MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, APRIL 9, 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, James Blumreich, Melanie Parma, Barbara Dorff, Matt Schueller, Kathy Hinkfuss, Excused: Deby Dehn
Liaisons Present: Jeff Mirkes (arrived 1:55 p.m.)
Others Present: Ald. Brian Johnson

B. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the April 9, 2019, meeting of the Redevelopment Authority.

Moved by James Blumreich, seconded by Ald. Barbara Dorff to approve the agenda for the April 9, 2019, meeting of the Redevelopment Authority. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Melanie Parma, No- None, Abstain- None

C. APPROVAL OF MINUTES.

1. Approval of the minutes from the March 12, 2019, regular meeting of the Redevelopment Authority.

Moved by Matt Schueller, seconded by James Blumreich to approve the minutes from the March 12, 2019, regular meeting of the Redevelopment Authority. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Melanie Parma, No- None, Abstain- None

D. REGULAR BUSINESS.

1. Consideration with possible action to approve a request by DDL Holdings, LLC, to transfer real property, in accordance with Development Agreement 17-02 (Rail Yard: North).

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 Matt Schueller, seconded by Ald. Barbara Dorff to approve the request by DDL Holdings, LLC, to transfer real property, in accordance with Development Agreement 17-02 (Rail Yard: North). Motion carried.
Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Melanie Parma, No- None, Abstain- None

2. Consideration with possible action on a request for a six-month Planning Option for 321 and 325 N. Broadway by Merge Urban Development Group.

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

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

Moved by Kathy Hinkfuss, seconded by Melanie Parma to approve the six-month planning option for 321 and 325 N. Broadway for Merge Urban Development Group. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Melanie Parma, No- None, Abstain- None

3. Consideration with possible action on a HOME funds request by Greater Green Bay Habitat for Humanity for the property located at 1655 Debra Lane (Tax Parcel 21-1111-P-2).

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to approve the HOME funds request by

Greater Green Bay Habitat for Humanity for the property located at 1655 Debra Lane (Tax Parcel 21-1111-P-2). Motion carried.
Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Melanie Parma, No- None, Abstain- None

4. Consideration with possible action on a development agreement with Callie Wall for the property located at 619 Roy Avenue (Tax Parcel 5-795) under the New Homes in Your Neighborhood program.

Moved by Melanie Parma, seconded by James Blumreich to approve a development agreement with Callie Wall for the property located at 619 Roy Avenue (Tax Parcel 5-795) using $20,000 of Neighborhood Enhancement Funds. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Melanie Parma, No- None, Abstain- None

5. Consideration with possible action on a development agreement with LeMense Quality Homes for the property located at 821 Shea Avenue (Tax Parcel 18-31) under the New Homes in Your Neighborhood program.

Moved by Ald. Barbara Dorff, seconded by James Blumreich to receive and place on file. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Melanie Parma, No- None, Abstain- None

6. Consideration with possible action to authorize staff to release Request For Proposals for 227 E. Walnut Street and 109 N. Adams Street (Schauer & Schumacher) buildings.

Moved by James Blumreich, seconded by Ald. Barbara Dorff to authorize staff to release Request For Proposals for 227 E. Walnut Street and 109 N. Adams Street (Schauer & Schumacher) buildings. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Melanie Parma, No- None, Abstain- None

7. Consideration with possible action for approval of subordination request for 1274 Crooks and 1033 Cherry Street from NeighborWorks Green Bay.

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

Moved by James Blumreich, seconded by Matt Schueller to close the floor for discussion. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Melanie Parma,

No- None, Abstain- None

Moved by Matt Schueller, seconded by Kathy Hinkfuss to approve the subordination request from NeighborWorks Green Bay for 1274 Crooks and 1033 Cherry Street. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Melanie Parma, No- None, Abstain- None

8. Consideration with possible action on changes to the New Homes in Your Neighborhood program.

Moved by James Blumreich, seconded by Matt Schueller to approve changes to the New Homes in Your Neighborhood program including an increase in grant funding and allowing staff approvals of 60-day planning options. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Melanie Parma, No- None, Abstain- None

9. Consideration with possible action to purchase five hundred (500) chairs and fourteen (14) chair transport dollies for the KI Convention Center for $88,204.

Moved by Ald. Barbara Dorff, seconded by Melanie Parma to approve the purchase of five hundred (500) chairs and fourteen (14) chair transport dollies for the KI Convention Center for $88,204.00. Motion carried.
Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Melanie Parma, No- None, Abstain- None

E. INFORMATIONAL.

1. Financial report and check register.

2. Director's report and project updates.

3. Next meeting: May 14, 2019 at 1:30 PM

F. ADJOURNMENT.

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

VERBATIIM MINUTES

- [Kevin] Alright, Chair Gary Delveaux.

- Here.

- Vice Chair Matt Schueller?

- Here

- Alderperson Barbara Dorff?

- Here.

- Jim Blumreich?

- Here.

- [Kevin] Deby Dehn asked to be excused. Kathy Hinkfuss?

- Here.

- And Melanie Parma?

- Here.

- Motion to approve the agenda.

- So Moved.

- Second.

- Jim and Barb, all those in favor signify by saying aye.

- [Together] Aye.

- Opposed? That carries. Approval of the minutes from March 12th, can I have a motion please.

- So moved.

- Second.

- I have Matt and Jim. All those in favor signify by saying aye.

- [Together] Aye.

- Also carries. Regular business. Consideration with possible action to approve a request by DDL Holdings, LLC, to transfer real property, in accordance with Development Agreement 17-02, Rail Yard North. Kevin?

