



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

**TUESDAY, NOVEMBER 27, 2018, 1:30 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM**

A. ROLL CALL.

I. 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: James Blumreich, Gary Delveaux, Kathy Hinkfuss, Deby Dehn, Excused: Barbara Dorff, Matt Schueller, Melanie Parma

Liaisons Present: Chelsea Kocken, Leah Weycker

Others Present: Ald. Brian Johnson

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the November 27, 2018, meeting of the Redevelopment Authority.

Moved by James Blumreich, seconded by Kathy Hinkfuss to approve the agenda for the November 27, 2018, meeting of the Redevelopment Authority.

Motion carried.

Yes- Gary Delveaux, James Blumreich, Kathy Hinkfuss, Deby Dehn, No- None, Abstain- None

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the October 9, 2018, regular meeting and October 19, 2018 and November 1, 2018, special meetings of the Redevelopment Authority.

Moved by Kathy Hinkfuss, seconded by Deby Dehn to approve the minutes from the October 9, 2018, regular meeting and October 19, 2018 and November 1, 2018, special meetings of the Redevelopment Authority. Motion carried.

Yes- Gary Delveaux, James Blumreich, Kathy Hinkfuss, Deby Dehn, No- None, Abstain- None

D. REGULAR BUSINESS.

1. Consideration with possible action on termination of Amended and Restated Development Agreement for Watermark (Tax Parcels 12-357, 12-358, 12-359, 12-360, 12-361, and 12-362).

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

Moved by James Blumreich, seconded by Kathy Hinkfuss to approve Termination of Amended and Restated Development Agreement for Watermark (Tax Parcels 12-357, 12-358, 12-359, 12-360, 12-361, and 12-362). Motion carried.

Yes- Gary Delveaux, James Blumreich, Kathy Hinkfuss, Deby Dehn, No- None, Abstain- None

2. Consideration with possible action to purchase real property at 227 N. Quincy St., 221 N. Quincy St., 624-626 Pine St., 618 Pine St., 616 Pine St., and 605 Cherry St. (Tax Parcels 11-156, 11-157, 11-158, 11-159, 11-160, and 11-191).

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

Moved by James Blumreich, seconded by Kathy Hinkfuss to open the floor for discussion. Motion carried.

Yes- Gary Delveaux, James Blumreich, Kathy Hinkfuss, Deby Dehn, No- None, Abstain- None

Moved by James Blumreich, seconded by Kathy Hinkfuss to close floor for discussion. Motion carried.

Yes- Gary Delveaux, James Blumreich, Kathy Hinkfuss, Deby Dehn, No- None, Abstain- None

Moved by James Blumreich, seconded by Kathy Hinkfuss to go into closed session at 1:49 p.m. Motion carried.

James Blumreich read the closed session language.

Yes- Gary Delveaux, James Blumreich, Kathy Hinkfuss, Deby Dehn, No- None, Abstain- None

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

Yes- Gary Delveaux, James Blumreich, Kathy Hinkfuss, Deby Dehn, No- None, Abstain- None

Moved by Kathy Hinkfuss, seconded by James Blumreich to authorize staff to conduct all actions necessary to purchase real property at 227 N. Quincy St., 221 N. Quincy St., 624-626 Pine St., 618 Pine St., 616 Pine St., and 605 Cherry St. (Tax Parcels 11-156, 11-157, 11-158, 11-159, 11-160, and

11-191) at a cost not to exceed \$1,200,000.00. Motion carried.

Yes- Gary Delveaux, James Blumreich, Kathy Hinkfuss, Deby Dehn, No- None, Abstain- None

3. Consideration with possible action to authorize final payment for Schauer & Schumacher heating contract with AMA Heating & Air Conditioning in the amount of \$7,533.50.

Moved by Kathy Hinkfuss, seconded by Deby Dehn to approve final payment for Schauer & Schumacher heating contract with AMA Heating & Air Conditioning in the amount of \$7,533.50. Motion carried.

