# AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

## TUESDAY, MARCH 12, 2019, 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.

### B. Approval of the Agenda.

1. Approval of the agenda for the March 12, 2019, meeting of the Redevelopment Authority.

### C. Approval of Minutes.

1. Approval of the minutes from the February 26, 2019, special meeting of the Redevelopment Authority.

### D. Regular Business.

1. Election of Chair and Vice-Chair of the Redevelopment Authority.
2. Selection of members to serve on various subcommittees of the Redevelopment Authority.
3. Discussion on potential relocation of C. Reiss Coal Company terminal operations.

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.

4. Consideration with possible action on the Request for Proposals (RFP) for the purchase and redevelopment of the Adams Street Lot, located on the 200 block of North Adams Street (Tax Parcels 12-64, 12-65, 12-66, 12-67, 12-68, 12-71, 12-107, 12-108, 12-109,12-110,12-111,12-112).

   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.

5. Consideration with possible action to authorize staff to proceed with obtaining bids for the repairs needed at the KI Convention Center and Skywalk.

6. Consideration with possible action on a request by the Farmory to use Community Development Block Grant funds to purchase a sculpture which will be placed at 815 Chicago Street.

7. Consideration with possible action on a short sale for 227 S. Buchanan Street (Tax Parcel 3-1063-2).

8. 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.

   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.

## E. Informational.

1. Financial report and check register.

2. Director's report and project updates.

3. Next meeting: April 9, 2019 at 1:30 PM

## F. Adjournment.

1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Redevelopment Authority meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.

# MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

## TUESDAY, FEBRUARY 26, 2019, 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.

Members Present: Gary Delveaux, Matt Schueller, Deby Dehn, Ald. Barbara Dorff, Kathy Hinkfuss,
Excused: James Blumreich, Melanie Parma
Liaisons Present: Jeff Mirkes, Leah Weycker
Others Present: Ald. Brian Johnson, Ald. Randy Scannell

### B. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the February 26, 2019, meeting of the Redevelopment Authority.

Moved by Ald. Barbara Dorff, seconded by Deby Dehn to approve the agenda for the February 26, 2019, meeting of the Redevelopment Authority. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

The Authority took Regular Business Items 1 and 2 and then decided to take Items 9 and 10 out of order. Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to amend the agenda to take Items 9 and 10 out of order. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

## C. APPROVAL OF MINUTES.

1. Approval of the minutes from the January 8, 2019, regular meeting and February 15, 2019, special meeting of the Redevelopment Authority.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to approve the minutes from the January 8, 2019, regular meeting and February 15, 2019, special meeting of the Redevelopment Authority. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

## D. REGULAR BUSINESS.

1. Consideration with possible action on awarding the 2018 Fair Housing Services Request for Proposals (RFP) in the amount of $20,000.00.

Moved by Kathy Hinkfuss, seconded by Matt Schueller to award the 2018 Fair Housing Services funding in the amount of $20,000.00 to Metropolitan Milwaukee Fair Housing Council. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

2. Consideration with possible action on awarding the 2018 HOME Downpayment/Closing Cost Assistance Request for Proposals (RFP) in the amount of $100,000.00.

Moved by Ald. Barbara Dorff, seconded by Deby Dehn to award the 2018 Downpayment/Closing Cost Assistance funding in the amount of $100,000.00 to NeighborWorks Green Bay. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

3. Consideration with possible action to approve a Request for Proposals for the purchase and redevelopment of 436 S. Monroe Avenue (Tax Parcel 13-169).

Moved by Matt Schueller, seconded by Ald. Barbara Dorff to approve the Request for Proposals for the purchase and redevelopment of 436 S. Monroe Avenue (Tax Parcel 13-169). Motion carried.
Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

4. Consideration with possible action on the acquisition of 801 S. Broadway (Tax Parcel 2-217) using Neighborhood Enhancement Funds.

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to approve the acquisition of 801 S. Broadway (Tax Parcel 2-217) for $90,000.00 using Neighborhood Enhancement Funds. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

5. Consideration with possible action on Commercial Facade Improvement Grant funds to Tiona Petrouske for enhancements to 1263 Main Street (Tax Parcel 8-301).

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to approve a $7,300.00 Commercial Facade Improvement Grant to Tiona Petrouske for enhancements to 1263 Main Street (Tax Parcel 8-301). Motion carried.
Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

6. Consideration with possible action on a short sale for 227 S. Buchanan Street (Tax Parcel 3-1063-2).

Moved by Deby Dehn, seconded by Kathy Hinkfuss to accept the short sale offer for 227 S. Buchanan Street (Tax Parcel 3-1063-2) and satisfy the mortgage pending receipt of funds. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

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

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to award the "Lawn Care Services Contract" RFQ #3096 to Best Enterprises. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, Matt Schueller, Deby Dehn, No- None, Abstain- Kathy Hinkfuss

8. Consideration with possible action on the award of 2018 CDBG funding for RFP #3122 playground equipment at East River Van Beaver Park and Fort Howard Park.

Moved by Kathy Hinkfuss, seconded by Matt Schueller to award the 2018 CDBG funding for playground equipment at East River Van Beaver Park to Northland Recreation in the amount of $55,000.00 and Fort Howard Park to Northland Recreation in the amount of $55,000.00. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

9. Consideration with possible action on the Request for Proposals (RFP) for the purchase and redevelopment of the Adams Street Lot, located on the 200 block of North Adams Street (Tax Parcels 12-64, 12-65, 12-66, 12-67, 12-68, 12-71, 12-107, 12-108, 12-109,12-110,12-111,12-112).

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

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to go into closed session for Items 9 and 10 at 1:40 p.m. Motion carried.
Ald. Barbara Dorff read the closed session language pertaining to both items.
Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to return to regular order of business at 2:24 p.m. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

Moved by Ald. Barbara Dorff, seconded by Deby Dehn to proceed as directed in closed session regarding property on the 200 block of North Adams Street and surrounding property. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

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

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

Moved by Kathy Hinkfuss, seconded by Matt Schueller to proceed as directed in closed session regarding purchase of property at 227 N. Quincy St., 221 N. Quincy St., 624-626 Pine St., 618 Pine St., 616 Pine St., and 605 Cherry St. (Tax Parcels 11-156, 11-157, 11-158, 11-159, 11-160, and 11-191). Motion carried.
Yes- Barbara Dorff, Gary Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

## E. INFORMATIONAL.

1. Financial report and check register.

2. Director's report and project updates.

3. Next meeting: March 12, 2019 at 1:30 PM

## F. ADJOURNMENT.

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

Report to the
Redevelopment Authority
of the City of Green Bay

## MEETING DATE

March 12, 2019

## AGENDA ITEM # D.2.

Selection of members to serve on various subcommittees of the Redevelopment Authority.

## BACKGROUND

The following subcommittees were appointed on May 8, 2018:

**Funding Administration Subcommittee**
Jim Blumreich
Melanie Parma
Ald. Barb Dorff

**Real Estate Subcommittee**
Melanie Parma
Matt Schueller
Kathy Hinkfuss

**Community Development Revolving Loan Fund Committee**
Matt Schueller
Jim Blumreich

## RECOMMENDATION

## FISCAL IMPACT

## ATTACHMENTS

None

Report to the
# Redevelopment Authority of the City of Green Bay

| MEETING DATE | PREPARED BY |
|---|---|
| March 12, 2019 | Kevin J. Vonck, CED Director |

## AGENDA ITEM # D.3.

Discussion on potential relocation of C. Reiss Coal Company terminal operations.

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.

## BACKGROUND

To be discussed at meeting.

## RECOMMENDATION

To be discussed at meeting.

## FISCAL IMPACT

## ATTACHMENTS

None

Report to the
Redevelopment Authority
of the City of Green Bay

| MEETING DATE | PREPARED BY |
|---|---|
| March 12, 2019 | Kevin J. Vonck, CED Director |

## AGENDA ITEM # D.4.

Consideration with possible action on the Request for Proposals (RFP) for the purchase and redevelopment of the Adams Street Lot, located on the 200 block of North Adams Street (Tax Parcels 12-64, 12-65, 12-66, 12-67, 12-68, 12-71, 12-107, 12-108, 12-109,12-110,12-111,12-112).

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## BACKGROUND

In October, the RDA discussed the Report of the Real Estate Subcommittee regarding the purchase and redevelopment of the Adams Street Lot. At their last meeting in February, the RDA discussed potential strategies for acquisition of adjacent real estate, including the Baylake Bank Building. Staff would like to update the RDA on its findings and seek additional direction for moving forward.

## RECOMMENDATION

To be discussed at meeting.

## FISCAL IMPACT

None.

## ATTACHMENTS

None

Report to the
Redevelopment Authority
of the City of Green Bay

| MEETING DATE | PREPARED BY |
|---|---|
| March 12, 2019 | Cheryl Renier-Wigg, Staff |

## AGENDA ITEM # D.5.

Consideration with possible action to authorize staff to proceed with obtaining bids for the repairs needed at the KI Convention Center and Skywalk.

## BACKGROUND

The KI Convention Center and skywalk is in need of repair of the following items:

Skywalk - 22 windows need to be replaced
Columns under the skywalk need tuckpointing and masonry repair to prevent further leaking
Floor will need repair or replacement
Entry doors leading into convention center need an upgrade
Interior skywalk walls and entry needs repair and painting

KICC Break-out Section - restoration of the wall coping stones to prevent leaking

The items with a higher priority are the skywalk window replacement, column repair and the break-out section restoration of the coping stones.

## RECOMMENDATION

To authorize staff to obtain bids for the repair of the skywalk, columns and restoration of coping stones.

## FISCAL IMPACT

## ATTACHMENTS

None

Report to the
Redevelopment Authority
of the City of Green Bay

| MEETING DATE | PREPARED BY |
|---|---|
| March 12, 2019 | Will Peters |

## AGENDA ITEM # D.6.

Consideration with possible action on a request by the Farmory to use Community Development Block Grant funds to purchase a sculpture which will be placed at 815 Chicago Street.

## BACKGROUND

In 2018, $50,000.00 was allocated to be used for public art in our HUD qualified neighborhoods.To create a sense of community, connection, and place around The Farmory, residents and Farmory staff have collaborated to create an art sculpture, which will be located in front of The Farmory at 815 Chicago Street. The sculpture design will be life-size lettuce greens and their root structure. The scale and location will allow passersby to interact and engage with the sculpture. Aluminum will be the primary construction material. Please see attached information for further details.

The Navarino Neighborhood Association will be involved with the project and has submitted a letter of support.

## RECOMMENDATION

Staff recommends approval of The Farmory's request for $7,500.00 of Community Development Block Grant funds to purchase a sculpture which will be placed at 815 Chicago Street.

