions in there that didn't track with what we actually use as our standard language. Just things that we've noticed that need to be cleaned up. The documents that we have, all they are doing is cleaning up the transaction. The documents were already assumed back in, I think it was June. Jim told he brought these to you all and these were approved back then. What this is

doing now, is just cleaning up those documents that were assumed to reflect what is actually going on. One thing that we might be needing to provide still is an Estoppel Certificate, which would indicate that there aren't any defaults. So, once we clean these up that will be something that we can issue.

- What is it called?

- An Estoppel Certificate. It just basically says that we agree that there are no defaults and by cleaning this up, that's exactly what we're doing.

- Estoppel Certificate.

- Anything in particular we should be concerned about?

- No, I mean, most of them are pretty straightforward. These have all been tendered to HUD. HUD wanted to see everything before we finalize everything, so it's in their review. When it all gets all said and done, HUD's stamp of approval will be on this as well.

- There's no additional funding married to this? Throughout this redevelopment

- Great, great, great, great. We had 18 updates Questions comments?

- So these are the same exact documents that went to HUD?

- These are the exact documents that went to HUD.

- And if there's any recommendations or changes that they want will they end up coming back here then?

- Well we did-- Subject to technical revisions from HUD. We can't imagine there's going to be a lot, so everything went to HUD and it's almost identical to what they've already approved, and so the changes that maybe seen are very, very minimal. Their technical rather than

- And we've been with them every step of the way and they havewhat is going on with in the city and Cheryl's work with them in terms of the online jobs and Marriottall that.

- I'm just trying to figure out how it works. Any questions or comments?

- I move to approve the amendments to the documents to assume 304 North Adams Green Bay under receivership as it states.

- Second.

-Alderwoman Dorff and then second by Matt. Any other questions or comments before we vote? Okay so vote.

- Passed unanimously.

- Very good, thank you.

- Just one other comment on that Mr. Chairman. Yeah you'll all be invited to-- The list is on my desk of who's coming. They really want this to be an open house for the community leaders. So I will let you know probably the next week or two but it's right around the corner. Thanks for all your support.

- It's an important--

- It's on Marriott's website now. Their reservations website.

- Nice.

- Very nice pictures.

- That's extremely exciting.

- Downtown Green Bay before and it'll be a gym in downtown Green Bay again is beautiful.

- Excellent, thanks for all your work Eric. Okay now number one, consideration with possible action report of the Real Estate Subcommittee meeting on September 27th, 2018, request for proposals for the Redevelopment of the Adams Street Lot located on the 200 block of North Adams Street. Matt is there--

- Yeah so we had a meeting of the subcommittee on October 9th.

- September 27th.

- September 27th.

- September 27th, thank you. It was a Friday actually. Did I get that right? Thursday or Friday. Brett had two proposals made to us for essentially the parking lot that sits on this property at 200 North Adams. Two different developers came in and gave proposals. Both T Wall and then a group named Base Barsan gave us proposals as well. Both of the proposals were a very interesting, very well done, but also had a lot of dependencies on the current Baylake Bank building that's located on the adjacent piece of property and would have significant and material effects on I think what either developer would do on that property. So what we had recommended back to city staff was to explore a few things. One was to make sure there was some open communication going on with Schreiber in regard to their green space so they would never draw the conclusion that anyone's being presumptuous about their space and certainly want to respect them right. They've been a great contributor to downtown, love their building. It's down here and certainly want to see how we can all work together on integrating with them on that, and then second was to further explore, have city staff explore with the Baylake Bank building what we might be able to do as far as a proposal to apply our control over that property. So that was a recommendation that we had made to staff.

- Obviously, this is been very, very critical project to downtown Green Bay and so we really got to go through the steps of seeing how we best develop it. Obviously technically but anything you want to add anything?

- The only thing I would add is one of the developers incorporated Baylake which one?

- T Wall.

- T Wall. So they laid it out as if Bay Lake was not there. The other developer which had a very interesting design, when asked if they were designer differently if Baylake was gone indicated they would. So to me that Baylake thing, if you want to really look to the future I think we need to understand that.

- The bottom line is a lot of behind-the-scenes activities that need to be done before we can do anything with this yet, at this point of time.

- The square is important.

- Yes.

- Director Vonck would like to bring this back in November.

- And goes and to the Real Estate Subcommittee? Yeah I think that's a good idea. Kind of related to that, even though there's two members on our Real Estate Subcommittee, I assume the agenda is sent to the entire committee? Okay good excellent. Oh, Barb did you have something?

- No, I think they were both really fascinating designs but we're going to need to deal with the Baylake building.

- Absolutely. So anyway everybody from the committee is invited to attend the subcommittee and then of course it comes back to the entire committee anyway, but I just want to make sure everybody understands it may contain a committee but thanks Kathy and Matt and Melanie for chairing that. Next up, well okay this little bottom line is going to go back, Kevin is going to do some more work on it and then he'd like to have the next meeting when? November? Okay, good. It's very, very important. It's critical for our downtown and how it is for the future vision, how you develop the rest of the property. Good, thank you.

- I would recommend a motion to that effect though.

- Yeah please.