Yes- Gary Delveaux, James Blumreich, Kathy Hinkfuss, Deby Dehn, No- None, Abstain- None

4. Consideration with possible action on design approval for the multi-family housing project, Friar House Flats, located at 645 S. Irwin Avenue.

Moved by James Blumreich, seconded by Deby Dehn to open the floor for discussion. Motion carried.

Yes- Gary Delveaux, James Blumreich, Kathy Hinkfuss, Deby Dehn, No- None, Abstain- None

Moved by James Blumreich, seconded by Kathy Hinkfuss to close floor for discussion. Motion carried.

Yes- Gary Delveaux, James Blumreich, Kathy Hinkfuss, Deby Dehn, No- None, Abstain- None

Moved by Deby Dehn, seconded by James Blumreich to approve final design for the multi-family housing project, Friar House Flats, located at 645 S. Irwin Avenue. Motion carried.

Yes- Gary Delveaux, James Blumreich, Kathy Hinkfuss, Deby Dehn, No- None, Abstain- None

5. Consideration with possible action on the approval of using \$30,000.00 in unprogrammed CDBG Public Service funding to support the newly created Housing & Zoning Enforcement Coordinator position.

Moved by James Blumreich, seconded by Kathy Hinkfuss to approve the use of \$30,000.00 of CDBG Public Service funding to support the newly created Housing & Zoning Enforcement Coordinator position. Motion carried.

Yes- Gary Delveaux, James Blumreich, Kathy Hinkfuss, Deby Dehn, No- None, Abstain- None

6. Consideration with possible action on "Lawn Care Services Contract" RFQ #3096.

Moved by James Blumreich, seconded by Kathy Hinkfuss to approve staff to award "Lawn Care Services Contract" RFQ #3096 to the lowest, responsible bidder. Motion carried.

Yes- Gary Delveaux, James Blumreich, Kathy Hinkfuss, Deby Dehn, No- None, Abstain- None

E. INFORMATIONAL.

1. Financial report and check register.
2. Director's report and project updates.
3. Next meeting: December 11, 2018 at 1:30 PM

F. ADJOURNMENT.

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

VERBATIM MINUTES

- Alright, chair, Gary Delveaux.
- Here.
- Mitch asked to be excused, Alder Barbara Dark asked to be excused, Jim Blumreich?
- Here.
- Deby Dehn.
- Here.
- Kathy Hinkfuss.
- Here.
- And Melanie Parma asked to be excused.
- We're good, we have a quorum.
- Approval of addendum please.
- Second.
- Jim and Kathy, all in favor of this motion say aye.

- [All] Aye.

- Title of securities.

- Approval in a couple minutes. October 9th, October 19th, November 1st. Request a motion to approve the minutes.

- Motion to approve.

- Second.

- Motion made by Kathy, seconded by Deb. All in favor of this say aye.

- [All] Aye.

- Regular order of business, consideration with possible action of termination of amendment and restatement of development of Watermark parcels found at 12-357, 12-358, 360-59, 360, 361 and 362.

- What's the problem?

- I was handed mine first.

- Oh right here, oh, okay, good.

- Of the Watermark property, which is the address that Mr. Delvaux just read off. So Watermark, if you remember a few years ago we went through and had an amended and restated development agreement which basically, for us, was a workout plan before the Watermark project started. In terms of where it meant to go and all of its development. And so we had a 368 development cross with Kyle come in, Miss Delaney proposed a plan to kind of take the half and put it in the project and start moving it along. So what you saw, you know, is the first floor tenants stabilization of the retail space in front and now we have a public analysis seminar they've offered from Potsdam to purchase the property. And so with that we're looking through and both parties are doing due diligence in terms of creating this sale. And one of the things that we had governing this is the development agreement and like most development agreements we're into the project, we generally have clear consent before any transfer of power. And so typically through the development agreement, both from a core development team itself, Mayor Vaughn, finance, and come to a point where we put that development agreement and found that the developer, in this case 360, and it's mentioned in here as River Vision Partnership, has fulfilled their obligations of that agreement. And what we have here is, if you look at the next card, is section 2C of the original agreement which states that the property, the assessed valuation of the property is at least seven million dollars as of January 1st, 2019. And so, went through and as of January 1st of this year that assessed value stood at about 6.8 million. Which, pretty close, but we also realize that right now there are permits out for finishing off the third floor for ISG which would like to move in quite early next year. And then of course Fox Cotton will be working on, they're pulled out, you can take out Fox Cotton, but the improvements that ISG is proposing, we feel, both from looking at permits and also from talking with the assessors' office, I think Diana is here, that that value will hit seven plus million next year. And so therefore did not see