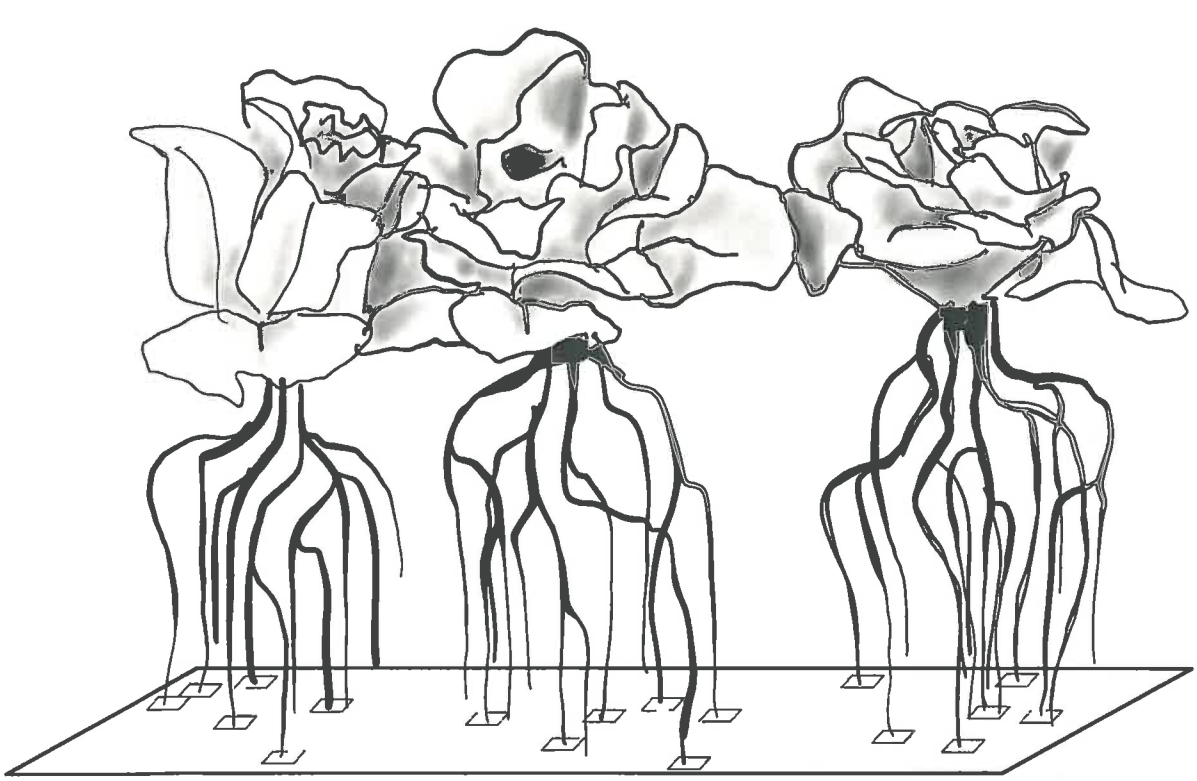
## FISCAL IMPACT

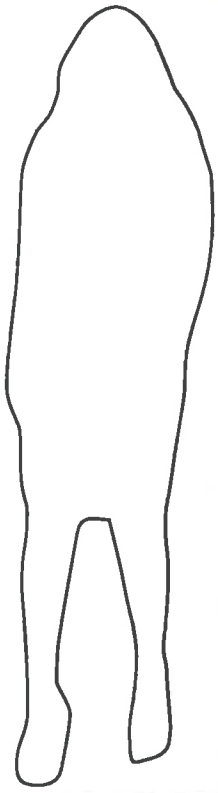
The Farmory is requesting $7,500.00 of Community Development Block Grant Public Art Funds to complete a $13,000.00 project. $50,000.00 was allocated for public art in the 2018 Annual Action Plan.

## ATTACHMENTS

1. BLOCK Grant Application for Farmory Art Project

# Concepts





Concept 1

This piece exhibits the anatomical beauty of the salad mix plants that are grown in the aquaponics system. These Larger then life plants would not only be exciting to investigate because of their sheer size they would serve as an accurate representation of the plants during educational demonstrations.

The root systems would be overlapping symbolizing interconnection.

THE FARMORY

Telephone: (920) 593-3708
Fax: (920) 448-3078
www.farmory.org

## The Farmory Art Project: Rooted

The Farmory is bringing a sustainable indoor aquaponics farm and fish hatchery to Green Bay and the larger Northeast Wisconsin region. The historic armory building is being renovated to grow fresh produce and fish. This farm will operate as a self-sustaining non-profit and all revenue generated from our farm products will go toward providing community residents with job skills and agricultural training, materials to grow food at home, and scholarships for pursuing higher education and entrepreneurial development- all to increase the self-sustainability of area residents. The employment, economic development, and food-related benefits of the operation will provide a triple bottom line of "people, planet, and profit."

To create a sense of "community, connection, and place" around the The Farmory and all stakeholders involved, our resident team will focus on creating an Art Project for The Farmory, in collaboration with local artist Kent Hutchison and the Navarino Neighborhood Association.

Under the supervision Kent, to ensure quality, technique, durability, craftsmanship, and beauty, we will be creating a unique art piece for The Farmory. We will create a three-dimensional sculptural piece that can be displayed outside, in front of The Farmory building. The motif of this piece will focus around the "roots" of our building- water: as this is the connecting factor between the history of the building (The Allouez Mineral Springs Bottling Plant) and the present/future (to house an indoor aquaponics farm and fish hatchery). The piece was designed specifically to be interactive, so that neighborhood residents, especially children from Howe Elementary school, can engage with the piece. It will have an edible garden surrounding the sculpture that neighborhood members can participate in. Additionally, it will be used in educational demonstrations.

Our plan is to unveil this piece at The Farmory's 100-year anniversary of the building, where a ribbon cutting ceremony and public open house will take place in Summer 2019.

The piece will be displayed at the entrance of The Farmory building in the open space between the stairs and wheelchair-accessible ramp. The rendering of the building (attached) does not accurately represent the front entrance. See the attached site plan for the accurate portrayal of the entrance.

**Budget: $13,000**

$4,000- already confirmed from NeighborWorks America Community Leadership Institute

$7,500- BLOCK Grant $1,500- Green Bay Public Arts Commission Grant

THE FARMORY

Telephone: (920) 593-3708
Fax: (920) 448-3078
www.farmory.org

**By completing The Farmory Art Project:**

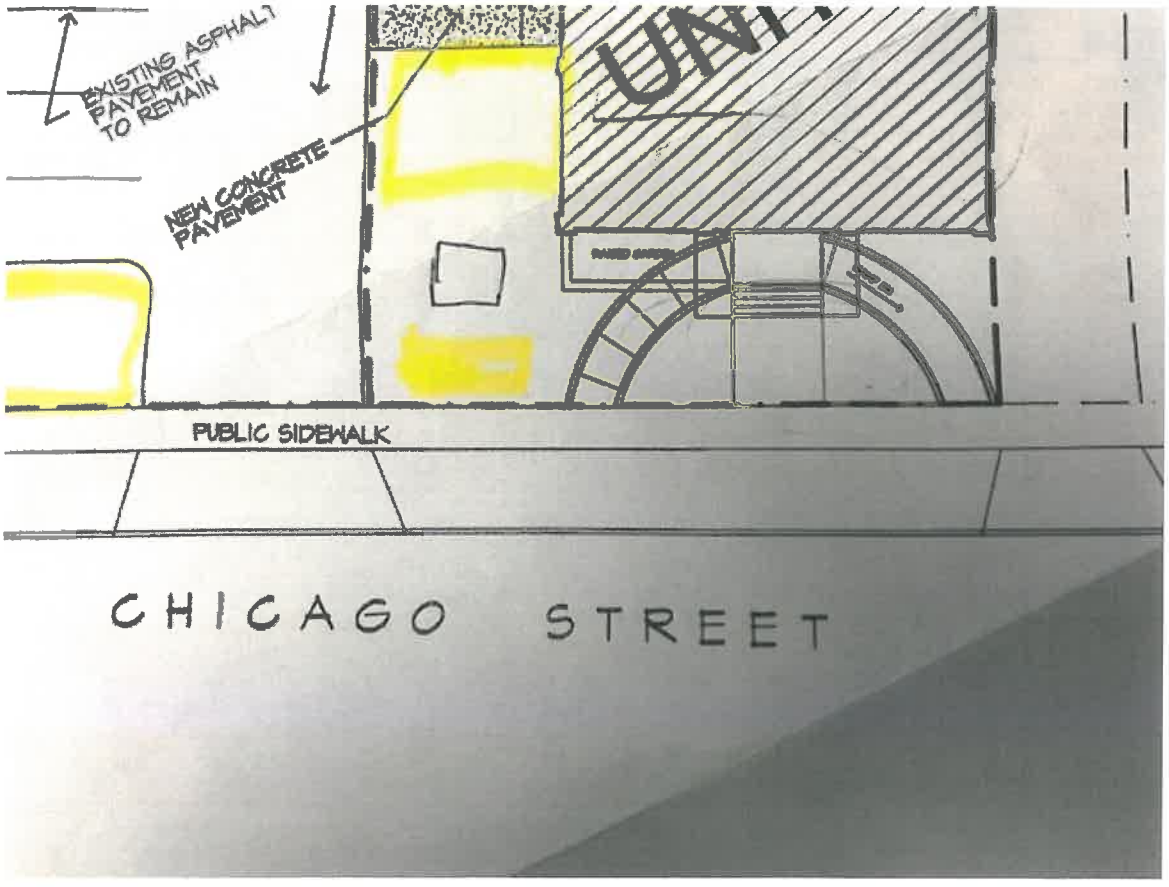
- Farmory staff, volunteers, and community stakeholders (specifically the residents of the Navarino neighborhood where The Famory is located) will strengthen their working relationships, build connections and networks for the future.
- Participants will learn how public art contributes to building a sense of place within a community.
- The property and community will benefit from turning a dilapidated, vacant building into an attractively renovated structure with a beautiful, lasting art piece for the community to enjoy for years to come.

To whom it may concern,

Navarino Neighborhood Association is happy to approve and assist in any way needed, for the art sculpture proposed for the front of the Farmory building. I have seen the options and have discussed with Paula and Allison. I am excited to see more art projects going up in Navarino!

Thanks,
Cindy Mills
Co-president Navarino Neighborhood Association

THE
FARMORY


EXISTING ASPHALT PAVEMENT TO REMAIN
NEW CONCRETE PAVEMENT
PUBLIC SIDEWALK
CHICAGO STREET

Budget plan for Rooted Sculpture

**allocation (proposed)**

GBCLI (4,000)

Block Grant (7500)

GBPAC (1500)

Total:13,000

The purchase of "Rooted" is a total expence of $13,000.

Report to the
Redevelopment Authority
of the City of Green Bay

| MEETING DATE | PREPARED BY |
|---|---|
| March 12, 2019 | Kevin King, Staff |

## AGENDA ITEM # D.7.

Consideration with possible action on a short sale for 227 S. Buchanan Street (Tax Parcel 3-1063-2).

## BACKGROUND

In 2015, RDA staff authorized a housing rehab loan to the family living at 227 S. Buchanan Street in the amount of $33,821.00. The owner of the property has since died; her family took over the property and has subsequently abandoned the place leaving the building in a state of disrepair.

The offer from the previous buyer was withdrawn due to the timing of the special RDA meeting in late February. The family attorney has found a new buyer that has offered $55,000.00 cash for the building.

After back taxes of $16,735.00, the first mortgage of $8,743.02, and closing costs of $5,941.00, the RDA would receive $24,052.88 of the proceeds, which is $9,768.12 shy of full repayment.

## RECOMMENDATION

Accept the short sale offer and satisfy the mortgage pending receipt of funds.

## FISCAL IMPACT

To be discussed at meeting.

## ATTACHMENTS

1. 20190306 Short sale letter 03062019
2. 20190212 Kittell OTP - accepted 03062019

# JONATHAN OLSON & ASSOCIATES

ATTORNEYS AT LAW

• (920)569-2629 phone • (920)482-2939 fax •

ATTORNEYS
Jonathan A. Olson
Robert B. Harris


March 6, 2019

Transmitted by email
To kevinki@greenbaywi.gov

Mr. Kevin King
Redevelopment Authority
City of Green Bay

Re: 227 S Buchanan St, Green Bay, WI
City loan to Marilyn Sittman

Dear Mr. King;

Thank you for taking the prior offer to purchase for this house to the Redevelopment Authority. I did receive your email saying that the transaction had been approved. Unfortunately, prior to the rescheduled Redevelopment Authority meeting, the offer was withdrawn, and we are left to start over.

While there is continuing interest in the home, the offers that are coming in now are $55,000, rather than the $62,500 that was offered previously.

