MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, DECEMBER 11, 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, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn, Barbara Dorff,
Excused: Melanie Parma
Liaisons Present: Chelsea Kocken, Jeff Mirkes,Leah Weycker
Others Present: Ald. Brian Johnson

B. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the December 11, 2018, meeting of the Redevelopment Authority.

Moved by Kathy Hinkfuss, seconded by Deby Dehn to approve the agenda for the December 11, 2018, meeting of the Redevelopment Authority. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn,
No- None, Abstain- None

C. APPROVAL OF MINUTES.

1. Approval of the minutes from the November 27, 2018, regular meeting of the Redevelopment Authority.

Moved by James Blumreich, seconded by Kathy Hinkfuss to approve the minutes from the November 27, 2018, regular meeting of the Redevelopment Authority. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

D. REGULAR BUSINESS.

1. Consideration with possible action on the request by the Green Bay Theatre Company to grant an additional three (3)-month planning option on the Schauer and Schumacher building.

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

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

Moved by James Blumreich, seconded by Matt Schueller to approve request by the Green Bay Theatre Company to grant an additional three (3)-month planning option on the Schauer and Schumacher building, without presumption of ownership at the end of the three (3) months. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

2. Consideration with possible action on the disposition of 1412 Velp Avenue (Tax Parcel 6-36).

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to approve the disposition of 1412 Velp Avenue (Tax Parcel 6-36) to Hurckman Mechanical Industries, Inc. for $10,000.00. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

3. Consideration with possible action on The Shipyard Investment Strategy Plan.

Moved by Ald. Barbara Dorff, seconded by Deby Dehn to approve The Shipyard Neighborhood Investment Strategy. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

4. Consideration with possible action on Commercial Facade Improvement Grant funds to Bosley

Properties, LLC for enhancements to 112-114 S. Broadway (Tax Parcel 3-105).

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

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

Moved by Kathy Hinkfuss, seconded by Matt Schueller to approve $30,375.00 commercial facade grant to Bosley Properties, LLC, contingent upon the following conditions:

1. Environmental review approval.
2. All necessary approvals from the Green Bay Landmarks Commission.
3. Compliance with the following State Historic Preservation Office requirements:
   - All glass should be clear, not low-e.
   - Metal window frames should be powder coated or have a baked on finish. No exterior metal finishes shall be anodized (window frames, doors, etc.).
   - Exterior doors cannot be stained wood.
   - Exterior doors cannot have a fake stamped wood grain or the appearance of a wood stain finish.
   - No painting of unpainted exterior brick.

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

5. Consideration with possible action on the acquisition of 117-119 S. Chestnut Avenue, 125 S. Chestnut Avenue and 412 Howard Street (Tax Parcels 3-100, 3-101 and 3-325) using the Neighborhood Enhancement Fund.

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 Kathy Hinkfuss, seconded by Matt Schueller to go into closed session. Motion carried. Kathy Hinkfuss read the closed session notice.
Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

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

Moved by Ald. Barbara Dorff, seconded by James Blumreich to approve the acquisition of 117-119 S. Chestnut Avenue , 125 S. Chestnut Avenue and 412 Howard Street (Tax Parcels 3-100, 3-101 and 3-325) using the Neighborhood Enhancement Fund as discussed in closed session. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

6. Consideration with possible action to approve $34,946.92 of KI Maintenance funds for the installation of street lights on Elm Street.

Moved by James Blumreich, seconded by Kathy Hinkfuss to approve $34,946.92 of KI Maintenance funds for the installation of street lights on Elm Street. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

E. INFORMATIONAL.

1. Update on City borrowing including history and outstanding debt.

2. Financial report and check register.

3. Director's report and project updates.

4. Next meeting: January 8, 2019 at 1:30 PM

F. ADJOURNMENT.

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

VERBATIM MINUTES

Roll call, please.

- I would drive by all the watching to see what's--

- All right, let's start the meeting. Chairman Gary Delveaux.

- Here.

- Vice-Chair Matt Schueller.

- Here.

- Alder person Barbara Dorff

- Here.

- Deby Dehn. Kathy Hinkfuss. Melanie Parma asked to be excused.

- Motion to approve the agenda.

- So moved.

- Second.

- All right, let's get started. A first and second to approve the agenda, all in favor signify by saying aye.

- [Members] Aye.

- Agenda approved. Approval of minutes on November 27th.

- So moved.

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

- [Members] Aye.

- Okay, regular business. Number one, consideration with possible action on the request by the Green Bay Theater Company to grant an additional three month planning option on the Schauer and Schumacher building.

- So back in, a little background for the RDA is the Green Bay Theater Company was granted a planning option from the Schauer and Schumacher property on June 12th by the RDA meeting and then a three month extension at the direction of the staff of the property located at 227 East Walnut and 109 North Adams Street. The staff extended the option for the three months back in September and now the Green Bay Theater Company is requesting another three month option extension while they raise funds for their project. Should we go right to their presentation?

- Sure.

-we met as a staff and the staff is recommending not granting another extension and suggests offering this property out to other interested parties for the RSP. Not that they couldn't continue to pursue this, but we like to keep our options open.

- By opening it up could they also be one of the new options? In that respect, could they apply again?

- I believe that they could also reapply.

- Okay.

- Do you know where they're at in their?

- We have had some dialogue. I know that they have had contact and they are here to talk a little bit today as well but they have been--

- Shall we open the meeting?

- Let's open the meeting.

- Motion by Jim to open the meeting.

- Second.

- Second by Alder Dorff. All in favor signify by saying aye.

- [Members] Aye.

- The meeting is open, please.

- We're prepared to speak a bit about the Green Bay Theater Company.

- Yes sir.

- Okay, thank you for giving me the opportunity.

- Could you give us your name please?

- Sure can. My name is Denis Gullickson, one n in Denis. G-u-l-l-i-c-k-s-o-n. I'm the president of the Green Bay Theater Company. Also in attendance with me today is Rachel Brooks Gullickson, my daughter who is also a board member and Michael O'Malley who is also a board member and our friend Paul Belschner whom you all know. I did want to take this opportunity to speak a bit about our request for an extension. So bear with me a little bit. I'd like to walk through where we're at in the... I'm especially excited to have Michael and Rachel here with us today because our mission statement is the theater company and many of the strategic plans done for growing and moving Green Bay forward speak to a key need and that is to retain and return our young talent to this community. Both of them are excellent performers. Rachel has done extensive work with the Sheboygan Theater Company. Michael works with Let Me Be Frank Productions. Frank Hermans is also one of our board members. So to have them here, I think speaks to a large part of our thoughts for the arts and performance center that we proposed. We're here today to speak directly to the members of the RDA in requesting this three month extension to our original six month option granted on June 12th as wendy pointed out and set to expire tomorrow. As you'll recall our proposal was to convert the former Schauer and Schumacher furniture facility into a working downtown arts and performing center with a 200-seat theater, studios and rehearsal spaces, classrooms and meeting rooms, other multi-purpose rooms, common spaces for those who engaged in the arts and in performance and art community to collaborate and cross-pollinate.