a need to get with the development agreement. In terms of just some of the other things, you know, they said they were gonna invest a certain amount of money in the property and do all those things. So with that we have a recommendation to terminate the development agreement necessary. What will come out of this, though, one thing that won't be terminated is there's a parking garage management agreement and city staff and the mayor is here, will work both 360 and Fox Cotton to amend that agreement so that there's a partnership moving forward on that piece. So that will be a piece that comes out of this but it won't follow the RDA. So with that, look, you know, at the developer did what they said they were going to do and there's not a reason for, to do the RDA or the city had a disagreement in place.

- If we approve the termination it includes terminating the parking garage agreement.

- What we have here is a parking garage management agreement, on the second page it's stating that the developer and anticipated third party purchaser, which in this case is Fox Cotton, continue to work with the city on a parking garage agreement. That is, correct me if I'm wrong, but that is their property. That is part of the property they've been managing that for them over the last four years.

- I just want to get it clear. So if we approve the termination of the agreement it's in good faith that we reestablish a parking agreement subsequent to this action.

- Correct, and there's been discussions, we've been managing it, it is their property. They want to take it over and manage it themselves. They are entitled to do that and so we're just trying, in terms of a parking strategy, trying to work something out that's beneficial for all parties.

- Kind of off the subject a little bit but did I read, Mayor, that you had some communication recently with Fox Cotton?

- We've been talking about the parking agreement and I'll see how that pencils out. They're happy with it, they want to close on this property and there's just some loose ends. You never hear it's very complicated deal whenever we're together, so, they're committed to the community and we're committed to them. This is just one box we need to check, you know? But yes, they've been great to work with.

- No need to go in the code section.

- No.

- No, I didn't hear a motion.

- I'll move to terminate the amendment for restating development on the Waterworks project.

- And I will second that.

- Motion adjourned, something to Kathy. Any other questions or comments? If not, we will vote. We don't need to terminate the contract because everything's been done like it's supposed to be done.

- That's, yeah.

- Right, yeah.
- Consideration with possible action to purchase real estate on 27 North Quincy between northern Quincy, oh boy, and all kind of side streets. 224, 226, 618, 616, and 605 Cherry Street. Parcels on 11-156, 11-157, 11-158, 11-159, 11-1260, and 11-191.
- Yes, so in short we are talking about the Associated Bank parking lot. If you can look at parcels it's basically the lot down by Monroe, Cherry, Pine, and Quincy Street.
- Towards the farmers market.
- Mmhmm, yup, so just right outside the window here. With that we have an opportunity to look at acquiring that property and I think it would be appropriate at this time, in terms of some negotiations and looking at our strategy moving to closed session. And with that hopefully come out with a recommendation and direction for RDA and the city to proceed in potentially acquiring
- I have a request for the town to say a few words so it's up to the group if you wanna become a closed session or to open up to the public.
- Why not, move to open up.
- Okay,, all in favor say aye.
- [All] Aye.
- We are an open session, please.
- Hi, my name is Greg Gerber, I'm a risk manager for Brown County and Accu-Deputy Corporation Council. And I just want to give some perspective from the county's standpoint about that property. As you may know, the county actually recently acquired that property from Associated Bank, subject to the potential of the city having an option. It took us quite a while to negotiate that agreement for a number of reasons, one of which is that it's an old gas station site. We currently have an agreement with Associated Bank. Under our agreement, Associated Bank's liable for any contamination we have that's required during that time. I'm not certain, and I plainly say I have no idea what agreement Dr. Vonck and the mayor have come up with with Associated or have even talked about. But some things I want considered before you move for your decision. Additionally, when you look at this, if there is a signed agreement to develop that property that changes our position on that. We are all in favor of developing downtown Green Bay. Anything, development that's good for Green Bay is good for the county as well. We're very much in favor of that. If what you're doing is binded, folded, that's where we have some concerns. One, if you're buying to to create additional parking spots one of the things we're going to do with that lot is move a number of county owned vehicles out of that area so that we can take our, we're moving our health department from the Broadway location down to Sophia Beaumont, there's no secret about that, that opens up some parking spots to make better access for the community to get to our health department, access for vaccinations, child care, child health care, rather, things like that. That's one of our goals with that lot. Additionally we would be opening up a number, the concern is the city needs more parking. We do expect there would be over 200 spots that would be available for county employees to park there that would open up parking in the city lots. We understand there's actually a loss of revenue but we also understand that they're concerned