- Okay I move that the report for the real estate or the Real Estate Subcommittee meet in November to discuss the project of the 200 block of North Adams Street.

- Second. Look I just want to add to get a little clearer direction from the RDA. What do you want? I have a lot of meetings with those people. I don't know whose leases are what but if you want me to look at--

- I think you definitely.

- And if you would look at the Baylake Bank building and see how that would fit into our long range projections. I think it's a whole different ballgame how that property is developed. So if you're looking for some direction--

- I would say that.

- It be how the Baylake Bank building would be put into our long-term plans.

- The recommendation from Real Estate Subcommittee was also to have that discussion with Schreiber as well about a green space.

- Yes, they've been great corporate citizens, great partners. We definitely want to treat them fairly.

- What do we have to do?

- Yeah what acquired that land?

- If acquired the price goes up but-- We'll see where they're at. I mean

- We'll work on it.

- For the next month?

- Okay so there's a motion by Alder Dorff and a second by Matt to send it back to staff with a potential meeting in November with the subcommittee. Any more discussion or comments? If not we shall vote. Thank you.

- She's doing it right.

- There we go.

- Passed unanimously.

- Thank you. All right, number two, the consideration of with possible action to enter into a professional services agreement, not to exceed $100,000 for the professional services of a consultant to prepare a project plan for the shipyard.

- All right so you already received those proposals.

- We have.

- I don't know if you got a chance to read through those or not. So back in August the RDA approved issuing this request for qualifications to seek a consultant which we did look at an architectural, structural, civil engineering design of its constructional improvements of So we received three responses to that and we received a proposal from the Smith Group, one from Stantec and one from Cuningham. I think they were three very different proposals and our project team up here read through all the proposals and looked at it as staff and then also the development team to the mayor's office to coordinate these proposals as well, and based on you see that points that Director Vonck put in his report. Our recommendation is that we go with Stantec as a consultant. We feel like they have a lot of expertise in the hard engineering the site work that needs to be done with regards to environmentals and a very extensive group of principles and staff that work on these things. I mean I think they have listed CN Railroad.

- Right they did.

- Which you knowto work with and the shipyard project. Had a very defined work program and timelines. We liked their input on how they were going to do outreach with regards to the public input to the plan. That was really important. We've had a really good relationship with Stantec on other projects throughout the city, but specifically in working with this shipyard project as well. Now the one thing that I think you look at is when you look at the prices between the three, the Smith Group came in at 500,000. Stantec came in at 865 and Cuningham which was actually a different kind of plan. It was more of a design build but that came in at 1.29, 1,295,000. So Stantec is higher than the Smith Group proposal but we feel that it's a more solid proposal in that we have a little bit of a fear that if we go to low, we'll just be adding things on. We think that we're not interested in that design build concept on that that Cuningham proposed which is why we went we're looking at the Stantec and also Director Vonck did speak with the folks at Stantec and they are willing to negotiate on the pricing as well. Willing to work with us on that. They're probably are some things that internal staff do with regards to this plan like some public outreach and what not so I'll recommendation is that we go with Stantec with this proposal, and I do believe if there are any specific questions regards to Stantecis here.

- Although I did read it, I'm just curious of similarity that have been done. That's this key and your successes you had.

- Well one of the things I need to mention when I was reading through these and I'm just going through them, one of the things I liked about their proposal is their past projects each one of them showed the comparison and the similarities to each of their projects. It was helpful to me to read those things.

-needs open up the meeting?

- Yes.

- Okay.

- Kathy and Matt proposed and a second. public discussion. All in favor say aye.

- [Members] Aye.

- So be it. We are open.

- Who anyone would like to speak from the group?

- Sure.

- If you want to come up to the podium maybe.

- Sure.

- Get you on the camera.

- I guess in your own words I'm particularly interested and again I read but I wanted to hear from your own words similar projects with successes, you know how you compare to Green Bay project.

- Sure, well my name is Mike Bach. I'm with Stantec, project manager. I've been with Stantec for a little over a year now. I've been working on a lot of redevelopment projects in my past history. Specifically a project that I can point to that I helped work on at Stantec is the Wausau Redevelopment project was a riverfront project. It had a lot of similar types of public engagement. A lot of similar design aspects to what your vision is for the shipyard as far as a public space, place of gathering, and iconic project within a city that's really going to draw people to that location. Obviously there's some additional aspects of this shipyard project that was why we have teamed with BSA and with Robert E. Lee & Associates. The public infrastructure pieces, the streets, the utility infrastructure, the rail crossings, I don't have specific project experience to speak to but collectively we have worked on a lot of projects that include and encompass all design aspect of the shipyard project.

- Questions from the room?

-very, very similar to what we're hoping to do.

- Is there anything about the shipyard that you see as particular challenges that are you know you're really kind of sitting there, you're thinking about at this stage of the project of, not quite sure how we're going to tackle that one?

