



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

**TUESDAY, JUNE 4, 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: James Blumreich, Matt Schueller, Barbara Dorff, Gary J. Delveaux, and Kathy Hinkfuss, Excused: Deby Dehn and Melanie Parma

Liaisons Present: Chelsea Kocken

Others Present: Ald. Brian Johnson, Ald. Mark Steuer, Mayor Eric Genrich (arrived 2:00 p.m.)

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the June 4, 2019, meeting of the Redevelopment Authority.

Moved by James Blumreich, seconded by Ald. Barbara Dorff to approve the agenda for the June 4, 2019, meeting of the Redevelopment Authority. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, No- None, Abstain- None

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the May 7, 2019, regular meeting of the Redevelopment Authority.

Moved by Matt Schueller, seconded by Kathy Hinkfuss to approve the minutes from the May 7, 2019,

regular meeting of the Redevelopment Authority. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, No- None, Abstain- None

D. PUBLIC HEARINGS.

I. Public Hearing regarding the proposed plan of finance for the issuance by the Redevelopment Authority of the City of Green Bay, Wisconsin of one or more series of its Exempt Facility Variable Rate Demand Redevelopment Revenue Bonds (Green Bay Packaging Inc. Project).

G. Delveaux asked three (3) times if anyone was present to comment. The public hearing was closed.

E. REGULAR BUSINESS.

I. Consideration with possible action on Final Resolution Regarding Exempt Facility Variable Rate Demand Redevelopment Revenue Bond Financing for Green Bay Packaging Inc. Project.

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

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, No- None, Abstain- None

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

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, No- None, Abstain- None

Moved by James Blumreich, seconded by Matt Schueller to approve the Final Resolution Regarding Exempt Facility Variable Rate Demand Redevelopment Revenue Bond Financing for Green Bay Packaging Inc. Project. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, No- None, Abstain- None

2. Consideration with possible action on Development Agreement 19-02 with The Legacy Green Bay, LLC, for the Legacy Hotel at 1004 Brett Favre Pass (Tax Parcel 1-1841-C-2).

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 James Blumreich to open the floor for discussion. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, No- None, Abstain- None

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

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, No- None, Abstain- None

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to approve Development Agreement 19-02 with The Legacy Green Bay, LLC, for the Legacy Hotel at 1004 Brett Favre Pass (Tax Parcel 1-1841-C-2), subject to minor legal and technical clarifications. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, No- None, Abstain- None

3. Consideration with possible action on the sale of 535 St. George Street.

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to approve the sale of 535 St. George Street for \$134,900.00. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, No- None, Abstain- None

4. Consideration with possible action on Industrial Revenue Bond Fee Schedule.

Moved by Kathy Hinkfuss, seconded by Ald. Barbara Dorff to approve the proposed Industrial Revenue Bond Fee Schedule. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, No- None, Abstain- None

5. Consideration with possible action on request from staff to use 2018 Community Development Block Grant funds for Green Bay Metro Bus Shelter Art program.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to approve the allocation of 2018 Community Development Block Grant funds for the development of the Green Bay Metro Bus Shelter Art program, taking into consideration the use of graffiti proof vinyl, and for staff to work with the GBPAC and representatives from Green Bay Metro to determine final artwork approvals. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, No- None, Abstain- None

6. Consideration with possible action on a development agreement with Modern Built LLC for the property located at 929 North Broadway (Tax Parcel 18-502) under the New Homes in Your Neighborhood program.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to approve a development agreement with

Modern Built LLC for the property located at 929 North Broadway (Tax Parcel 18-502) using \$25,000.00 of Neighborhood Enhancement Funds. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, No- None, Abstain- None

7. Consideration with possible action on the disposition of 422 5th Street (Tax Parcel 2-192) to NeighborWorks Green Bay under the Adopt-A-Home program.

Moved by Matt Schueller, seconded by James Blumreich to approve the disposition of 422 5th Street (Tax Parcel 2-192) to NeighborWorks Green Bay under the Adopt-A-Home program. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, No- None, Abstain- None

8. Consideration with possible action on a planning option with NeighborWorks Green Bay for the properties located on the 1100 Block of East Walnut Street (Tax Parcels 14-195 through 14-202).