whether the city has enough parking currently right now. From our perspective we worked very hard on this agreement to make it a good fit for everybody. I wanted to stress that Associated Bank, pertaining to our agreement, our agreements took about a year and a half because they're about two inches thick. You're gonna see, I think the mayor's office received them last week per a records request. But during that, Associated Bank also retains the right to market and there's a brief time where, I should say, there's a brief time where we get to guarantee that we have it but Associated Bank retains the right to market. And if a development came through, our understanding is always we were not gonna stand in the way of development of that property. And so from our perspective if it is something where there's a development ready to go, sign an agreement, that changes our analysis completely. We're all for development, however if it's going to be a buy and hold we think it's gonna risk, as we've negotiated it, it's minimal, and I don't know if Associated's offer will stand. Protections to the city, I don't know if they'll purchase, so that's all I have, thank you.

- If you expect a year and a half on it you can get an option on it.

- What's that?

- You know we had an option on it.

- No, absolutely.

- Why didn't you talk to us?

- At the time we didn't know about the option.

- Yeah, you did.

- I didn't know, personally I didn't know about the option until we were pretty far into it. It was probably in the last two months before the actual closing that we were made aware of the potential option.

- Do you understand how we think you tried to undermine us on that?

- I can tell you this, that I started with the county about two years ago and I know that we, and looking back at old files, we had started talking about that and quite honestly we asked Associated Bank for a written copy of the option so we could make the determination if this was a good deal or not. We had no intention of undermining you in that. I can understand that perspective.

- Why not even a phone call across the street to us when you knew we had an option for a set price? We're not negotiating with Associated.

- We didn't even, we don't even know, we didn't.

- Yes, you did have that. You didn't have it, your boss did. We're gonna trust that you're gonna vacate that when we want you to? I don't think so, thank you.

- Thank you, it's very appreciated.

- Any other, anybody else with a motion to get back to regular business? Jim and Kathy, get back to regular business? All those in favor please say aye.

- [All] Aye.

- We are back to regular business. I'd like to suggest that we do go to a closed session.

- I'll make the motion with possible action that we go into closed session to purchase real property at 227 North Quincy Street, 221 North Quincy Street, 624 through 626 Pine Street, 618 Pine Street, 616 Pine Street and 605 Cherry Street, tax parcels 11-156, 11-157, 11-158, 11-159, 11-160 and 11-191. The authority may convene a code session pursuant to sections 19.85 sub 170 Wisconsin statute for the purposes of deliberating or negotiating the sale of public properties, investing the public funds or inducting other specified public businesses necessary for competitor for parking reasons. The authority may thereafter reconvene an open session pursuant to section 19.8572 Wisconsin statute to report the results of the code session and consider the balance of the agenda.