- Yeah, I think one of the biggest challenges is the schedule and getting the project to a point, getting the north slip to a point where it's ready for a redevelopment in the spring for that northern development breakthrough. I think collectively we'll have to work with RDA staff as well as the city engineering department to make sure we're all on the same page, we've kind of all reviewed the schedule and have good buy in as far as when deliverables will be due and you know the kind of return of that is when review comments will be received by the design team. In addition to that is the rail crossings, you know it working with the railroads seems in my experience to kind of be the elephant in the room. No one really knows when you're got to hear back from them. Sometimes it's difficult to get their feedback, get their approvals. One I guess differentiator that I really feel like we've added to our team is Ryan Rasky and his he's a CN rail expert and he's certified to work on design and engineer rail crossings and I think one key challenge his kind of getting the rails buy in has been addressed by adding Ryan Rasky to our team.

- Cheryl did the group go through a scaling process?

- Yes, we had the questions and

- Any other yes?

- I had another question Gary. So one of the concerns that I've had through this design process, obviously the initial concept going from Bullfrog Stadium to multi-purpose facility I guess, one of my biggest concerns I guess is that we're not building more or less a glorified soccer field. Could you maybe speak to how the design might influence maybe the program activity and other types of things that would occur there that would ensure that total project cost 10 million dollars is being properly utilized?

- Well I think the fact that you know it's been identified as a multi-use field. You know rugby, lacrosse, soccer. I think they'll be different opportunities throughout the season to integrate, different types of uses for that multi-use facility or that field if you will. I guess it's not a stadium. It's more of a for a multi-use field with the berm area for concerts and gathering areas and things like that but I think specifically you know to answer your question. I mean

just the nature of the design as self being a multi-use facility, being kind of four seasons, it's going to be synthetic probably or will be synthetic as far as the environmental impacts and actually capping that piece of the property will be conducive to user groups depending on public input or who wants to actually be able to rent the field potentially or use the fill for other activities. I think that concern can be alleviated.

- Can I just add something then? I'm also with Stantec. I think one of the first stages too that we're going to do is do envisioning at the beginning and part of it is public outreach and to see what else we can add besides just that multi-purpose field. You know that's going to be one component but we want this to be a destination where we're attracting people to come all year round. So that's going to be all kind of thought out in that beginning steps, and part of that public engagement process is where will get more public input and see how we can kind of take the initial plan that was put together by Cuningham and how we can strengthen that and make it what everybody is looking for.

- And so that actually was one of my other questions, is how do you envision that public outreach process occurring?

- There's a lot of different really good ways we can engage the public. We can do public pop-up events where there's an event already scheduled, there's a large influx of the public that goes to these events. We'll come with a staff, design staff renderings, engagement type activities to really draw the public in and get their feedback on what they want to see for the shipyard as far as the redevelopment piece and kind of what amenities they want to see there. So that's part of our public engagement plan and we'll be going through and actually kind of formulating that plan with RDA with city staff and trying to bring about ideas of what's really work well in the past and are there and other things that we've done on other projects that work well and kind of bring those two together to come up with a public engagement plan.

- Okay, and one final question I have for you. You mentioned you know Wausau Riverfront project. I'm familiar with that piece. I guess when you think about sort of the future public spaces, where are the trends going? How are you seeing public spaces redesigned, reformed of the they get you know the type of utilization that people are looking for?

- I think that's, I mean in my experience is largely, that type of information is region dependent I guess municipality dependent depending on the types of user groups you have, stakeholders you have within the community. That'll really be vetted out during that public engagement process. We've seen a lot of nature-based play and more tier three, tier two communities where they really like the aspect of nature based play, different types of rock outcroppings. We've also seen a lot of zip lines that are popular in park spaces. So I guess it's hard to answer that question. It's kind of depending upon the municipality of the communities that were working in.

- Any other questions or comments?

- I have a question.

- Yeah please.

- From send text perspective what is your core business development? Is it Waterfront, is it, just curious.

- It's a very broad brush. At Stantec we do a lot of things. We have a robust buildings group that really focused on stadiums and hotels and structures, vertical components. We also have a very large water group that those allow hydro dams. We have a sports group that focuses on skate parks and other ice rinks or other amenities. So it's a broad brush. We also you know in addition to that have a pretty large community development group that focuses on municipal clients, bringing developments to certain municipalities and working through everything from site survey to finished construction. So it's a broad brush.

- And I'll just mention I know when I came to Stantec I've been working closely with the city probably since back when Jamie Harrington was here so I want to say since 2008 when Children's Museum and Hagemeister first came in. So that's probably one of our first you know really, I mean we've been here longer than that but that's probably

one of our first engagements really working closely with us city to make that happen with Brownfield Redevelopment. So I specialize and more of the Brownfield Redevelopment, addressing environmental contamination, helping maintain different types of funding to actually get it to where you want to get to the next step and I've been working closely with that kind of development with the EPA grants. We're on the second, actually third grant right now because we had Aaron White planning group also there. So that's just one of the core things that we've been doing that developed a relationship with the city.

- And then what will be the role in your project right above Robert E. Lee and then Berners-Schober as well?

- Great question. So we brought Robert E. Lee on the team to really help, help with the public infrastructure piece. So there's the road, utility and parking lot expansion as well as the stormwater management that's going to go into this project. So we really want at their expertise on the team in that regard and Berners-Schober we brought on as an architect who's been in this city for a long time and had a lot a lot of great relationships. They know the city of Green Bay and there's the architectural components of you know the comfort station, the bathroom, the concessions area and they really understand the city and we thought they would be a valuable member of the team.