Moved by James Blumreich, seconded by Kathy Hinkfuss to approve a three (3)-month planning option with NeighborWorks Green Bay for the properties located on the 1100 Block of East Walnut Street (Tax Parcels 14-195 through 14-202) with the option for staff to extend for an additional three (3) months if needed. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, No- None, Abstain- None

9. Consideration with possible action on the acquisition of 520 Hubbard Street (Tax Parcel 4-96) using the Neighborhood Enhancement Fund.

Moved by Ald. Barbara Dorff, seconded by James Blumreich to approve the acquisition of 520 Hubbard Street (Tax Parcel 4-96) for \$9,000.00 using the Neighborhood Enhancement Fund. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, No- None, Abstain- None

10. Consideration with possible action on the acquisition of 421 4th Street (Tax Parcel 2-181) using the Neighborhood Enhancement Fund.

Moved by James Blumreich, seconded by Matt Schueller to approve the acquisition of 421 4th Street (Tax Parcel 2-181) for \$65,000.00 using the Neighborhood Enhancement Fund. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, No- None, Abstain- None

11. Consideration with possible action on the acquisition of 821 South Chestnut Avenue (Tax Parcel

2-178) using the Community Development Block Grant fund.

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to approve the acquisition of 821 South Chestnut Avenue (Tax Parcel 2-178) for \$79,500.00 using the Community Development Block Grant fund. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, No- None, Abstain- None

12. Consideration with possible action on the acquisition of 227 South Buchanan Street (Tax Parcel 3-1063-2) using the Neighborhood Enhancement Fund.

Moved by Matt Schueller, seconded by James Blumreich to approve the acquisition of 227 South Buchanan Street (Tax Parcel 3-1063-2) for \$9,988.38 using the Neighborhood Enhancement Fund. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, No- None, Abstain- None

F. INFORMATIONAL.

1. Financial report and check register.

2. Director's report and project updates.

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

G. ADJOURNMENT.

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

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, No- None, Abstain- None

VERBATIM MINUTES

- All right, we're underway.

- [Kevin] All right, we're recording?

- Mm hm.
- [Kevin] All right, roll call, Chair Gary Delveaux.
- Here.
- Vice Chair Matt Schueller.
- Here.
- Alderperson Barbara Dorff.
- Here.
- Jim Blumreich.
- Here.
- Deby Dehn asked to be excused. Kathy Hinkfuss.
- Here. And Melanie Parma asked to be excused.
- All right, excellent, motion to approve the agenda.
- So moved.
- Second.
- Second.
- Jim and Barb. All those in favor, signify by saying aye.
- [Together] Aye.
- Carried. Approval of the minutes from May 7th.
- So moved.
- Second.
- Matt and Kathy, sorry Kathy. All right, all those in favor signify by saying aye.
- [Together] Aye.
- All right. I see a public hearing is the first thing on the agenda. A public hearing regarding the proposed plan of Finance for the issuance by the Redevelopment Authority of the City of Green Bay, Wisconsin of one or more series of its Exempt Facility Variable Rate Demand Redevelopment Revenue Bonds for the Green Bay Packaging Inc. Project. Is there anybody that would like to make a

comment in regards to this public hearing? Is there anybody who would like to make a comment in regards to the public hearing? Over in the back, is there anybody who would like to make a comment in regards to the public hearing? Hearing none, the public hearing was closed. All right, on to regular business. Consideration with possible action on Final Resolution Regarding Exempt Facility Variable Rate Demand Redevelopment Revenue Bond Financing for the Green Bay Packaging Inc. Project. Do you want to kick her off, Kevin?

- [Kevin] Sure. In short, we approved the redevelopment agreement with Green Bay Packaging, it was just about a year ago, for a substantial project, basically to build a new paper mill in the city, and this and other substantial improvements, make a serious reinvestment in our community. Since that, the developer has moved forward with construction of that project, we've seen a lot of dirt moving up there. So the construction of the box plant is full steam ahead. With that, what this, today before you is, in terms of financing the project. The developer has been working with the State in order to obtain some revenue bond financing, an Industrial Revenue Bond Financing. It's quite a large packet. But what this does is it will enable them to get some financing more competitively than they can get in the private market. It's something that the State, in terms of wanting industries to retain and expand, you know, facilitate. We have not done IRBs in some time, just because those interest rates have been pretty close for a while between the private sector and the public offerings. But we've seen an uptick in interest of this moving forward. And this one, every IRB needs a conduit ensured in order to provide to be able to do these bonds. I can speak, Director Hollenbach is here, he can speak. This has not increased any exposure for the city. It does increase any liability for the city. It does not have an impact on our bonding capacity. It's simply that the State needs a conduit in order to say, basically, look, we're redeveloping this area, there's blight elimination, there's certain redevelopment activities going on in terms of being able to move forward. With that, Counsel, Bond Counsel Lynda--

- [Lynda] Yes.