- [Kevin] Thanks, in your packet this talks a little bit about working with DDL Master Developer for Rail Yard North. Part of that agreement entails also a continuing guarantee with the City, and in doing so, two things. One, that the RDA has to approve land transfer generally, right, when we enter a development agreement, transferring it to an outside entity requires our approval, just to know, alright, continuing our relationship with them down the line. And then in this case, the City, because they have a guarantee and the land is acting as collateral, the City is also going to sign off on these land transfers. So the developer is requesting the transfer of three parcels, that were named and the letters were included, making a formal request. One is sixty-hundredths, 6/10 of an acre for Building R. If you look at the warehouses to the north, there's Buildings R, S, and T, so Building R is to be transferred. And then thirty-five hundredths of an acre on the eastern edge of the property transferred for the condos, and this is basically so, we don't have to have, as those condos sell, each individual condo owner come to the RDA and request approval. So they're transferring, basically, the first chunk as they can sell those off. And then the third would be TWG, and that's a project we've discussed here to do the Broadway Lofts. And that just talks about the fiscal impact. Right now the City is guaranteeing about $2.5 million. And then it adds the amounts up on there, $600,000 for Building R, $170,000 for the condo lots, and then $650,000 for TWG property. Just for the condo lots, it's going to start, initially, at $22,000, and as those condos sell, it will work its way back up to $170,000, upon final sales for those. So basically, kind of the idea is to pay back Hometown Bank, and then the lender basically shows us that that money's been paid back, and then our guarantee goes down, until it basically goes back down to zero. So I've put that, we've reviewed these are above, kind of what we estimated in terms of values for collateral for the land, so we are comfortable. We recommend the RDA give them their approval.

- And if I remember correctly, Kevin, when we had originally started this agreement with DDL, these land transfers were all contemplated in there.

- [Kevin] Yes, mm hm.

- Now it's just the actual coming to the.

- [Kevin] Correct, yeah.

- To the execution of our original plan, nothing--

- [Kevin] This is administrative of the development agreement.

- Okay.

- Mm hm.

- Any questions or comments? Otherwise I'll entertain a motion.

- I make the motion to approve the request by DDL Holdings to transfer real property in accordance with their Development Agreement, 17-02.

- Second.

- A motion by Matt, and seconded by Alder Dorff. Any other questions or comments? Seeing none, we shall vote.

- [Woman] Okay, there we go, it passed unanimously.

- Alright, very good, thank you. Item number two, consideration with possible action on a request for a six-month Planning Option for 321 and 325 North Broadway by Merge Urban Development Group.

- [Wendy] Good afternoon.

- Wendy.

- Hi Wendy.

- Hi.

- Hello.

- [Wendy] The property on Broadway which is 321 and 325, is an RDA owned property, and as we have a developer that is interested in that parcel, it's the one that previous has been brought together to the RDA in the Bear X Project, if I remember. So the developers are happy with that. So we've been working with Merge Urban Development and they're here to talk to you a little bit about what they would like to do with this property, and a little bit about themselves so you can get to know them a little bit. But we've been, Kevin and I, have been working with them the last few months. This is Joy, and she's passing out information for you.

- Do we have any questions or comments before we open it up? If not, I'll entertain a motion to open.

- So moved.

- Second.

- Jim and Kathy, all in favor signify by saying aye.

- [Together] Aye.

- That's up, all yours.

- Alright, thank you so much. Brent Dahlstrom from Merge Urban Development Group. We're based out of both Cedar Falls, Iowa, and Madison, Wisconsin. We started this company after, I've been doing development for over 10 years, and then the Opportunity Zone Tax Law came into effect a couple of years ago, late 2017. And really it's still just kind of finding its way, and people are still trying to figure out, we were one of the first groups to dig an Opportunity Zoned project back in Iowa, and throughout the country, really. And it's been an exciting process for us, and Jon Taiber's here with Skydeck. So with an Opportunity Zone you need both a developer and you need capital gains. I don't know if you're very familiar with them, with the program in general, but it's a great program to get outside capital into your town, as well as have people within the City of Green Bay use their capital gains, and there's some great benefits from having an Opportunity Zoned project. Really quickly, we were here roughly one month ago to tour town, and our ideal project size is really in that $10 million and above in a town that we can maybe get up to $30 to $50 million. We're not like a lot of developers where it's just Madison, Des Moines, Minneapolis, Milwaukee. We're really focused on cows, towns, access to water, under 150,000 people. So we have all that information on our website if you'd like to take a look. But Green Bay really fits all of those things, right. And there's just a lot of changing demographics in how people are living, and Green Bay feels a lot like the town that I'm from and grew up in, other than we don't have the Packers, but. You grew a lot back in the '50s, '60s, '70s, and you have a lot of those housing types, but maybe not as much of that urban housing that people are looking for today. With people getting married later in life, we've just found this great need for studio, one bedroom, and two bedroom units for those millennials. But even beyond millennials, people that are selling their house after maybe kids leave for college and moving back into downtown to be around restaurants, and walkable areas. So, go ahead to the second page. So, go on, go back two, sorry, go back one more. So our team, I'm Brent Dahlstrom, I own myself, personally own, over 1,100 apartment units. And I've been doing this for a while as far as development. And would be happy to share any of those references, and we did put some of those in. Joy is my partner, she is here as well. She was back here in February for the Opportunity Zone conference, and that's where we made an original connection, which is great. And we spoke at the Governor's conference in Wisconsin, and that really led to our initial meeting in Green Bay. Dan Drendel, who's not here, is our partner and design firm in Des Moines, Iowa. They'll show a few of the projects they've done. They've been instrumental in the redevelopment in downtown Des Moines. Go ahead. Just a quick little about us. We embold and engage communities so people and place can transform. This is something we believe in, and Slingshot believes in, is getting people to engage right in their community and creating buildings that do so. Moving on. So what we're to ask for is this six months because our process is very important to us. We don't take the same building and throw it on different places throughout the Midwest. We design the building so that it fits this particular spot in this particular neighborhood in this particular town. And Green Bay is different than the other towns that we're in, and we need to figure that out still today. We have a lot to learn about Green Bay. We know just a little. Enough that we know we want to be here. But we need to go through that process. So our process is that of Slingshots, for our design, is we step back, meet with stakeholders, which we've already started to do. And in getting this six months, we can go through this process of stepping back, meeting with these stakeholders, and then putting together a great package that we can bring back to you. We've created a few examples in here, but we'd be happy to show you what that package would look like if you agree to move forward. Slingshot put together kind of what, I'm not sure if you're familiar with Des Moines at all, it has a very similar feel to Madison. But, move on to the next slide. They've done almost 50 projects in downtown Des Moines. Mixed use, breweries, just rehabbing old hotels into apartment buildings, taking old apartment buildings and putting them into hotels, they've done all kinds of things. Historic, ground up. And so they're a great firm to work with. A lot of this development started in the bigger cities, and now is finding its way into towns of this size, like Green Bay. So they're excited to move forward with that. Just keep going, go again.