- Any other questions or comments?

- My question is

- Oh good, well will have to go back to regular business then if there's no other questions. Motion to go back to regular business.

- I'll make emotion to move to regular business.

- Second.

- Kathy and Matt. All in favor signify by saying aye.

- [Members] Aye.

- Thank you.

- Thank you everyone.

- All right.

- Question between Smith and Stantec. There's a gap of $306,500. What is the difference? I mean how does that equate as far as?

- You asked a Cheryl question.

- Well and I think when we look back, when the team looked through the proposals I think the Smith Group proposal, we went through them as later on the evolution at with regards to, they have a, they have five projects that they have worked on but the level of involvement we felt from that team dealing with our team and the public outreach, I don't think that was most But that equates to in dollars, I guess I can't answer that.

- The only reason that I ask is these parks all over I've been probably been to at least 10 at least parks that they've developed in Lake Michigan on the waterfront they've done and they're astounding. So that's why I was just wondering what really made you because I can understand going with the lowest bidder. There's always concerned about what's

- I just think more of a relationship to that what Stantec has had to us for us going with sites specifically with regards to environmental

- So they bring knowledge already?

- Exactly. They've been at the sitealready grants that they work with them on the site.

- Can you want to add anything?

- No I'm all right.

- Okay that's all right I guess will entertain a motion.

- Hold on, got to go back 500--

- Yeah I was just going to say

- From Page.

- I'll make a motion that we move forward with a project manager as Stantec though we try to do a little negotiation

- Very good.

- I'll second.

- The motion by Kathy and a second by Alder Dorff.

- This is very exciting.

- It is. Nothing beats a good plan. That's why we're, absolutely.

- Passed unanimously.

- Very good, thank you. Thanks everybody, thank you. All right.

- Thank you.

- Thank you guys.

- Thanks.

- Consideration of possible action on snow removal slash clean up services contract RFQ number 3097.

- All right, that would be me. So for the last at least three years and Cheryl can fill in the rest of the dates there but we've been working with Lizer Lawn Care for snow and lawn mowing. Our contract has come up with them and I've had some inquiries from other snowblower companies as well as mowing companies asking when that contract will be up so they can bet on it again. We're at the point now where we want to put that back out to get other proposals. We do have, we have issued an RFQ on September 25th and the bids are due back October 15th and we're looking to award those on the 16th. What we would like is we would like to have staff be able to approve the lowest qualified bidder for just the snow removal and clean up services. We're going to divide it out between the snow and the lawn mowing because we have had a number of services that they will do mowing but they won't do snow removal or vice versa. So we want want them to split that up so then we have kind of a wider range of people bidding on this. Yeah so our contract will be a one-year contract with renewals for four years after that without having to bring it back for approval at that point. I guess today we're just looking for approval to award the snow removal

- I'd like to make a recommendation before you do that. Is there a way to put out the option to have them do the lawn care as well? Just speaking from experience, you can get cheaper rates when you do both services. So I get your point about expanding it but if you give those that do both services the option to bid on both right away, you might find yourself a more favorable rate.

- Yeah I would agree with that.

- Bottom line is the approval of the--

- Well what did the RFQ?

- RFQ was just is justright now.

- At this point?

- Yeah.

- So we have to start over then?

- We'd have to start that over.

- My only concern you know I'm not making any predictions This weather is just so screwy So a lot of times they take some time. We have to leave the RFQ out how long?

- Yeah so our timeline on here is about three weeks for when the RFQ is posted til when we award the RFQ. So right now we have wanted the contract to start out on November 1st.

- I see that.

- Look, you go through the snow process, then when you do the RFQ for that include snow in that contract process.

- Okay.

- Because the first one is just--

- For spring.

- For the following year.

- Yeah I used to own a lawn care and snow removal company so this is how I know that you'll get a better rate if look both services together.

- Got you.

- I know it's one of those very funny things that you figure out. Why I'd own that kind of a company, I don't even know why.

- That was good information.

- So I guess then would we want, I don't know I'm trying to think here. Just award a one-year contract for this year's snow removal?

- Yeah, sounds fair.

- Well we do--

- One year with four extensions after that.

- Well we can just do, I mean we could just do a one year.

- We did it with snow and lawn.

- I move that westaff to do the snow removalservices contract

- Second.

- A motion by Alder Dorff and a second by Matt. So we shall vote.

- Okay so all in favor of the motion and the second please say aye.

- [Members] Aye.

- Oppose? None, so carried. All right back on track. Number four, consideration with possible action for the acquisition of 422 5th Street parcel 2-192.

- All right, we dropped this property before you last month but with September already in, at that time we were talking about possibly making a deal with the seller. You know a reduced price if they're part of our new home to your neighborhood program. The seller wasn't interested in doing anything with contingencies on this sale, but we were able to talk to seller down to $124,500. So we were able to negotiate the price and they are still interested and doing something with new homes in the neighborhood just in the future. They don't want to have it contingent on this. So I guess we are and just looking for approval to purchase this property on the shipyard.

- Questions comments?

- What would we do with the home then?

- We're talking about getting rid of the third unit that's in the back and then with the front unit-- Yeah, which is something we'll talk to NeighborWorks about as well. If they do--

- We'll take it.