- Templen is here, if you want to open the floor, she can speak a little bit more on the project and answer questions specifically.

- Motion to open the floor.

- Alder Dorff.

- Second.

- And second by Kathy.

- All right, if you want to come up, I'll put that up.

- All those in favor signify by saying aye.

- [Together] Aye.

- The floor is open CDFA, the Council of Development Finance Agencies.

- All right, I'll pull this up for you just so we can get it on camera, thank you Lynda.

- Okay. Thank you. My name is Lynda Templen. I am a partner with Husch Blackwell, and our firm is serving as Bond Counsel for this conduit financing. I often go to municipalities and present at these meetings and explain that the use of an IRB, being the conduit issuer is one of the most powerful tools a community can have in their development toolbox, because you can ensure a very significant benefit to a borrower at absolutely no cost to the City or the RDA, and yet they realize a much lower interest rate, and as a result of that they save money, they create jobs in the community, they contribute to the tax base. You probably won't see a lot of deals in Wisconsin that are as large as this one. The final resolution says it's an amount not to exceed \$160 million. We are refining that number. It will be less than \$160 million, more likely it will be just south of \$150 million. But we don't have all the costs of issuance and things pulled together yet, so we're refining that number. The company is being strategic in which assets are being financed with the bonds, for tax reasons. So even though you're aware that the project is much larger than 150 or 160 million, it's more like 500 or 600 million. This will be one of the last procedural steps. The next step is the Council will act on a resolution, we need the Council to act because we need the highest elected officials to approve the TEFRA, and say that the TEFRA hearing, the public hearing you held today, had been held. So we will be coming to the Council, I believe the meeting is on the 18th, and we then will hopefully have a certification and volume cap from the WEDC, and we expect to close the bonds very early in July. Today I delivered to Kevin all of the signature pages that the issuer is a signatory to, and you can sign those at your leisure, and return them in the envelope that's there. So having said that, are there any questions about the bond or the process?

- In general, what's the rate, just so we have a feel for what we're dealing with.

- Generally in today's market the borrower will realize about a full percentage point lower in their interest rate. And on a deal this size, that's a lot of money.

- Yes it is. Well we're obviously very excited about the project, and anything we can do to help that project, we're very much in favor of. Any questions?

- What would the term be, the length of the.

- I think it has a 30 year term on it. Under the statute, it could go as long as 40 years, but it isn't set up that way.

- Okay.

- So okay, we're going to have to, hopefully at the Council they will approve this and it would end up with the Wisconsin Economic Development Corporation for final numbers and approval.

- [Kevin] Yes, maybe, I guess you can talk, they're the ones who basically have the pot of money to allocate those funds, and they'll go through, and they're working with a private financier who will then go out and issue the bonds, if you just want--

- Yeah, the bonds are all being sold to sophisticated, accredited investors, a very small group. So they will buy them on the strength of the Wells Fargo letter of credit. And should there be a default, and we never want to say that, and there won't be a default, you might not even be aware of it, because what happens is the bank that issues the letter of credit realizes on their collateral and the

borrower's promise. So it's no different than you go and you have a mortgage on your house, if you default the bank's gonna try to sell the asset. There's no way that it comes back. You will note also in the documents that there is a broad indemnification for the RDA and for the City, and one might ask, well if I don't have any liability in an exposure, why would you have to indemnify. The answer to that is sometimes as simple as, there are a lot of lawyers in the world. I'm one of them. And let's say something happened on the site, or whatever. A lawyer looks to name everybody they can think of that's connected with it, and it might cost you some money to get dismissed out of it, that's the borrower's responsibility to pay that, that's why that indemnification is there, to protect you.

- Okay.

- Any other questions of Lynda? If not I'll, any other questions from the audience?

- Okay, motion to return to regular order of business.

- A motion by Alder Dorff, to return to regular order.

