MINUTES OF THE COMMON COUNCIL

MONDAY, OCTOBER 22, 2018, 5:00 PM
COUNCIL CHAMBERS
ROOM 203, CITY HALL

A. ROLL CALL.

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

B. APPROVAL OF THE AGENDA.

Moved by Ald. Randy Scannell, seconded by Ald. Barbara Dorff to approve.
Moved by Ald. Randy Scannell, seconded by Ald. Barbara Dorff to amend to add the Pledge of Allegiance. Motion carried.
Moved by Ald. Randy Scannell, seconded by Ald. Craig Stevens to approve as amended. Motion carried.

C. REPORT BY THE MAYOR.

The Mayor stated before the Joint Finance & Personnel meeting there will be a Budget Open House in room 203 from 2 p.m. to 3 p.m.

D. COMMITTEE OF THE WHOLE.

Moved by Ald. Randy Scannell, seconded by Ald. Barbara Dorff to approve. Motion carried.
Yes- Barbara Dorff, Bill Galvin, Brian Johnson, Chris Wery, Craig Stevens, John VanderLeest, Mark Steuer, Randy Scannell, Veronica Corpus-Dax

1. Consideration with possible action on the Subordination, Nondisturbance and Attornment Agreement requested by NTCIC Community Fund II, LLC as the identified tax credit investor for the Hotel Northland.

E. ADJOURNMENT.

Moved by Ald. Randy Scannell, seconded by Ald. Mark Steuer to adjourn at 5:09 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

- - Ah, man. Kris? - It's black.

- There we go. Is he in? All right. All right, good evening. I wanna call to order a special meeting of the common council Monday October 22nd at 5:00 p.m. Clerk, how are we doing?

- [Clerk] Nine are present, your honor.

- All right, so, nine are present, and we have a quorum, and we'll proceed. We're now on to approval of the agenda. I'm gonna ask you a favor. This is my agenda. I forgot to put in the pledge of allegiance when I never forget, but this one I overlooked. So, I would ask for an amendment to add the pledge of allegiance.

- [Randy] So amended.

- By Alderman Scannell, seconded by Adlerperson Dorff. All in favor of that amendment please signify by saying aye.

- [Adlerpersons] Aye. - Those opposed, nay. Motion to adopt is amended. - Motion to adopt. - It's amended by Alderman Scannell. Seconded by Alderman Stevens. All in favor please signify by saying aye. - Aye.

- Those opposed, nays. Agenda is adopted as it is amended. Please rise for the pledge of allegiance.

- [All] 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. All right, thank you. All right, we're on to report by the mayor. Again, thank you for attending this special meeting tonight. Vanessa will handle the item D. But I just wanna remind everyone, again, we talked about this last week. October 30th at 3:00 p.m. is the joint personnel and finance committee meeting. Now, you may have seen that at two o'clock we're having an open house here just for the public if they wanna stop in, talk to department heads. You can meet with the directors anytime you would like, but they'll be a public open house from two to three. And at three o'clock we'll proceed with the joint finance and personnel committee meeting. And then of course on November 5th at 4:30, we'll have a budget and council meeting. So with that, that concludes my report. We did the,

- [Clerk] I didn't, okay. Were on to committee of the whole.

- Are we there?

- [Clerk] Okay, consideration with possible action on the Subordination, Nondisturbance and Attornment Agreement request by the NTCIC Community Fund II, LLC as the identified tax credit investor for the Hotel Northland. - Okay, I'm gonna look for a motion on that item

- [Randy] Motion approved. - Motion by Alderman Scannell. Seconded by Alderperson Dorff. Discussion, Vanessa, would you do the committee care for? - [Mayor] I don't see it right now.

- Is your light on? - Yeah. - Right, now I see it, Alderman Scannell.

- Just a quick question. We're one lender in the stack. How does this work with the rest of the lenders? Do they do the same thing, or does this affect them in any way, or? Thank you.

- [Mayor] Attorney Chavez, refer to the capital stock.

- [Attorney Chavez] This document affects only our agreement. So, before when there were numerous parties who were lenders in the agreement, every single one of them had an SNDA similar to ours. I think there were four pertaining to the master lease in particular in the last deal. This one, because it's us and Octagon, there's only two. So, Octagon has a separate one that they are executing with the new tenant, the master tenant. This is ours that we're essentially updating to reflect the new parties.

- [Mayor] Alderman Vander Leest. - [Ald. Vander Leest] Thank you, mayor. My question is for Ms. Chavez. On the agreement that we're, in front of us, how is the money gonna filter back into the city? I've had some people ask me about the finance, and I think we were talking about 4.7 million and 500,000. Is that correct? On this proposal that we're, in front of us here?

- [Attorney Chavez] So, this agreement itself doesn't actually affect any of that. This is pertaining specifically to the lease with the new tenant essentially. And so what you're referring to is the development agreement and the loan with HUD.

- That's correct.

- They've already assumed the obligations under those. That's already been approved. And so what happens under that one is the, HUD loan gets paid in installments over, I forget what the term of the loan is. They've already made payments on that, and so that one's current and up-to-date. And then the second component of it is TIF, which covers the grant, and that one should be back in the red I think by next year. - [Ald. John Vander Leest] Okay.

- I'm sorry, back in the black.

- [John] Do we know any of the figures as far as what kind of payment is coming back in? Is it interest-only payments, or is it full payments on the outstanding balances?

- So, I'll defer to either the development director or the finance director, but I believe the way it's structured, they probably do finance. I think they're doing interest-only for like the first year or two until it actually gets up and running, and then it transitions over to principal payments as well.

- [Mayor Jim Schmitt] Diana, do you wanna, I mean, that's the development agreement. They're current.

- [John] In other words, we're on the list to get payments as that time, in other words, within the two-year period of the hotel getting up and getting sound on its foot?

- [Mayor Jim Schmitt] Yes, that's the development agreement that went through here, and they're current, and you know, hey.

- [Ald. John Vander Leest] That's my questions.

- [Mayor Jim Schmitt] It'd be in the tax rules, so.

- [Ald. John Vander Leest] Thank you.

- Anyone else? Right, so we have a motion and a second to approve item D-one. If you could use the board on this please. All right. It's unanimous. Thank you very much. I, kind of in line with that, I go through that hotel every Friday, and it is looking great. And that will open in November. The furniture's in today. It's unbelievable what we have done together on that. I'll keep you posted. So yeah, motion adjourned? - Second.

- By Alderman Scannell, seconded by Alderman Steuer. All in favor, please signify by saying aye.

- Aye.

– And those opposed, nay. Ayes have it, we're adjourned. All right.

- [Man] More meetings.

- Yeah, you guys have more meetings. Not me, man, I'm wrapping it up.