



MINUTES 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.

I. Members: Gary Delveaux, Chair; Matt Schueller, Vice-Chair; Ald. Barbara Dorff, James Blumreich, Deby Dehn, Kathy Hinkfuss, and Melanie Parma.

Liaisons: Chelsea Kocken, Jeff Mirkes, and Leah Weycker.

Members Present: Gary Delveaux, James Blumreich, Kathy Hinkfuss, Deby Dehn, Barbara Dorff,

Excused: Matt Schueller, Melanie Parma

Liaisons Present: Leah Weycker

Others Present: Ald. Brian Johnson, Ald. Randy Scannell

B. APPROVAL OF THE AGENDA.

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

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to approve the agenda for the March 12, 2019, meeting of the Redevelopment Authority. Motion carried.

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

C. APPROVAL OF MINUTES.

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

Moved by Kathy Hinkfuss, seconded by James Blumreich to approve the minutes from the February 26, 2019, special meeting of the Redevelopment Authority. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Deby Dehn, No- None,
Abstain- None

D. REGULAR BUSINESS.

I. Election of Chair and Vice-Chair of the Redevelopment Authority.

Moved by James Blumreich, seconded by Ald. Barbara Dorff to nominate Gary Delveaux as Chair. Gary Delveaux asked three times if there were any other nominations. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Deby Dehn, No- None,
Abstain- None

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to nominate Matt Schueller as Vice Chair. Gary Delveaux asked three times if there were any other nominations. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Deby Dehn, No- None,
Abstain- None

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

Moved by James Blumreich, seconded by Deby Dehn to assign the subcommittees as follows:

Funding Administration Subcommittee

Jim Blumreich, Melanie Parma, Ald. Barbara Dorff, Deby Dehn

Real Estate Subcommittee

Melanie Parma, Matt Schueller, Kathy Hinkfuss

Community Development Revolving Loan Fund

Matt Schueller, Jim Blumreich

Motion carried.

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

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.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to go into closed session at 1:35 p.m. for Items D3, D4, and D8. Ald. Barbara Dorff read the closed session notice language. A roll call vote was taken. Motion carried.

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

Moved by Kathy Hinkfuss, seconded by James Blumreich to return to open session at 2:51 p.m. A roll call vote was taken. Motion carried.

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

The following was reported out from closed session:

Items D3, D4, and D8 were discussed and no action was taken.

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

Moved by James Blumreich, seconded by Ald. Barbara Dorff to authorize staff to obtain bids for the repair of the skywalk, columns and restoration of coping stones. Motion carried.

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

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.

Moved by James Blumreich, seconded by Deby Dehn to approve 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. Motion carried.

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

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

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to accept the short sale offer and satisfy the mortgage pending receipt of funds. Motion carried.

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

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.

Moved by Ald. Barbara Dorff, seconded by Deby Dehn to open the floor for discussion. Motion carried.

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

Moved by James Blumreich, seconded by Ald. Barbara Dorff to close the floor for discussion. Motion carried.

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

Moved by Kathy Hinkfuss, seconded by James Blumreich to not grant an additional three (3)-month planning option on the Schauer and Schumacher building to the Green Bay Theatre Company and to authorize staff to get an engineering estimate on costs relating to supporting the structure. Motion carried.

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

E. INFORMATIONAL.

1. Financial report and check register.

2. Director's report and project updates.

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

F. ADJOURNMENT.

Moved by James Blumreich, seconded by Kathy Hinkfuss to adjourn. Motion carried.

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

Abstain- None

VERBATIM MINUTES

- Alright, here we go, do you mind doing roll call?
- [Kevin] Chair, Gary Delveaux?
- Here,
- [Kevin] Matt Schueller asked to be excused. Alderperson Barbara Dorff?
- Here.
- Jim Blumreich?
- Here.
- Deby Dehn?
- Here.
- Kathy Hinkfuss?
- Here.
- [Kevin] Melanie Parma asked to be excused.
- Alright, approval of agenda?
- I'll move to approve.
- Second.
- Alder Dorff, and second by Kathy, all in favor signify by saying aye.
- [Together] Aye.
- Agenda's approved. Approval of minutes from February 26th.
- I'll make a motion to approve minutes.
- A motion by Kathy.
- I'll second.
- Second by Jim. All in favor signify by saying aye.

- [Together] Aye.

- Alright, the minutes have been approved. Our first of regular business, elections of Chair and Vice-chair, I guess we'll do Chair first, any nominations?

- I nominate Gary.

- I nominate Gary too.

- Alright, yeah.

- And any other nominations? If not, I'll--

- [Kevin] I think you have to ask three times.

- Oh, any other nominations, I'm sorry.

- One more time.

- Okay, any other nominations? Alright, all in favor of Gary being the Chair signify by saying aye.

- [Together] Aye.

- Thank you. Vice-Chair. All the, whatever, I mean, the Vice-chair's open, the nominations for Vice-Chair.

- I nominate Matt.

- Isn't that?

- Yeah.

- I second.

- Okay, we have a motion by Alder Dorff, and second by Kathy. Any other nominations?

- Once.

- Any other nominations?

- Twice.

- Any other nominations? If not, all those in favor of Matt being Vice-Chair signify by saying aye.

- [Together] Aye.

- Carried, thank you. Number two, we don't even have to decide pending the, we don't have to, but bottom line is, in your packet is our existing selections of who is on the various chairs, and I had a chance to ask everybody if they like that, or if they wanted to switch, or whatever, and we can certainly do it this meeting. If there are no changes, or rather if you'd wait, people can tell me so I'll switch, or whatever. So it's really up to the group. But here's where we're at right now as far as who's on which committees. Any thoughts, or suggestions, or ideas?

- I will nominate the existing slate of members.

- Alder Dorff, are you comfortable with that? With the, how the, the committees?

- Yeah, I'm fine.

- Okay, everybody?

- Yeah.