- Do we have a second to the motion?

- Second.

- The motion, we have a second from Kathy, real quick?

- Alright, hearing now a go?

- Yes, Kathy Hinkfuss?

- Yes.

- So we are in session.

- Alright, Gary Delveaux?

- Yes.

- Kathy Hinkfuss?

- Yes.

- Deby Dehn?

- Yes.

- Jim Blumreich?

- Yes.

- Then we are back in open session. Alright, we have good discussion, I think we are ready for a motion.

- Yes, I make a motion to authorize the staff to conduct all actions necessary to purchase real property at 227 North Quincy Street, 221 North Quincy Street, 624 to 626 Pine Street, 618, 616 Pine Street and 605 Cherry Street, tax parcels 11-156, 11-157, and 11-158, 11-159, 11-160 and 11-191 at a cost not to exceed 1.2 million.

- Second.

- A motion and a second, I just want to add one thing. We got some real good cash flow information, that makes this a very good step for the city. Okay, there's a motion and a second, we said, any other questions or comments? There's not, I suppose, plus I lost your pen there.

- Motion carried unanimously.

- Very good, thank you. Thanks to everybody, good work, very much appreciated.

- Thank you.

- Just a little side note.

- Yes, please?

- Yeah, that was a big, he brought that up, too.

- They found out, like, after they demolished it that it's his property.

- Oh, wow.

- Over on the northeast corner there?

- Yup, I'm like, could've asked anybody in here and they would've told you

- Item B, consideration with possible action to authorize final payment for for contact with VMA, for heating contract with VMA Heating and Air Conditioning in the amount of \$7,732.50.

- Ahoy.

- Oh, hi.

- This is very complicated as well. Sean Shumaker and staff, we need to get more coffee. We went off the contract that you approved in October for 75 thousand dollars to put in a heating system and Sean Shumaker as a mark of the building's preservation. The furnaces were installed and are flexible in that they can be used or moved and reused in the building if we red box it out or whatever we do in the future, or if we sell it outright. This is authorization for final payment for that job so I've been thinking of that all day.

- Motion to Kathy, take it to Deb. Thank you. Alright, we're in court, consideration with possible action of these items are a multi-family housing project by your house, Wes, located at 645 South Irwin Avenue.

- Okay so back in 2017 the RDA approved an award of a hundred thousand worth of home funds to rehab the priority building and then create a new townhouse over that area. As part of that agreement there was the contingency on there it needed to come back for final design approval through the RDA, so we have the final designs, they submitted that, and so we've brought that to you for final approval. We do have the architect here if you would like to ask any questions and they have worked cooperatively with staff. They made a number of adjustments and changes throughout the process and we think it's pretty. We wanted to make sure that, 'cause the lower picture is the design that would be facing, it's kind of that awkward site by St. Mary's Church. So that's really gonna be facing the tree line and the fence line on Cass.

- Correct.

- So even though it's not visible, you know, from down the street, we still have to make sure that, tree line, that, you know, we wanted a nice product for that.

- So the exterior down on the lower level, cracks can be all wonton, or any breakup at all in colors?

- I believe it's all one color.

- Right there it is.

- We have a representative here.

- He can maybe talk about the design a little bit.

- Yeah, directly on top.

- A motion to review.

- Yup.

- All in favor say aye.

- [All] Aye.

- We are in open session, please come up.

- Yeah so the siding would be essentially all one color. The shake's third so there'd be materialistic changes along the way and then accent bands, trim color, would all be like a white or something completely contrasting to it so there'd be something to break up

- I know it was one of our concerns when we first talked about this that we didn't want to cast a variety here.

- Sure, yeah, and that's something that if we do we can certainly look at.

- Cheryl are you comfortable?

- We are, you know, one of the things we actually directed them is an example of, you know, how do they break up the windows with different colors and they took that and brought back a design that had those elements included. So I stand for approval.

- That's pretty important.