- Yeah.

- It's for a second bill.

- We'll fix it up and sell it.

- So but then the front unit possible conversion back to single family. Upper unit is not, it's not very good.

- Well that back unit isn't.

- The back unit is just small.

- This was actually three units then?

- Three units yeah. Upper, lower and the front and in the standalone.

- Can you put your two units long-term?

- No, probably one.

- Probably just the one unit or if depending on how the shipyard plan falls in that neighborhood possibly a larger development on that whole block. It is zoned R3 so it is zone for higher density, but at least for the time being getting it back to a single family to kind of just clean up that property at least.

- It's contiguous.

- Yeah I make a motion to approve the acquisition of 422 5th Street for 124,500 using neighborhood

- I'll second it.

- There's second right here.

- Gary, may I just ask a question?

- Yes please director.

- When we talk about that million dollars of neighborhood enhancement funds from the shipyard investment, I assume this money would be applied to that. Now if this property sales, does that money go back?

- It does.

- Yeah.

- I just want to make sure that we're not checking off the box on a 122,000 of the million and that if we sell the property it goes back to a different fund.

- Nope, our neighborhood enhancement revolves back in.

- Okay, I just wanted to verify that. Thank you.

- Definitely.

- Thank you

- All right so then a motion by Matt, a second by Jim to approve the acquisition of

- Definitely nowhere else to go but anyway number five, consideration with possible action to award the Analysis of Impediments to Fair Housing Choice study to MSA Professional Services in the amount of $24,900.

-this one. In September I sent out an RFP to about 10 different companies to see if we could, let me backtrack. Our Impediments to Fair Housing Choice study for HUD is, our last one that we did was in 2008. So it's long overdue with getting revised and for a while I was going to have us do and AFFH but they backed off on that. Now they pushed that date farther back. It's not due till 2024. It's affirmative fair housing choice study. It's a little bit, it's a larger study. It's more Regional. You know it's going to help us more than, it's what I accomplished more than just the City of Green Bay. So in the meantime we still had to put together our impediments to fair housing study. HUD is requiring us to do that. We didn't have the staff or capacity in-house to prepare the study. So we went out for an RFP. We only received one proposal back from MSA out of Madison. In our proposal, they cover everything that we asked for in the RFP and they have done studies in other grantee areas within the state and they have references in here so we request that you approve that we go ahead and move forward with this impediment to fair housing study. I think they're going to start it in November and they'll finish it in June.

- Okay, so it's like six months.

- Mmm-hmm, and they'll be a lot of community input within this process. So they'll be meetings and outreach.

- And you've had that experience with these folks in the past?

- I have not had experience. That last impediments the fair housing study we didn't 2008 was done in-house but we had more staff to do it. Now we just don't have the staff to do it.

- This document that helps us the use of grant dollars and where we should be using those dollars most appropriately with regards to the creation of affordable housing homelessness. Whatever those initiatives would be so it's a good tool for us to have updated.

- The proposal looks great here.

- Have you talked to other companies that they've worked with? I mean since this is the only bid you have, you want to make sure that you're you're going to be able to work with them and they get good references.

- Yeah, they have references from Superior which I know people in Superior and I've talked to the Madison area. I've also, we've had talk on conferences and I've talked with them so.

- Can we entertain a motion?

- I'll move to approve that we award that contract to MSA Professional Services for the Analysis of Impediments to Fair Housing Choice study.

- We have a motion and Is there a second anywhere?

- I'll second.

- And seconded by Deb.

- I also forgot to mention before you all vote on it that the Green Bay Housing Authority is also going to chip in some money because it's a lengthy study.

- Very good, thank you awesome. Any other questions or comments? If not then so vote.

- Passed unanimously.

- Very good. Thank you, excellent. Consideration number six. Consideration with possible action on the request from NeighborWorks Green Bay to use HOME funds and assumption of RDA loan on the acquisition and rehabilitation of the 1400 Block Admiral Court.

- So I'mcover sheet with this report. We've been kind of working on this update. We did get I think a lot letter from NeighborWorks with the underwriting that we've done and have completed with this project. This is speaking with my neighborhood hat on. These properties at Admiral Court have been a serious problem for the City of Green Bay for very long time.

- Yes, yes very much so.

- We are of course, the Housing Authority is Mason Manor which is adjacent to these properties to kind of orient you to where you are. So I've been dealing with these properties probably my whole career in one capacity but unfortunately--

- That's a long time.

- It's a long time so.

- She said it. I didn't say--

- She's one of the few people that can say that. She is with me. But you know actually the folks from NeighborWorks are here and if you wouldn't mind opening the floor and let them present this project to you then maybe we can maybe talk about the underwriting.

- You bet. Motion the opening.

- Motion to opening.

- Second.

- Second by All in favor say aye.

- [Members] Aye.

- Opposed, so carried.

- I think I--

- NeighborWorks please.

- I have to recuse myself from any conversation on this.

- No, you just can't vote.

- But you can definitely ask questions.

- Because you're on the board. You can ask questions.

- Oh yeah definitely.

- You can ask questions. You're not supposed to participate in the discussion. I think it's appropriate if you have questions for everybody else to hear those, those responses but just the discussion would

- Okay.