- Second.

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

- [Together] Aye.

- Okay, we're back to regular order of business. Any questions of Kevin or the staff with regards to this resolution?

- Are you looking for a motion?

- I'm looking for a motion.

- I'll move to approve the Final Resolution Regarding Exempt Facility Variable Rate Demand Redevelopment Revenue Bond Financing, that is the longest title--

- Yes it is, I agree.

- For the Green Bay Packaging Inc. Project.

- I am just going to go with the seconding. It should be easier

- And second.

- A motion made by Jim, seconded by Matt. Any other questions or comments. If not, we shall vote.

- [Lisa] It passed unanimously.

- Great, thank you. Thank you, Lynda. All right, number two. Consideration with possible action on Development Agreement 19-02 with The Legacy Green Bay, LLC, for the Legacy Hotel at 1004 Brett Favre Pass, Tax Parcel 1-1841-C-2. Is that Kevin again.

- [Kevin] Yes, so this is looking at the Legacy Hotel. You may have heard about this project, seen it in the news. It went through Planning Commission last month in order to get its conditional use permit in order to get the use and the height restriction, to overcome that in that area. But what we're here today is to discuss a development agreement in order to get the project completed. We have a developer and the development team is here if you'd like to ask questions of them. In short, they'd like to build a five story boutique hotel, about 90,000 square feet, along with all the other improvements. I'll let the developer explain, I think their goal is to provide a best-in-class service. A new product on the market that really differentiates itself from other things that we don't have which we really feel is important to the City. And really, from a physical planning perspective, start to open up the Legends District to future development. If you look at the preliminary concept plan, it involves demolishing the existing Brett Favre Steakhouse, which if you stand on Holmgren and look down Brett Favre Pass, that's what you see right now, and it kind of blocks everything out. So by taking that down and pushing the hotel to the north of the site, you're gonna open up that U shed, and really hopefully it will increase some additional development opportunities in that area. What we've looked at in terms of alignment with our vision for what we want to see in the community, building new structures really with great design, the per taxable acre property values, Really generating some new job opportunities, being built with options for conversion to other things, in the future as things change, and really following in line with a lot of the work that we did in the Legends District planning process, really committing to a view with us of what gets designed, seeing this is what we want to see in the Legends District as it redevelops. And so we really feel this is a great piece in terms of moving that forward. Just some quick discussion on the numbers. Right now the property's assessed at just over 1.8 million. We estimate the property to be about \$12 million when all completed. I think we're going in with a conservative estimate. If you look at some other properties, where did Northland land?

- [Woman] 18.

- \$18 million, Lodge Kohler's at 16. So I think it will probably be higher, but we're basing our projections on this \$12 million number, which then you can see what it brings in. Part of the proposed lending is to have a TIF incentive, where we would make available 80% of the increment until year 2040. I think we had talked about a monetary number, but I think just given a little bit of the uncertainty at where this might assess out, I wanted to provide some flexibility or the opportunity because of the costs of this hotel, to allow for some additional increment to help fill that gap. We basically feel that it will equate to about \$3.7 million over that time span, which if you go backwards, about 5% interest, it's about \$2.3 million in today's value. With that, what this would require is creating a new tax increment district over in that area. We do currently have, it's 10, and then we'd be adding in 8, I believe, TID 8 is over there right now, 7 or 8? I always get those numbers mixed up.

- [Woman] I think it's 8.

- Over in that district, which has paid off its obligations. I don't know if you remember, last year we passed a resolution to actually close that TID. So I know, Chairman, you had talked about as we come back, probably in July, it's generally being discussed, what's next for our TIDs this year. We may look at keeping that open one year, to put some funding in an affordable housing fund, but then basically shut that TID down and create a new TID. But this property and some adjacent property is really to facilitate some future development in that area. That initial TID kind of did its purpose really,

to get Tundra Lodge off of the ground. There's no other obligations out there. It's cash flowing, there's money in the bank. So what we're looking at in terms of potentially creating this new TID is we put this on the docket for Jeremy to look at during the session this summer. So with that, we think it's a really exciting project. Very good to see some things, I guess we can kind of call it the second phase of the movement in the Legends District. We had some initial development when we created that first TID, and I think we're ready for a second wave, and hopefully this will be the project that leads it. So with that, as I said, the developer is here, if you want to ask any questions. Otherwise, staff recommends approval of this development agreement.