The City is in third position on the house. The liens that need to be satisfied at closing are as follows:

| | | |
|---|---|---|
| 1. | Real Estate taxes (Through 3/31/19; 1% per month interest after 3/31/19) | $16,735.10 |
| 2. | Majestic River Land Company mortgage (Through 3/31/19; $0.71 per diem) | $ 8,743.02 |
| 3. | City of Green Bay | $33,821.00 |
| | Total liens | $59,299.12 |
| A revised estimate of closing costs totals : | | $ 5,469.00 |
| | **Total cash needed for closing** | **$64,768.12** |

The house is in poor condition, and in need of substantial additional repairs. Most offers being received are in the range of $50,000 to $55,000.


211 N Broadway, Ste. 216, Green Bay, WI 54303
jon@jolsonlaw.com • www.jolsonlaw.com

There is a current accepted offer for **$55,000 cash**. A copy of the offer accompanies this letter. Closing on this offer is dependent on the sellers' ability to satisfy the outstanding liens.

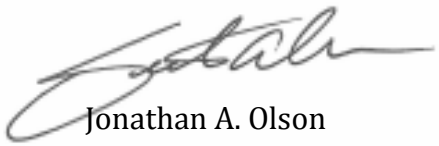
We are asking that the City consider a short sale on this property, in order to return this property to good condition as soon as possible, and to make sure that real estate taxes can be paid on time in the future.

Specifically, we are asking the Redevelopment Authority to **forgive $9,768.12** of their loan, and **accept $24,052.88** to fully satisfy the City's lien on this property. If the Redevelopment Authority accepts this proposal, the closing can take place, but the sellers will not receive any proceeds of the sale.

My fear is that, if this proposal is not accepted, the first mortgage holder will run out of patience and foreclose on the property. This could leave the City with no return on its investment.

The realtor is Mike Boyea. His number is 920-712-4617. Please feel free to contact either of us if you have additional questions, or need additional information.

Sincerely,



Jonathan A. Olson

Enclosures

Copy to: Mike Boyea (via email)
Kimberly Weissert, Guardian for Keana Hansen (via email)

dotloop signature verification: dtlp.us/XmNh-4liw-mWGb
DocuSign Envelope ID: DDBA4D78-8BCF-466C-80A9-A83523BDDEA2



# WB-11 RESIDENTIAL OFFER TO PURCHASE

**LICENSEE DRAFTING THIS OFFER ON** 02/12/2019 **[DATE] IS (AGENT OF BUYER)** ~~**(AGENT OF SELLER/LISTING BROKER) (AGENT OF BUYER AND SELLER)**~~ **STRIKE THOSE NOT APPLICABLE**

**GENERAL PROVISIONS** The Buyer, Nicole Kittell , offers to purchase the Property known as [Street Address] 227 Buchanan st in the city of Green Bay, County of Brown Wisconsin (insert additional description, if any, at lines 165-172 or 435-442 or attach as an addendum per line 434), on the following terms:

■ PURCHASE PRICE: fifty five thousand dollars Dollars ($ 55,000).

■ EARNEST MONEY of $ N/A accompanies this Offer and earnest money of $ 500.00 will be mailed, or commercially or personally delivered within 7 days of acceptance to listing broker or 500.

■ THE BALANCE OF PURCHASE PRICE will be paid in cash or equivalent at closing unless otherwise provided below.

■ INCLUDED IN PURCHASE PRICE: Seller is including in the purchase price the Property, all Fixtures on the Property on the date of this Offer not excluded at lines 17-18, and the following additional items: .

■ NOT INCLUDED IN PURCHASE PRICE: seller's personal property .

**CAUTION: Identify Fixtures that are on the Property (see lines 185-193) to be excluded by Seller or which are rented and will continue to be owned by the lessor.**

**NOTE: The terms of this Offer, not the listing contract or marketing materials, determine what items are included/excluded.**

**ACCEPTANCE** Acceptance occurs when all Buyers and Sellers have signed one copy of the Offer, or separate but identical copies of the Offer.

**CAUTION: Deadlines in the Offer are commonly calculated from acceptance. Consider whether short term deadlines running from acceptance provide adequate time for both binding acceptance and performance.**

**BINDING ACCEPTANCE** This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to Buyer on or before 02/20/2019. Seller may keep the Property on the market and accept secondary offers after binding acceptance of this Offer.

**CAUTION: This Offer may be withdrawn prior to delivery of the accepted Offer.**

**OPTIONAL PROVISIONS** TERMS OF THIS OFFER THAT ARE PRECEDED BY AN OPEN BOX ( ☐ ) ARE PART OF THIS OFFER ONLY IF THE BOX IS MARKED SUCH AS WITH AN "X." THEY ARE NOT PART OF THIS OFFER IF MARKED "N/A" OR ARE LEFT BLANK.

**DELIVERY OF DOCUMENTS AND WRITTEN NOTICES** Unless otherwise stated in this Offer, delivery of documents and written notices to a Party shall be effective only when accomplished by one of the methods specified at lines 36-54.

(1) Personal Delivery: giving the document or written notice personally to the Party, or the Party's recipient for delivery if named at line 38 or 39.

Seller's recipient for delivery (optional): .

Buyer's recipient for delivery (optional): .

☐ (2) Fax: fax transmission of the document or written notice to the following telephone number:

Seller: Buyer: .

☐ (3) Commercial Delivery: depositing the document or written notice fees prepaid or charged to an account with a commercial delivery service, addressed either to the Party, or to the Party's recipient for delivery if named at line 38 or 39, for delivery to the Party's delivery address at line 47 or 48.

☐ (4) U.S. Mail: depositing the document or written notice postage prepaid in the U.S. Mail, addressed either to the Party, or to the Party's recipient for delivery if named at line 38 or 39, for delivery to the Party's delivery address at line 47 or 48.

Delivery address for Seller: .

Delivery address for Buyer: .

☑ (5) E-Mail: electronically transmitting the document or written notice to the Party's e-mail address, if given below at line 53 or 54. If this is a consumer transaction where the property being purchased or the sale proceeds are used primarily for personal, family or household purposes, each consumer providing an e-mail address below has first consented electronically to the use of electronic documents, e-mail delivery and electronic signatures in the transaction, as required by federal law.

E-Mail address for Seller (optional): teamboyea@gmail.com

E-Mail address for Buyer (optional): carrienowak@kw.com

**PERSONAL DELIVERY/ACTUAL RECEIPT** Personal delivery to, or Actual Receipt by, any named Buyer or Seller constitutes personal delivery to, or Actual Receipt by, all Buyers or Sellers.

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**OCCUPANCY** Occupancy of the entire Property shall be given to Buyer at time of closing unless otherwise provided in this Offer at lines 165-172 or 435-442 or in an addendum attached per line 434. At time of Buyer's occupancy, Property shall be in broom swept condition and free of all debris and personal property except for personal property belonging to current tenants, or that sold to Buyer or left with Buyer's consent. Occupancy shall be given subject to tenant's rights, if any.

**DEFINITIONS**

■ ACTUAL RECEIPT: "Actual Receipt" means that a Party, not the Party's recipient for delivery, if any, has the document or written notice physically in the Party's possession, regardless of the method of delivery.

■ CONDITIONS AFFECTING THE PROPERTY OR TRANSACTION: "Conditions Affecting the Property or Transaction" are defined to include:

a. Defects in the roof.
b. Defects in the electrical system.
c. Defects in part of the plumbing system (including the water heater, water softener and swimming pool) that is included in the sale.
d. Defects in the heating and air conditioning system (including the air filters and humidifiers).
e. Defects in the well, including unsafe well water.
f. Property is served by a joint well.
g. Defects in the septic system or other sanitary disposal system.
h. Underground or aboveground fuel storage tanks on or previously located on the Property. (If "yes", the owner, by law, may have to register the tanks with the Department of Commerce at P.O. Box 7970, Madison, Wisconsin, 53707, whether the tanks are in use or not. Regulations of the Department of Commerce may require the closure or removal of unused tanks.)
i. "LP" tank on the Property (specify in the additional information whether the tank is owned or leased).
j. Defects in the basement or foundation (including cracks, seepage and bulges).
k. Property is located in a floodplain, wetland or shoreland zoning area.
l. Defects in the structure of the Property.
m. Defects in mechanical equipment included in the sale either as Fixtures or personal property.
n. Boundary or lot line disputes, encroachments or encumbrances (including a joint driveway).
o. Defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, lead in paint, lead in soil, lead in water supplies or plumbing system, or other potentially hazardous or toxic substances on the Property. **NOTE: Specific federal lead paint disclosure requirements must be complied with in the sale of most residential properties built before 1978.**
p. Presence of asbestos or asbestos-containing materials on the Property.
q. Defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of, hazardous or toxic substances on neighboring properties.
r. Current or previous termite, powder-post beetle or carpenter ant infestations or Defects caused by animal or other insect infestations.
s. Defects in a wood burning stove or fireplace or Defects caused by a fire in a stove or fireplace or elsewhere on the Property.
t. Remodeling affecting the Property's structure or mechanical systems or additions to Property during Seller's ownership without required permits.
u. Federal, state, or local regulations requiring repairs, alterations or corrections of an existing condition.
v. Notice of property tax increases, other than normal annual increases, or pending property reassessment.
w. Remodeling that may increase Property's assessed value.
x. Proposed or pending special assessments.
y. Property is located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district.
z. Proposed construction of a public project that may affect the use of the Property.
aa. Subdivision homeowners' associations, common areas co-owned with others, zoning violations or nonconforming uses, rights-of-way, easements or another use of a part of the Property by non-owners, other than recorded utility easements.
bb. Structure on the Property is designated as an historic building or part of the Property is in an historic district.
cc. Any land division involving the Property for which required state or local permits had not been obtained.
dd. Violation of state or local smoke and carbon monoxide detector laws.
ee. High voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the Property.
ff. The Property is subject to a mitigation plan required by Wisconsin Department of Natural Resources (DNR) rules related to county shoreland zoning ordinances that obligates the owner to establish or maintain certain measures related to shoreland conditions, enforceable by the county.
gg. Other Defects affecting the Property.

**(Definitions Continued on page 4)**

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**CLOSING** This transaction is to be closed no later than 03/29/2019 _____ at the place selected by Seller, unless otherwise agreed by the Parties in writing.

**CLOSING PRORATIONS** The following items, if applicable, shall be prorated at closing, based upon date of closing values: real estate taxes, rents, prepaid insurance (if assumed), private and municipal charges, property owner's association assessments, fuel and _____.

**CAUTION: Provide basis for utility charges, fuel or other prorations if date of closing value will not be used.**

Any income, taxes or expenses shall accrue to Seller, and be prorated at closing, through the day prior to closing.

Real estate taxes shall be prorated at closing based on [CHECK BOX FOR APPLICABLE PRORATION FORMULA]:

☑ The net general real estate taxes for the preceding year, or the current year if available (Net general real estate taxes are defined as general property taxes after state tax credits and lottery credits are deducted) (NOTE: THIS CHOICE APPLIES IF NO BOX IS CHECKED)

☐ Current assessment times current mill rate (current means as of the date of closing)

☐ Sale price, multiplied by the municipality area-wide percent of fair market value used by the assessor in the prior year, or current year if known, multiplied by current mill rate (current means as of the date of closing)

☐ _____ .

**CAUTION: Buyer is informed that the actual real estate taxes for the year of closing and subsequent years may be substantially different than the amount used for proration especially in transactions involving new construction, extensive rehabilitation, remodeling or area-wide re-assessment. Buyer is encouraged to contact the local assessor regarding possible tax changes.**

☐ Buyer and Seller agree to re-prorate the real estate taxes, through the day prior to closing based upon the taxes on the actual tax bill for the year of closing, with Buyer and Seller each owing his or her pro-rata share. Buyer shall, within 5 days of receipt, forward a copy of the bill to the forwarding address Seller agrees to provide at closing. The Parties shall re-prorate within 30 days of Buyer's receipt of the actual tax bill. Buyer and Seller agree this is a post-closing obligation and is the responsibility of the Parties to complete, not the responsibility of the real estate brokers in this transaction.