- Everybody's comfortable?

- Yep.

- I make a motion, I'll entertain a motion to leave our subcommittees as assigned.

- That would be me.

- Jim.

- Second.

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

- [Together] Aye.

- Okay, great, thank you. Once again, thanks. At any point in time, if somebody wants to switch, you let me know, and we'll definitely accommodate it.

- Yeah.

- Okay, discussion on the potential relocation of C. Reiss Coal Company terminal operations. That must be Kevin and Mayor Jim.

- [Kevin] Yes. So, we have three items for closed session language on here, agenda item D.3, which is the relocation of C. Reiss Coal Company. D.4, which is the request for proposals on North Adams, which we discussed last time, providing an update. And D.8, which is Schauer and Schumacher planning option. If you want to discuss all three of those at once, and kind of know 'em out or, in closed session, we can do that, but if you want to take them one at a time, if you do that, well I guess it's at the pleasure of Chair how you want to handle it.

- I personally would like to do them all in one session.
- I would also like to do them all at one time.
- Mm hm.
- [Kevin] Okay, so.
- [Jim] My only concern that I have, I can't be here, so, I don't know how long it's gonna take you to do all three, and I do have to weigh in on this item three.
- [Kevin] Well we'll start with that.
- Put that one first, yeah.
- [Kevin] So, I don't know, there's, Attorney Chavez put together a closed session script, unless you want to talk about anything beforehand, if somebody wants to do it. In the right hand columns we're discussing two or more items?
- Mm hm.
- Correct, okay.
- Alright, so, So we need a motion first.
- Yep.
- To move into closed session.
- Yeah, it's just.
- I'll move that we would be closed session.
- Could you include the--
- To discuss agenda item three, four, and eight, under the.
- That's great.
- Is there someone seconding that?
- A second?
- I'll second.
- Okay, there's a motion and a second. A roll call please.
- No, no, nope, we have to read this first.

- Reading first.

- Alright.

- Reading first.

- The Authority may convene in closed session to discuss agenda items three, four, and eight, pursuant to Sections,

- 19.85.

- Okay, thank you.

- '5

-, oh, okay. I think we're back here, not that, okay. 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 will thence, may thereafter, oops, will then stay in closed session, right? To discuss agenda item four, per, this?

- [Kevin] That's alright, three, four, and eight.

- Oh, just say three, four, and eight? Then I don't have to keep reading this all over, then, okay, pursuant to Section 19.85, the Authority may thereafter reconvene in open session pursuant to Section 19.85, Wisconsin Statutes, to report the results of the closed session, and consider the balance of the agenda. And now we have to do a roll call vote.

- [Kevin] Alright, Gary Delveaux?

- Yes.

- Alderperson Barbara Dorff?

- Yes.

- Deby Dehn?

- Yes.

- Jim Blumreich?

- Yes.

- Kathy Hinkfuss?

- Yes.

- [Kevin] Okay, we are closed.
- Sorry folks.
- [Man] We should be leaving.
- We have to go into open session first.
- Oh.
- I make a motion that we go into open session.
- Second.
- Okay, motion made by Kathy and Jim, back to open session. All those in favor signify by saying aye.
- [Together] Aye.
- Do we need to do a roll call vote again? So we don't need to do a roll call to go back to open session, do we?
- I think.
- Yes.
- Yeah, once you're back in session.
- [Woman] Roll call, members here
- Sure.
- [Woman] Matt Schueller, excused. Alder Barbara Dorff?
- Here.
- Jim Blumreich?
- Here.
- Deby Dehn?
- Here.
- Kathy Hinkfuss?
- Here.

- Okay, while we in closed session, three, items three, four, and eight were discussed. And there's no action taken in closed session, and Mayor going to, go to item eight right away in open session. And item eight is, consideration with possible action on the request by the Green Bay Theatre Company to grant an additional three month planning option on the Schauer and Schumacher building. First of all, I need a motion to open the meeting.

- Motion to open the floor.

- Yeah, Alder Dorff, and second by Deby. All in favor signify by saying aye.

- [Together] Aye.

- Okay, we are in open session.

- So is there a representative from the theater company who'd like to speak?

- I would.

- Or would you prefer that we go through the, the ones Kevin put bold on

- No, Kevin King.

- Oh Kevin King.

- Kevin, which goes first? Yes, I'm sorry, just hang on one second. Kevin King, could you just give us a little background on this.

- [Woman] Kevin is just gonna talk about the building report that came back.

- Yes.

- [Kevin] So, while this warms up. We hired Berners-Schober Architects to do an analysis and design, preliminary design, to fix the roof on this building because we know it's failing. So they did a study over the last few months and came back with a report. And we met with them. We met with them to discuss the report, and that was included in your packet, I don't know if you got a chance to see it at all.

- Yep.

- Yeah, got it.

- But I was hoping we could get the technology up, but if you look at the drawings.

- Yeah.

- If you look at those. So, in the report they talk about the structure of the roof. On the top level, the roof is, the framing plan, since the building is, there's three bays, there's the west bay, the central

bay, and the east bay, and the west and central bay have been somewhat structurally compromised. And the building's started to deflect inwards.

- Oh wow.

- [Kevin] What they're recommending is that they put in a post and beam system on the top level all the way across to support that roof and bring it back up to square, and being able to support that load. On the east bay, that building generally is supporting the roof on 2/3 of the building, but on the north side, where the structure was damaged by previous owners, there is no capacity there, and that would have to be rebuilt. Alright, so that would require a couple of beams going in that section of the building. The second floor is basically, in its current condition, and this is all dependent on the wood being number one Douglas fir that it was built out of, we have to test that, that would be another cost, but, the condition of the second floor, currently, is that it could support 15 pounds a square foot per dead load, and a live load of 40 pounds per square foot, and possibly, a light office live load of 50 pounds per square foot, in its current condition. If you wanted to go to higher use, and make it office, you'd have to put in beams on that, that level as well, so.