We're also here to speak to the development team's recommendation that such an extension not be granted based on a lack of progress and the idea that our proposal does not represent the highest best use of the buildings. Indeed our request for an extension through March 12th is based on what we believe to be a great deal of progress and not a lack thereof. Our request for an additional 90 days is finite and focused. It represents an exact period of time during which we can continue our fundraising efforts commenced last month, purchase buildings from the RDA, develop working construction plans for the facility and finally commence remodeling the facility. Rachel has copies of a document that we want to share with you. It speaks in general terms to the progress we've made. It also speaks to where we're positioned at this point in time today, what our plans are for down the road. I don't intend to walk through that with you and take that amount of time, but I think you as you review it you'll see a substantial amount of progress reflected in that document. One of the reasons that we took six months was to prepare, to both do the legwork and the groundwork necessary to conduct a successful capital campaign and a viable ongoing business operation. Inside the packet you also find some working floor plans as well as a list of contacts that we've made to date which is hardly exhaustive. In fact daily there are continuous contacts made. I would remind the RDA that the Green Bay Theater Company is a 501c3 entity and today we've invested a great deal amount of volunteer time and monies into this project. We've asked little of the city to this point in time and in lieu of potential donors although that certainly where we're at. Still we formed a working relationship with Paul Belschner and the Base Companies and secured the initial services of an architect who support at the facility numerous times. Through over 200 meetings with over 100 individual groups and organizations engaged in the arts and performance communities, we've actually grown a community of stakeholders in this facility while testing this facility's viability and assuring its long-term success. Now these are necessary steps before we could really develop the physical design and programming that would lead to our capital campaign. In fact we're not just here to speak on behalf of the Green Bay Theater Company today. We're really here to speak on behalf of all the folks that we've sat down and met with. They continue to ask how soon our facility will be available, when they can move in, when they can start holding events, when they can begin planning and promoting their activities and enjoy the synergy and celebration that the creative economy that exists in pockets across town now but has no central facility at present. We've also established and maintained a working relationship with the Greater Green Bay Community Foundation during this time which is positioned to work with us. We've met with and joined the Green Bay Chamber of Commerce. We've visited the Greater Green Bay Area Visitor and Convention Bureau. We've met several times with Jeff Marcus of downtown Green Bay and Stacy Manks of Mosaic Arts which we're also a member. Two Fridays ago we walked through the facility with UWGB's dean of students Chuck Rybak to consider locating the university's off-campus art gallery on the third floor of the 109 North Adams Street building. Later this afternoon, will be attending the symposium on the UWGB campus speaking to the arts and culture integrative Green Bay That's at their invitation. This past weekend or past two weekends, my wife and I went and saw two Green Bay theater groups perform some really excellent presentations, Evergreen Theater and Play-by-Play and we saw those performances in De Pere. They don't have a place to perform in downtown Green Bay at this point in time and certainly we will be offering our Green Bay theater troops a performance venue. Yesterday we met with for the 4th time with Don Salmon and Maria Zehren of the Winston group. I'm certain many of you know Don and Maria. You know they are greatly respected in his community, particularly within the giving community in our area. Unfortunately due to prior commitments, Donald and Maria were unable to assist us until just recently. Pending our receipt of an extension today, Don and Maria are ready to formalize a contractual relationship with us and work with us during the requested period. They believe in our vision for this facility for the tremendous role it will play in growing Green Bay's arts and cultural identity. Our first order of business with Don and Maria will be to add the seed money that we've already realized to a level of $50,000 in order to continue the process with the Winston Group and architectural firm. We're then set to raise money as necessary to address immediate issues with the buildings, build an operating fund and then seek the major gifts necessary to complete our project. In the near-term we have at least five significant meetings upcoming with major potential donors for renovating the facility. One of these is scheduled for tomorrow afternoon with a business person individual who indicated to us last summer that when we first began exploring the idea of an arts and performance center and a working arts and performance center that he would underwrite all or a substantial part of the same. Now the difference between approaching individuals like this with an extension of our planning option as opposed to resubmitting a new proposal, cannot be overstated. The difference is between going to a donor such as we're meeting with tomorrow afternoon and saying this might happen versus this will happen. I would also add here that yesterday afternoon Paul proctored the question to Don how often capital campaigns take less time then there were originally projected to take and Don said in my experience, not very darned often, but I will interject here that our capital campaign is already underway. In fact we're ready to roll this capital campaign out to the public before Christmas if granted this extension. To that end, we would create an event facility with a media and social media blitz. Last week Green Bay native Michael Matzdorff signed on to support and endorse our project. We would utilize Michael Matzdorff's endorsement at that event and in our ask and approaches of donors. Mr. Matzdorff if you don't know as a successful film manager, producer and director that lives in Los Angeles. He might also open the door for us with Green Bay's most celebrated product Tony Shalhoub. Now Chamber of Commerce and Visitor and Convention Bureau have also committed to have a strong presence at the capital campaign kickoff. Obviously, we also have present many of the stakeholders in the facility. Finally we're very willing to maintain ongoing check-ins with the city's development department as we meet certain benchmarks in the fundraising process. In closing, I would once again ask respectfully that the RDA realize that what the Green Bay Theater Company has proposed for the former Schauer and Schumacher buildings is a viable community building asset that what we have done for the past six months is build a community and make the necessary connections to ensure that viability. That we've studied carefully the strategic plans done for downtown Green Bay and we know our facility addresses many of the identify needs. That we've studied and visited and consulted with model facilities in our areas and across the United States, that what we're proposing is truly an incubator for the arts as Wendy Townsend called it, that will we propose will build the necessary infrastructure in our arts and performance identity. Help return downtown Green Bay to the cultural hub of the northeastern Wisconsin that it once was and finally I would ask the RDA to give us exactly three months and no more than that to bring this project to fruition by breathing new life into two buildings that have said idle for far too long and on Adams Street Corridor that has been far too quiet and I would assure the RDA that we have a very good likelihood of achieving our goals. With that I would like to introduce Michael O'Malley, later Paul will share some of his thoughts on our proposal and if anyone has questions we would certainly be delighted to answer them. Thank you.

- Technology.

- Yeah, I'm sorry.

- Hi I'm Michael Thomas O'Malley and presenting the idea of the arts district facility and trying to clear up what it's all about. David Cook of UWGB has done extensive work on the facility itself and how it would function with over four a huge rehearsal spaces and 23 different multi-purpose rooms and Chris Weiss also is our contact up north in the Abrams area with the Machickanee Players. So we have quite a few contacts made. I just wanted to go over our mission is to bring about more opportunities for underserved groups that are artistic in the area such as music, dance, theater, visual arts and digital arts. The current problem right now that we're seeing is that they are very dispersed and spread out all over the area, all over Brown County. This would be a centralized location that would be affordable to all of them. So a geographical location, the parking of foot traffic have all been difficulties with former projects for the facility. I'll let Mr. Belschner speak more of that. Our solution is to take this giant open space and to keep it open space with only a few changes to the second floor of 227 and 109 North Adams that would allow for a community aspect and also a little bit more space for the arts downtown. So our strategy and figuring all of this out is to essentially bring a central location to all these groups that are spread out so far throughout Brown County. So we have our team, myself, Denis Gullickson, Paul Belschner and Rachel, we are the people that are currently working diligently on trying to bring this facility to life for Green Bay area. So the programming is that we've introduced is going to be like Denis has stated 75% completed just to make sure that 25% is left open to what may be needed around the area. This way we will make sure that when we have the doors open, we can cater to all forms of arts. Some of the events that will be bringing to light is in a video that I have prepared, but we also have made relationship with UWGB, SNC and NWTC in order to make sure that any sort of opportunities and that they may want downtown can be offered to them. So the video is not working but it is just going over a couple of programs that will have to offer such as marquees, excuse me, such as different types of presentations all around. So from a reading simply at 109 to rooftop theater perhaps on 227 and then like I said 23 different multi-purpose spaces for any sort of art. The project timeline is going to hopefully be in within June 1st, we'll be able to have the facility up and running. So once the facility is up and running, what we'll be able to do is cater to groups that cannot afford their own space. I currently work with Let Me Be Frank's and they have been renting out space at the Resch Center and they've just moved and purchased their own building which is fantastic for an arts group. A lot of arts groups of the community cannot afford their own space. So this place would be an affordable area for all of those groups which in turn would then snowball to more performances and then more practice makes a better performance. So our revenue model in order to keep these costs low, will be a multitude of avenues. So we'll be able to rent it out to any sort of venue that would be needed, but also the 23 multi-purpose spaces would be able to have a low overhead for any artistic groups that would want to go through simply because we have so many other events going on. And lastly, why now? The reason is because it has been, Green Bay has been creating art and talented folks for years and there's no end in sight and in order to cater to this group of artistic entrepreneurs, this facility would allow a great starting for them to take off and for current people that are also in the artistic realm right now. It would allow a home and for the entire fox communities we would allow centralized location for Green Bay to find performance venues. Just one last thing. We've broken up the entire group into three different types so there would be a consumer of arts which a recent study that I had done showed that 52.9% of everybody in the metropolitan Green Bay area will be visiting some sort of performance venue, which is over 60,000 people in the area. So there is a need in there is also a demand from consumer and then for the affordable spaces, we'll be able to cater to the young entrepreneurs and the students, and then for the people that are already established, we'll have a performance venue for 200 or 250 which is going to be a little bit easier to fill the seats than current venues around the area, and that's all I have, so thank you.