**LEASED PROPERTY** If Property is currently leased and lease(s) extend beyond closing, Seller shall assign Seller's rights under said lease(s) and transfer all security deposits and prepaid rents thereunder to Buyer at closing. The terms of the (written) (oral) STRIKE ONE lease(s), if any, are _____ _____ . Insert additional terms, if any, at lines 165-172 or 435-442 or attach as an addendum per line 434.

**RENTAL WEATHERIZATION** This transaction (is) (is not) STRIKE ONE exempt from Wisconsin Rental Weatherization Standards (Wis. Admin. Code Ch. Comm 67). If not exempt, (Buyer) (Seller) STRIKE ONE ("Buyer" if neither is stricken) shall be responsible for compliance, including all costs, with Wisconsin Rental Weatherization Standards. If Seller is responsible for compliance, Seller shall provide a Certificate of Compliance at closing.

**REAL ESTATE CONDITION REPORT** Wisconsin law requires owners of property which includes 1-4 dwelling units to provide Buyers with a Real Estate Condition Report. Excluded from this requirement are sales of property that has never been inhabited, sales exempt from the real estate transfer fee, and sales by certain court-appointed fiduciaries, (for example, personal representatives who have never occupied the Property). The form of the Report is found in Wis. Stat. § 709.03. The law provides: "§ 709.02 Disclosure . . . the owner of the property shall furnish, not later than 10 days after acceptance of the contract of sale . . ., to the prospective Buyer of the property a completed copy of the report . . . A prospective Buyer who does not receive a report within the 10 days may, within 2 business days after the end of that 10 day period, rescind the contract of sale . . . by delivering a written notice of rescission to the owner or the owner's agent." Buyer may also have certain rescission rights if a Real Estate Condition Report disclosing defects is furnished before expiration of the 10 days, but after the Offer is submitted to Seller. Buyer should review the report form or consult with an attorney for additional information regarding rescission rights.

**PROPERTY CONDITION REPRESENTATIONS** Seller represents to Buyer that as of the date of acceptance Seller has no notice or knowledge of Conditions Affecting the Property or Transaction (lines 64-114) other than those identified in Seller's Real Estate Condition Report dated _____, which was received by Buyer prior to Buyer signing this Offer and which is made a part of this Offer by reference COMPLETE DATE OR STRIKE AS APPLICABLE and _____ _____ INSERT CONDITIONS NOT ALREADY INCLUDED IN THE CONDITION REPORT

**ADDITIONAL PROVISIONS/CONTINGENCIES** _____

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**DEFINITIONS CONTINUED FROM PAGE 2**

■ DEADLINES: "Deadlines" expressed as a number of "days" from an event, such as acceptance, are calculated by excluding the day the event occurred and by counting subsequent calendar days. The deadline expires at midnight on the last day. Deadlines expressed as a specific number of "business days" exclude Saturdays, Sundays, any legal public holiday under Wisconsin or Federal law, and any other day designated by the President such that the postal service does not receive registered mail or make regular deliveries on that day. Deadlines expressed as a specific number of "hours" from the occurrence of an event, such as receipt of a notice, are calculated from the exact time of the event, and by counting 24 hours per calendar day. Deadlines expressed as a specific day of the calendar year or as the day of a specific event, such as closing, expire at midnight of that day.

■ DEFECT: "Defect" means a condition that would have a significant adverse effect on the value of the Property; that would significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

■ FIXTURE: A "Fixture" is an item of property which is physically attached to or so closely associated with land or improvements so as to be treated as part of the real estate, including, without limitation, physically attached items not easily removable without damage to the premises, items specifically adapted to the premises and items customarily treated as fixtures, including, but not limited to, all: garden bulbs; plants; shrubs and trees; screen and storm doors and windows; electric lighting fixtures; window shades; curtain and traverse rods; blinds and shutters; central heating and cooling units and attached equipment; water heaters and treatment systems; sump pumps; attached or fitted floor coverings; awnings; attached antennas; garage door openers and remote controls; installed security systems; central vacuum systems and accessories; in-ground sprinkler systems and component parts; built-in appliances; ceiling fans; fences; storage buildings on permanent foundations and docks/piers on permanent foundations.

**CAUTION: Exclude any Fixtures to be retained by Seller or which are rented (e.g., water softener or other water conditioning systems, home entertainment and satellite dish components, L.P. tanks, etc.) on lines 17-18.**

■ PROPERTY: Unless otherwise stated, "Property" means the real estate described at lines 4-7.

**PROPERTY DIMENSIONS AND SURVEYS** Buyer acknowledges that any land, building or room dimensions, or total acreage or building square footage figures, provided to Buyer by Seller or by a broker, may be approximate because of rounding, formulas used or other reasons, unless verified by survey or other means.

**CAUTION: Buyer should verify total square footage formula, total square footage/acreage figures, and land, building or room dimensions, if material.**

**BUYER'S PRE-CLOSING WALK-THROUGH** Within 3 days prior to closing, at a reasonable time pre-approved by Seller or Seller's agent, Buyer shall have the right to walk through the Property to determine that there has been no significant change in the condition of the Property, except for ordinary wear and tear and changes approved by Buyer, and that any defects Seller has agreed to cure have been repaired in the manner agreed to by the Parties.

**PROPERTY DAMAGE BETWEEN ACCEPTANCE AND CLOSING** Seller shall maintain the Property until the earlier of closing or occupancy of Buyer in materially the same condition as of the date of acceptance of this Offer, except for ordinary wear and tear. If, prior to closing, the Property is damaged in an amount of not more than five percent (5%) of the selling price, Seller shall be obligated to repair the Property and restore it to the same condition that it was on the day of this Offer. No later than closing, Seller shall provide Buyer with lien waivers for all lienable repairs and restoration. If the damage shall exceed such sum, Seller shall promptly notify Buyer in writing of the damage and this Offer may be canceled at option of Buyer. Should Buyer elect to carry out this Offer despite such damage, Buyer shall be entitled to the insurance proceeds, if any, relating to the damage to the Property, plus a credit towards the purchase price equal to the amount of Seller's deductible on such policy, if any. However, if this sale is financed by a land contract or a mortgage to Seller, any insurance proceeds shall be held in trust for the sole purpose of restoring the Property.

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**IF LINE 217 IS NOT MARKED OR IS MARKED N/A LINES 257-263 APPLY.**

☐ **FINANCING CONTINGENCY:** This Offer is contingent upon Buyer being able to obtain a written cash _____ [INSERT LOAN PROGRAM OR SOURCE] first mortgage loan commitment as described below, within _____ days of acceptance of this Offer. The financing selected shall be in an amount of not less than $ _____ for a term of not less than _____ years, amortized over not less than _____ years. Initial monthly payments of principal and interest shall not exceed $ _____. Monthly payments may also include 1/12th of the estimated net annual real estate taxes, hazard insurance premiums, and private mortgage insurance premiums. The mortgage may not include a prepayment premium. Buyer agrees to pay discount points and/or loan origination fee in an amount not to exceed _____ % of the loan. If the purchase price under this Offer is modified, the financed amount, unless otherwise provided, shall be adjusted to the same percentage of the purchase price as in this contingency and the monthly payments shall be adjusted as necessary to maintain the term and amortization stated above.

**CHECK AND COMPLETE APPLICABLE FINANCING PROVISION AT LINE 228 or 229.**

☐ **FIXED RATE FINANCING:** The annual rate of interest shall not exceed _____ %.

☐ **ADJUSTABLE RATE FINANCING:** The initial annual interest rate shall not exceed _____ %. The initial interest rate shall be fixed for _____ months, at which time the interest rate may be increased not more than _____ % per year. The maximum interest rate during the mortgage term shall not exceed _____ %. Monthly payments of principal and interest may be adjusted to reflect interest changes.

If Buyer is using multiple loan sources or obtaining a construction loan or land contract financing, describe at lines 165-172 or 435-442 or in an addendum attached per line 434.

■ BUYER'S LOAN COMMITMENT: Buyer agrees to pay all customary loan and closing costs, to promptly apply for a mortgage loan, and to provide evidence of application promptly upon request of Seller. If Buyer qualifies for the loan described in this Offer or another loan acceptable to Buyer, Buyer agrees to deliver to Seller a copy of the written loan commitment no later than the deadline at line 219. **Buyer and Seller agree that delivery of a copy of any written loan commitment to Seller (even if subject to conditions) shall satisfy Buyer's financing contingency if, after review of the loan commitment, Buyer has directed, in writing, delivery of the loan commitment. Buyer's written direction shall accompany the loan commitment. Delivery shall not satisfy this contingency if accompanied by a notice of unacceptability.**

**CAUTION: The delivered commitment may contain conditions Buyer must yet satisfy to obligate the lender to provide the loan. BUYER, BUYER'S LENDER AND AGENTS OF BUYER OR SELLER SHALL NOT DELIVER A LOAN COMMITMENT TO SELLER OR SELLER'S AGENT WITHOUT BUYER'S PRIOR WRITTEN APPROVAL OR UNLESS ACCOMPANIED BY A NOTICE OF UNACCEPTABILITY.**

■ SELLER TERMINATION RIGHTS: If Buyer does not make timely delivery of said commitment; Seller may terminate this Offer if Seller delivers a written notice of termination to Buyer prior to Seller's Actual Receipt of a copy of Buyer's written loan commitment.

■ FINANCING UNAVAILABILITY: If financing is not available on the terms stated in this Offer (and Buyer has not already delivered an acceptable loan commitment for other financing to Seller), Buyer shall promptly deliver written notice to Seller of same including copies of lender(s)' rejection letter(s) or other evidence of unavailability. Unless a specific loan source is named in this Offer, Seller shall then have 10 days to deliver to Buyer written notice of Seller's decision to finance this transaction on the same terms set forth in this Offer, and this Offer shall remain in full force and effect, with the time for closing extended accordingly. If Seller's notice is not timely given, this Offer shall be null and void. Buyer authorizes Seller to obtain any credit information reasonably appropriate to determine Buyer's credit worthiness for Seller financing.

■ IF THIS OFFER IS NOT CONTINGENT ON FINANCING: Within 7 days of acceptance, a financial institution or third party in control of Buyer's funds shall provide Seller with reasonable written verification that Buyer has, at the time of verification, sufficient funds to close. If such written verification is not provided, Seller has the right to terminate this Offer by delivering written notice to Buyer. Buyer may or may not obtain mortgage financing but does not need the protection of a financing contingency. Seller agrees to allow Buyer's appraiser access to the Property for purposes of an appraisal. Buyer understands and agrees that this Offer is not subject to the appraisal meeting any particular value, unless this Offer is subject to an appraisal contingency, nor does the right of access for an appraisal constitute a financing contingency.

☐ **APPRAISAL CONTINGENCY:** This Offer is contingent upon the Buyer or Buyer's lender having the Property appraised at Buyer's expense by a Wisconsin licensed or certified independent appraiser who issues an appraisal report dated subsequent to the date of this Offer indicating an appraised value for the Property equal to or greater than the agreed upon purchase price. This contingency shall be deemed satisfied unless Buyer, within _____ days of acceptance, delivers to Seller a copy of the appraisal report which indicates that the appraised value is not equal to or greater than the agreed upon purchase price, accompanied by a written notice of termination.

**CAUTION: An appraisal ordered by Buyer's lender may not be received until shortly before closing. Consider whether deadlines provide adequate time for performance.**

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**DISTRIBUTION OF INFORMATION** Buyer and Seller authorize the agents of Buyer and Seller to: (i) distribute copies of the Offer to Buyer's lender, appraisers, title insurance companies and any other settlement service providers for the transaction as defined by the Real Estate Settlement Procedures Act (RESPA); (ii) report sales and financing concession data to multiple listing service sold databases; and (iii) provide active listing, pending sale, closed sale and financing concession information and data, and related information regarding seller contributions, incentives or assistance, and third party gifts, to appraisers researching comparable sales, market conditions and listings, upon inquiry.