- Can we go back to the Douglas fir part?

- Yes.

- So what did it have? I read that, and I was, why does it have to be Douglas fir?

- Because it's structurally a very sound wood.

- Oh, okay.

- So if it was built out of Douglas fir, number one grade, then it has structural components, even at its age, that it's the stronger piece of timber.

- I see, thank you.

- You're welcome.

- [Kevin] So, here we are. So, next slide please, Ken.

- Okay.

- [Kevin] Go up to the second floor please.

- Yeah.

- [Kevin] Okay, so the second floor we're talking about, let's see if this works here. Okay, so we got beams here to support a heavier load structure, to get 80 pounds per square foot, we've gotta put beams in there. The east bay section, which is this section up here, the top section, that would, if you're going to put in a commercial structures, or if you're planning for commercial, you're gonna have to put a beam all the way across, north and south for that building, plus additional support, cross beam support, on that north end. And the floor plan, please. This is a, basically a concept plan. Again,

this, to go further, we'd have to go buy engineering and detailed design plans, but the footing, you can see the footing structure is preliminary throughout the building. This is just to support the roof in its current condition.

- Yeah.

- What they're doing. They haven't done any studies on the soils underneath the building to determine the size of the footings and how much they'd have to open up the first floor. The first floor is basically barely sound, alright, but, barely sound for commercial load, alright. For assemblage it's much more detailed. You have to put in a lot more work to do that. So the footings, basically, would have to be put in, in the basement of the building. So you'd have to open up the first floor, put the footings in, then put posts in, put beams across. So it'd be a very expensive process, basically, just to support the roof, and that's as is designed. Now we don't know what the end use is, but if we were to just say, we gotta support this roof or we're gonna lose this building, this would be what we would be looking at.

- And that estimated cost is?

- [Kevin] Estimated cost, they would not give us an estimated cost, but when I, when I pinched them a little bit on it, they were like, you'd be spending in the range of \$200,000 to \$500,000 to fix that roof, as is preliminarily.

- In our design.

- Just the roof.

- To get it to commercial.

- That would be to get it--

- With the beamings.

- Yes.

- With everything.

- Yes.

- With the first floor posts?

- [Kevin] Posts going right through the first floor.

- Okay.

- [Woman] Which is the least expensive way.

- It sounds reasonable

- [Woman] But I say that compared to not having those posts, impede with any type of--
- Right.
- [Woman] If you wanted to have like an open area without the posts like you're talking about, a lot more.
- If you had a specific end use that specified exactly what they wanted to do, you'd have to design it differently.
- Okay.
- Alright. But you're still gonna have to put footings in the building. Still gonna have to probably put footings around the perimeter of the building depending on how big of steel you wanna put inside that building, so it's a huge project.
- It's a huge project.
- Alright.
- And to just be structurally safe, that's the minimum that we could do with it, \$200,000 to \$500,000?
- Correct.
- For a commercial rating.
- [Kevin] And perhaps, once we get the engineering in, they could just look at the north end of the building, since that's the most compromised structure, but I think they're really gonna recommend that you put the beams all the way down the two center, or the west and the center structure because of the deflection in the building.
- What happens if it's not Douglas fir?
- Pardon me?
- What happens if it's not Doug fir?
- Well then the size of the steel goes up.
- So the 200 goes to 300 or 400.
- Perhaps, right.
- Hence the range.
- Yeah, the range is if it's Doug fir, it might be cheaper. If it's not Doug fir, you would bigger steel in. Either way, I think you're putting steel in.

- Yep.
- It's a big space.
- And anything we do would be a commercial rating.
- Yes.
- That's a given.
- Right.
- And we would be, okay. Alright, anything else on the report? So it's actually what they've provided you.
- [Kevin] Yes sir.
- They're good folks.
- [Kevin] Yeah, I'm very comfortable with what they've provided.
- And so then the RDA granted a three month extension to the Theater Company, which expires at the end of March, the 31st I believe, the option.
- Mm hm.
- And they are here today, that you'd like to request an extension.
- Yes.
- Is that my understanding?
- Yes, thank you.
- Okay, please.
- Okay, thank you.
- The floor is yours.
- So good afternoon RDA members and others. Denis Gullickson, I'm the President of the Green Bay Theater Company here to speak to you regarding our request for an additional extension on our planning option on the Schauer and Schumacher buildings. I'll keep this brief, as we presented our rationale for an extension back on December 11th when it was originally granted. Most of all, I want to address why we are back here asking for an additional extension, rather than telling you that we've completed our capital campaign. On December 11th, we had a detailed strategic plan in place to conduct a capital campaign, between that date and the expiration of our extension, with the goal of funding a renovation to these buildings into the arts and performance center that we had proposed