- That's all of them.

- Oh oh. We're missing some slides.

- Is it that old demo?

- We were just getting into, I can actually, I'll watch as you're turning the pages, so the next page is, great. These are a couple of different projects that we're doing right now. That first one is in Waterloo, Iowa. Moving to the next one is one that I referenced. This is a seven story project. This was, we don't know of many Opportunity Zone projects that started before this, but this one is nine months under construction. It is a $15 million project that, the towers are up, and they're starting to frame. And talking about how everything's different, this one sits on the water, and so the architects came up with an idea of every single deck has a view of the water, even though it's straight and skinny towards the water, we angled it all. So we try to make it very unique. Next page is Stevens Point. We were unanimously approved a couple of months ago, and we plan to break ground here in a few months. In the end, this is a little over a $30 million project that we're really excited about. That'll be our first project in Wisconsin. We're probably shortly behind that in Oshkosh. But this is similar to what we're looking to do. Really that commercial on that first floor with residential above. And we think it's just very important to have that active ground plane, something that the residents can enjoy, but also that the community can enjoy. Single purpose buildings have their place, sometimes, within our developments, maybe sitting back, where as we work our way back into the neighborhood. But really, having that ground plane active, and where this particular lot sits there's already so many great things going, you almost have the reverse of a lot of towns that we see where you need a lot of that commercial, but so many cool things. And that's why we were instantly drawn to that area. Moving forward to the next page, this is in my home town. A project that's been going on. Jon actually, who his firm is based out of Chicago, actually lives in this project today. The next page talks about, whenever possible, all the projects I showed you before were, we put solar on. It's important to us that, if we can do it, we're going to add solar, usually electric car plug ins, at least one of those within the parking area. We're really trying to work with any type of groundwater issues that we can, and take care of those. But it's very important, it's one of our core beliefs to make this project sustainable, long term. If you don't know about the Opportunity Zone program, it's a minimum of a 10 year hold. So we're not a developer, it's actually nice, because most times cities don't believe developers, and I rarely did when they came to our town. But this program means that we'll be partners for a long time, we will be actively involved, and that means building these buildings correctly. So we're going to hold it a minimum of 10 years, and really all the way through, almost a 30 year program where you can hold the project, so it's important to us to make it sustainable. Next page, like I told you before, we'd like that six months to get into a great design and show you a picture that looks similar to the ones in previous pages, but we just took a quick look at what we can possibly do. And this was our architect dug in on previous projects on this lot that maybe didn't, that didn't happen, just had a lot fewer units, right. And so we were able to, our unit sizes start usually right around that 400 to 500 square feet, and then move up to 900 to 1,000. But the real sweet spot is probably in that 500 to 700 square feet. So this project, with underground parking, and a little bit of parking behind the retail on the main floor, we're coming up with currently with 24 units in three floors. If there was any type of loosening of the parking requirement, we would love to go higher and get more people in there, and make the bigger building, but that would be something that we would need to work on with City staff as we move forward. We also want to make sure the building fits in with the surroundings as well. The next page, so our execution strategy, and I talked briefly about the community engagement effort, where we're gonna be talking to, we've already started doing this, but local business people, owners, find out what's missing. Are we right, are we wrong, or is the type of housing which we've heard already that is needed. Attainable housing, we are market rate developers, so we are not, we do not seek any type of tax credits for low-income housing, but attainable housing is very important to us, and we do that by correctly sizing our units. So we just did a study in a different Wisconsin town, and a vast majority of these units are affordable and attainable to those that are still at that moderate, or even lower than moderate income levels, so we're able to get a wide range of income levels in our buildings without having to put a label on the building, or the people themselves, which is very near and dear to us that we don't do that. Tenant recruitment, although we hope to do a much bigger building, as we find other spots in Green Bay, we have a 2,000 square foot retail spot here, so that won't be as big of a thing, but normally we'll have 20,000 to 40,000 square feet of retail, so we want to at least come in at 50% rented so you don't have a building that sits empty on the main floor, 'cause you're gonna have all the apartment units rented and the main floor empty, and everyone thinks that's a failed project. And so we don't like to see that happen, and that's something that we focus on a lot. We've put in a letter for financing, that we have our capital group. And we have strong financial backing. And if you need any more of that proof, we'd be happy to provide it, but we are someone that's ready. The Opportunity Zone is a timing issue. We need to, with a lot of our capital gains from our group in 2019, we have a specific amount of time that we have to at least identify projects, and we'd like to make Green Bay one of them. And then we really do need to start in a short period, which is another great thing about the program, is that it's not letting people just lock up sites and not proceed. This is really something where we've laid out a schedule where we'd be digging in 2020. I would love to hear any questions. I know I moved quickly, but I know that you have a full agenda today, and we want to be respectful for your time.

- Do you have an idea of the range of investment this one has, I mean it's pretty hard--

- Yeah, we could be pretty close. This building in particular is right around that $4 to $5 million range.