**DEFAULT** Seller and Buyer each have the legal duty to use good faith and due diligence in completing the terms and conditions of this Offer. A material failure to perform any obligation under this Offer is a default which may subject the defaulting party to liability for damages or other legal remedies.

If Buyer defaults, Seller may:

(1) sue for specific performance and request the earnest money as partial payment of the purchase price; or

(2) terminate the Offer and have the option to: (a) request the earnest money as liquidated damages; or (b) sue for actual damages.

If Seller defaults, Buyer may:

(1) sue for specific performance; or

(2) terminate the Offer and request the return of the earnest money, sue for actual damages, or both.

In addition, the Parties may seek any other remedies available in law or equity.

The Parties understand that the availability of any judicial remedy will depend upon the circumstances of the situation and the discretion of the courts. If either Party defaults, the Parties may renegotiate the Offer or seek nonjudicial dispute resolution instead of the remedies outlined above. By agreeing to binding arbitration, the Parties may lose the right to litigate in a court of law those disputes covered by the arbitration agreement.

**NOTE: IF ACCEPTED, THIS OFFER CAN CREATE A LEGALLY ENFORCEABLE CONTRACT. BOTH PARTIES SHOULD READ THIS DOCUMENT CAREFULLY. BROKERS MAY PROVIDE A GENERAL EXPLANATION OF THE PROVISIONS OF THE OFFER BUT ARE PROHIBITED BY LAW FROM GIVING ADVICE OR OPINIONS CONCERNING YOUR LEGAL RIGHTS UNDER THIS OFFER OR HOW TITLE SHOULD BE TAKEN AT CLOSING. AN ATTORNEY SHOULD BE CONSULTED IF LEGAL ADVICE IS NEEDED.**

**ENTIRE CONTRACT** This Offer, including any amendments to it, contains the entire agreement of the Buyer and Seller regarding the transaction. All prior negotiations and discussions have been merged into this Offer. This agreement binds and inures to the benefit of the Parties to this Offer and their successors in interest.

**NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at http://www.widocoffenders.org or by telephone at (608) 240-5830.

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☐ **CLOSING OF BUYER'S PROPERTY CONTINGENCY:** This Offer is contingent upon the closing of the sale of Buyer's property located at _____ , no later than _____. If Seller accepts a bona fide secondary offer, Seller may give written notice to Buyer of acceptance. If Buyer does not deliver to Seller a written waiver of the Closing of Buyer's Property Contingency and _____
_____
**[INSERT OTHER REQUIREMENTS, IF ANY (e.g., PAYMENT OF ADDITIONAL EARNEST MONEY, WAIVER OF ALL CONTINGENCIES, OR PROVIDING EVIDENCE OF SALE OR BRIDGE LOAN, etc.)]** within ____ hours of Buyer's Actual Receipt of said notice, this Offer shall be null and void.

☐ **SECONDARY OFFER:** This Offer is secondary to a prior accepted offer. This Offer shall become primary upon delivery of written notice to Buyer that this Offer is primary. Unless otherwise provided, Seller is not obligated to give Buyer notice prior to any deadline, nor is any particular secondary buyer given the right to be made primary ahead of other secondary buyers. Buyer may declare this Offer null and void by delivering written notice of withdrawal to Seller prior to delivery of Seller's notice that this Offer is primary. Buyer may not deliver notice of withdrawal earlier than ____ days after acceptance of this Offer. All other Offer deadlines which are run from acceptance shall run from the time this Offer becomes primary.

**TIME IS OF THE ESSENCE** "Time is of the Essence" as to: (1) earnest money payment(s); (2) binding acceptance; (3) occupancy; (4) date of closing; (5) contingency Deadlines STRIKE AS APPLICABLE and all other dates and Deadlines in this Offer except: _____
_____
_____. If "Time is of the Essence" applies to a date or Deadline, failure to perform by the exact date or Deadline is a breach of contract. If "Time is of the Essence" does not apply to a date or Deadline, then performance within a reasonable time of the date or Deadline is allowed before a breach occurs.

**TITLE EVIDENCE**

■ CONVEYANCE OF TITLE: **Upon payment of the purchase price, Seller shall convey the Property by warranty deed (trustee's deed if Seller is a trust, personal representative's deed if Seller is an estate or other conveyance as provided herein),** free and clear of all liens and encumbrances, except: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's Real Estate Condition Report and in this Offer, general taxes levied in the year of closing and _____
_____
_____
_____
which constitutes merchantable title for purposes of this transaction. Seller shall complete and execute the documents necessary to record the conveyance at Seller's cost and pay the Wisconsin Real Estate Transfer Fee.

**WARNING: Municipal and zoning ordinances, recorded building and use restrictions, covenants and easements may prohibit certain improvements or uses and therefore should be reviewed, particularly if Buyer contemplates making improvements to Property or a use other than the current use.**

■ TITLE EVIDENCE: Seller shall give evidence of title in the form of an owner's policy of title insurance in the amount of the purchase price on a current ALTA form issued by an insurer licensed to write title insurance in Wisconsin. Seller shall pay all costs of providing title evidence to Buyer. Buyer shall pay all costs of providing title evidence required by Buyer's lender.

■ GAP ENDORSEMENT: Seller shall provide a "gap" endorsement or equivalent gap coverage at (Seller's)(Buyer's) STRIKE ONE ("Seller's" if neither stricken) cost to provide coverage for any liens or encumbrances first filed or recorded after the effective date of the title insurance commitment and before the deed is recorded, subject to the title insurance policy exclusions and exceptions, provided the title company will issue the endorsement. If a gap endorsement or equivalent gap coverage is not available, Buyer may give written notice that title is not acceptable for closing (see lines 353-359).

■ PROVISION OF MERCHANTABLE TITLE: For purposes of closing, title evidence shall be acceptable if the required title insurance commitment is delivered to Buyer's attorney or Buyer not less than 5 business days before closing, showing title to the Property as of a date no more than 15 days before delivery of such title evidence to be merchantable per lines 326-335, subject only to liens which will be paid out of the proceeds of closing and standard title insurance requirements and exceptions, as appropriate.

■ TITLE NOT ACCEPTABLE FOR CLOSING: If title is not acceptable for closing, Buyer shall notify Seller in writing of objections to title by the time set for closing. In such event, Seller shall have a reasonable time, but not exceeding 15 days, to remove the objections, and the time for closing shall be extended as necessary for this purpose. In the event that Seller is unable to remove said objections, Buyer shall have 5 days from receipt of notice thereof, to deliver written notice waiving the objections, and the time for closing shall be extended accordingly. If Buyer does not waive the objections, this Offer shall be null and void. Providing title evidence acceptable for closing does not extinguish Seller's obligations to give merchantable title to Buyer.

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■ SPECIAL ASSESSMENTS/OTHER EXPENSES: Special assessments, if any, levied or for work actually commenced prior to the date of this Offer shall be paid by Seller no later than closing. All other special assessments shall be paid by Buyer.

**CAUTION: Consider a special agreement if area assessments, property owner's association assessments, special charges for current services under Wis. Stat. § 66.0627 or other expenses are contemplated. "Other expenses" are one-time charges or ongoing use fees for public improvements (other than those resulting in special assessments) relating to curb, gutter, street, sidewalk, municipal water, sanitary and storm water and storm sewer (including all sewer mains and hook-up/connection and interceptor charges), parks, street lighting and street trees, and impact fees for other public facilities, as defined in Wis. Stat. § 66.0617(1)(f).**

**EARNEST MONEY**

■ HELD BY: Unless otherwise agreed, earnest money shall be paid to and held in the trust account of the listing broker (Buyer's agent if Property is not listed or Seller's account if no broker is involved), until applied to the purchase price or otherwise disbursed as provided in the Offer.

**CAUTION: Should persons other than a broker hold earnest money, an escrow agreement should be drafted by the Parties or an attorney. If someone other than Buyer makes payment of earnest money, consider a special disbursement agreement.**

■ DISBURSEMENT: If negotiations do not result in an accepted offer, the earnest money shall be promptly disbursed (after clearance from payor's depository institution if earnest money is paid by check) to the person(s) who paid the earnest money. At closing, earnest money shall be disbursed according to the closing statement. If this Offer does not close, the earnest money shall be disbursed according to a written disbursement agreement signed by all Parties to this Offer. If said disbursement agreement has not been delivered to broker within 60 days after the date set for closing, broker may disburse the earnest money: (1) as directed by an attorney who has reviewed the transaction and does not represent Buyer or Seller; (2) into a court hearing a lawsuit involving the earnest money and all Parties to this Offer; (3) as directed by court order; or (4) any other disbursement required or allowed by law. Broker may retain legal services to direct disbursement per (1) or to file an interpleader action per (2) and broker may deduct from the earnest money any costs and reasonable attorneys fees, not to exceed $250, prior to disbursement.

■ LEGAL RIGHTS/ACTION: Broker's disbursement of earnest money does not determine the legal rights of the Parties in relation to this Offer. Buyer's or Seller's legal right to earnest money cannot be determined by broker. At least 30 days prior to disbursement per (1) or (4) above, broker shall send Buyer and Seller notice of the disbursement by certified mail. If Buyer or Seller disagree with broker's proposed disbursement, a lawsuit may be filed to obtain a court order regarding disbursement. Small Claims Court has jurisdiction over all earnest money disputes arising out of the sale of residential property with 1-4 dwelling units and certain other earnest money disputes. Buyer and Seller should consider consulting attorneys regarding their legal rights under this Offer in case of a dispute. Both Parties agree to hold the broker harmless from any liability for good faith disbursement of earnest money in accordance with this Offer or applicable Department of Regulation and Licensing regulations concerning earnest money. See Wis. Admin. Code Ch. RL 18.

**INSPECTIONS AND TESTING** Buyer may only conduct inspections or tests if specific contingencies are included as a part of this Offer. An "inspection" is defined as an observation of the Property which does not include an appraisal or testing of the Property, other than testing for leaking carbon monoxide, or testing for leaking LP gas or natural gas used as a fuel source, which are hereby authorized. A "test" is defined as the taking of samples of materials such as soils, water, air or building materials from the Property and the laboratory or other analysis of these materials. Seller agrees to allow Buyer's inspectors, testers and appraisers reasonable access to the Property upon advance notice, if necessary to satisfy the contingencies in this Offer. Buyer and licensees may be present at all inspections and testing. Except as otherwise provided, Seller's authorization for inspections does not authorize Buyer to conduct testing of the Property.

**NOTE: Any contingency authorizing testing should specify the areas of the Property to be tested, the purpose of the test, (e.g., to determine if environmental contamination is present), any limitations on Buyer's testing and any other material terms of the contingency.**

Buyer agrees to promptly restore the Property to its original condition after Buyer's inspections and testing are completed unless otherwise agreed to with Seller. Buyer agrees to promptly provide copies of all inspection and testing reports to Seller. Seller acknowledges that certain inspections or tests may detect environmental pollution which may be required to be reported to the Wisconsin Department of Natural Resources.

dotloop signature verification: dtlp.us/XmNh-4liw-mWGb
DocuSign Envelope ID: DDBA4D78-8BCF-466C-80A9-A83523BDDEA2



☑ **INSPECTION CONTINGENCY:** This contingency only authorizes inspections, not testing (see lines 395-409). This Offer is contingent upon a Wisconsin registered home inspector performing a home inspection of the Property which discloses no Defects. This Offer is further contingent upon a qualified independent inspector or independent qualified third party performing an inspection of _____ (list any Property component(s) to be separately inspected, e.g., swimming pool, roof, foundation, chimney, etc.) which discloses no Defects. Buyer shall order the inspection(s) and be responsible for all costs of inspection(s). Buyer may have follow-up inspections recommended in a written report resulting from an authorized inspection, provided they occur prior to the deadline specified at line 421. Inspection(s) shall be performed by a qualified independent inspector or independent qualified third party.