there. What we did not have on December 11th, of course, is the knowledge of the Berners-Schober Associates analysis of the buildings, specifically the structure at 227 East Walnut. And a report we did not also know that there was a report forthcoming based on that analysis. In fact, we learned of that analysis, and the pending report, on Friday, December 20th, just prior to the holidays, and just as we were set to kick off our capital campaign. Now clearly such a report would contain vital information for both assessing whether we could proceed with our proposal, as well as issues that might be unveiled that would affect our capital campaigns online. While waiting for the report, we did hold initial meetings with potential lead donors. We also secured the services of Donald Solomon, and Maria Zehren of the Winston Group, to help us conduct a capital campaign. Don is also head preliminary contacts with potential lead donors interested in putting their name on a downtown arts and performance center. However, we're essentially in a holding pattern pending the receipt of the Berners-Schober information. Now as many of you know, Mr. Solomon is a wise, well-versed, and well-respected champion of capital campaigns for dozens of causes in our area. Going into the capital campaign, Don advised us that some of the first questions that we would be asked by potential donors would be, how much are you looking for, and is this project going to happen? Now certainly the questions raised by the Berners-Schober analysis, and the pending report, were such that we could not sit down with the donor, look them in the eye in good faith, and fully answer either of those questions. We finally obtained the narrative of the Berners-Schober report on Friday, February 22nd. It was well past the 2/3 mark of our original extension. We first saw the actual remediation plans of that building this past weekend as we downloaded this meeting's materials. Now clearly, we have not had time to consider these plans in detail with our architectural team. We do believe that we can work with the proposed remediation as Kevin went through it. We've made some preliminary determinations in that regard. So we come before you today to ask that you extend our planning options so we can incorporate those structural remediations into our final plans for this facility, and into our overall capital campaign. In fact, we're anxious, very anxious, to get started on it. We remain strongly interested in the buildings. We've met with Mayor Jim Schmitt, Alderman Scannell, and the Chief of Staff Jeffries, to express our continued desire to see this project through at the Schauer and Schumacher buildings, even with this new information in mind. I believe that we enjoy the support, both for our proposed facility, and for the time needed for us to move forward from those three individuals. With their support in mind, I would also be so bold, as to ask for greater lines of communication going forward with the City's economic development department, and with this group. As Wendy said at a meeting in early January, we're all on the same team. It is clear that these buildings, particularly 227 East Walnut, are in need of plenty of TLC. We want to provide them with that. We're also willing to do the hard work of seeking the monies necessary to do that. And as I said, we're actually anxious to finally get started. It seems entirely likely that we are the only group, other than the City, that remains interested in them, and that given the structural remediation required, their suitability for other purposes may be further limited. We began this project with a starting hypothesis which has been strengthened and enhanced as we brought it to the community. Along the way we've used a proactive problem solving approach at each hurdle. This juncture is no different. Seeing to fruition the facility we propose will become a shining star in downtown's offerings. With the recent opening of the Hotel Northland, we perceive our position, just a few steps down at Adam Street as crucial to providing guests there, and other visitors to the downtown area, with entertainment, as well as other forms of engagement. Nearby businesses will also benefit directly, as we've already talked to several of them. So, beyond the additional extension, we're asking all elements of City government to finally and fully embrace the proposed facility as an important amenity to a growing downtown, and our group as a team that can get this done with these things in place. We look forward to establishing a clear pathway with the City to see this project completed.

Our Board Vice-President, Michael O'Malley, and our Lead Developer, Paul Belschner, would also like to briefly address this group. And I thank you.

- Bring in your two, if you would, there, please. Go ahead.

- I'm sorry. One second. I just want to put this in front of you for a second. This is not the Schauer and Schumacher, but the Victrola. If you cannot see it, it's just a render that we had completed about five years ago regarding the street.

- [Denis] Of the big theater.

- Good afternoon RDA. Thank you for the opportunity to present this project. This opportunity makes it a historic day for our company, as well a historic day for the development of arts and culture in downtown Green Bay. For the first time in a century there are multiple venues that are artistically focused in downtown Green Bay that promote the performance of arts and culture. In 1901 the Victrola was completed, and by 1919, downtown Green Bay had over eight performance venues. Today, on March 12, 2019, it's a historic day, because we are able to bring to life a facility promoting the community's growth and economic development through arts and culture. Thanks to a team of artistic and talented people, such as David Cook, Professor of Theater Studies at UWGB, Denis Gullickson, published novelist, playwright, and educator, and to Logan Sprangers, a digital artist raised in west De Pere, graduated UWGB, who brought the Victrola, and the Schauer and Schumacher to life, with the potential artistic growth that this corner of Walnut and Adams has. Today, we have with us, 33 signatures of local artists, gathered in only the past month, that pay taxes and bills on the art that they make. These signatures represent their belief that an arts facility with a performance studio and a rehearsal space would benefit their business. In other words, these 33 are only scratching the surface to what this city has to offer. And, this city has offered such great talents, such as Michael Matzdorff, a famous editor, who has worked on Fight Club, Little Rascals, and worked with another Green Bay native on Monk, an award winning actor and Platinum Donor of the Meyer theater, Tony Shalhoub. Mr. Matzdorff has given us the endorsement of his for the promotion of an arts facility to the public. These 33 however, were gathered from one group in the course of three weeks, so that today's representation could make it a historic occasion, so that the Redevelopment, and City staff of Green Bay, could know that this community of teachers, students, entrepreneurs, professionals, in theater, dance, music, visual arts, and digital arts, needs a home. A professional environment where the doors are open for all groups to collaborate and create a greater artistic experience for the community of art goers. Affordable space for artistic groups, with rooms that are catered to the artistic need. Musicians will have space to develop writing, recording, and performing. Thespians will have workshop space and rehearsal space, creating use of their time spent in local venues. Dance groups that promote diversity and opportunity for low to mid-income families will have an affordable and safe environment. Painters, photographers, filmmakers, will have studios for themselves to focus on their creations, as well as space for retail, if other galleries, such as the Art Garage gallery, soon to open, in the Whitney Park developments, soon to open, have run out of room with their art displays. And the world of digital art will allow all of these to create promotions for upcoming events. This in turn will increase the entertainment dollar shared by all groups that are currently working tirelessly to survive in Green Bay. Not to mention the impact on local amenities that the flow of traffic would create. This concept is portable. We've moved it from the Victrola to the Minahan, and similar facilities are already pushing arts and culture forward in other American cities. 227 East Walnut, and 109, are strategic and key locations for the arts and culture in downtown Green Bay. Having the stage door of the Meyer within view is like putting a football field for the

community to run around on, just across Ridge Street from the historic Lambeau Field. However, with the current benefits of a low overhead, the recent report may raise our campaign to a level where another location would be as financially accessible, and within the ability of our campaign. Whatever the cost, our relationship with the city in establishing an arts facility is key to a successful campaign. This facility produces artists who support new venues, currently rising for performance and profits, creating a space for the artistic community. To practice and participate is a natural reaction to the growth of our beautiful city. Key partnerships established between our company in regards to an arts facility are most notably Paul Belschner, who is involved with key developments of the Green Bay metropolitan area. He has been detrimental to securing the necessary momentum for this artistic facility. Mr. Belschner has developed a similar incubator across the river, with a focus on technological development, and retaining that talent in that field. Roger Gullickson, our accountant, has developed a working operational budget that allows affordability and diversity in pricing. Brad Crop and Josh Schmitts have worked on architectural development and design of this space, and I hope this gives you essence of some of the work done to date on the functionality of an artistic facility by our company.