- I think our initial concern was we had a plan of development pass that had some renderings on in times past, inclusion costs of change and things like that and there's also some pro things like initial ones that had, like, sets of three windows and we realize in the building code, like, those aren't big enough for increased egress. So we went with sets of two but the look overall, like, the glazing or the amount of window space there is it's actually more in this one. Yeah, our biggest thing was when we took through and then took this to the compliance commission initially, you know, the neighbors on the other side of the street that are looking at this, what are they gonna be looking at? And it's gonna be behind all of their vegetation but ultimately that might not be there forever so does this fit in with the scope and scale of the neighborhood? And we feel with the pitches and the, really, the things that it does, so staff has been satisfied.

- So I do just need to disclose that I do work for WITA, this was a WITA tax credit project, right? And even though right now we're just picking out a design element I do have disclose that relationship. And then a question, is there any elements that we'll be facing, Gary?

- Yes.

- There are?

- Around the corner, yes.

- There's a 12 unit with a public clubhouse on the left there and then along Heritage is a smaller one, an eight unit.

- Right, yup, great.

- Any other questions or comments or we'll go back to regular business?

- Move to return to regular order of business.

- Second.

- Okay Kathy, all in favor please say aye.

- [All] Aye.

- We're back to regular order of business. Is there any motion?

- Entertain a motion to approve the design for Pryor House Flats.
- We have a motion.
- Second.
- We have a second by Jim to approve the design for Pryor House Flats Thank you, number five, consideration with possible action, approval of using the \$32,000.00 in program CDGB public service funding to support the creative housing coordinator position. Who is that?
- So this is a new position we created within the organization. We eliminated a number of interns and were able to create this, kind of an oversight position that's going to handle all the nuisance properties. It's going to concentrate, we've had some rat issues in the city so that person's gonna really concentrate, you know, hotspot and enforcement within these areas. So this is a brand new position, housing and zoning enforcement coordination position. In the past we've been able to fund this in part with block print, it's a new position, at least for the first year and then as we move forward in the process we'll probably be asking them if this can be fully funded on the levee. But for the first year we'd like to use the value of some blocked out dollars that we have available in order to fund this position.
- I think a lot of the work that this individual will be doing in terms of the coordination when it comes to nuisance abatement and rats and things like that, we're gonna incur in many of our eligible census tracts that we developed in terms of, you know, an appropriate amount of funding. Really that's one of the first priorities of this position to deal with some of those. You know, again, in terms of what we already said our goal is to get this fully on the levee eventually but right now I think just in terms of how it's fitting in the budget and spending down some of these block grant funds. We've had some other changes where we're not using block grant funds to fund other positions, so this would be an appropriate use for our 2018 dollars.
- Yes.
- Yes.
- Yes.
- And the position will start?
- January 1, I believe, probably starts this.
- Can you define nuisance properties for me?
- A nuisance property is a property that we've had multiple complaints on both through inspection and/or police department. So it's, you know, it's kind of one of those gray areas but it's one that is a city resource issue. Where it's not just a one and out for inspectors, it's three out, and four, or no response whatsoever. Or maybe it's a vacant property that the maker is in Texas and someone's walked two ounces making it a zombie property. I call these types them.
- The ones that we can name by address.

- Yeah, and I've noticed that, I mean, I do realize that that so much of this has been completely driven and I think this would be more of a proactive practice and it also has the capacity to educate. So, plans to have them go out and do some neighborhood association work, which happened, actually, with our rat situation we had. We're just educating people on what to do. You know, how to better handle things, so.

- So what's the long term solution for this position? In other words, this could be paid for one year, probably, a \$30,000.00, I'm just guessing, whatever. So long term, I mean, are we getting the budget?

- I feel like that's the goal, is to work that into the end of the levee one hundred percent. So if we've done that in a line compliance inspector position, for example, it's half funded with block grant, half funded by levee and yeah, that's fully funded on the levee so we've done that with some of our positions in the past.

- So I just don't want

- Right.