**CAUTION: Buyer should provide sufficient time for the home inspection and/or any specialized inspection(s), as well as any follow-up inspection(s).**

This contingency shall be deemed satisfied unless Buyer, within 14 days of acceptance, delivers to Seller a copy of the written inspection report(s) and a written notice listing the Defect(s) identified in those report(s) to which Buyer objects (Notice of Defects).

**CAUTION: A proposed amendment is not a Notice of Defects and will not satisfy this notice requirement.**

For the purposes of this contingency, Defects (see lines 182-184) do not include structural, mechanical or other conditions the nature and extent of which Buyer had actual knowledge or written notice before signing this Offer.

■ **RIGHT TO CURE:** Seller (shall)(~~shall not~~) STRIKE ONE ("shall" if neither is stricken) have a right to cure the Defects. If Seller has right to cure, Seller may satisfy this contingency by: (1) delivering written notice to Buyer within 10 days of Buyer's delivery of the Notice of Defects stating Seller's election to cure Defects; (2) curing the Defects in a good and workmanlike manner; and (3) delivering to Buyer a written report detailing the work done within 3 days prior to closing. This Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written inspection report(s) and: (1) Seller does not have a right to cure or (2) Seller has a right to cure but: (a) Seller delivers written notice that Seller will not cure or (b) Seller does not timely deliver the written notice of election to cure.

☑ **ADDENDA:** The attached Add. A is/are made part of this Offer.

**ADDITIONAL PROVISIONS/CONTINGENCIES**

Offer is contingent upon seller attorney approval and city of Green Bay approval.

This Offer was drafted by [Licensee and Firm] Carrie Nowak, Keller Williams Green Bay on 02/12/2019.

(x) Nicole Kittell dotloop verified 02/12/19 9:33 PM CST N962-3IUB-ZAQU-R0KG
Buyer's Signature ▲ Print Name Here ▸ Nicole Kittell Date ▲

(x) _____
Buyer's Signature ▲ Print Name Here ▸ _____ Date ▲

EARNEST MONEY RECEIPT Broker acknowledges receipt of earnest money as per line 10 of the above Offer.

_____ Broker (By) _____

**SELLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS MADE IN THIS OFFER SURVIVE CLOSING AND THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO CONVEY THE PROPERTY ON THE TERMS AND CONDITIONS AS SET FORTH HEREIN AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS OFFER.**

DocuSigned by:
(x) Kimberly Weissert February 15, 2019 dotloop verified
28F6003B1A0E438...
Seller's Signature ▲ Print Name Here ▸ Kimberly Weissert Date ▲

(x) _____
Seller's Signature ▲ Print Name Here ▸ _____ Date ▲

This Offer was presented to Seller by [Licensee and Firm] Michael Boyea - Keller Williams Green Bay on February 15, 2019 at 2:15 ~~a.m.~~/p.m.

This Offer is rejected _____ Seller Initials ▲ Date ▲ This Offer is countered [See attached counter] _____ Seller Initials ▲ Date ▲

Report to the
# Redevelopment Authority of the City of Green Bay

| MEETING DATE | PREPARED BY |
|---|---|
| March 12, 2019 | Kevin King, Staff, Kevin J. Vonck, CED Director |

## AGENDA ITEM # D.8.

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.

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.

## BACKGROUND

To be discussed at meeting.

## RECOMMENDATION

To deny the request.

## FISCAL IMPACT

## ATTACHMENTS

1. BSA Report Building Repairs
2. BSA Building Repairs_DWG_framing plans

BERNERS SCHOBER

Joseph G. Dettlaff, PE - President
Daniel N. Dallich, AIA - Vice President
Brian P. Meulemans, PE - Treasurer
John G. Miller, AIA, LEED AP BD+C - Secretary
Wendy R. Thorson, IIDA, LEED AP
Ian W. Griffiths, AIA, RIBA, LEED AP BD+C
Matthew J. Veriha, PE

February 14, 2019

Mr. Kevin King
Dept. of Community and Economic Development
City of Green Bay
100 N. Jefferson Street
Green Bay, WI 54301

RE: Schauer & Schumacher Building - Repairs
City of Green Bay
Green Bay, WI
Commission No. 6068.00

Dear Mr. King:

We have completed our structural assessment of the current condition of the Walnut Street portion of the Schauer and Schumacher Building. The following narratives and accompanying Framing Plans (enclosed) include our recommendations for the remedial actions necessary for structural integrity, as well as a discussion of current Live Load/occupancy limitations and what potential increases could by achieved with the introduction of some additional structural components.

It is important to note that this analysis was based on an assumption that the existing structural lumber consists of Douglas-Fir No. 1, which was the most commonly used species and grade at the time of the original construction of the building. Prior to any structural alterations being performed to upgrade Live Load capacities, it is strongly recommended that a sample of the existing lumber be sent to a laboratory for analysis to determine the actual species and grade of wood so that its structural capacities can be more accurately evaluated.

**West and Center Bays**

- **Roof**
  Based on current codes/ design standards, assumed wood species and grade, and amount of deflection presently visible (particularly in the north 1/3 of the bay), an additional line of support at mid-span of existing joists is recommended.

- **Second Floor**
  Current floor framing is capable of supporting 15 psf of Dead Load and a Residential Live Load of 40 psf. If the species of wood can be verified as Doug-Fir No. 1 or better, it is possible that the floor could support a Light Office Live Load of 50 psf (lightweight partitions, no major equipment, limited storage), but corridor placement would need to be more closely studied. In order to support a heavier 80 psf Office/Corridor Live Load throughout, an additional line of support at mid-span of the joists would be required. In the event that the additional mid-span support is installed, the maximum Live Load will still be limited to 80 psf.

- **First Floor**
  Although the first floor appears to be quite solid, its specific composition and load carrying capacity is undetermined at this time. If previously referenced mid-span joist support framing is added, portions of first floor will need to be opened up to allow for new columns to pass through and to install new footings below them.

**East Bay**

- **Roof**
  Due to a series of past failures of structural members in the northern 1/3 of this bay, two additional lines of support framing are required to restore safe bearing conditions for the roof joists. New support columns will extend down through second and first floors to new footings in the basement. There are also some locations where new 2x12 joists will need to be sistered alongside existing joists that have failed.

- **Second Floor**
  As previously referenced in the notes for the Roof in this bay, two additional lines of support framing will be required in the northernmost area. The remainder of this bay can support 15 psf of Dead Load and 50 psf of Light Office (see Second Floor notes for the West Bay) Live Load without additional support. Similar to the West Bay, a heavier Office Live Load capacity of 80 psf can be attained with an added line of support framing at mid-span.

- **First Floor**
  The primary causes for the structural failures in the northern 1/3 of this bay appear to be the prior removal of one or more original load-bearing walls and a poorly installed splice near the west end of the first-floor joist that frames the opening for the basement stair and supports the upper landing.

  It is recommended that in addition to the suggested installation of the two new lines of support framing above, that the floor framing around the basement stair, as well as the stair itself, be removed and rebuilt.

  For additional notes pertaining to the remainder of the bay, see First Floor Notes for the West Bay.

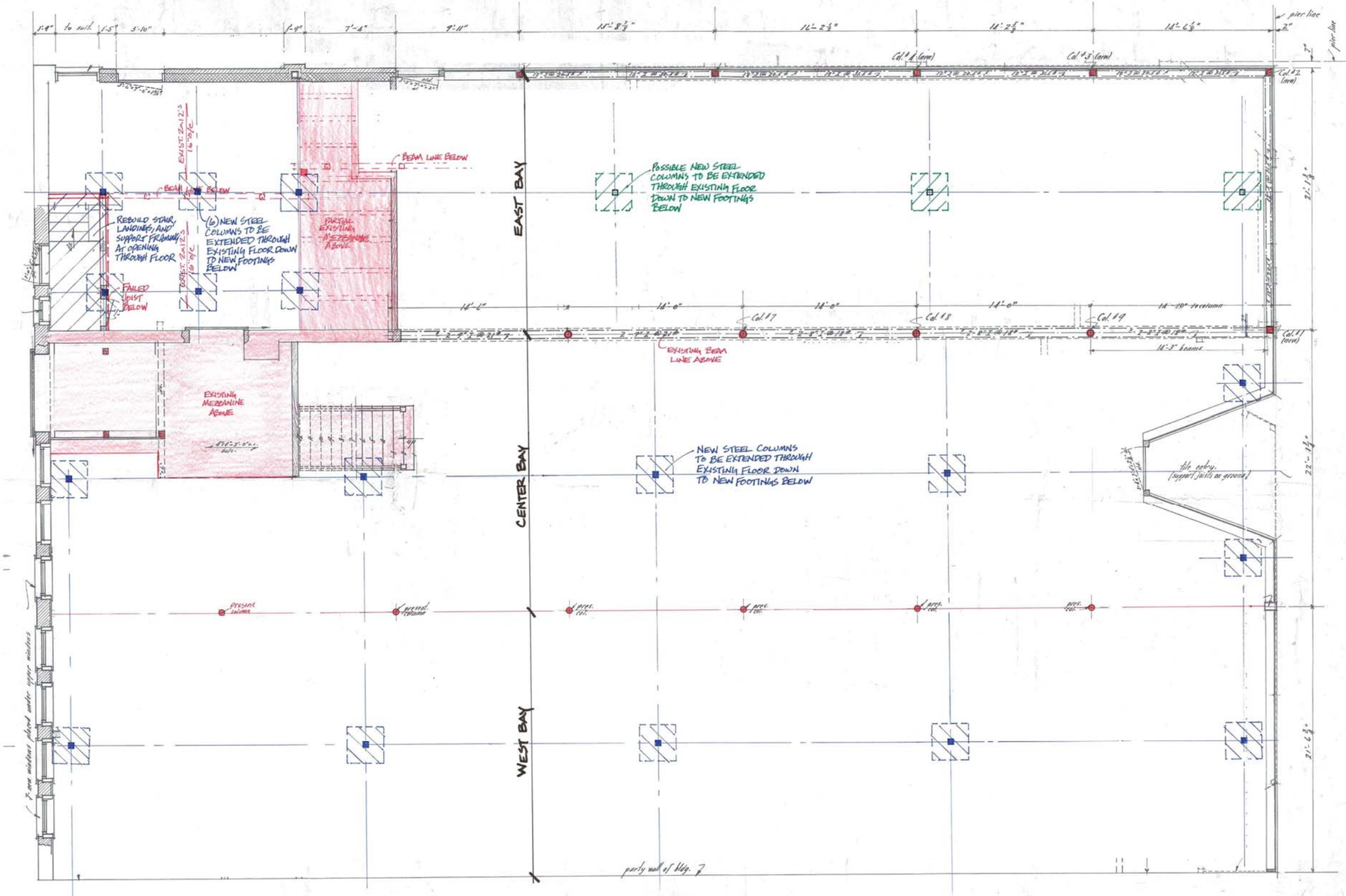
If you have any questions, comments or concerns, or if we can be of any further assistance, please do not hesitate to contact me.

Sincerely,

BERNERS-SCHOBER ASSOCIATES, INC.