- Thank you. I'm Paul Belschner with Base Companies. I'd try to be brief but I just believe that this body needs to have a current understanding of how this team came together, the current status of the team and that business relationship amongst those stakeholders and then the work that's been done to date. So before the June 12th we were granted a six-month planning option what's really had a check in period at three months. Half a year before that, I was contacted by a number of individuals and groups stating that there was an organization in town trying to get a team established to acquire the Schauer and Schumacher buildings and deliver a community-based theater company that will be multi-use and connect dots amongst a lot of organizations. They were short on some of the deal, structure, real estate development, management, consulting know how. So I was asked to meet the group and we met a few times before there was really a commitment to move forward together. During that period of time I started to see the passion, which I understand passion doesn't pay the bills here. Ultimately if we're going to talk about what how do we raise enough money to make this project real? But early on passion means something. When you start to see a group that has assembled, you know folks that identified a constraint and frankly I do a lot of economic development related give back in our community. It's hard to have a discussion these days regarding economic development that doesn't eventually revolve back around to an arts and cultural approach to our community especially when it comes to hiring and retaining young professionals. So Jeff is here, we did this with the Art Garage. Right we, that was a four-year process that we, the Anchor Bank I think owned that project and the board was passionate about arts and culture. Maybe it was a little bit light on some of the business structure aspects but we worked and worked and worked at it, all giving back our time and we succeeded. We ended up having a home for an organization. I feel like that's the same scenario here today. A continuation of our earlier meetings led to a partnership that led to an RDA approval of a three and three option for land control in the Schauer and Schumacher building. One of the reasons I'm here is it so that the property would be taxable, but I think it's also important for the RDA to understand that this is not a traditional landlord-tenant relationship. This is a complete pass through. The reason that I would be owner of the building is so that the not-for-profit 501c3 is not the owner occupant, therefore being able to apply for exempt tax status. From a real estate tax perspective, we would like to keep this building on the tax rolls. Therefore contributing to the higher and better use of the property by improving that property and raising the assessed value and therefore the property taxes. There is no loan and there is no rent. That's our structure. This is a 100% pass through that is in the Green Bay Theater Company's budget. They will have enough in their budget on an annual business to cover operating expenses for the facility. That's it. We're going to have a small replacement and repairs budget which I think I just proved that there's been some updates to the building but currently as it sits today, it's a liability. The building is still liability. I have that same constraints and concerns I think that the RDA would have. Is there enough money to make this project viable? We could proceed and ask for the building. I don't want that until I know that there is a successful component to this campaign which we've identified as $500,000 to make sure that the code, compliance, life safety items can be addressed within this facility. That way we can start with the must-haves, make it open and summer of 2019 to groups that want to use this facility. We can continue our campaign and go down the want to haves path, but it puts the building in use. We've been sitting on this building for quite some time in an under utilized manner. That's the structure of how our team came together. Are there any questions related to that landlord-tenant relationship?

- Can I ask, you kind ofin the beginning you talked about one of the goals in the would be to purchase the property. You had mentioned that. Kevin do we know what we'd be asking for that property? The particulars or do you have an idea?

- Got a range that gets to them.

- Okay that's fine.

- I think one of the things that we look at and what I've had our staff do is conduct all right, we purchased the building before my time but we've also put money in to the building overtime and what's our all in price and I think based on that you know some discussions about how that building would be built out? What's the projected kind of assessments and again you have a development deal. How does it play out in terms of us recouping our cost whether it's all very up front or over the long term, and that's part of what I think would be part of the negotiation, getting to a point of doing andagreement or purchase

- I just want to make sure they're serious about what that dollar amount would be. I think that would be in an accomplishment, that's all.

- Yeah ballpark, all in without going through a ton of numbers, I think we're probably around what 300,000 with everything?

- So I guess you realize that would be one of our tools of course?

- Right and I already, we've issued, there are correspondences that would not have that acquisition price at three to $400,000 just to be fair with everybody here. Kevin has received those correspondences in conjunction with the formation of the first land control option.

- Okay, all right. Any questions to Paul? Matt you must have a question.

- Not yet, unless they're done with their stuff but I'm not sure.

- I am very, I'm just going to talk briefly about what this group has accomplished. They've issued some 8 1/2 by 11 white papers to you with all the groups they're meeting. In addition to that with the project team, I think this is a tremendous accomplishment in six months time. We have you know, we received the opportunity to have land control on June 12th. From that point forward it was game on from a real estate development and building analysis perspective. There were some initial reports that were already existing from Berners-Schober studies which had if you can picture green being good, yellow being cautious and red being you're crazy to go down this path, there's a lot of yellow and red and that report. So we were issued, the city had those reports. So we started taking those reports, we met with contractors on site. We started meeting with the architects, PDI out of Milwaukee, analyzed the on-site conditions, field verified all the measurements in the building, started to work with the user groups in the facilities to identify what use type goes with what area of the building. Maybe you do or don't care but that's a whole lot of plans that have been developed and some of those are in the capital campaign brochure on the inside cover. That doesn't happen overnight. That's a sequence of meetings, on site analysis of needs of the use group, finding the right location, field verifying, laying out a plan. We think that we've got a really nice plan. Now you can finally establish budgets to say how much money do we need to raise to make this project real? As I mentioned the first $500,000 really goes towards life safety enhancements to the facility. We have a two to three million dollar all in campaign that we'll be embarking on as you see with the campaign materials. That's the budgets. Denis talked a little bit about our ongoing discussions with the greater Green Bay Community Theater and Don Salmon from the Winston Group. We've had previous success with the Winston Group in the Meyer Theater backstage project where we over, we raised more money than we set out to. We didn't maybe do it in a time frame that we had initially expected to but we achieved success at the end of the day. One piece when it comes to economic development, tomorrow morning initiative number six of our economic development strategic plan at the Chamber of Commerce put out this meeting on the culture with the mayor for accelerating downtown and urban development. Just a recency state of events is that we're passing around the agenda and this group, not with me, on their own, out there pounding the pavement to find the right uses for this property, went and met with Laurie Radke in the Chamber of Commerce. Well the agenda didn't include talking about the Green Bay Theater Company. Laurie piped up and said hey, we need this on our agenda as part of our community agenda for accelerating urban development. That ties to economic development, attraction and retention to the young professionals and the other initiatives with that task force. I thought that was just important to note that meeting is tomorrow morning and this group is on our agenda. I know the group that they're going to meet with tomorrow afternoon. If this extension is granted, there's still no guarantee that all of the money would be raised. If the extension isn't granted, there is a guarantee that the project is stopped because we can't go make those asks without land control.

- Questions for Paul and Denis.

- What specifically do you want to accomplish with this three month extension? So what should we expect because the last time we were here we talked about fundraising and you were going to spend that six months raising funds.

- The last time on the 19th of November?

- In June when we did the extension, you were going to really work on the fundraising aspect.

- Well I, go ahead Paul.

- We were granted the option in June. We didn't speak at that RDA a meeting in June. At that point you first have control of the building to go and start the site analysis and current state of the building and identify how to put budgets to that campaign. Concurrently, the renders were coming together and the actual cost to renovate and who are the users of this space we're all coming together. That took, but we didn't start meeting with the Winston group until November. By the time we have credible information to put together the campaign so that they could evaluate the probability of success of that campaign.

- And I mean the development is absolutely awesome. So at the end of the three months? You want a three month extension. What will you come back with at the end of three months?

- At the end of the three months there would be no less than $500,000 raised so that we can proceed to acquiring the building, so that I would know that this group can use that facility for their intended purposes.

- Okay so the first 500,000 would be used then to purchase the building?

- First 500,000 is used to renovate and address the liabilities of the building as it sits today.

- I'm sorry.

- And renovate it because I've heard purchase.

- Me, too.

- 5000. I've heard renovate 500,000. So I'm going to confused on what that is.

- Our purchase price is at a dollar. The city staff has that information.

- Okay.

- So it would happen concurrently? It would basically happen concurrently?

- As we've discussed I don't think the city would want to transfer the property without seeing the funds available since you're the renovation such that the tax value matches what I think we, do we put $500,000 in there Kevin as a minimum assessed value?

- I'm just trying to pull up some stuff and see, but yeah it would have to get enough to yeah, $500,000.

- That's the taxable nature of the property versus a tax exempt nature of the property. I guess from net present value perspective, you can look at any form of that and say maybe a not-for-profit group can pay some money up front under the capital campaign for the building but then the building wouldn't be on the tax rolls for its duration. Our plan as we set out from inception is to have it taxable.

- So we would still have to go through the negotiations on what that taxable assessment would be and so part of the final transfer of it?

- Yeah, I think if we were to and that's where we look at our costs and recoup those and we could sell it and they can do what they want with it, whether it's taxable or non-taxable. I think if we're going to look at you know some type of minimum assessed value, then there'd be some type of development agreement in place to guarantee the nature of the relationship would be in place and that it would be generating the tax revenue that we are expecting and in terms for moving forward with this project. But I think that's incumbent upon do they hit their next step to see if we discuss that point.

- Any other questions for Paul or Denis?

- Yeah, this might be, I'm not sure who answers this. So when I think about theater, I think about the Meyer theater really close. I think about the theater just across the river on Walnut Street. I think about Broadway Theater. I think about the Weidner Center. What's the openness or what's the gap in the market that this particular theater serves?

-, I would love to address that. The particulars of this theater would be just 200 to 250 seats, about five thousand square feet where we're working with 23,000 square feet all together. The Meyer Theater currently seats above 1,000. The Tarleton I'm not sure if it has open access to it. The Resch Center and KI are also larger venues. There's nothing to support the one or two man acts or the smaller acts if you will that are only going to bring in about 100 to 200 people and then on top of that, allowing them to have a affordable rehearsal space to make sure that when the performance happens they're prepared. So that's the biggest difference is the affordability and the size of only 200 seats.