- What's the wish of the group, do you want more details from the developer, or?

- I'd move to open up the floor.

- Then the developer can talk more about the project, and what's going on. It wasn't clear to me that, right, that restaurant was getting cleared down, so I'd just like to know a little bit more about the hotel. And a little bit probably about the plans, because I don't believe it's intended to be badged with one of the big national chains, and so what they're thinking of, and how it'd be drawing in guests.

- Sure, motion by Matt to open the meeting.

- Second.

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

- [Together] Aye.

- Developer, please, give us a little more information.

- Do you want me to stand there?

- Yeah, please, quickly.

- Well, first of all, we will be affiliated with a national chain. We're in negotiations, which are almost complete, with Wyndham, it will be a soft brand, it will be the Trademark Collection. The Trademark has over a 100 hotels in their portfolio, and Wyndham's one of the largest hotel companies in the world, so we think that adds a lot of stability to the project. I'm Dennis Doucette, I'm with Legendary Hotels. We're doing the Hotel Retlaw in Fond du Lac. I invite you all to come see it. It's turning out terrifically.

- Good.

- And Rich Otradovec with RODAC, he's the contractor for the Hotel Retlaw, and he'll be the contractor for this project. Vicki Fabry is the owner, and Performa is the architectural group. Our concept is to be a luxury, all suites hotel. We think that this will elevate the district, having an upscale product in that location. There will be a brasserie, farm to table brasserie in the bottom floor. There will be some executive board rooms. There will be a barista cafe in the bottom floor. Then floors two through four will be all suites, a combination of studio suites, that are about 400 square feet, there will be classic suites that are 570 square feet, and then some grand suites that are about 950

square feet. Again, this will be luxury, very upscale. The top floor, we will have a section of suites on one wing, and then we're going to have a rooftop lounge with a rooftop terrace, and there will also be some function rooms on that top floor. And we intend to also do some significant landscaping to the site itself, so that there is more of a green space feel, and it feels a little more residential, and less concrete and asphalt as it does right now.

- Where would be the closest location that you built lodges very similar to this.

- I'm sorry, what was the question?

- Where is your closest location that you've built one similar to this?

- If we build one similar?

- Similar, to what you're talking about, this design.

- Well, I'm not sure I understand the question.

- [Rich] It's a bit of a one of a kind.

- It's a one of a kind, okay, that's fine.

- Yeah, the design is, we think is in line with what the City's vision was for that district, sort of a chic, industrial profile, but an interesting building, not a square box, like a lot of them are right now. We think the city's got some terrific hotels, but the majority of them are limited service, and select service, and we think having an upscale product in that region will elevate the entire area.

- Excellent. Matt, do you have any questions?

- No, just the other one, and thank you for answering about the part about the Wyndham, because it was called the Legacy Hotel in everything I'd read, I didn't know it was going to be.

- But it's a soft brand, and we feel that it's important to have Legacy as the brand that we want to market out there. But a lot of the big hotel companies now are doing the soft brands. So we get all the advantages of the reservation system, we have the stability of their corporate offices and infrastructure, but then we have the flexibility to operate in our own style.

- And that was the gist of that, right, was around their reservation system and that ability to pull in high calls. The next was, I know Performa has put out a little something on their site, right, with a view of the hotel, and, you know, right in brick, and stone, and metal, and is that still the thoughts on what the architectural finishes would be?

- Absolutely, absolutely.

- Okay, because it's a very nice looking property in the picture that's there, so.

- Very modern.

- Are there any other questions, Kathy or Barb?

- And again, I invite any and all of you to come see us at the Retlaw, and we'll get an example of the fine work that RODAC does, in regards to the construction. That property's turning out very well. And feel free to reach out to the City of Fond du Lac, I think they've been very satisfied with Legendary Hotels and the way that we've conducted ourselves throughout the development phase.

- Good.

- We don't have any kind of boutique hotel. And I don't think we'd even have any regrets adding this to that district. Nice to see focus there.

- Excellent. Any other questions or comments? Otherwise we'll go back to regular business. Thank you.

- Thank you.

- Motion to go back to regular business?

- So moved.

- Second.

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

- [Together] Aye.

- Okay, other comments or questions for Kevin or staff?