- Kevin, we often do a three month option, but you're comfortable with the six month in this case?

- Yeah, I think this is a property we've had on our website, we've had no other interest come to us in terms of blocking it up, and this just gets them, and at a point in time they'll come back here in three months, so yes.

- Good, thank you.

- We, which property is this exactly?

- [Kevin] So this is a vacant lot in between, on Broadway, where like CBS, Commercial Business Services, and 335, that studio, like that--

- Okay.

- [Kevin] A spot, that grass lot, right in between.

- Okay.

- Barb hason that.

- I think this is it, right?

- Yes, yep.

- Right there.

- Not that you would ever sit in the bar across the street--

- The Tavern.

- If you were, you would see this lot out the window.

- Okay.

- And then the only other question I have is this Opportunity Zone Tax Law. You had indicated that it brings in outside capital and investment. So what is really the objective of that. You talked about being in the project for a minimum of 10 years, so it's saying the developer's still part of the project.

- Yeah, absolutely, so we have to stay on or--

- Is that the biggest?

- So your town would have had to apply for, to even have a census tract recognized as an Opportunity Zone Census Tract, which the town of Green Bay did, and they were awarded a couple of different areas, so that was step one, and that was back in 2017.

- Okay.

- These census tracts had to be lower income, lower household income areas of your town. Areas that maybe got left behind. After '08 we saw a lot of capital rush to certain areas of this country, but some areas got left behind. And so the program itself is really meant to bring in capital gains capital into those areas of your town. So not only just for building, but to give people within those areas opportunity, maybe it's a better opportunity to work. But yes, so the advantage on our side, it doesn't make a bad project good, it makes a good project a little bit better, because there is a little bit of a tax benefit on a capital gains.

- Mm hm.

- And the full benefit isn't realized unless you hold the project for 10 years.

- [Kevin] Well, as Brent said, it doesn't make a bad project good, but it's another funding resource that might attract capital that wouldn't otherwise have been attracted to projects in these areas. This will probably be the first of some others, and Wendy's putting together, we're gonna have a workshop forum talking about the role of those zones in the City, and things that we can do, but yeah, this would probably be the first of some other projects that you see that will use that type of funding mechanism.

- Alder Johnson, you had a question?

- [Brian] Yeah, just, I guess one would be a voice of support for the project. I did meet with Joy and Brent when they did come into town. And we like what these guys are about. And Kevin, you had some questions specifically about the Opportunity Zone tax credits, I'd love to maybe sit down with you sometime and talk about that, because that is going to be a really powerful tool for our community to use in the coming years. So, from an On Broadway--

- Right, that's what I was trying to--

- [Brian] Yeah, from an On Broadway perspective, from an Alderman perspective, I fully support what these guys are doing on a six month option. The second thing is maybe more administrative in question. As you guys know you had authorized for us to install a temporary pocket park in that area. By no means do we want that to stand in the way of this. This is first, because the pocket park was all about being temporary, but it's just during that planning option period, so it's just more of a question for you Brent, do you think, would you have any objection to us continuing to do a temporary park there?

- Please do, no, please do.

- Okay, thank you.

- I think this is awesome, especially knowing what's going on in some of the bigger cities and the development that's going on. And then I've been through Des Moines, on my way to the University of Missouri.

- Either a question or comment on

- I just wondered, is it also this little building here, that's going to be?

- [Kevin] No.

- No, no, that stays there.

- [Kevin] The building stays.

- This was just this little--

- We have two narrow lots. Next to each other.

- Or is it these two.

- [Kevin] No, two narrow lots, not the parking lot, just the grass lots.

- Oh.

- Yep, it's narrow.

- That's so narrow.

- It's so little.

- [Kevin] Well, they've proposed a seven story building on it before, if you look at some other buildings, we can get some density on them.

- The one building that you saw in the packet that I said was one of the first Opportunity Zone projects, that seven story building, which doesn't really make sense here, that's on a smaller lot than what this has available. Now, Stevens Point, that was four acres. We would ideally have four acres, but as of right now, that doesn't appear to be available for us right away.

- Okay. Yeah, when I look at the sizes on there, like just the dimensions, it's a lot, right, and when you're talking about density, it's a lot in that building. But that's what you do in the next six months, right. Figure it out.

- Absolutely.

- Kevin, I know this is preliminary, but I know that there might be a TIF request. What TIF is that, what's the status of it.

- [Kevin] That's TIF 5, that's the big downtown TIF.

- Okay.

- [Kevin] So and, it's--

- It's capable.

- Mm hm.

- Okay.

- Motion to go back to our regular order of business.

- So moved.

- Second.

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

- [Together] Aye.

- Thanks Brent.

- Hey, thank you so much for your time. We look forward to working with you all.

- Thank you.

- So we're back to regular business.

- I'll make a motion that we approve a six month planning option for 321 325 North Broadway by Merge Urban Development Group.

- I'll second.

- A motion by Kathy, and a second by Melanie. Any other questions or comments? Otherwise we'll vote. Everybody in?

- [Woman] One more.

- Oh, one more, okay.

- [Woman] It passed unanimously.

- That's good, thank you.

- Thank you.

- Thank you very much.

- Number three. Consideration with possible action on a HOME funds request by Greater Green Bay Habitat for Humanity for the property located at 1655 Debra Lane, Tax Parcel 21-1111-P-2. Okay, Ken.

- Okay, in September the RDA had approved this project with the understanding that Habitat for Humanity might need some additional funds for some of the facade requirements that we wanted to see on this project. Just a quick recap, they're building a 1,500 square foot, four bedroom ranch with a detached garage. The rendering here doesn't show the brick, but that I believe, it would be about like the half.

- [Man] It would be under the porch area, below the window.

- Okay, the full porch area.