- Very good thank you.

- Hi, thank you all. I'm Noel Halverson, present CEO of NeighborWorks Green Bay. I'm here with Scott Schoenemann our Chief Operating Officer and the brains behind this development. I just briefly, nine buildings, 40 units a mix of one two and three bedroom apartments and a 468 police calls in the last couple of years including the--

- Spread between these nine units

- Yeah, a hundred thirty-seven of those refer to disturbances, drugs, weapons, or sex offenses and we didn't get a photo of the armadillo parked out in front of the properties but I understand it was visiting the site recently. So the big picture since I look at as you can see those building photos on the top there. They are brick buildings. They're going to last a long time. They need some work. There's some deferred maintenance. There's some masonry repairs and some other things that we're going to do to those buildings but they should be a great asset on the West Side. They should be a great approach to Mason Manor at the end of the cul-de-sac there and we intend through capital improvements and effective and professional property management when we take over this complex to make this

property the good neighbor that it should be and an asset on the west side, and I'll turn it over to Scott and he can talk a little bit more about the aspects of the deal that we've been working on.

- Sure. So overall it's about a two and a half million dollar deal of which about $380,000 is going to go into improvements. Most of those improvements are exterior. You know roofs, tuck pointing entry doors, the balconies are getting a little bit scary. It was built in 1960 so it's really do for that touch and what we would like to do, can we talk about our long-term vision on this or no? So long-term vision, is, will I start off with short term. Short-term get it under contract or it's under contract, get it to closing, work on the improvements, get professional management installed there. Long-term will probably be closer to five years out of more. Actually vacate one of the units on the first floor and turn it into a community center. That's something that we'd like to include on this property because it does offers density which our organization even though we've got a number of rental units, we've had very low densities scatter site. So we've got a lot of duplexes spread across the city. Where here this is a little bit different than what we've done in the past where does that have that density and allows us to have some resident services staffing on the premises. Now that's not necessarily 24/7 and maybe not even seven days a week or even five days a week but to have some presence there to address some of the tenant issues. Now we can't promise the tenant issues are going to be fixed overnight on closing, but it will take some time and I will think having our presence there will benefit the neighborhood as well. I know that there's been some complaints about I've heard from other landlords from and some other residents around the neighborhood that they're just hoping and wishing for some kind of change there.

- So you've already been negotiating to buy the property?

- Yeah it's under contract.

- Oh, perfect.

- There's another speaker but like who would like to speak.

- Okay please.

- I'm Janet Angus. My office address is 1583 West Mason Street, right across the street from Notre Dame High School's football field. Less than half a block away from this cesspool. On October 20th, 2014 a man's overdose led to the discovery of a meth lab at 1436 West Mason Street which is one of the apartment buildings in the Admiral Court apartment buildings. That's when I decided I had to become involved and city government. That's when I started going to meetings. That's when I came down and met with our city upper echelons regarding this housing development. It's been four years. I want to say up I applaud NeighborWorks for coming in and attempting to make my neighborhood, our neighborhood on the west side better. I don't think there have been funds to have been spent in the city on the west side to this extent to help redevelop and revitalize an area. It's really a problem. I'm actually considering selling four or five of the properties I own that are close to there because of the crime. I went down to the police department today and I pulled the police calls for service from 10-1-2016 until today for the last two years and you're totally correct. I added them up and there were in excess of 382 police calls to the Admiral Court Apartments and the armadillo has been present there. I have had elderly people from Mason Manor complain about the crime on Admiral Court Apartment, on that street. They have to go down that street to get to Fisk Street and I even had a woman who came into my office who had been mugged and robbed, an elderly woman at gunpoint I believe a couple of years ago. The types of things that the police calls were for which I think is important for you to understand because of the crime involved in the neighborhood. These are factual things that are in their police reports. The calls include calls for drugs, weapons, disturbances, welfare checks, theft, truancy, missing persons, juveniles, crime prevention, burglary, violation of court orders, harassment and sex offenses and the worst ones are the drugs. The drugs that are involved in those properties I think is really a problem for the neighborhood. You're not going to revitalize that neighborhood, people are not going to want to live there with the type of crime that's going on within those nine buildings. It is really terrible. I just want to make sure I kind of got to everything that I have down here. And my numbers don't include the City of Green Bay inspection reports and notices. I have a stack about this high of notices that I got through freedom information request from the inspection department and they're awful. They're litter, they're damages. I went into one of the properties, it smells awful in there. They're uninhabitable. I don't know how in the condition they are in currently they could ever pass the drill inspections. I

know they wouldn't pass housing inspections to receive funding for the rents. They're deplorable, awful, deplorable. I think it would be an interesting thing to look at how many police hours, city inspectors hours have been spent on this property over the last few years. I'm sure you'll be if NeighborWorks comes in and works with this property, I'm sure-- Many staff hours along with police officer hours for other manors within the city to clean this area up. I'm excited about it. I'm actually very positive about this. I actually may not sell two homes that I own in the area if this happens, but right now when you're working on properties and people are cutting through your properties and you got burglaries and crime spilling over into where I live in my area is, is awful. Now needless to say, you know the drug problems, we have a high school. Our only Catholic High School in town within yards of these buildings and our elderly population lives in Mason Manor and that's safety issues. So let's clean up the neighborhood. I think whatever we can do would be a huge benefit to the area and it includes Colburn Park, Notre Dame Academy and Franklin Middle School is right down the road. So if we get rid of the drugs and crime and violence and manage the properties appropriately, I think it would be a huge, huge asset to the west side of Green Bay. Thank you for your time.