- I realized that I did not have an updated rendering in the packet, were you able to see it, otherwise I can pull one up on the screen.

- I have one here, I mean, it's just.

- Yep.

- There you go.

- I like that there are natural facades in it.

- Yeah, I think in terms of finishing--

- See how efficient we're getting, Kevin.

- Yes.

- You know, from design features, I think that is one of the things that the Legends District, which we're in the process of putting a code together to regulate that, I mean, I think--

- Good.

- If we respect the developer and their team for really kind of looking at the Legends plan and using it to guide the design for this, and what we want to lead with, and I think it will fit in nicely with what's there, but also what's going to be coming.

- Are you looking for action?

- Yes.

- [Kevin] Yeah, so, the recommended action would be to approve the development agreement, subject to legal and technical clarifications, and then this would go to City Council on to them for approval. And then we, like I said, it's a process to near being to summer, but this process would begin in the fall.

- I'd like to make a motion to approve the Development Agreement with the, what did you say, with equivalent--

- The language, you can read.

- [Kevin] Right, it should be right on there.

- It's on the end, .

- [Kevin] Oh, I'm sorry.

- Oh, okay .

- He did.

- [Kevin] It's all right.

- Consideration with possible, okay, I would like to move that we approve the Development Agreement 19-02 with The Legacy Green Bay, LLC, for the Legacy Hotel at 1004 Brett Favre Pass.

- [Kevin] Subject to minor legal and technical.

- I don't see that.

- [Kevin] It's down under recommendation.

- There, got it. Subject to minor legal and technical clarifications.

- Excellent.

- Second.

- Okay, a motion by Alder Dorff, and second by Kathy, to approve the Development Agreement 19-02 as stated. Any other questions or comments. Hearing none, we shall vote.

- [Lisa] Passed unanimously.

- Very good, good luck.

- Thank you very much.

- I'm sure you will, thank you. Item three, consideration of the possible action on the sale of 535 South George Street. Kevin, come on down.

- [Kevin K.] Thank you. So we purchased this property from the Parks Department. They bought it with a grant, so we had to reimburse them for the grant, for \$40,000. It went out for bid, and the low bidder was \$115,000. We put some contingency money in the project, so we've got \$130,000 into it. We have an offer to purchase for \$134,900 from a qualified buyer, and we're looking for your approval.

- To make a little profit?

- Not really.

- Not really.

- [Kevin K.] We're getting back what we spent, roughly.

- Good.

- Good.

- [Cheryl] But we saved the house, that was part of the trail, that house behind it. So we actually had to, I think, move the garage, so it would be out of the way of the trails.

- [Kevin K.] Yes, we moved the garage, we had to demolish the garage, and move this forward.

- Why did you--

- So there's an easement in the back. Is the actual trail there right now?

- No.

- No, but it will be.

- It's the ease, okay, got it.

- The property is cut out right behind the garage.

- Okay, paving the way for.

- That's right.
- All right.
- Okay, move to approve.
- Second.
- Motion by Alder Dorff, and a second by Matt. All right, any other questions or comments? If not, we shall vote.
- Thanks, Kevin.
- All right, thank you.
- [Lisa] Passed unanimously.
- Very enterprising, Kevin, great work, thank you.
- [Kevin K.] Thank you.
- Consideration with possible action on Industrial Revenue Bond Fee Schedule.
- Hello.
- Hello.
- Oh, hi.
- With the new interest in revenue bonds, there was discussion with the extra work that that does create with us going through these meeting processes and a fee be associated with that. And since we did not have a fee schedule for this, we are bringing forward a fee schedule for Industrial Revenue Bonds. It was in your packet.
- Was there no fee currently.
- No fee schedule set up currently.
- Currently, okay.
- We kind of did it as they came, and we weren't consistent, and so we figured, all right, if we're going to do more of these, we probably should set policy. It's something to reimburse our time for doing it. Also in the actual costs, sometimes we may want to say from, and who did it the last time, Ellers or Schenk, basically, outside counsel to say, look, there's no impact on us, an outside opinion, and so just being able to bill back for that time. I think, look, there's a balance in terms of a percentage fee versus a flat fee of reimbursing us for our time. Second, high enough to do that, but also not so high, like say

it, but we're not the only game in town, like you could also go to the County to go through this process, so we're trying to be competitive but at least get a little revenue for reimbursing our costs.