- Yep.

- Okay. And so Habitat has submitted a HOME application for $4,000 for the additional funds for that brick. And we feel that that will better fit the neighborhood. A lot of the houses around there have that brick facade, so just to fit in, we would like to see that added. Habitat at this time is also requesting the ability to request additional funds if any unforeseen site issues come up with any water laterals or sewer lines. This site currently has a house on it that's going to be demolished with Block Grant funds. And you never know once you start digging in there could be some other complications there. So they just wanted to have everyone be aware that they might come back, if they need to, for additional funding. But other than that, staff is supportive of this project, and we're excited to see a new build in that neighborhood. Something that's going to fit the neighborhood and just be a good attribute there.

- And I like that it's a little bit further out than normally.

- Mm hm.

- Yeah it is.

- Mm hm.

- Yeah.

- Okay, that was more in--

- That's one of the reasons we like it, that project there on that site.

- And Habitat is here if you have any questions for them. Otherwise I think it's pretty straightforward. The $4,000 is in line with building costs, and we're supportive of the project.

- Good.

- I'll move that, Alder Dorff.

- Yeah, I'd like to make a motion.

- Okay.

- We approve the HOME funds request by the Greater Green Bay Habitat for Humanity for the property located at 1655 Debra Lane.

- Second.

- A motion made by Alder Dorff, and a second by Matt. Any other questions or comments? If not, we shall vote.

- [Woman] Passed unanimously.

- Very good, thanks. Thank you Ken. Number four, consideration with possible action on a development agreement with Callie Wall for the property located at 619 Roy Avenue, Tax Parcel 5-795, under the New Homes in Your Neighborhood program. That Ken again?

- [Ken] That's me.

- Okay.

- [Ken] Alright, so we acquired this property from the County for back taxes. There was originally a home on this that I believe the City tore down in 2016. The site is vacant and ready for development. We had it advertised in our New Homes in Your Neighborhood program. Callie Wall had submitted an application to build a new single family home on the site, requesting the full $20,000 grant as part of that program. Staff had been working with the potential owner and builder, B. King Construction, that's who they'll be using to refine their plan, and this is the plan that staff has agreed on. We just added some windows and a few architectural features here and there.

- It's darling.

- [Ken] What?

- I said it's darling, it's just--

- [Ken] Oh, yeah, no, it's a real nice plan. Let's see here. Oh, Ms Wall is actually here today, if you wanted to talk to her. This would actually be her first home. She's been looking for the last, probably about a year now.

- [Callie] Yeah.

- And when she saw this opportunity, decided to jump at it and is very excited. Staff is very supportive of the project. We feel that it fits in with that neighborhood. I think we have the map up there. Yeah, okay.

- It's an empty lot right now?

- It's an empty lot.

- Yep.

- So right on Roy Avenue there, near Gray and Mather. If you have any questions for the potential owner? Otherwise we're supportive of it.

- This one's how many square feet?

- Just over 1,000 square feet, it has like 1,080 square feet. It's a two bedroom, 1-1/2 baths.

- Does that include a basement?

- Full basement with a--

- Right, but does the square footage?

- It does not, no.

- Good.

- And that was one of the other requirements we were working with the builder to put in egress windows so if there's any ability to expand later.

- Good idea.

- Yeah.

- The best time to do that is during construction.

- As we've learned.

- Yes, to our dismay.

- [Ken] So other than that, staff would recommend the full $20,000 grant.

- The funding for $20,000 is coming from, does this deplete the fund, or is there some fund remaining?

- No, we have plenty of funds. Right now we are at, we have $341,000 in the Neighborhood Enhancement fund right now. And we also have another million that we can take from--

- It's been approved.

- Yeah, it's been approved.

- Okay, good.

- [Ken] From the State Trust fund.

- So this is a grant to the developer.

- Correct, this would be a grant, correct.

- Okay, good enough. It sounds like a nice use of funds. I'll entertain a motion.

- I'll make a motion to approve the development agreement with Callie Wall for the property located at 619 Roy Avenue using the $20,000 of Neighborhood Enhancement funds.

- Second.

- Second.

- A motion made by Melanie, a second by Karen. Any other questions or comments? If not, we shall vote.

- [Woman] Passed unanimously.

- Very good.

- Woo hoo.

- Thank you, Ken.

- [Woman] Yay

- Very exciting.

- I told you they were excited.

- Yes.

- [Woman] Thank you very much.

- You're welcome.

- [Woman] Thank you so much.

- Yeah, no problem.

- We'll look forward to the open house.

- Yeah.

- [Woman] We'll let you know.

- Very good, thank you. Number five, consideration with possible action on a development agreement with LeMense Quality Homes for the property located at 821 Shea Avenue, Tax Parcel 18-31, under the New Homes in Your Neighborhood program.

- Where did Ken go?

- Is this the one we wanted to hold?

- He was so excited about the last one.

- Yeah.

- Oh Ken, this is Ken's agenda item, and he sneaks outta here.

- [Woman] I guess the developer on this one actually decided to go with a different property, so we're gonna hold this and bring it back to the next meeting that we have.

- Oh, alright. You don't need a motion, though?

- No.

- Very good.

- [Woman] I don't think we do, do we?

- [Kevin] For what, sorry.

- [Woman] A motion to hold for the next meeting. It's a different item, it'll be a different item on the agenda.

- [Kevin] So, I suppose, receive.

- Receive and place on file.

- I'll move to receive and place on file.

- Second.

- I have a motion by Alder Dorff and a second by Jim to place on file. All in favor signify by saying aye.

- [Together] Aye.

- Opposed? So carried. Number six, consideration with possible action to authorize staff to release Request For Proposals for 227 East Walnut Street and 109 North Adams Street, which are the old Schauer & Schumacher buildings. Yes, yes, Kevin.

- [Kevin K.] Hello, which property is this?