Jamison M. White, PE

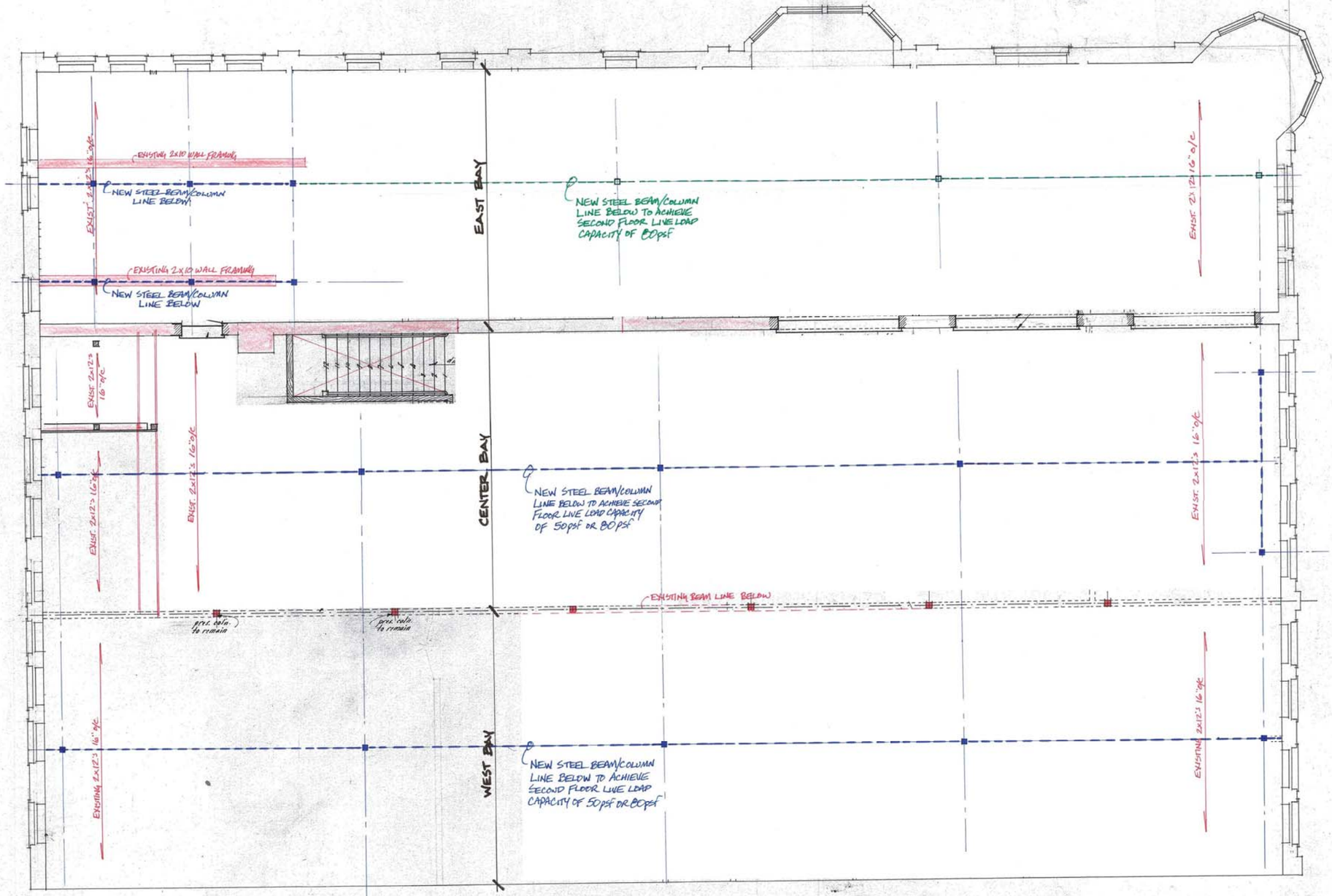
enclosure
cc: Ian Griffiths
Denise M. Dauplaise




FIRST FLOOR PLAN
Scale 1/4" = 1'-0"

THIS PDF IS NOT TO SCALE

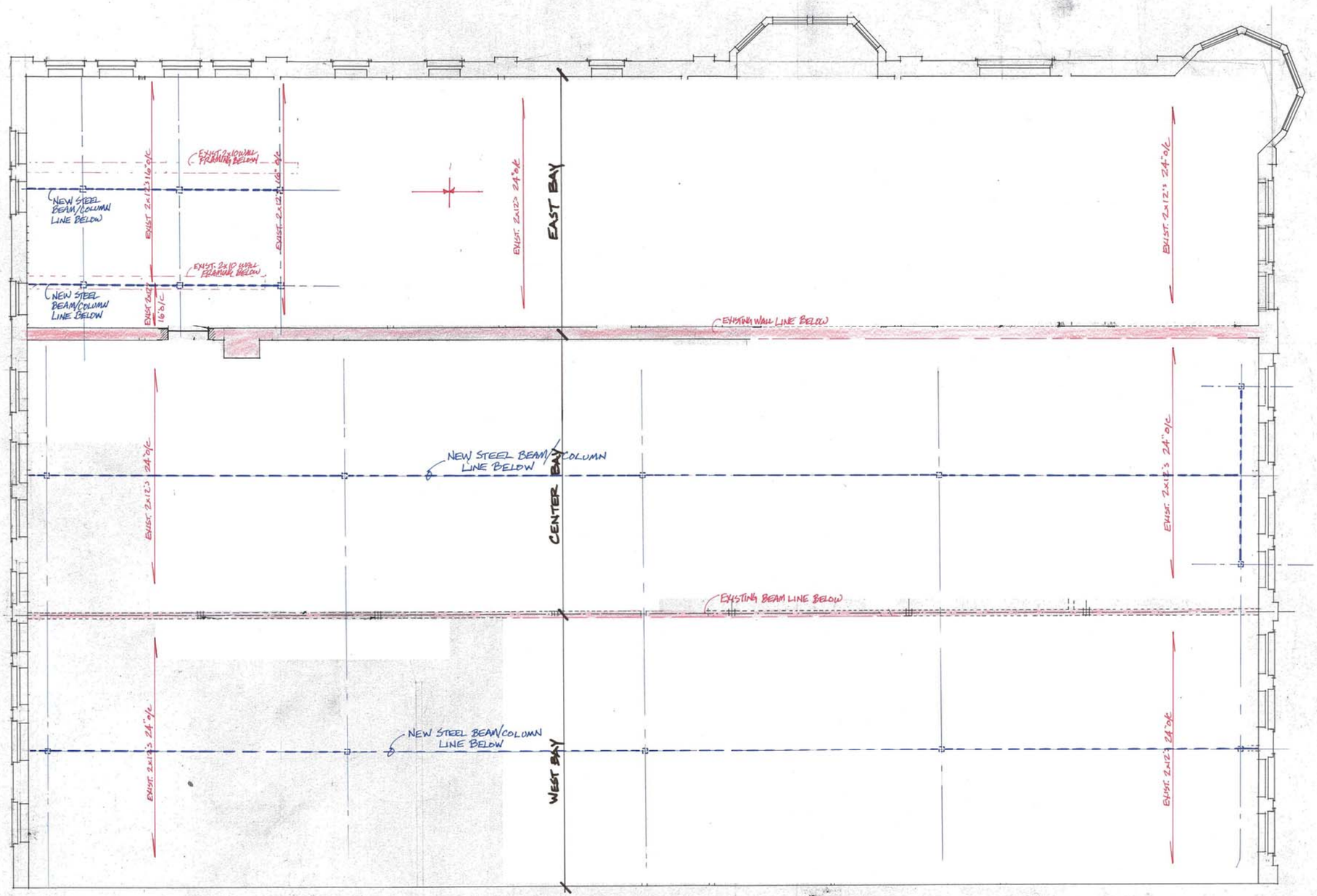
| | | |
|---|---|---|
| COMM. NO. 949 | PLAN FOR REMODELING STORE BLDG. AT CORNER WALNUT AND ADAMS STREETS FOR SCHAUER & SCHUMACHER | SHEET NO. 1 |
| DRAWN MSS | | KEY |
| TRACED MSS | | |
| CHECKED | FOELLER & SCHOBER, ARCHITECTS — GREEN BAY, WISCONSIN. | |
| DEC. 2, 1949 | | |




SECOND FLOOR PLAN
Scale 1/4" = 1'-0"

THIS PDF IS NOT TO SCALE

| | | |
|---|---|---|
| COMM. NO. 444 | PLAN FOR REMODELING STORE BLDG. AT CORNER WALNUT AND ADAMS STREETS FOR SCHAUER & SCHUMACHER | SHEET NO. 2 |
| DRAWN MSS | | KEY |
| TRACED MSS | | |
| CHECKED | FOELLER & SCHOBER, ARCHITECTS — GREEN BAY, WISCONSIN. | |
| DEC. 2, 1919 | | |




ROOF FRAMING PLAN
Scale 1/4" = 1'-0"

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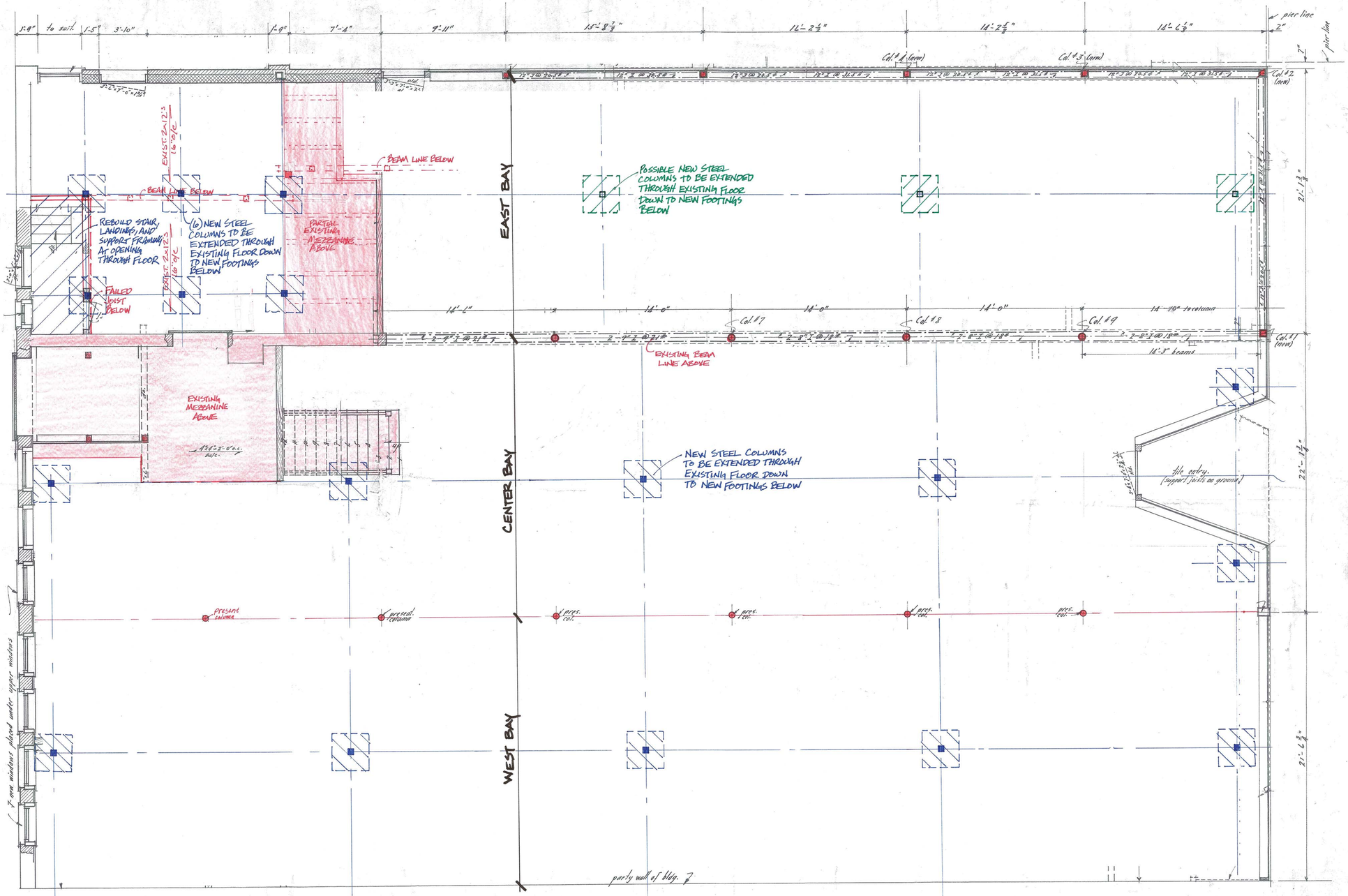
| | | |
|---|---|---|
| COMM. NO. 949 | PLAN FOR REMODELING STORE BLDG. AT CORNER WALNUT AND ADAMS STREETS FOR SCHAUER & SCHUMACHER | SHEET NO. 2 |
| DRAWN MSS | | KEY |
| TRACED MSS | | |
| CHECKED | FOELLER & SCHOBER, ARCHITECTS— GREEN BAY, WISCONSIN. | |
| DEC. 2, 1919 | | |