- Noel are you up to the challenge?

- Well. Maybe I should reconsider, now. No seriously, if you look at the site and those are good looking buildings and there's not a ton of green space but there is some, there are sidewalks, there's bus lines that go down Fisk and Mason. There's the entire Military Mason Commercial Complex and corridors that this is you know a block away from the intersection of, this is a great place for working folks to live and call home but it slipped from what it should be. It's not met our expectations as community and we're going to work with you and change that.

- Good.

- Well I just have a question how to the people that are already, how to get them out?

- Well so one of the things we'll do when we take ownership is we at the leases as they exist from the seller and take a look at where things are at and we'll execute new leases with folks and we'll also manage too those leases. I'm sure any that are extant don't condone drugs, crime and other things like that. So we'll be aggressive in monitoring lease violations to begin with and then anybody who's a detriment to the property, our property manager will get them out. We'll start the eviction process as appropriate. We'll do better at tenant screening. That's one of the things that our property manager we believe is really skilled at is doing effective tenant screening and then we'll start replacing units as a vacate with good tenants. There's plenty of aspiring renters for this these units and any unit in the community. I mean the rental occupancy rates are really high right now. Folks will want to live in these apartments if they're fixed up and are well-managed and so will get the people who are bad actors out.

- And so they're, that'll probably be my question too, because I looked at that and I go well I'm kind of surprised right. I never been down Admiral Court but I certainly know Mason Manor like that's right there. I just never would have noticed those buildings and what's there. It's a nice neighborhood. Like you said there's lots of green space around it. I know there's a high school right by there, lots of businesses across the street. How does a rental block like that come to be in that state because what I'm hearing you saying is it's landlord property management issues and is it really that simple?

- Oh yeah. You know it is because when you're looking at and there's a lot of folks who own investment property and everyday they're faced with making decisions about how to spend that income stream that they've got and those calls can be tough. I'm not casting aspersions on anybody in this process here but it's like you've got only so many dollars coming in the door and there's breaks or that fails or something else and how do you spell spend those dollars and the choices you make accumulate and in the case of I'm not going to fix this one thing or I'm not going to fix that one thing, those are can make accumulations ultimately lead to maybe you know you're looking for an apartment to rent. You would take a walk through there and you're like no, this isn't my thing. It's a little beat up. I'd like a place that's a little bit nicer and maybe the next person that walks through is somebody who's been turned down at three other properties because of their track record as a renter but then they coming to a property and they say well if you're offering I'll take this one because this is the best I can get and then you've lowered expectations a little bit in terms of tenant behavior, you've learned lowered expectations in terms of the property behavior and you start with ultimately it is a vicious downward spiral that leads to big problems and in the case of

this property, we don't think that it's a situation where those problems have built up so much inertia that there's no solution. They're good looking structures. They need some work. Those porches as you can see there as we mentioned that those need to be repaired or replaced. There's tuck pointing, there's roofs that need redoing, there's furnaces that need replacing. There's significant investment that needs to be done with it. With your participation and help, we can do that sort of thing and then the rest of it is just effective property management. Again, it's not going to be overnight. We don't, obviously we own every police call that occurs after closing but and I can assure you that they're not going to stop. Even once the building is really well managed, it's still 40 apartments. They're still 40 different households living in close proximity to one another. Even if they're all decent people, they're not all going to get along and sometimes somebody's going to call the police but we think that we're going to do a better job than has been done at this property in some time and we think that this is a gem that's just been ignored for a while. It's time to bring it back. I don't think it's gotten a real decent look at since it was built. It's just time.

- Yes please.

- It might be interesting to look at how our ordinances go with the City of Green Bay on a number of police calls that have gone to this area. I know that as a landowner when, what is it, threeor three calls and then you have to pay a fine or there something like that.

- You're start having conversations with the nuisance abatement team and things like that.

- Right, so what happened with this piece of property? Why isn't it it being taken better care of? If you look at the city inspections that I have, remember every time I do freedom of information request, it cost me a couple of dollars for pages and I have stacks on this property, but when you look at these it's garbage outside the unit hasn't been thrown away and then you end up with rodent problems. It's one thing after another. It's really bad landlords.

- I would say from my perspective and our conversations with the seller, I think in that in some respects the seller is looking to get out of these holdings in part because of you know the enforcement issues and other challenges. They're just not able to keep up with the expectations of the city on this property. I would note too, I had a conversation with Alderman Weary before the meeting and he expressed his support for our proposal today. He apologized he couldn't join us but he did ask us to convey to you that he had called me and wanted to express support.

- I got sent an email as well.

- Excellent, thank you. Are there any questions or comments? If not we'll go back to regular business.

- Motion to return to regular business.

- Second.

- Aldermen Dorff second and Kathy. All of favor signify by saying aye.