- I would also add to that that with the rest of the facility dedicated to rehearsal and studio space and so on, that theater becomes performance space readily available to groups that are working, rehearsing, collaborating in the space. I mentioned going to for Evergreen and Play-by-Play. We obviously met with both groups several times. Their desire is a rehearsal space and they see a 200 to 250 seat performance space as absolutely ideal given the productions that they're putting forth at this time.

- Also talking about the synergy of the theaters and bringing everybody together, theaters tend to be really clicky so if you do Play-by-Play Theater, you have this small click in Play-by-Play Theater. Up in Oconto we have the Machickanee Players and they are not really heard of but Abrams has a really good following and tend to do really well, but I think what another purpose of the mayhem is to bring all these groups together so that any group that's lacking in a particular area can pick something up as far as contacts. Say contacts, I went to the Green Bay Community Theater and I've done shows on that stage and worked with the box office and stuff and I asked them you know how do you get your contacts and they said that people actually have to sign up at that theater. That theater gets that contact list and only the theater can contact those people on that list. They can't, you know what's a privacy thing, a legal issue. So they can't just hand out their mailing list other theater companies or whatever. So what I kind of wanted to become part of this is the integrate all of those people and to try to individually collect a mass of all the Machickanee Players and all the Abrams and all the Green Bay and try to make a mingling of the groups so that say they need a stage builder in Machickanee and there's an extra stage builder in Green Bay, but then they can go help because now that information is available. Whereas before they didn't have those contacts.

- In fact one of our most recent sit-downs was when Michael and I visited the Green Bay Community Theater with their own performance space on Chestnut, guessing that that they would probably have very little need or interest in this kind of collaboration. They exist on their own. They have their own group. They have a decent following. We are staggered by their interests in greater collaboration, greater opportunity for collaboration. So our working hypothesis going in was way off the mark even with a group that has its own performance space. So Chris is right on the money in that and this is true in theater, but it's also true in the arts community. The visual arts we've run into multiple people are anxious to have this kind of cross pollination and collaboration and a facility in which to do it.

- Any more questions?

- We've got a full agenda Motion to return to regular business.

- So moved.

- Second the motion.

- Jim and Kathy. All those in favor signify by saying aye.

- [Members] Aye.

- Okay we're back in regular business. One of the questions that I had is that

- Yes.

- Okay, great then.

- So the downside to extending this is?

- If you were to extend it then the whole thing is that I would consider, you know if you wanted to extend as a planning option that would prohibit us from conveying it to any other entity in terms of so legally certain negotiating or entering into a contract, dispose of the property, transfer the property to anybody else but would allow us an opportunity to at least show it. You know one of the challenges we face and I appreciate the work that's been done so far but we've come around to this property right every year, every six months and when we lock it up, we're not allowed to move forward with other paths you know we're just okay then some point we're going to start, then be able to start marketing it oron it, and so that was one of our concerns. I think we've done some work in the building. I'll just confirm with Ken and Kevin. I mean I think we're in much better shape for this winter then we've been winters past, so I feel better about that but again you know I think one of the other things will get is seasons and building windows and opportunities and again just like them we could also be here in three months and also not have anything to do so it's tough property and--

- So is there a way that we can let them continue but still show it and if there's an offer they get the first option?

- I mean I'm not going to speak for them, how they would feel about that. I think with the planning option again generally accept the terms in real estate that you're not going to convey it to anyone. You know I think you still operate under that. We're not even going to show it to anyone. This would be a little bit different that would allow for that opportunity if somebody had an interest. I can't say we're going to aggressively market but if somebody in the case you know speaking for myself or would one day come to us, then we'd be able to take that through the building so that if this does not go through in March, somebody would at least be maybe have kicked the tires on it, and of course I mean I think Paul knows this. I mean nobody is going to spend a lot of hard money on it unless they've got some security in the building. So that would be just

- No and I'm just trying to think through this in my own head. I'll say hey I'm not ecstatic about selling the building for a dollar because then to some extent I do feel like an RFP is appropriate because then what gets the city something, a potentially greater value? So the idea of a dollar on the building is not sitting right with me especially if at the end of three months, the only commitment that sitting in front of us is $500,000 to basically get the minimum code compliance done because then I just feel to some extent we've not really pulled in a lot for the city and by the way that's not meaning to demean the work that you you guys are doing because you're doing a ton of work and you've done a lot in a relatively short period of time. I'm just sitting here in my own mind trying to wrestle with do you know a dollar for the building and then a commitment to do a half a million dollars in renovations, boy am I wanting to give up the option on opening this up to RFP if that's the only commitment that's there three months from now?

- There would be tax revenue on the ownership even though it may transfer at a dollar. If it's a half a dollar half a million dollar minimum assessed, it's roughly 10 grand a year.

- Yeah I think what are we do the last RFP on this Ken? Was that about a year ago?

- It was about a year ago.

- Okay and in terms of you know putting it out there, marketing you know I think then working with what's come forward and really was flushed out, I think there's been some other developers that have you know promised maybe higher tax value and then more benefit but for one reason or another, those haven't panned out you know and then in the same aspect we have one that has made some progress forward but I think to your point is this what we're going to get out of it in terms of highest best use? You know I would like to think that moving forward a year, you know coming the year with the hotel open, you know some additional offices opening downtown between Imperial and Foxconn, ISG, you know some other vibrancy, I think our downtown kind of micro market is good. I think it would be better if we put it out there but we can also go through the same process and also not have anything new. I think we've been talking internally with the projects team and I think we have some alternatives that we could consider you know in terms of getting some of this filled out stuff and then some things this way. At least generate a little bit while we wait in the interim but it's nothing to the scale of this or you know

- We've had how many proposals on this property in front of us, three?

- I brought you three and I didn't buy the building so that tells you, yeah. I mean it's been a variety of reasons. I can't say there's one exact reason. I think the tough thing that's happened with this is it is too big for a home builder or one person show to do and it's too small for a big developer to look at. It's just a very you know weird space in terms of development, capital and funding.

- We've extended other planning options and my sentiment would be to do the same here. I understand the ownership at a dollar. That perhaps can be undertaken in negotiation where we don't transfer the ownership as a part of this agreement to extend the planning option but dangle another potential in front of us and I look back at the three that failed, and those three could have said well you got to fix the heating, you got to fix the windows, you got to do all the things that undertook to spend our own money to make sure it was usable or biddable at some point. So to me that just falls back to the prior three. It's--

- Right, and they were good options at the time. I remember all three of them and they didn't work out.

- And I do think that Laurie Radke comment to me that strikes a chord and I think for the type of people that were having live downtown, you know this type of theater and arts community is really a good piece of community culture to have in place to attract more living. So that makes sense to me.

- Alder Dorff, some opinion.

- They've done a lot of work. You know I appreciate all the questions but I've had a lot of those same questions. I'm not sure I'm exactly clear on you know what this staff is recommending that we don't do this. That we don't extend it. Tell me why.

- There's an interested party.

- Yeah I think it's you know really from looking at our other options that are available out there. You know I can't say it's like you're talking about they're just being like a no and a hell no kind of thing. Just I think weighing those things in terms of alternatives you know to put this out and market it again. I think we just felt in terms of some of the things that are going on downtown, you know there would be opportunities that maybe somebody else bites on it. In the same aspect I think there was some of the sentiments that Mr. Blumreich said that in terms of having what they're doing in this type of cultural asset would be really good for downtown you know, and then in the same manner I know things take time and it's just weighing those, and I think it's a pretty good discussion on. So it's not a decision that was reached lightly but again it's not a decision that if you decided to grant the option that we're gonna lose sleep over.

- The other thing is, and we don't have a closed session on the agenda for this so we can explore the depth and strength of interest that lies out there.

- Correct, and again I think it's, at this point I mean it's preliminary. So I can't say it's anything where it's like that's where it goes to no, we have to jettison this and move on to this next one. I think it fits along the lines of other interest that's been expressed before.

- So three months, three months. I mean that's not a, it's not a horribly long time to do a capital campaign. You just started right like in June right or when did you start?

- November 12th was official start off.

- Oh, this November 12th?

- For the capital campaign.

- For the capital.

- Campaign, okay.

- We've also done this very preliminary meetings with major donors so the thing really it's a matter of kicking this thing down the stairs with them.

- Okay three more months, it doesn't seem Even if a party's out there they might still be around.

- I think we have to emphasize that this is the last extension period.

- I would say that.

- If we did that.

- Can I just ask a quick question?

- Does council need to approve the three month extension? If so if that an extension from our January 15th meeting or does that effective with the committee meeting?