- Completely forgot.

- Okay.

- [Kevin K.] And I've got a very nice picture. Have we ever talked about this before? This is a new--

- And you enlighten, is he making fun of you or?

- Nope.

- This is a--

- Talking about Terry--

- You ever see the movie Groundhog Day?

- Yes.

- How's it going over there?

- Don't even watch it.

- Kevin, the floor is yours.

- [Kevin K.] We ended our property agreement with the theater group as of the end of March. So we prepared these two RFPs to be proposed, to go out separately this time. And the option to combine the two buildings. So we prepared these, and they're very similar to the last ones, we had few changes on them. Very similar in nature. So any questions?

- So when it's at, the last meeting, there was a another party that had some interest in this property?

- [Kevin] There had been some others who had expressed an interest because of our prior, I guess, commitment or obligation, we didn't move forward with anything. And that restriction came off the 1st of April. With that, I think, we'll forward this to the parties that were interested in it. And we've had some internal discussions, splitting them and breaking them apart, if there's one that's interested in one piece versus the other, it may end up coming back together, but, just wanted to explore that option moving forward, and then we'll discuss with those developers that have continued interest in doing something here. But we also felt like an RPO is the right route, just given, right, just broadcast out there again. I've said the Hotel Northland opening, I think that's really going to activate Adams Street a little bit more, Skaliwags is moving forward with their piece on there. There's just gonna be a little more action I think on Adams Street in their market. It's good, and so I think the timing is right to put this out there.

- Good.

- When we first, remember, we had talked about doing some construction to shore up the this a little bit.

- [Kevin] Yes, we did.

- What's the status on that?

- [Kevin K.] We're moving forward, but we're going to wait to see what kind of response we're going to get, we can wait for about a month or so, and still be able to proceed with that process.

- Yeah, we were talking about getting some quotes or estimates right, but that might be dependent on who proposes.

- [Kevin K.] If we get no activity on this by the end of the summer we're going to need to act on it. I think we're going to wait until we see what happens with this, and then--

- But the roof's been repaired, there's no more leaks there, right?

- [Kevin K.] The roofs do have to be repaired. They have not been repaired.

- [Kevin] They've been schlepped.

- Oh I see, right.

- But they don't leak.

- [Kevin K.] At this point. I can say no.

- I understand.

- Yeah, at least not today.

- The wise route when I started literally with the buckets.

- [Woman] We did send somebody just to do a quick job to try to seal that area up there.

- Definitely.

- Yeah.

- Good.

- Fine, I move to approve the Request For Proposals for 227 East Walnut and 109 North Adams Street.

- Second.

- A motion by Jim and a second by Alder Dorff. Any other questions or comments? If not--

- No, it'll be nice to see what we get back.

- Yeah.

- [Kevin K.] Thank you.

- Excellent, thank you. Number seven, consider, oh. Not everyone has voted yet.

- Kathy, your vote didn't register yet.

- Oh, I'm sorry.

- [Woman] Passed unanimously.

- Very good, thank you. Thank you very much. Number seven, consideration with possible action for approval of subordination request for 1274 Crooks and 1033 Cherry Street from NeighborWorks Green Bay.

- [Woman] So you saw the letter that was in your packet, you may recall that we had that big loan against the LLC this year that we forgave but we held mortgages on all the properties, $18,500 I think per property. So what happened was then, Scott Schoeneman is here from NeighborWorks He's going to speak to us as well. But on two of these properties, I think that they've paid some debt off, which put our loans into first place. They would like to now use the equity out of those properties to do some solar work at NeighborWorks, and to further some acquisitions for affordable housing. If you look at the numbers in front of you on the report, 1274, and 1033, the new debt in front of us would be 80,000 on that first one, and 71,500 on the Cherry Street property. And then our debt is behind that. So the total debts on there are about 80% of the value, so we still have that 20% cushion in case they decide to sell, or something were to happen that our loans would be covered, because after those appraised values of the properties, the first one's 146,000 the second mortgage is at 116,000, and the other one's 135,000, mortgage of 108,000. So there's a cushion there. As I said, Scott's here if you want to open the floor to ask what that money pulled out is going to be used for, he can give you some more details on that.

- I think we should.

- Move to open the meeting.

- Second.

- A motion by Jim, and a second by Alder Dorff. All in favor signify by saying aye.

- [Together] Aye.

- Yes.

- Scott.

- Come on up.

- Come on up.

- Okay. So, the primary reason for the money coming out is for the solar project. Solar project total cost is about 150, but we've got some other subsidy sources that we're using to shore up that gap. So we'll end up with a good amount of money to invest in some new properties.

- And what's the solar project, I mean, what is the solar project?

- The solar project is, we're going to cover as much of our roof as possible, so the south end of our building is a gabled roof. It does have a south facing gable. And then we have a flat roof to the north that'll all be covered with solar. So it'll offset about 25% of our energy use. And then the balance of the funds would be for new acquisitions, we want to have some cash ready to be able to deploy. We did have some recent acquisitions in 2017 and 2018 that we're still feeding money into, ones that didn't have any kind of subsidy sources here that we're finding are deeper investments necessary than what we initially anticipated.

- So we're basically approving equity.

- [Woman] It's really a subordination request, is what it is that we would fall behind that first mortgage, you'd be subordinate to that first mortgage.

- So we're not writing any checks per se.

- [Woman] We're not writing any checks. We're just dropping our, we're going to number two instead of number one.

- [Scott] Yeah, so your mortgage, when this got approved, maybe this is a year, year and a half ago, more maybe, time flies. So the deck got reshuffled on those properties that the debt was evenly proportioned across that small portfolio, they got reshuffled to free up some debt on a few of the properties, these two are properties where that debt was freed up, so by default you slid into first place, and now we're trying to slide you back a little bit.

- Makes sense.