- Okay.

- Each meeting has led to a step forward with this project, and today's meeting is no different. We have adapted and ascertained developments for this arts facility, and look forward to future partnerships after today. Five years of molding this concept, and of assembling a strong team that would be able to tackle this project has led us to this group. Today we represent over 30 local, Green Bay artistic companies that have signed letters of intent for this facility. Our mindset is to better arts and cultural experiences for all citizens of Green Bay, and the metropolitan area, by helping the artist afford promotions of events, we offer a greater cultural experience in Green Bay, which will benefit all venues. Thank you for allowing us to present this project. Thank you to the developers and the entrepreneurs who have made their artistic impact on Green Bay throughout the years, and thank you all for your time today, and for the ability to make this day a historic one, and a leap forward at the redevelopment of arts and culture in Green Bay.

- Thank you, alright. Paul, start.

- [Paul] The detrimental guy?

- Yeah, the detrimental guy.

- [Paul] I just want to talk about timing. This is the right group for this project. The more we learn about this facility, the more of a liability it is. We sat with Wendy and Kevin, and nobody could answer who or what would go in this facility given the constraints that are there with the federal monies taken, and the windows that can't be put in upstairs. If you look at a residential opportunity. So this group is still willing to increase their funding goals. I don't like missing dates. I think Denis did a nice job of explaining what happened with the last 90 days. It was just waiting on that Berners-Schober report. And the results weren't good. So, I'll continue to commit my time to this group because I see the passion and the leg work that they're doing. But I have a hard time defining a timeline for what could be done. We do know that this is a dead issue without land control. They're willing to go and keep asking for funding through the Winston Group, but you can't ask for funding without land control. Thank you.

- Okay. Questions, you have any questions for--
- I have some questions.
- Good.
- I'm looking at your picture there, but that, but that we know that can't be done, right, because of the historic nature of the building.
- The facade.
- The facade.
- [Michael] Mm hm, yes, they were--
- Okay, I just wanted to, okay, so we're not gonna do that.
- [Michael] Yep.
- So I heard a lot of talk about the individual artist space. Have you taken out the component for performance?
- [Michael] Yes.
- Because of having to put the roof and the support beams?
- [Michael] Yes.
- So then, okay, so then the stage area, that would probably be gone, and we'd be looking more like spaces for individual artists.
- [Denis] We would probably have a smaller performance venue.
- Okay.
- Elsewhere in the facility.
- To work within those--
- [Denis] Probably 109. And, but the other thing that we've looked at, on the heels of eliminating the theater is, of course we have other performance spaces downtown, where the back stage, just across the street and down a bit. The library certainly has a performance space, as does the museum, so I think we've looked at those as an extensions of the facility where we could do larger performance.
- Okay.
- At least for the time being.

- And have you, I've done my fair share of fundraising, I've actually worked with Don Solomon. He is very, very good at that. But have you raised any money at all?
- [Denis] Some starting seed money. And we've identified additional seed monies. In fact, Michael and I met with Don and Maria on Friday again to kind of talk about this meeting, and our need to perhaps adjust or not, going forward, so.
- Right.
- [Denis] So we we've identified \$68,000 of seed monies. Don will be approaching someone who understands going in that seed monies don't always come back.
- Mm hm, right.
- [Denis] Depending on the larger capital campaign. We certainly intend for that to work out. So he has some people in mind who would be willing to take that risk, given the presentation of the facility.
- Right, okay, thank you.
- So Kevin, how do we, we'd be on the hook for us to earn \$500,000 to renovate this building, make it safe from a commercial perspective. So how do we get our money back out of it?
- [Kevin] How do we get our money back out of it?
- Yes.
- [Kevin] Well, a project has to come along that's willing to spend the money, basically, it took to provide the build-out and the structure to pay some tax dollars downtown.
- Okay. So this particular RFP does not do that, does it?
- The arts?
- Right, the poster.
- [Kevin] I have no idea what their business plan is.
- Well, where's Paul? So Paul, so we're gonna have to spend \$200,000, or \$200,000 or \$500,000, to make the thing commercially viable. So are you guys gonna participate in down-paying those thousands of dollars?
- They're gonna raise they fund-raising goal to make up for the flaws in the building that were identified additionally in the last 90 days. The reason I'm involved is so that it would be a taxable facility. I think we talked about this in the last couple of RDA presentations. I don't know that this group, at the end of the day, provides the highest and best assessed value on the facility, as a group, including the city staff, we can't identify who would go in this building, given, we sat and challenged each other. We've been down this path with residential upstairs, you can't put windows in the building. We were gonna park in the, you just can't do a lot of things. That was at a \$2 million

project, this was years ago, and the numbers didn't pencil out at \$2 million. I think, I just believe that it's the best approach to attempt to get the flaws of the building covered through a capital campaign.

- Okay.

- They have to consider whether they just want to go to a different facility. There's, the questions are legitimate, it's a huge liability. Kevin continues to uncover that.

- Right. Any other questions for group in open session? If not, I'll entertain a motion to go back to regular business.

- So moved.

- So moved.

- Jim, and Alder Dorff. All in favor signify by saying aye.

- [Together] Aye.

- Okay, we're back to regular business. I don't want to entertain a motion, not yet, and I'm not sure what we're supposed to do, so.