- Council does not to approve because it's a Redevelopment Authority property.

- Okay.

- Are we ready to make a motion? We have to move on.

- Well I would make a motion to grant the extension of the planning option but without the presumption of ownership at the end.

- Okay, what does that mean?

- I think what that's getting at is that they'd have to come back with some type of negotiated contract or work on that piece to present to you and I think as long as we be working in good faith towards that, by the end of three months you know we continue working on that but at least have a document to discuss at that time if they hit their goals.

- Matt, Kathy do you have comments or?

- I'm not sure what that motion exactly means.

- That means we would grant an extension on the planning option for three months.

- With the requirement that 500,000 be raised and they wouldn't buy it? Is that you mean?

- Well they would have to report back at the end of the three months. I think the important part is they couldn't presume that it would be automatically their property so long as the wrote a check for the dollar at the end of the three months.

- I personally like that.

- So the motion, I'll second that.

- Okay a motion by Jim, second by Matt.

- One more question.

- Yes, please.

- So that doesn't give it them any assurance that at the end of three months after they raise the money that they still would retain ownership or if they raise the money then I mean do they get the property or we just like yeah you can have three months but we're not going to give you the property in the three months anyway? Is that what that means? I'm confused.

- I think the way that the option was constructed allows, basically it's exclusive with them. We can't do anything with anybody else. We're entering a relationship so we're not going to show anything to anybody else. Upon that I think there's been discussion about some of the terms of what that acquisition would be. You know because ultimately this option leads to some type all be it a purchase or sales agreement or development agreement. I think there was some discussions about the transfer for a dollar. I just think you know Mr. Blumreich was saying that not necessarily is going to be automatically put in as part of either the purchase or sale or that transfer. It may be part of it but I think there's other things that have to be discussed about what are the intentions for the building, ownership structure, values and things like that. Basically I think we're saying we're going to work with you over the next three months. I mean they're going to have to do their work and fundraising and we're going to have to enter, we're gonna have to create a another document that basically conveys the property somehow. It's not part of this. It won't be a part of this document. So it's not like okay you the $500,000, we're going to transfer or a dollar. Either the $500,000 we're going to negotiate what that transfer is and I think it's been clear and I think just so there's not any assumptions that's where they're starting from is that transfer from for a dollar so that we're say okay if we transfer it for a dollar, let's ultimately what's ultimately then that value of this or how much it is it's going to bring in value for.

- Okay, alright I'm ready to vote then.

- You want me to read it back? Everybody comfortable with motion and the second?

- Okay, then we'll vote.

- I can see it

- Passed unanimously.

- Great, very good. Good luck guys.

- Thank you.

- Thank you everybody.

- Thank you.

- Thank you very much.

- I appreciate this.

- All right, number two. Consideration with possible action on the disposition of 1412 Velp Avenue tax parcel 6-36.

- So Hurckman Mechanical the purchase of RDA property located at 1412 Velp Avenue. They offered $10,000 for the lot contingent on their ability to acquire the adjacent city owned lot at 1416 Velp. Hurckman has requested to declare that city parcel as surplus property and that request will go through at the end January 7th at the Planning Commission meeting. With the acquisition of both properties, they'll be able to continue to grow as well as expand their operation within Green Bay. Staff is recommending that to sell this property to Hurckman Mechanical Industries contingent on that city property going through. So we actually got the opportunity to tour the site. They've done a lot already in the back of their property. I'll show you here. So this is Hurckman Mechanical Industries. This is their main corporate office. Everything back here it's all of their mechanical shop where they're doing projects, they're shipping things down to Texas. They're shipping all over the United States. They recently redid a metal fabrication facility down here. With that expansion and some of their parking kind of got moved around and they also don't want to have their parking for their employees on Velp. They would rather just move for their clients coming in. Kind of right along this line there's an offered elevation change. So in order to kind of expand this they have to be able to renew some of the elevations on their property. Going over here this will allow another entrance back into their I guess reconfigured lot. If they can acquire this, they are trying to work with this owner as well but by at least getting our properties here they can kind of do the expansion as they need to in order to continue to be successful in Green Bay.

- What's the need for the RDA piece then?

- The real need is actually the city lot but just that it helps with access here. So they didn't really need this one but it doesn't hurt them to have it. This shop right here is actually there residential component and they're looking to actually redo this whole building, so if they can get this one then they can kind of reconfigure everything and then this comes into play.

- So and you said the offer is 10,000?

- 10,000. We have a land value on it right now of 14,000. We thought that 10,000 was fair. You know where you spend about $400 a year on this property maintaining it with lawn care and garbage pickup.

- Zero taxes.

- Zero taxes, exactly. So it puts it back on the tax roll and helps a Green Bay Company that they're looking to expand and be successful here.

- They're growing.

- They're growing and they like their Green Bay address. They want to be here.

- I didn't realize thatrepair was that big.

- No you don't see it from Velp.

- No you don't see it at all.

- Is that Hurckman heating and cooling that's also on that?

- Yes that's that--

- As you say there's two businesses on there.

- Right, that's the one that they're hoping they can turn that building if they can acquire everything. It's actually so the same but, the same-- Yeah correct.

- I'd like to make a motion to approve that.

- It makes sense.

- A motion by Alder Dorff. A second by Kathy and we shall vote. It's nice to be able to help a successful Green Bay company.

- It is especially when they have an expansion.

- Okay, number three. Consideration with possible action on the Shipyard Investment Strategy Plan.

- Thank you.

- Hi.

- Hi.

- I'm David Buck. I'm a planner with this city. I've been here a couple of times and may not know me that well. I am a team member of the Shipyard Investment Strategy team. So basically the shipyard neighborhood investment strategy area focuses predominantly on residential neighborhood bound by Walnut Street on the North, 6th Street on the south, Ashland on the west and River on the East, and I don't have a PowerPoint here but if you're looking at the strategy that was included in your packet, there's a map on page five that kind of depicts that area. This larger neighborhood area is really being targeted for investment due to the redevelopment of the shipyard property or this shipyard project area which as you all know includes now a large corporate headquarters on the north side, sort of a multi-purpose seasonal stadium, a commercial and recreational on the south side the team developed with Stantec currently. So when all this was coming into play, the city set up a strategy team to determine basically how we would invest a million dollars that was committed over three year period in this area. So those are primarily neighborhood enhancement funds, maybe development block grant funds and home funds. However the strategy itself doesn't include a very large toolbox of funding mechanisms that can be tapped into or utilized to get a lot of the action items done. Also the strategy is really more holistic and it's-- mechanism. It's not just a financial investment strategy but it also seeks to-- capital and development of the neighborhood as more than just us pumping money into it making it a thriving neighborhood. So the policies that are in the plan were derived not just from that institutional mileage that came about what the team, the city staff but also a lot of background work on census. There were a resident and business surveys that were conducted and these are all inside the documents itself. Some as appendices and some in the meat of the document. The strategy team did a physical conditions analysis that included analysis of every building in the area including blocks, intersection conditions. We looked at previous and existing planning efforts which there are quite a few. Six or seven different planning efforts in the city ranging back three or four years have been focused on this area in some manner, and we also had about six to 12 stakeholder meetings. So when I talk about the strategy team that is not just the strategy team made up of city staff although there were are quite a few city staff on there. We also had members of the Neighbor Works Green Bay, Greater Green Bay Habitat for Humanity and On Broadway, Inc. on that strategy team. They're all revitalization partners, neighborhood revitalization partners and obviously On Broadway is very vested in this area as well, and I think it's important to also note that we have been working on this for maybe about eight months, little more than eight or nine months. Prior to that there's a group called title transformation that is working on doing the same type of thing. This was a group of neighborhood revitalization partners, the same partners that I had just mentioned before. So they have been working on doing a lot of programming for neighborhood impact but as the shipyard came on board and this opportunity presented itself, they agreed to try to create a greater impact or collective impact to work cooperatively with the shipyard investment team and kind of fold those two in together so efforts in the shipyard can be focused collaboratively. So it's not just the city and the city investments, City staff time. It's also commitment by Habitat, Neighborworks and On Broadway has also focused a lot of their neighborhood type efforts and housing efforts in that same area. So that's strategy team and like I said we had met a lot of times. We collected a lot of data, analyzed the data and developed basically a set of six priority focuses, and those were property values, housing, land use, economic development, infrastructure and community building. From those focuses, a set of goals for each one was put in place and these are located if you start on page 21 in the document. Then objectives to meet those goals and a set of action items to meet the objectives, then to meet the goals, and I won't go over all of them. There's a lot of them in there but they start on page 21. So you'll see the six areas. Also in the appendix there is a full table that spells out those goals, objectives, action steps. It's an appendix e. That table also includes information on who would be good partners, what priorities, high, medium or low this action items are. Some potential funding sources and some evaluation metrics. Those metrics are very important for follow-up. So assuming the plan is adopted, any strategies go into effect annually, city staff and stakeholder group will kind of look at our successes and failures. That'll provide us with some direction on whether items needs to be adjusted, removed, augmented and we would do that annually. Obviously new goals, objectives and those such things can be added but then following the third-year which is the three year investment of the million dollars, fall back on data would be redone. So all the census work, the building, block evaluations would all be redone. So we can see what type of impact and desired effects that these strategies had. So that is the basics of the plan. I didn't go through all the nuts and bolts but I do also want to point out that during implementation, the strategy which is primarily investment document, neighborhood organizing it's going to be occurring and we see that on priority six. That would put residence and property owners in a position to develop more of a formal ground up neighborhood plan and that neighborhood plan after the three-year, three to five-year phase, would then start taking over priorities and goals and objectives and be you know property owner, resident led document. So with that hopefully you had time to take a look at it and staff is definitely recommending approval plan.