- And on both it keeps below the value even with the new debt, right, 80% or below.

- And they're performing properties that have been our portfolio, or roughly in our portfolio for a long time, over the last 20 years.

- Okay.

- Thank you.

- Thank you very much.

- Move to return to regular order of business.

- I'll second.

- Second. Oh, sorry.

- Motion by Jim, second by Matt, to return to regular order of business, all in favor signify by saying aye.

- [Together] Aye.

- So approved. Okay, any other questions or comments, otherwise, well, we need a motion to--

- Yeah, I'd make a motion, right, to approve this subordination request for 1274 Crooks and 1033 Cherry with NeighborWorks Green Bay.

- And I'll second it.

- Okay, motion by Matt, seconded by Kathy. Follow the prompts, any other questions or comments? I'm getting ahead of myself here. Alright, we shall vote.

- Trying to steal Lisa's thumb.

- Yeah right.

- [Woman] Passed unanimously.

- Very good, thank you. Thanks.

- Thank you.

- Number eight, consideration with possible action on changes to the New Homes in Your Neighborhood program. Is that Ken?

- That is me.

- Ken's back.

- I know it's gonna seem a little counterintuitive, 'cause we just had, or we just granted a New Homes in Your Neighborhood project here today. What we're looking at, there were two items that we really wanted to revamp for this program. And the first one we're hoping will help spark more spec building. We've had success with this program, we've had 10 builds since 2015 when we revamped this program from previous iterations of this program. Of those we had one that was built by an owner, and they ended up, they invested more into the project than their actual value that they got out of it, but they wanted to invest in the neighborhood. So they have that investment. Two others were spec built. Those were on lots that had less challenges, lots that were probably valued a little bit higher at the time. And then seven of those builds were done through NeighborWorks, of which four were the Navarino town homes, or four of the Navarino town homes, which also incorporated other funding for the project. And then the other three were combined with their Adopt-A-Home program. So there was also funding sources that helped offset some of these construction costs. So that is really the main reason we're looking at increasing our grant funding from $20,000 up to $25,000. We have had other applicants that have had planning options, and some of those have fallen through because they couldn't make the numbers work, and had requested higher grants at that time, and it just wasn't in the program at the time. So we're hoping, looking at construction costs right now of about 20 to 25% increase, going from 20,000 to 25,000 lines up with that cost increase. So we're hoping that that will spark more, I guess, spec building on some of our infill lots here. If we can find homeowners to go, like Callie here is a good example, we'd love that, but I think just as we're getting the program going out there, we'd like to have more of those spec builds. So that is the first request. The second is kind of cleaning up the program a little bit. We offer the option for a $500 planning option, for a 60 day planning option currently, which we usually will bring, staff will bring that recommendation to the RDA, and then grant that 60 day option, which that usually means there's about that extra month in there from when someone applies for when we grant it. We feel that if staff were to be allowed to grant the planning options, we could start working on these developers right away, and then just bring the development agreement to the RDA, and just really streamline that process, and make sure we're bringing you projects that we know are ready to go, all the numbers line up and the plan is already, at least at the staff level, approved, rather than bring an option that might end up, the numbers might not work out or whatever. So we just feel that that would really streamline the process for this program.

- Has the RDA ever disapproved a planning option that you've brought forward?

- We haven't, no.

- And these are for the single family homes on the lots.

- Correct, yeah.

- That are open.

- [Woman] They're on the market.

- They're on the market.

- Yes, correct.

- How many of these lots would there be today?

- Right now we have, well minus this one, 10 of them, I'm sorry, nine of them.

- Nine of them.

- Yeah, we have some planning options have happened on two of the other ones, so yeah.

- I'd just have to say government works slowly, but it doesn't have work slowly.

- So in the program right now we've actually had people bring in their $500 planning option checks when they apply, and I don't know if we actually have to wait a month, hold onto that check, until we get approval.

- You really have, that's a beautiful project.

- Mm hm.

- Yeah, yeah.

- Yeah.

- And one would do me.

- And I guess I'll show you, I brought these as well. We do offer plans, pre-approved plans for our lots.

- Oh.

- I only have four copies here printed off, but these are also on our website. And these are offered to anyone who wants to use them for the program, or on any infill lot in Green Bay. So just another asset that we have for our program here.

- How much to build each?

- It varies, and it's tough to say what, it depends on your finishes, but you're looking at about $130 to $150 a square foot.

- Not bad.

- It's really nice.

- Yeah, I mean our main goal is to get houses on these lots that fit the neighborhood, and that's also, if we can get that planning option sooner, we can start working with the developer to point out there are plans, or work with them on their plans, to really come forward with something that staff can get behind, and then the owners can be proud of.

- And really the goal of this program, right, is not have these empty lots. Let's have homes on there that are taxable.

- Correct.

- Mm hm.

- Yes.

- Absolutely.

- And if we were at zero, we'd be fine.

- Motion to approve.

- Second.

- Motion by Jim, and second by Matt to approve. Any other questions or comments? If not we shall vote.

- You know I have it printed now, so that's why, I keep forgetting to look at my computer. I'm sorry.

- Yep.

- Thank you very much.

- Alright, consideration with possible action to purchase five hundred chairs and fourteen chair transport dollies for KI Convention Center at $88,204. Does that come out

- [Woman] So we have been trying to replace some of our older chairs and tables, and we needed to purchase a couple of years ago. This is an additional 500 chairs, but fortunately for us they're going to keep the old chairs there and use them for back up. In the past we then had the chairs to dispose of.

- Oh.

- Well I remember the table debacle.

- Oh yes. So, they're going to keep the old chairs. We had a donation from KI that helped us purchase furniture, and we're closing that out now. So this purchase, actually we've got $71,786 left in that donation pool. This purchase is $88,204, so we'll have to use $16,417 out of our KI Maintenance fund. We have about 1.6 in that fund right now.