FIRST FLOOR PLAN
Scale 1/4" = 1'-0"

| | | |
|---|---|---|
| COMP. NO. 499 | PLAN FOR REMODELING STORE BLDG. AT CORNER WALNUT AND ADAMS STREETS FOR SCHAUER & SCHUMACHER | SHEET NO. 1 |
| DRAWN MSS | | KEY |
| TRACED MSS | | |
| CHECKED | FOELLER & SCHOBER, ARCHITECTS — GREEN BAY, WISCONSIN. | |
| DEC. 2, 1949 | | |

EAST BAY

CENTER BAY

WEST BAY

EXISTING 2x10 WALL FRAMING

NEW STEEL BEAM/COLUMN LINE BELOW

EXISTING 2x10 WALL FRAMING

NEW STEEL BEAM/COLUMN LINE BELOW

NEW STEEL BEAM/COLUMN LINE BELOW TO ACHIEVE SECOND FLOOR LIVE LOAD CAPACITY OF 80psf

EXIST. 2x12's 16" o/c

EXIST. 2x12's 16" o/c

EXIST. 2x12's 16" o/c

EXIST. 2x12's 16" o/c

EXIST. 2x12's 16" o/c

EXIST. 2x12's 16" o/c

NEW STEEL BEAM/COLUMN LINE BELOW TO ACHIEVE SECOND FLOOR LIVE LOAD CAPACITY OF 50psf OR 80psf

EXISTING BEAM LINE BELOW

pres. colo. to remain

pres. colo. to remain

EXISTING 2x12's 16" o/c

EXISTING 2x12's 16" o/c

NEW STEEL BEAM/COLUMN LINE BELOW TO ACHIEVE SECOND FLOOR LIVE LOAD CAPACITY OF 50psf OR 80psf

## SECOND FLOOR PLAN

Scale 1/4" = 1'-0"

| | |
|---|---|
| COMM. NO. 949 | PLAN FOR REMODELING STORE BLDG. AT CORNER WALNUT AND ADAMS STREETS FOR SCHAUER & SCHUMACHER |
| DRAWN RST | |
| TRACED RST | |
| CHECKED | FOELLER & SCHOBER ARCHITECTS — GREEN BAY, WISCONSIN. |
| DEC. 2, 1949 | |

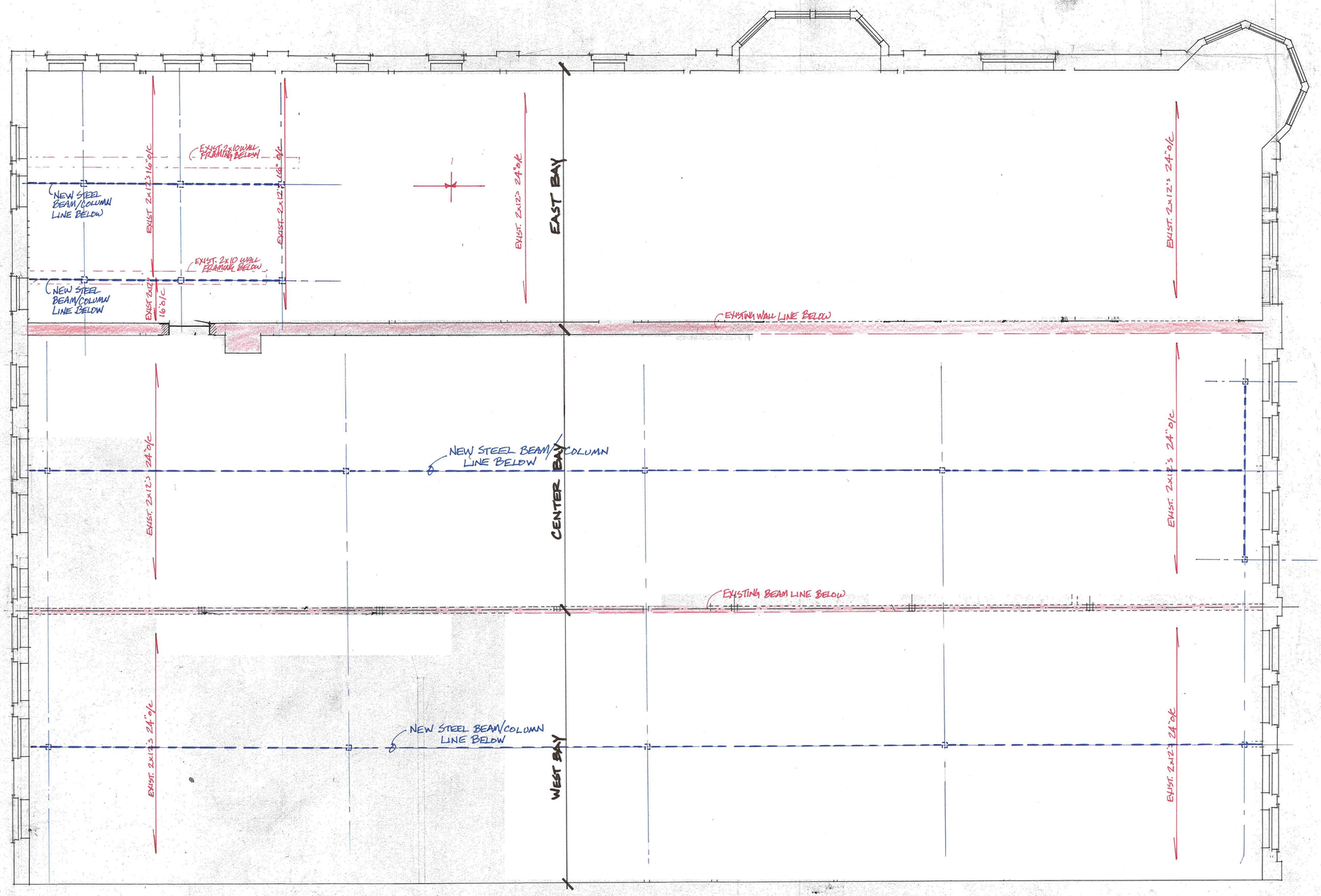
SHEET NO. 2

KEY

NEW BRICK

NEW TILE

EXIST. BRICK & TILE TO REMAIN




ROOF FRAMING PLAN
Scale 1/4" = 1'-0"

| | |
|---|---|
| COMM. NO. 994 | PLAN FOR REMODELING STORE BLDG. AT CORNER WALNUT AND ADAMS STREETS FOR SCHAUER & SCHUMACHER |
| DRAWN MES | |
| TRACED MES | |
| CHECKED | FOELLER & SCHOBER, ARCHITECTS — GREEN BAY, WISCONSIN. |
| DEC. 2, 1949 | |

SHEET NO. 2
KEY
NEW BRICK
NEW TILE
EXISTING BRICK
EXISTING TILE
NEW PLASTER
EXISTING PLASTER

Report to the
Redevelopment Authority
of the City of Green Bay

| MEETING DATE | PREPARED BY |
| --- | --- |
| March 12, 2019 | Krista Cisneroz, Staff |

## AGENDA ITEM # E.1.

Financial report and check register.

## BACKGROUND

Informational.

## RECOMMENDATION

Receive and place on file.

## FISCAL IMPACT

## ATTACHMENTS

1. Check Register
2. RDA Finacial Report 2019

City of Green Bay RDA

Check Register

28-Feb

| CHECK NUMBER | CHECK DATE | VENDOR NAME | AMOUNT |
|---|---|---|---|
| 20975 | 02/15/2019 | BERNERS SCHOBER ASSOCIATES, INC | 3,078.75 |
| 20976 | 02/15/2019 | CITY OF GREEN BAY | 9,229.17 |
| 20977 | 02/15/2019 | WISCONSIN MEDIA | 30.67 |
| 20978 | 02/15/2019 | BROWN COUNTY REGISTER OF DEEDS | 30.00 |
| 20979 | 02/15/2019 | WISCONSIN PUBLIC SERVICE CORPORATION | 325.20 |
| 20980 | 02/15/2019 | TRANS UNION, LLC | 40.00 |
| 20981 | 02/15/2019 | VAN RITE PLUMBING INC | 4,250.00 |
| 20982 | 02/15/2019 | KOCH RENOVATIONS | 3,450.00 |
| 20983 | 02/15/2019 | BADGER STATE BREWING COMPANY LLC. | 140,000.00 |
| 20984 | 02/27/2019 | GREATER GREEN BAY HABITAT FOR HUMANITY | 38,000.00 |
| 20985 | 02/27/2019 | CITY OF GREEN BAY | 22,391.01 |
| 20986 | 02/27/2019 | THE REMODEL SHOP | 7,882.00 |
| 20987 | 02/27/2019 | MSA PROFESSIONAL SERVICES INC | 4,980.00 |
| | | | $ 233,686.80 |

Redevelopment Authority
Financial Report
CDBG
2/28/2019

| | 2019 Budget | 2018 Carry Over | Program Income | Expenses | Obligated | Remaining Balance |
|---|---|---|---|---|---|---|
| Park Improvements | - | 200,300.00 | - | - | - | 200,300.00 |
| Public Works Improvements | - | 207,281.41 | - | - | - | 207,281.41 |
| Public Service | - | 68,892.91 | - | 14,715.17 | - | 54,177.74 |
| Fair Housing | - | 23,750.00 | - | 3,750.00 | - | 20,000.00 |
| CDBG Eligible Areas | - | 278,167.35 | 2,246.23 | 6,635.82 | 25,909.03 | 247,868.73 |
| CDBG Eligible Areas-Beautificatio/Art | - | 50,000.00 | - | - | - | 50,000.00 |
| CDBG Eligible Areas-Lead Lines | - | 25,000.00 | - | - | - | 25,000.00 |
| Economic Development | - | 88,084.39 | 25,224.28 | - | - | 113,308.67 |
| ED Blight Elimination-Walnut Street | - | 89,904.86 | - | 3,078.75 | - | 86,826.11 |
| ED Façade & Demo Loans | - | 50,000.00 | - | - | - | 50,000.00 |
| Administration | - | 150,810.40 | - | 15,772.05 | - | 135,038.35 |
| | **$ -** | **$ 1,232,191.32** | **$ 27,470.51** | **$ 43,951.79** | **$ 25,909.03** | **$ 1,189,801.01** |

Redevelopment Authority

Financial Report

CDBG

2/28/2019

-

Redevelopment Authority
Financial Report
HOME
2/28/2019

| | 2019 Budget | 2018 Carry Over | Program Income | Expenses | Obligated | Remaining Balance |
|---|---|---|---|---|---|---|
| Single Family Rehab Loan Program | - | 372,940.55 | - | 33,391.00 | 123,899.02 | 215,650.53 |
| Housing Development Projects | - | 475,599.96 | - | 38,000.00 | 329,607.96 | 107,992.00 |
| CHDO Projects | - | 4,615.63 | - | - | 4,615.63 | - |
| Downpayment Closing Cost Assistance | - | 100,000.00 | - | - | - | 100,000.00 |
| Administration | - | 58,917.82 | - | 13,643.49 | - | 45,274.33 |
| | **$ -** | **$ 1,012,073.96** | **$ -** | **$ 85,034.49** | **$ 458,122.61** | **$ 468,916.86** |