- Alder Johnson.

- Yes sir.

-strategy team?

- Yeah, I've actually been part of most of the meetings. I think I've only missed one or two but it's, look it's been incredibly collaborative. Collaboration is really hard work and as David said there's been multiple organizations at the table and I think collectively the group has been very supportive of the direction that city staff has kind of led us on and it's a good comprehensive plan. I fully support it.

- Thanks. Any questions or comments? You're, yeah, Deb please.

- I just have one comment and and looking at the demographics and I don't know if thisthe place to put this input but there's not, I think there will be a great need for a daycare facility within this community. Looking at the demographics, looking at trying to get people back to work, looking at educational attainment, all of that looking at the population of children that are located within there that I think that going to, pursuing a daycare facility within the boundaries of this neighborhood would be very

- Definitely, and the economic development priority. Now again these objectives are very general. So specifics and city staff and the strategy team are going to be looking at the exact background data. So we'll be looking at building conditions which are not located and here, your crime statistics, infrastructure, all that type of thing to do targeted investment or targeted recruitment in case, but in that economic development goal it is to bring in businesses that one, service the neighborhood and two, provide a nice employment base for the residents.

- And I don't know if you know but there is an Encompass assuming it's still open. It's a couple blocks outside the quarter, outside this court order.

- How many people's main transportation to work as either walking, taking a bicycle in this neighborhood? That daycare is really far away.

- Okay good.

- Yeah and I think Deby to your point just those are there's a great opportunity to really take a lot of this data and extrapolate it in a lot of different ways and you know if we can, you know one of the goals was to resurrect a couple of dormant neighborhood associations over there which I think will be really critical partners with helping to identify those resources that are currently nonexistent within those areas. Of course I mean staff can figure that out as well but I think having the neighborhood, you know kind of community lead that discussion will be really useful. I think to your point there is a very high density of children in that neighborhood. I think most of us in the group when we looked at that data were kind of surprised.

- I was shocked.

- But there's also a very high percentage of rental units and one of the things you'll notice is that the turnover of those rental units is also very high and so when I think when we talk about extrapolating that data, it's taking a look at it trying to figure out what are things where do things like childcare come from? Does it come from a service? Does it come from family members? You know and it's not just daycare. It's, pick your business right, hardware store, grocery store or whatever it might be. So I think there's definitely a lot of opportunity to really export explorer that further and I think it's a great suggestion.

- Just looking for a clarification on objective five betransportation. a number of times before but it's all about, and you know what I'm gonna say Ashland Avenue is that gonna be a part of the strategic plan?

- Well currently the city and school district are working on a safe roads to school and pedestrian bicycle circulation plan and I think we're going to rely heavily on that planning after I recreate it to see what bike routes whether they beor on street lanes or trails would go and this plan does recommend support of that planning effort as it goes forward. I mean the goal really is to keep and improve the neighborhood multi mobile access, and bicycles is definitely one. Pedestrian ways are another. You'd be surprised at the core of the city there are some areas mainly industrial areas they don't have sidewalks, don't have the ADA crosswalks or lighting. It's real things that make them that pedestrian. Bicycle or anybody friendly really.

- So is the part of this they'll look at Ashland Avenue when taking downor not?

- I don't believe that that is an actual item in here, but we can talk about improving rights of way. So it's not going to be fully in here as described

- And we brought it up Jim one point, you know when we look at the footprint of where that site is, you know it kind of ends at where the abandoned rail yard is which of course is where the vidock goes over and we talked about the the merits of extending it into that, and of course you got to stop somewhere and I think that project in and of itself could potentially be so huge. I mean it almost warrants its own task force in terms of what would the vidock look like, the funding, you know what would you do with that site and so I think we did talk about it, and you know I think what we ultimately settled on, correct me if I'm wrong David, but I think it was how do we may be maintained the perimeter of that site in the short-term while probably deferring to Kevin's office on a long-term solution for the actual vidock and rail yard site.

- Another thing that was added in here as well is an action on Dupree, a company says three to five-year capital improvement program or capital improvement plan. So that is your infrastructure changes. So I don't know if that is a five-year goal in that plan, it will probably shake up somewhere in there, but keep in mind Ashland is only half of it is in this study area and it's like obviously--

- But it affects the southern half of that area. It will really open up that whole area on both sides if it was

- And the shipyard is a three-year plan and I think practically speaking, you're beyond three years before you acquire that site. I'm sure if they say will sell it to you, you'd probably take them up on it tomorrow, but the likelihood of that happening is still a little bit low.

- Yeah I remember conversations we had on a previous week. It's the railroad thatnot doing anything to that property but that doesn't mean we should give up on it.

- Some of the more specific ones you'll find here with transportation or gonna be related to redevelopment of Pearl Avenue as a natural inland extension of the river walk and actually back up to Walnut all the way down to the shipyard and across the bridges nearClinton which is a majorfrom Ashland all the way into the shipyard making that very accessible as well. People coming to that development area and the neighborhood. So we have a few specifics in their but--

- I'll entertain a motion. Dave let's look at it.

- Move to approve.

- I'll second it.

- Motion by Alder Dorff and second by Deby.

- I'm still impressed.

- Absolutely. Number four. Consideration with possible action on commercial facade improvement grant funds to Bosley Properties LLC for enhancements to 112-114 South Broadway tax parcel 3-105.

- All right that's me. We have received a site grant application for 112 and 114 South Broadway around Bosley Properties LLC. So this project you might know it as that's where Jake's Pizza is located on South Broadway. Ricci Bosley who ishere today with us, and she recently acquired this site. She has plans to start her own business on the southern units of this property as you see right here. On the left of the property as you see today on the right is her proposal for site enhancements. The project would include new ground-floor windows, doors, lighting awnings, signage, concrete replacement. Our Design Review Committee will just made up of our staff and Alderman Johnson,director, we reviewed and scored the application. Based on the strength of that application and our current grant funds which we have available, we're recommending awarding $30,375 and this will be contingent upon just a few conditions which we have here listed out in our reports. We still need to go through the environmental review process as required by HUD. We don't anticipate any issues popping up there but we'll still go through that process as required. This is a historic property within an a National Historic District. We went to the Green Bay landmarks commission last night and they recommended approval for the project contingent upon the state historic preservation office requirements which I've gotten listed down in the report. That's my brief.

- Maybe brief proposal if you have any questions for the property owner, she is here.

-I read is this coming from CDB fund which we've allocated 1,000?

- We've allocated 50,000 for this year.

- It can be.

- It can be.

- Questions, comments please.

- If the property owner is here, I like to recommend we open up the floor for her.

- Motion the open up the--

- Second.

- Second by Jim. All in favor signify by saying aye.

- [Members] Aye.

- Public input please.

- So I would, it sounds like you recently purchased this property?

- Yes.

- There's something new there on the left side in the drawing that I'm not aware of. So we'd love to hear more about just kind of what you did.

- Sure. So kind of two playoff what everybody else has been talking about here today is Broadway and the downtown district is very artsy and eclectic and I would like to open a lounge called Pepper that has a very earthy vibe in it. It's a pretty small space inside, but I would like to bring in different types of entertainment that are acoustic and mellow but still a place where people can come that's enjoyable and calm and still Earth conscious. That's the kind of energy that would be in there and then for the front it's as you see on the left, it's a beautiful structure but could be so much more appealing if we were able to give these updates and Jake's Pizza is thriving. People are in there all the time. So to be able to get my tenants the opportunity to have a space that's more energy efficient, lower their bills and help their small business thrive even further would be I think extremely valuable.

- Good, good question. Any more questions?

- How much was asked for?

- She asked for 45,000 and based on our scoring and the amount of funds we got available for this entire year, the staff is recommending that the 30,375.