- [Woman] They're actually But we'd need to based the cost And that's definitely a possibility, though. But we don't really have an opportunity of opening it up for anybody else though to see if there's any interest out there, when it's under the option. My concern, and I'm speaking as a person who oversees the public arts commission of this project right? I think we need lots more arts downtown. I think, but my loyalty for the RDA is with the building.

- Right. My concern is that we let this go another year, and we don't fix that roof. And then we have an unsuccessful campaign here, which I'm sure it wouldn't be, but now we lose the building because we lost the roof.

- Right.

- I guess that's my concern with the building, and holding that, depending on how long of an extension they're looking for on an option. That just puts us further on in the year.

- Right.

- So I guess, well.

- Is there someone else that's gonna fix the roof if they don't? I mean, or we just try to find someone else?

- Someone else to renovate it?

- To buy the building.

- I think we would go out again, to try to find someone else, or we would try to come up internally with dollars if it's more a block grant--

- To stabilize it.

- Or something to get the roof done.

- Right.

- And then it's still not developed, but at least the roof has, it's, has the required supports in good condition.

- It's stabilized.

- It's stabilized.

- So that's kind of--

- [Kevin] That would be the minimum we should do.

- Right.

- Right.

- Right, and right now, with the commitment to the arts group, which again, I think the arts are fabulous, we can't show it, correct?

- [Woman] Right, it's on the option until the end of March, so we can't speak to developers, bring 'em through, put it out there.

- Well, personally, I.

- So then the bottom line is, right, and I do love the project, I realize that the cluster development around the arts and downtown, you know my son is involved in the arts, I just, I realize that, and I go to cities all the time to see, you know, and there's always a lot of venues that are near each other. There's a walk-ability factor, there's all of that to that. But, there's no guarantee that you're gonna be able to even raise the money to stabilize the building in the time that it needs to be done. That's one of the things. And to me, we have to look out for this historical building. Too, you did say your concept was portable, right. And, is this the best place for you to be? I realize it does have the classroom and all of that, but if you can't raise enough money to cover all of the stuff that needs to be done with this building, and then make a proforma that works. To be able to incur all of the costs that are necessary for you to do that. And I realize that a lot of people in the capital campaign are just gonna give their money, right? They're just, it's gonna be a gift. I realize that. But I think we're taking an awful chance of not making sure that that building stays viable at this point. And we do have other properties, like the Art Garage, or, I mean there are other places where you may be able to make this vision happen, than this. I hate to lose it downtown.

- [Woman] For a lot less money.

- For a lot less money. I hate to lose it downtown, but I don't wanna, I don't wanna set up both parties for failure. It seems like this is a non-win situation either way.
- [Denis] Might I ask how quickly either way, Kevin or Ken, perceive needing to move on these repairs?
- [Michael] Well, if I may interject, we've only known about these repairs for about two weeks.
- I understand that.
- [Michael] We have a campaign that we've set up--
- No no, I understand all of that.
- [Michael] And established, so, they.
- That's kind of apples and oranges right now, I think, what we're talking about.
- [Woman] And we got it to you as soon as we got it. just so you know,
- What we're talking about is saving an historic building.
- [Michael] The extension would be to see if we can raise the proper amount and keep it an affordable space for artists.
- Well in one of the, the last time all of you were here, you talked about starting your capital campaign. And you were gonna come back with an update on that, and as far as the funds that you had been able to raise thus far, you know, before we continue with an extension on it. So we were kind of looking through some end-of-the-game, I think.
- Well that's hard to get to.
- [Denis] Well, I mean, we didn't explain that well, but without this information presented here today, it was really difficult to know exactly what we're shooting for in terms of--
- Right, but you were gonna launch that capital campaign, I thought, like within a couple of weeks after our last--
- [Denis] Roll-out event planned for January 4th. I had contacted community resources. The Chamber was ready to go. The Green Bay Visitor and Convention Bureau, the Greater Green Bay Community Foundation, Downtown Green Bay, Hank Jeff, had been notified. We were ready to roll out a press release, and many of the stakeholders were committed to coming to the event so that we could draw attention and kick it off in that fashion, on Friday, January 4th. Obviously between December 11th, when we were granted the extension and January 4th, and I had then to recontact all these parties and tell them this was postponed. The Development department and the City were uncomfortable with us utilizing the facility for tours. We've scaled that back and talked about simply holding a smaller event at 109 North Adams. There were concerns about insurance, but we would have carried our

own event insurance. So the strategic plan really began from that date, as a kick-off. And we plotted up until the expiration of the extension, our contacts, and did make some of those contacts, and made some contacts, I'd say, that are probably capable of covering what we have projected as our total objective.

- I think my focus is on the building right now. I have a hard time getting by \$200,000 to \$500,000. How and when do we know what that amount is gonna be? I mean it affects us, and it could potentially affect them, obviously.

- [Kevin] The next step would be authorization to spend the funds to do the engineering and actual design as is proposed there. And that's without any--

- Could we do a range of estimates, if we wanted to open it up more, and have less steel structures, vertical steel structures.

- [Kevin] Well I think the cost would go up, 'cause you would be putting bigger steel in there.

- Well I'm sure it would go up.

- Would that affect our engineering estimate substantially, by looking at all the options.

- [Kevin] I haven't asked that question as far as the cost, I haven't gotten to that stage yet, we're waiting to see what happened here, if this group was coming up with some funds.

- So we would have to pay for an engineering report, and then we go out for bid to see what those costs would be?

- [Kevin] Right, they would come up with bid documents, and exact engineering, this is in place engineered costs for

- How much money do we put in the building just to hold it? My mind says \$46,000 we're sinking on that boat.

- [Woman] And we did some patching on the roof too.

- And if we're going to fix it, we need to know that now, because we have to bond for it, right? Or do we have money, or, how do we get the money?

- [Woman] We'd probably consider potentially block grant.