- [Members] Aye.

- We're back to the regular business.

- So what we have in front of you here is, let me start by saying that there was an original and an oldthat was on this property. I think it originally started out in $60,000 range and then accrued interest for a while which brought it up to about 89,000. From way back mid-80s I think it was on there. So that lien is still on there in the name of the Redevelopment Authority. That's one of the things NeighborWorks would like to assume is that mortgage and then just keep that mortgage on this property.

- So that's the loan that you're that's referred to here and that goes back to the 80s?

- Yes, that's actually-- Probably not. No, honestly that was mya long time ago but so that's a old loan that they would like to roll over and have us. They like to keep that on the property and then there's also some dollars that they had remaining from a project at 1168 East Walnut Street from a HOME project that's a little over $16,000 they'd like them put into this project and then they are also requesting a 150,000 of their Community Housing Development monies, CHDO monies, HOME dollars for from us to go into this project. Krista has done the underwriting that's a requirement of our HOME funds is that we actually take sources and use those and everything checks out with regards to sources and uses. There's one contingency we need to put on this loan amount. Is we need to have HUD approval to do this because there are still some questions with regards to some prior funding that went into it potentially from, some tenant money potentially. We actually have a call that's tomorrow with reps just to make sure it's okay to use these federal job dollars on his property. So we ask that you approve this project with just that one contingency on getting

- And the dollars you're referring to other 16, 14 and 150?

- Correct and then the assumption of the 89.

- Oh that one also oh, okay.

- Out of this funding they will be 40 of the 10 authority units will be designated as affordable housing units?

- So at least 10 will remain affordable. I think probably with the market the way it is, I don't see this is going super high in the but there will be 10 that will be actually restricted

- So we probably need a pretty lengthy clear motion to include all the things you just said. That includes all those things.

- So do you want to take a shot at it?

- I'll give it a shot. So I make a motion to approve the request for neighborhood works Green Bay, NeighborWorks.

- NeighborWorks.

- What did I say?

- Neighborhood works.

- Neighborhood works. No, it's okay.

- NeighborWorks Green Bay

- I'm just curious about if it turns into a non-profit.

- Oh part of the agreement is that NeighborWorks pays a PILOT on the project. So there's a payment in lieu of taxes that is paid to the city as part of this project.

- And that was in the letter that came from NeighborWorks?

- Yes, yes.

- So I would make a motion to approve the request from NeighborWorks Green Bay to use HOME funding and assumption of the RDA loan on the acquisition and rehabilitation of the nine units at 1400 block Admiral Court subject to approval by HUD.

- Does that got a ring? Very good then. That's why you'reman.

- I know, that's why I'm here.

- I appreciate it.

- Do you want name a dollar amount?

- Do you want us to fill in the dollar amounts of over 150?

- I was just going to say because I know it's this is a thing that's in the letter on the sources right? This is with the equity of 75,000 right? Private loan 2.052 million, HOME funding of 166,000, assumption of RDA loan for $89,000 and then other funding of 150,000 which is I think is the CHDO.

- No that's TBD.

- TBD.

- Yeah they're going to approach

- Just TBD.

- Do we have a motion? Is there a second?

- Second.

- Seconded by Kathy. Motion by Matt, second by Kathy. Any other questions or is there a discussion?

- No, only just to say hey this was very eye-opening. I hear what you're saying and we're excited about this project.

- Absolutely.

- I think all of us.

- Absolutely.

- We're moving this in a way better direction.

- Absolutely.

- Especially on the west side over there. Especially by the schools and I mean it just makes sense.

- Thank you, no will need it. Thanks.

- Great, we need to vote. Is Deb going to abstain? Do you abstain Deb?

- Pass with Debbie abstaining.

- Very good, thank you. This is one of the most exciting things you had on the agenda and a long time. This is--

- Yeah.

- Thank you.

- This is awesome.

- Nice job.

- All right.

- Yeah, you abstain. The most exciting thing we've done

- Informational, the financial report and check register. There's been a taxed we went over it. Director's report Cheryl.

- I think you heard from Mayor and that says everything. That you can think of that we should update on it?

- I have one thing that I would like to update you guys on is I will be on the by our next meeting and so-- Who is our Deputy City Attorney so we do if we use her

- Oh very good. Very good, All right go ahead and

- I had for this meeting as a note that we were going to get an update on the Tiff districts.

- I think Tiff's we did a couple of meetings ago but I talked to Kevin, I definitely want to update.

- We were going to get the numbers I thought because we had talked about this two months ago and Kevin said we could put it on for November. So I just made a note in my calendar.

- I think with bonding. I think with the bonding that we wanted a report on.

- Yes.

- Okay bonding. Absolutely. In particular the history of bonding, where we at right now and some projections if you will.

- Okay.

- That sort of thing. Maybe a little more detail behind it. As we get into decisions when we get to bonding requests we should like to know where we at and where we going. I think that's what it was

- Yeah.

- Okay

- All right anything else? Director's report? Next meeting is November 13th. Entertain a motion to adjourn.

- So moved.

- Second.

-and a second by Kathy. All in favor to adjourn. All in favor signify by saying aye.

- [Members] Aye.

- Thank you, very productive meeting.