- So we, in the current budget that was just approved, you went down to visit too much, in the middle manager position?

- We had the same number of employees but we changed management or supervisor responsibilities for two positions.

- Right, so is this an add to staff?

- There is no net number increase of people.

- Okay, is there a net number increase on?

- No.

- No, because we're gonna hire, for example now, we're gonna hire a principal planner position that is not gonna have management attached to the job. It's gonna be simply a principal planner. Those management positions are being picked up by Director Vonck and myself. Overseeing neighborhoods and planning.

- Well and I think, too, also, how are we gonna measure the effectiveness of whether or not you want this to go on the levee? In the future, what do those nuisance properties look like? Because I think just what you're describing is a pretty big project.

- Well it's going to be large.

- I mean

- Exactly, to us, so we're adding those variety of proactive efforts on top of it which we're working into an orange application on that piece. I think this position will be good to actually look at and quantify because we'll be able to track those particular properties.

- You do have data?

- Right, that's kind of exactly what I'm saying.

- We have Eclipse housing system, how many citations, how many properties, so there's a way to track what's happening with the properties through the system, so someone would have to track it.

- Well then that also might help you get it through in the future.

- Yes, they're our main concern.

- Move to approve.

- Second.

- Any questions or comments?

- You can't blow snow with the lawnmowers?

- Oh I'm sorry, I'm already on to the next town meeting, drawing the line

- Number six, consideration with possible action on lawn care services contract RF2 number 3096.

- Alright, so staff is looking to award a lawn care service contract for the lowest responsible bidder. Last month we asked to award the snow removal contract and we've done that. By request of Alder Johnson staff looked at putting both the lawn care and snow removal on the same contract. At this time we would like to award the lawn care service contract for 2019 separately still before we determine what we should do for 2020. The price that came back for the snow removal, we got one quote back and prices went up by one dollar per lot. Which is basically consistent with what we've had on contract increases in the past. So staff feels that keeping the contracts separate will get more responses for the lawn care and hopefully that'll bring the lawn service price down, so.

- Right, 'cause wasn't that a concern, that so many people were wondering when that contract came open? And you only got one back?

- We got one back for the snow removal. And from talking with a few contractors the snow removal has really kept people from bidding on the lawn service, whereas there are people out there who do the lawn service but don't want to start snow at all, so I've been working closely with purchasing on this, Jackie's actually here as well. And we're all on the same page with keeping them as separate contracts.

- Okay.

- And then, you know, if, depending on how the numbers come back for this contract look at just doing the four year extension, the four one year extensions for both snow removal and the lawn care.
- So our condition is to allow staff to award lawn care services contract, RF23A6, to the lowest responsible bidder.
- And I will come back with some numbers to fill you guys in on what we're gonna do to go forward with those nine, for awarding, or renewing those in the future.
- Motion approved.
- Motion is made by Jim, seconded by.
- Kathy.
- Okay.
- So many choices.
- Yes, a lot of choices, right. Any other questions or comments?
- Thank you.
- Information as recorded with
- Busy?
- Yes.
- That's for sure.
- Let me think, we have both selling and buying, not a council meeting tonight and in December. I think there's a few RDA specific items that can be handled or talked about. If we're doing that we don't need approval until January so sometime on the meeting, as I mentioned, continue to be and ask that they be postponed 'til next year in order to be brought up at this meeting before the end of the year. But they just made that request and it's somewhat advantageous for them to do some things after the first of the year, so we should add that early.
- Good, and it asks to us, I don't know if you want that bounty report.
- Yes, that will be coming in December.
- In December, okay, 'cause I had the same question.
- We can have such a full agenda that they asked me to wait.
- No, that's fine.

- Okay, next meeting, December 11th, motion to adjourn unless there are any other comments or questions?
- Motion moved.
- Second.
- Kathy, all in favor of same say aye.
- [All] Aye.
- We are adjourned, thanks guys.
- Nice job.
- Great meeting.
- Really nice job.
- Very good, very good stuff.