- [Kevin] We have some money in a preservation fund, but it's only gonna cover a third, or not even a third, probably a fourth of this, depending on what the final design is. We still don't know what the final use is, you know.

- But if you, okay, so if they don't get, let's just say that, you still don't know what the final use is.

- Right. Our goal would be to preserve the roof.

- Just, that would be it, and how much is that?
- Just 200 to 500.
- 200 to 500.
- That's 200 to 500, that's just the roof.
- Oh, I thought that was the building.
- I thought that was everything.
- That would be--
- [Woman] Yeah, that's what we need to support the roof.
- Support the roof.
- Oh, so half a million. Okay, right, it's always the high life.
- [Kevin] Well, if you support the floors, it might be the five total. The first floor, and the second floor, if you do some additional work on those, then it might be closer to 500,000.
- So one way or the other, don't we need to get our engineering estimate? Regardless of what else we are going to do?
- [Kevin] That's correct.
- We can take action on that today?
- We can take action on it today.
- [Kevin] We have approximately \$80,000 in a preservation fund for this building that we have.
- That would pay for the engineering.
- [Kevin] That would easily pay for the engineering.
- That's probably the right action to take with this. Get a good number and then proceed from there.
- So they have less than a month left on their option, right?
- March 31st.
- March 31st, I don't think we should extend the option until we have better numbers on what it's gonna cost to fix that building. Jim, any, you think?

- That's where I'm in. I think we need to know from the engineering estimate the range of costs depending upon how we want to support that structure.
- 'Cause then we'd just end up extending it again, 'cause then we'd get the engineering report. And then it'd be more money, it just doesn't seem like it's working out real well for that building.
- And it's been a long road already.
- Yes it has.
- Is this the third, fourth?
- I know.
- So I'll entertain a motion accordingly.
- I'd authorize staff to go out for an engineering estimate on supporting the roof structure.
- I'll second that.
- [Vanessa] So if you were holding--
- We have to do the other thing first, don't we?
- You would be holding whether or not to, the grant an additional three month planning option, until you receive engineering work, which
- But are we going to get that before the end of March? No.
- No.
- [Kevin] No, you are not. You know, I don't know how busy they are, I couldn't.
- Right, I wouldn't expect that we would, and it ends at the end of March. So effectively by doing that, then we are saying no extension. So is that what we really have to vote on first? Whether or not to extend this?
- Correct.
- Yeah.
- Attorney number five.
- So I'll entertain a motion with regard to whether or not we're extending the option.
- Well based on what you submitted in the engineering report, I'll make a motion that we do not extend, and that we move to go to the engineer.

- I'll second that.
- We just can't.
- Motioned, by Kathy, and second by Jim. Are there any other comments or questions? Either way, we shall vote.
- I got to go to the bathroom.
- Yeah, me too.
- Five minutes.
- Have to pay a nickel.
- [Barbara] We might be there for a while.
- [Woman] Motion passed, four to one.
- Okay. Okay, so,, now that you have a motion, if you can go out for the engineering, alright. (man speaking faintly)
- Or did we combine it that way?
- [Vanessa] That was already in the motion.
- Okay, we'll do it that way, okay. Thank you.
- [Kevin] Alright, so I have authorization to talk to Berners-Schober, about getting us, the engineering back?
- Wooh, it's been a long day already We have five, six and seven yet. And we'll just wait a couple of minutes.
- I hit yes.
- I hit yes.
- What?
- Did you hit yes?
- I hit no because we are not providing, the question was really should we approve a three month option, and my vote--
- No, the question was, and so the motion was, not to extend the plan.
- Right.

- Yeah.
- So you voted not to extend.
- Yeah, I voted, I was gonna vote yes, and then I thought, no, we're not approving it.
- So can he change his vote?
- Oh I see, you thought you were--
- Right.
- [Ken] You were voting on the way it was worded, not--
- And I voted the way it was worded.
- Sorry.
- Oh.
- I voted the way it was worded in the
- I understand.
- We all were in agreement.
- [Vanessa] You can leave your note on the record. Well I guess we don't actually have any rules that should prohibit you from changing your vote, so, especially if it's a vote in error, it's fine.
- Is it important to reflect it that way?
- Yeah.
- His intent was to vote yes, as the motion was stated.
- We are all in agreement, there's no question about that. I was just going by whether or not to approve the three month option, as it was noted
- If you want to--
- Yes.
- Can you change the vote on CivicClerk?
- [Woman] We could. The only thing I would say is that, as a caveat, is in the future, if you make an error in your voting, do it before we move on to the item, or the people have left. This way it stops

surprise when they see something slightly different. I'm okay with it, 'cause we're doing it on the record, and you are noting that your intent was not, to vote the way you did.

- Right.

- Okay, move on, I'm sorry about that. Number five, consideration with possible action to authorize staff to proceed with obtaining bids for the repairs needed at the KI Convention Center and Skywalk.

- [Woman] Alright, since we wanna spend money on repairs on buildings we own, let's start with that.

- Let's just do it.

- [Woman] So we actually have experienced a few problems with the Skywalk area. So we own the Skywalk, it's attached to the Hyatt. So you can see on those pictures here, that there's some tuckpointing that needs to be done on the columns that support the Skywalk, and there's also on the far right, there are some coping stones that have lifted up that need to be sealed as well. And then, next slide Ken, that's like the Skywalk. So when we actually started to look at recharging the Skywalk, we're like, this is the entry into our Convention Center, which is, wonderful, right, pretty?

- Horrible.

- [Woman] So we had, if you look on the lower right, you'll see that the red flooring, we had to rip up some of that in order for the doors to open because of that leakage on the top. And of course the windows are, they're clouded, and there's actually one that's broken up. And if you just look at the whole thing, flooring, painting, just sprucing the whole thing up, the cosmetics is not the priority right now. What we're looking to do is tuckpointing, coping stones, and then those windows replacement. So what I'm looking for is approval to proceed with obtaining bids for the repairs needed on the coping stones, the columns, and the windows right now.