- And you can live with it? You can live with it?

- Yes.

- Okay. Motion to get back to regular business

- So moved.

- Second by Jim and Kathy. All in favor say aye.

- [Members] Aye.

- All right back to regular business.

- So I make a motion that we approve the

- I second that.

- A second by Matt. Motion by Kathy and second by Matt. We shall vote.

- Thank you very much.

- Congratulations.

- Number five. Consideration with possible action on the acquisition of 117-119 South Chestnut Avenue, 125 South Chestnut Avenue and 412 Howard Street, tax parcels 3-100, 3-101 and 3-325, using the neighborhood enhancement fund. So this is put to Ken.

- City staff found out that BMO Harris was looking toproperties here for sale. Staff approached BMO and they agreed to negotiate a sale with us. Right now we're recommending going into closed session to discuss

- Motion to go into closed session. general roll call.

- Motion.

- A second by?

- Second.

- Matt.

- Kathy

- It's on the agenda. In small print.

- It's little

- All right, I want to make a motion The Authority may convene in close session pursuant to section 19.85 1e, Wisconsin stats for purposes of deliberating and negotiating the sale of the public properties, investment 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. Wisconsin stats, to report the result of the closed session and consider the balance of the agenda.

- All right, Gary Delveaux.

- Yes.

- Matt Schuler.

- Here.

- Alder Barbara Dorff.

- Yes.

- Deby Dean. Kathy Hinkfuss.

- Here.

- So we are closed.

- Yeah, all right.

- I can make it.

- Gary Delveaux.

- Here.

- Matt Schuler.

- Here.

- Alder Dorff.

- Here.

- Jim Blumreich.

- Here.

- Deby Dean. Kathy Hinkfuss.

- Yes.

- I'd like to make a motion that way direct staff to proceed as we discussed in closed session.

- Second.

- Jim's got a second. Alder Dorff.

- Jim will get the second and we shall vote

- Passed unanimously.

- Excellent. opportunity, thank you. Number six. Consideration with possible action to approve $34,946.92 of the KI maintenance funds for the installation of street lights on Elm Street. So what the connection, Elm Street and KI?

- So Elm Street it's on the back side.

- It took me to look at the map.

- I know, I was all Elm goes through?

- So I thinkdirector has a memo included in your packet here. Really I mean this is a direct benefits to the KI Convention Center as we discussed corporate expense that can be applied in terms of maintenance fund. Currently the available funding in there is just over 1.6 million dollars. So in terms of-- It's a good expense. We got enough to cover it.

- Move to approve.

- Second.

- Motion by Matt and second by Kathy.

- All right,

- Passed unanimously.

- Very good. Excellent. All right informational. What you've been waiting for for a while.

- Hello. It's certainly a very, very high level and if you want additional details, additional information I can dig into anything deeper for you. The one page recap that I had given you just review the last five years of history of the borrowing for TIFs. In most cases their TIFs. Those are the ones that you had more input on. So 2018 as you know we borrow 2.1 million dollars and we're backed by TIF funding. We did 2 million for the shipyard and then we do $60,000 for that downtown park In 17 and 2016 there was no borrowing that was for TIF, to be repaid by TIFs and then 2015 was a large year. We had 12.7 million. For some reason one of my lines got hidden so you're not seeing all the detail. We had Kellogg Street improvements. We had Larsen Green BMO property we purchased. We also had 5.5 million dollars forfoods and then the part you're not seeing is also we bonded 2.5 million dollars for the North Wood and we also had a TIF payment up front and then we also have 400,000 for Broadway Automotive. That comes under the 12.7 that was all borrowed and accrued in 2015. 2014 you're seeing 6.8 million again. We had Metreau. We had our City Deck. We borrowed some for the TIFparking ramp and some street repairs. We had Baylake facade and we also had a $500,000 DDL Titletown Brewing expansion that we had borrowed. So that was the total up of again the last five years of TIF borrowing. I did make a comment in here. The recent switch in the last couple of years of going mostly to Paygos, therefore really reduced a lot of our TIF borrowing in the last couple of years. Now the upfront grants. We still have a few of them but they are much more limited. So if I go through them. The next part something Gary had asked is where we are against the state debt limitations? What the state allows is 5% of your equalized value. Currently the 2017 equalized value was 6.4 billion and in 2018 we were up to 6.6 billion. That allows us and against that calculation, our current outstanding debt, we're at 47.2% and at the end of this year I'm expecting that will be at about 47.6% of the debt limitation. So anyway it was two and a half percent to 2.4% of that 5%. So there's plenty of room for growth if that's an option that in any case you want to, if we end up wanting to borrow more, and then I just did a couple of recaps of what I think are probably the last two to three years worth of development agreements that have been approved, and I just wanted to let so you can understand why we didn't have any money to borrow anything yet there's been a lot of agreements that have been approved. So Strategic Behavioral Health is a PayGo. We have started start at that payout. East Town Cub building again that's PayGo. That's thestore. East Hill Mall, they actually have a project grant up front. However, they have not drawn anything because they haven't started it anything and at this point we didn't borrow for anything yet. So we are not owed any money on the East Town Mall. The JBS, there was a project grant upfront and they've drawn out almost all of the 1.5 million. Again we didn't borrow for that. We could've borrowed for that in 2017 probably but what we're using is the fund balance in the TIFs to offset these project grants and then within a year or two you going to start to get your increment again. Festival Foods is a PayGo. That'll start this year. Your next items are your Green Bay real estate, your RVs, your dental and your North Shore. Again that's a PayGo after the increment is there. is PayGo. Rail yard they have a project grand up front. To date they've drawn about 400,000 and at this point we have not borrowed anything. Back in 16 or 15 we did borrow some for Kellogg Street improvement and so that is actually kind of offsetting some of this project grant but that borrowing really wasn't related directly to theproject grant. Shipyard, we just did the two million dollars for the property acquisition testing and engineering. Breakthrough Fuels, they have a project grant up front and PayGo but at this point nothing has been drawn upon. Whitney Houses, so you as you go down the list, these are the news ones and again Whitney townhouses, the Whitney Park townhouses again are PayGos and there's some property transfer. Green Bay Packaging will be 100% PayGo. Your Main Street Apartments will be PayGo and then within the last year we have also have transferred 700,000 from TIF 12 to six, 11 and 15 so we could close those out because they'll they were negative fund balances. I know I ran through a lot. Anything on that page? Any questions you have?

- What a difference the concept of PayGo makes?

- Agreed.

- Exactly, that's like an a recent switch. Academy director whatever.

- I think it just you know ensures us you know in terms of things can change and things don't maybe always turn out as we perceive them to be and or like KI and and so I think it's just a fair deal for all parties involved and the pressure really gets shifted a little more to the developer.

- Absolutely.

-but she says it's going to happen and I will give director Alan Becker lot of credit. I think in instances where we had hadn't been able to put money out front and they would use fund balance so we haven't really had to take out much money at all.

- That's a big deal. That is, that's a big deal.

- You know, we might take a little bit of hit on the Moody side because when they look and they say how are your TIFs doing and are TIFs are breaking even now, you know we could have borrowed in some cases for, we could have borrowed another 5 million dollars to make our TIFs look better on the Moody side. When they look at that financial results but the idea of adding and that additional interest and having that outstanding debt.

- Yeah, makes sense.

- And like the shipyard, without having any funding source there we did have to take that two million dollars out and yeah that would be more of a city park, not the development agreement up front right away but we brought Breakthrough. Now we've Breakthrough Fuels, we don't have a development agreement

- What's our Moody?

- We went from, we were double A two and they put a negative outlook on us last year, or in the It could be yeah. Part of that's economy. Part of that's outstanding debt. You know they're saying outside of thecity that maybe we should have a larger fund balance. Our TIF balances is over all are just, some of them are break even. It'll be better this year then, so we're seeing small improvements on our TIF fund balances. So any other questions on that page? Again very high-level recap. Any more detail questions let us know.

- No, nice work.

- And then I wanted to give you a recap overall. This is really more TIF and more things that probably already a has approved but then I wanted to give you a higher level of the borrowing history. So I went back to whatever had details. I went back to 2007 and that first line where it says, I need to look and see here, okay. First line that says levy funded, it's really geo debt because I'm most cases we have reimbursement from our parking and our storm and sanitary it's also offset some of these expenses butthe first line with the blue column is levy funded and then you're kind of seeing the red column that is what you're TIF funded. So you're going to see the history on what we've talked about how much has been borrowed. And then the next item you're going to see where Bay Beach has borrowed money from 10 and then back in 18 and then you're also going into the KI Convention Center. So any questions? This is what the city has borrowed in the last 12 years.

- So Bay Beach is not considered geo or?