- Oh, that's good.

- And that's a duplicate

- I'd like to make a motion to approve the purchase of the 500 chairs and 14 chair transport dollies for the KI convention center for $88,204.

- Second.

- A motion by Alder Dorff, and a second by Melanie. Any other questions or comments? If not we shall vote.

- [Woman] Waiting on Kathy.

- Geez, again?

- I don't know what's the matter with me today.

- You've got a lot of reading material.

- Well yeah, I'm reading my.

- [Woman] Passed unanimously.

- Excellent, thank you. Informational, I checked off the financial report, and with the check register. Director's report and updates.

- [Kevin] Alright, so, I think we talked a little bit about earlier this Opportunity Zone funding. We've been working in our office to get us ready. So we have actually four Census Districts that have been designated Opportunity Zones in our community. We basically have the whole west side of the river from the boundary with Howard all the way along the bay, all the way down the river on the west side, basically east of Ashland all the way to the west end. And then one on the east side out near University Avenue, over at like JBS, and around that area as well. And really what it does is, a lot of people who have realized capital gains, to reinvest those funds into these districts, and then basically in essence write off the taxes that they'd have to pay on those gains otherwise. And so it's a unique funding vehicle that Brent mentioned earlier, allows for, it's another tool for investment.

- Mm hm.

- Mm hm.

- So we're getting some things together just to kind of explain it, what it means, both from in terms of external investors like Brent and Merge and their company, but also potentially internal investors, the people in the city that would like to maybe invest in projects that are going on. So putting kind of a package together that can kind of explain this, along with, just again, other incentives that we as a city offer, and it will kind of help to fuel some additional projects. I know it's been maybe a little quiet in the development agreements, we've been working on some things in the background, so hopefully in the next few weeks, in the summer, we can start talking about some additional projects, I think, as we get into this construction season. There's still a lot of good opportunities to be had in the city, so we'll start to see some things with that. Other than that, I just wanted to say thanks to the Mayor--

- Oh my God.

- For his service.

- Absolutely.

- Absolutely.

- So it's been amazing, just the last four years, things.

- Mm hm.

- I've been a co-worker on here, with you, and the team, and 12 years prior to that, definitely fantastic in terms of the mark on the city. You were just talking to somebody about, on the phone the other day, somebody is like, oh yeah, you know, I was just in Green Bay must have been like 15, 20 years ago. And I'm like, you haven't been in Green Bay that long.

- Right.

- Yeah.

- Very very true, that he really

- No doubt, absolutely.

- I have a couple of questions.

- Sure.

- One, the Associated Bank parking lot, I see the County's got their signs off that?

- Yes, they had them off, I think they made a lot of signs, you may have seen them moved to the Bank Mutual one. So they're leasing that, only used to do some parking. We're in the process of working on, and closing right now, I think, administratively, our attorneys have ironed out the purchase and sale agreement. We're set to close, or we're anticipating closing this month on the 26th. Might get delayed just a little bit because they actually have to get it back from accounting first, so it might be a little wiggle room in that timing. But then again, short term plan, we've been working with Director Grenier to lease that for parking, and then longterm plan we're going to add that to our kind of sites that we're marketing for development. But yeah, we'll have that in our name in the next 60 days.

- Maybe in the next meeting, or one after that, a quick review of all the properties that we own.

- Yeah, yeah.

- This would be good to bring everybody up to speed to exactly which properties that we do own.

- And then can I ask a question, so--

- Wait, can I, I just got another first. So do you want properties that we own that we can sell, because we own a lot of property that are like consisting of parking, or--

- I'm particularly interested in properties that we can convert to tax rolls.

- Okay, so that's--

- Development opportunities.

- Yeah.

- Development opportunities.

- Absolutely. Go ahead Kathy, I'm sorry.

- So the County was using that as a parking lot, and making it, or charging their employees, so they're no longer using it at all? They're not leasing anything from us, or?

- It's kind of no-man's land out there right now, but no, they're not under contract. I think they signed a separate agreement for the County to use some spaces at the Bank Mutual site instead.

- [Woman] The one on the other side.

- Oh, right, interesting.

- Any other questions or comments for Kevin or staff? If not, I'll entertain a motion to adjourn.

- So moved.

- Second.

- Jim and Melanie, all in favor signify by saying aye.

- [Together] Aye.

- Okay, we are adjourned. Next meeting at--

- Do we have to vote on that?

-Yeah, now you're--

- [Kevin] So next meeting is May, just a quick calendar check in case.

- Catch the June one, for June.

- [Woman] Oh, he's looking at June 4th.

- We were doing meeting, and we seen June 4th, Kathy, because June 11th there's too many of us that weren't going to make it.

- No one was going to come.

- Are you going to be able to be there June 4th do you know?

- Yeah, I'm pretty sure.

- Okay, what about the--

- Yes, I will be here June 4th, I know that.

- Okay, Alder Dorff will not be here next meeting. Anybody else aware right now that they'll not be here for the May meeting?

- The May meeting on the 14th?

- I won't be here.

- Okay, well I think we should be able to form a quorum on the 14th.

- [Kevin] And then just one project we're tracking, just in case we may need to have a special RDA, April 23rd or the 30th, would there be one that would be better if we need to have a special?

- This is April?

- April, yep.

- I'm sorry, what did you say?

- April 23rd or April 30th.

- Right now--

- 30th works best for me.

- Right now neither one works for me, sorry.

- I don't now if we'll have it, but, 30th is better?

- I'm out of town the 23rd so.

- Okay.

- Okay.

- Okay.

- If we do then we'd probably shoot for the 30th then, is what I get.

- Okay, that would work for me. A motion and a second to adjourn. All in favor signify by saying aye.

- [Together] Aye.

- Opposed? We are adjourned, thank you, that's the meeting.