- Motion to approve.

- Second.

- Okay a motion by Jim, and a second by Alder Dorff. Any other questions or comments?

- [Woman] And that's just \$1.6 million is in that

- Could there be signage added? I went there this weekend and I haven't been in there in years, and it was like, where am I?

- [Woman] Yes, yes.

- I mean, even a welcome to, and, you're, yes, this is the right direction.

- [Woman] Big yes, that's good.

- That would be really helpful.

- All good.

- Very good, thank you. Number six, consideration with possible action on a request for the Farmory to use Community Development Block Grant funds to purchase a sculpture which will be placed at 815 Chicago Street.

- [Man] Yes, hi everybody. We have a request from the Farmory, out of \$7,500 of our Community Development Block Grant public art funds, for a public art sculpture. And if you recall back to our 2018 action plan, we are running that for our Community Development Block Grant allotment, we set aside \$50,000 for public art, specifically public art in residential neighborhoods that are classified by HUD as low to moderate income. So what we have here is a proposal from the Farmory, a request, to forward funds to support a public sculpture that is a collaboration with the Navarino neighborhood, and it has support from Navarino Neighborhood Association. And then also, residents from, or videos, from the Green Bay Neighborhood Leadership Council on this project here, is a life size sculpture of lettuce greens, it's gonna be 3-dimensional with the root structure.

- I thought it was pretty flowers.

- [Man] And it's really unique in that it's lifesize and interactive, so it will allow passersby to explore it, walk through it. It will be located in front of the Farmory, which is located right in the heart of a residential neighborhood, the Navarino neighborhood. And another fact too, that plays into this, which I find interesting is that the project itself is rooted, or stems from--

- That would be a pun.

- Are you gonna let them get away with it?

- [Man] So this project was developed by a group of residents who went to a community leadership institute. Now the Green Bay Neighborhood Leadership Council sends up to four of its neighborhood association presidents to a national leadership conference. And, so aside from the four days of leadership development training, the team that goes to represent Green Bay is tasked to develop a project that will impact our own community here. And this is where it came from, this is how it came to be. And we have here with us a representative from the Farmory, so if you have any questions about this project, or would like to know a little bit more about the proposals, exactly what's in the packet here, we can open up the floor. Otherwise, we as staff here, really support this project, and the impact it's gonna have in the neighborhood there.

- I think it's fabulous.

- How much is left in the fund after that?

- \$50,000.

- \$50,000. But we do have some more, actually, I apologize, Courtney here, and myself, are working on a couple of projects right now, indicated that we'll be using up the rest of those funds.

- Okay, and this is an annual refunding of this?

- [Woman] Block fund grants are annual.
- No, no, but will you annually be refunding this? Why would you be refunding this particular public, once it's.
- Just one time.
- Sculpture, just one time.
- Just this one time.
- This is just one time, it won't happen again.
- [Man] 'Cause it was in our action plan. If we put it in our action--
- That's what I'm asking, will you be continually be refunding this?
- [Woman] We're gonna propose to put public art down there in our block grant next year as well.
- Okay.
- So.
- I would certainly support it. It goes back about six years that I too, my staff there, on a team building exercise day. And it certainly didn't look like that building does in the rendering, and we helped to clear out, toss junk, but we gave it a good start that day. So I would make a motion to approve.
- Second.
- Second, oh, you can have it.
- Motion by Jim, second by Deby. Are there any questions or comments? If not, we shall vote. Who we waiting on?
- It came through.
- [Woman] It passed unanimously.
- Very good. Excellent, thank you. Number seven, consideration with possible action on a short sale for 227 South Buchanan Street, Tax Parcel 3-1063-2.
- [Kevin] Yeah, the impact, it has taxes on it, but this deal that you approved at our last meeting fell apart.
- Oh.

- [Kevin] The buyer didn't want to wait until the end of February, so they walked. So we have a new offer on the table now, and the impact to us is 9,768.12, rather than the 2,700.00.
- Oh, so we won't get as much.
- [Kevin] So we will not get as much back, but they are willing to pay down their bill \$24,052.88.
- Okay, where is it, so we'd receive 24,052.88.
- Right, correct.
- It's all that grant money that you're losing.
- So it's like--
- [Woman] Well get your short sale--
- [Kevin] Well it's not nothing, it does get recycled in the other loans program, other loans.
- [Woman] It gets recycled back in the program, but--
- [Kevin] It happens.
- [Woman] I don't know if the offers are gonna go up.
- Yeah.
- Worried that they might go down?
- Correct.
- Correct.
- So I move to approve that.
- So you guys are recommending?
- [Woman] We're recommending that you take it.
- A motion made by Alder Dorff.
- Second.
- A second by Kathy. Any questions or comments? Alright, we shall vote.
- So, one quick question before we move on.
- Yes, please.

- Whoa, should we vote?
- Oh, I'm sorry, yes.
- I'm just, an old freshman here.
- Yeah, yeah, no, it has something to do with
- [Woman] Passed unanimously.
- If the City of G.B. funds get recycled twice through a home program, are they then defederalized?
- [Kevin] That's a question for Krista, but I think that's true.
- [Woman] I think that's true.
- I think it's twice.
- Mm hm, yep.
- And that's the--
- [Woman] And then they become unrestricted. I mean become unrestricted
- You could give it to somebody over 80, doesn't matter which type of project they use it in.
- [Kevin] I believe that is correct.
- Me too.
- The informational, director's report, and filing updates. That's yours, so there's Next meeting, April 9th, 1:30. I left a letter for the I'll entertain a motion to adjourn.
- Motion to move.
- Second.
- Jim and Kathy, all in favor signify by saying aye.
- [Together] Aye.
- We are adjourned.
- I have to let you know, on May 11th I will be out of the country, on May 11th. I just wanted to give you like a two month notice.
- Okay.

- To see if we need to change the date, or.