- It is but there's been, I think there's been some confusion whether or not this general levy is paying for the Bay Beach and that and it's not. So I separated that one out knowing that was such a in 2018 we had a five million dollar borrowing that's 100% being paid by Bay Beach revenues. So it is correct. It is geo, geo debt. So if something ever failed, the city would be allocated for that payment but I needed to break that out to make it clear too.

- Mm-hmm who was paying for it.

- Who's paying for that one.

- So this is that, total debt by year?

- This is how much we borrowed by year.

- Borrow by year, so how much is outstanding here?

- Next page.

- Everything

- Next chart. Any questions on the borrowing?

- Good straight person there.

- Great and borrowing.

- Next page.

- There we go. And so this then, again this goes back, I know some odd number of years but that's completely when the new debt system and it's easier to track it all in one year. So that's why I've only gone back seven years on this draft, but this is showing outstanding. This is a projection at the end of this year pretty much set in stone but I have one kind of projections some changes in December here. At this point we actually have outstanding 195 million dollars worth of outstanding debt and so we look at the very far column on the right and you're going to see the 88 million dollars is really general levy or general obligations. I guess I broke it out. It's very similar. General levy but it's also the storm, sanitary and parking are also in that line item. So I should break that up. I apologize. That is actually General Levy and then you're alsoabout 48 million dollars in TIF borrowing. We have 33 million worth ofoutstanding, 20 million have sanitary storm. We have a little bit of parking and then we also have a another Bay Beach outstanding. So that is currently what's making up our outstanding. As you can see on the job General Levy last couple of years we have been borrowing more than paying off and that was a trend for a while. We were able to pay off more than we borrow. Last few years we have gone and a different trend. As you see your TIF is not borrowing for the last few years or three years, much money you're seeing that outstanding go down. Cat Convention Center because of the way it was set up. It was mostly interest for the number of years. So this is only dropping by about a half a million at a time. It does accelerate farther into the that schedule. And it kind of jumps around a little bit for sanitary storm and then you're going to see now the Bay Beach item that has popped back up. Any questions on any of the charts, graphs? Anything about that borrowing?

- Good job.

- Where do we you want to be with borrowing? I mean it just seems like it's really high.

- That's kind of a wide question but back to the point of according to the state, really 50% of what they model. That doesn't mean that's where we should want to be. The city has an internal debt policy that says we want to stay at about 50% or less of what the state allows which right now in about 47%. That's our internal, that's the guideline. That's our internal policy to try to stay below 50%. You know what I'm not sure when that policy was even set up if we knew at that point we were going to be having outstanding Cat Convention Center debt of 34 million dollars but we still are, our goal is still to stay below that 50%.

- Now I mean I just asked because it's more and more that we put on the taxpayers and we did raise taxes this year. We just got our property tax yesterday.

- Correct.

- And what I probably or could have done is one more time is probably even broke it down a little bit farther within that General Levy. I apologize. Sanitary, storm and parking pays us back for some of that debt service. So what really goes on the general Levy on your tax bill is only a portion of what's outstanding of that 88 million, but it could be an additional break out I could give you.

- But some of these projects you know what the Tif have to increase our assessed value. So I'd love to see a chart showing our assessed values been going as the city.

- This year dropped and that is only driven by, we had over.

- Go ahead. It's the state. Blame the state.

- It's the state. It's personal property that was a category within the personal property. There was over 48 million dollars worth of personal property on the one category line andin tolls at 48 million that are no longer going to be, is local locally assessed, and then on top of that locally assessed, there's a another line and it was called furniture and fixtures and this year we had we figure about 18 million people who said oops, I've been reporting on the wrong line because it's self-reported and they moved it. However state only made us hold for what was their 2017 base of furniture fixtures. I'm sorryand tools so personal property actually brought down are assessed value this year. However our assess real estate, I apologize I think it went up about 2% but personal property change actually brought it down. Now equalized we had the percentage is at 94.3%. So our equalized is why we're seeing another, we went through from 6.4 to 6.6 billion improvement and that's because we're equalized. The rates are getting better.

- And they reimburse through revenue for the loss of thevalue.

- They did. They call it, made it whole. What they did was

- We're laughing because it's just because it's a double whammy.

- Right because what happens is the assessed value of what went down was 48 million. So they gave us the $9 mill rate on that assessed value and they gave it back to us as shared revenue. So if it was about 200 in some thousand dollars of shared revenue they gave it back as a $9 non at the $9 mill rate. Out of that 48 million, about third of it was Tif. So we actually we're getting almost the whole full mill rate on it. So what they did was they only gave us back $9 on the 18th.

- But we should have been getting nine

- 18 yeah.

- Correct, and then the second dinger was it became a share of revenue. So it is a reduction on my Levy limit. So they took my Levy limit down $275,000 for the share that they're giving us for.

- And I would also point out that they've done this simultaneously while bragging about how they have a 420 million dollar surplus and we're great stewards of your money.

- Yeah so it hurt us again really three ways because they took 48 million dollars. 48 million was our base in 2017. We think we had 18 million that actually got moved that they're now reporting that we got in the previous year but now we didn't get make the whole from State. We also did not give us the full mill rates on Tifs and then they also reduced our Levy unit by this change, and I think this was just one line in the category of locally assessed personal property. Our assessor would assume that they might continue to eliminate more personal property.

- That's why we never put personal property in any of our future projections because it's going down the road of this.

- So back to Gary's point. We have been, our assessed value has been one off every year and this year again we went up I think, I would have to look at my numbers. I have it. Real estate did go up but personal property was so large that it actually showed us coming down.

- So it was worth it

- Oh yes, yes.

- Great information.

- Any other questions? You have any other follow-up questions you can alwaysme.

- What the one possibility is that as we make decisions about bonding or whatever that we have this information in mind so we know where we're at.

- The other thing that correlates with that though is what percent of Green Bay's valuation You're allowed 12%

- Yes, you're at five points, yeah.

- Under six.

- yeah, under six.

- And that used to be between two and 3%. So we made strives to develop more through putting more property in Tif districts but we still have at least half way to go

-mechanism development and use.

- Great information. Nice charts. I appreciate it very much. Excellent job. All right, that was our information so we're going to make a motion to record. Finance, I have a couple of questions with the check register but I'll cover that afterwards. It's tricky it was because of payments, the names, but also whoever afterwards.

- So we have to put them in as a vendor underneath their names.

- Directors report. Lots of things going on Ken.

- Yes, we're trying to do acard grabbing a public engagement meeting for the shipyard. Just want to give our team a ton of credit for their work that they've done but the investment strategy. I think it's really great and it really emphasizes. You know we talked about just doing something down at the waterfront but really be investing in the neighborhood that partners together and really you know if we're going to put money in leveraging that money to see how far I could go and really make that maximum impact. So this is specifically going to look at the shipyard event center space, the Waterfront aspect itself. Really want to go out into the community. So we're going to meet a couple of next week six to eight. Definitely all ages, all access, you know try to make a very easy for the town to participate. We'll be there. Our consultant will be there and you don't really help to engage with the neighborhood, with the residence and then get some feedback on you know take this little concept plan that's on here and all right now what are we actually going to build? You know what is that really look like and what meets the needs of the residents and a community for what we want to see down there? Have I missed anything else with that?

- Nope I think you got it. Everyone's invited including yourselves. So we just want to hear from everybody.

- Great.

- Other pieces, so just small projects especially of a parking lot. Council voted to move ahead pursuing the acquisition.

- What's that?

- 11 to 1 I understand.

- 10 to 1. We had a absence. So we'll work on that. Just in terms of strategy we're probably going to wait to exercise that until the end of this month just get to give us the maximum you know 90 days in which we have to get funding for that. East Stone came up earlier in conversation and we've been having some discussions this week and the process taking on being able to secure a tenant with that but we do have many signed up this week. So that's an update and where things are moving with that. Then.

- Tell him the hard part.

- You'll be able to have much-needed beverage there next week.

- He20th.

- 20th, so they're looking forward to get getting that property open. They've gotoccupancy from the city. You know they are just basically working with Marriott and a few small details to get the rooms ready to go for Marriott standards but they will be opening, both of their press run bar, they'll be open that next Thursday. So at long last It's very, very exciting to be able to get that hotel up and running again. So again thank you for coming. About 6 am. Too early for?

- For a drink?

- Right.

- No but again in all seriousness, again I appreciate there were some really tense and tight moments with that project. More to just kind of see that end line and site. I appreciate you sticking with that project and will make sure every, once they get ready for the formal grand opening that all of us, all of you get invited to participate in that but

- That's great.

- We'll hang something in the mirror on that project Any other questions of Kev on any other projects? Okay next meeting is January 8th. Entertain a motion to adjourn.

- So moved.

- Second. Thank you.