- This is a consistent fee with the other .

- Yeah, I mean we found a range of them across the board.

- Okay.

- Some charged a percentage, which in this case would give us a ridiculous amount of money, but really then would then negate the savings that they'd get for doing that. But I think it's just establishes something. We can revisit it if we feel like we're, I think where we have the flexibility is if this gets really crazy, we'll be able to reimburse for actual costs spent.

- Okay, so in the present case we'd be talking about \$150, \$160 million of rebate package income?

- [Kevin] Correct, yeah.

- And so we're looking at \$4,000 total over initial resolution and final resolution.

- And probably a little bit, I think, for the initial one, did we?

- We never did get billed at this point for the grants help.

- Okay, but, it probably, right, if we added a letter too, maybe \$100 extra, but probably under \$5,000, yes, for this.

- I think it's reasonable.

- Do I hear a motion.

- I'll make a motion to approve the proposed Industrial Revenue Bond Fee Schedule.

- A motion by Kathy.

- Second.

- Second by Alder Dorff. Any other questions or comments? If not, we shall vote.

- Kathy?

- Yeah, it takes her a while.

- [Lisa] Passed unanimously.

- Thank you, thanks, thank you. Number five, consideration with possible action on a request from staff to use 2018 Community Development Block Grant funds for Green Bay Metropolitan Bus Shelter Art program.

- Hello.

- Oh, how are you doing?

- Good, how are you.

- Excellent, thank you.

- Good, I'm back again, hi Eric. Back again to discuss the \$50,000 we had set aside in 2018 for the use of public art in our qualifying neighborhoods through the Community Development Block Grant. So last I was here, we were discussing the Rooted Sculpture for our new works, and then the poetry, the sidewalk poetry, and now, our public arts coordinator, Laura Schley, and myself have developed a bus shelter art program. These bus shelters you see here are from a similar program being done in Milwaukee, which is very successful. And Laura and myself, with Transit have identified 11 bus shelters in qualifying neighborhoods, that we would be able to place public art. Here's a map right there. So, pretty well spread out through the whole Green Bay. We have one immediately downtown, and then I'd say pretty even amounts in both the east and west side. And we are requesting approximately \$6,000 to cover 11 of those shelters with public art. We're putting out a call for artists which should be open for approximately a month, where the Public Art Commission along with Transit will be deciding what pieces of art we'll be putting on those shelters. And we are going to be giving some preference to artists who are having an emphasis on various cultures represented in our community, and diversity. And we feel that's very important and we don't feel like we're lacking a lot of public art, we haven't done that really exemplifies or shows the diversity that we do have, because there is culture that we haven't been representing in our community.

- Will there likely be several artists that will be involved?

- Most likely, yes.

- And how long would these last, I assume it's some sort of--

- They are vinyl wraps. And depending on the quality, you're going to be paying more. So if we're going for the base, it's going to be five years it will last, approximately. We can pay an extra \$200 per installation for a higher quality, which would get us two more years, seven years. So five years for approximately for \$300 a piece, which is--

- We were thinking something way less than that, so five years is--

- Yeah, well we were really impressed, we were expecting, to be honest with you, we were expecting to spend \$5,000 per piece. So when we got called back from our vinyl guy, and with that price of \$300, we kind of shook our head, and went what? So we double checked and confirmed, and yes, indeed, it's the cost, and five year life span, approximately.

- And on that vinyl material they can do the whole spectrum of colors, and--

- Everything, yes, and so if you notice, some communities will have, that do bus shelter art, will have, for safety concerns, like see through, you can see the dots, this will not be. This will be solid, just because it's just only on the back four panels.
- What would be the process for selecting the artists, that's going to be a challenge.
- So we've got a call for artists, which you'll see in the packet, we have a call for artists ready, and again, it'll be a committee, members from the Public Art Commission and also Transit, they want to be involved in that process, which is fair.
- Good, excellent, I see it now. All right, any other questions?
- I just want to say from the security standpoint, I like that it's just the back, that you can see in from both sides and the front, so that it doesn't create a space that might be insecure. I like this.
- Yeah.
- Any other questions or comments?
- [Brian] Gary?
- Yes, please.
- [Brian] Just one question for you, Will. Do you know if this product is graffiti proof?
- I don't think there's any product that's graffiti proof.
- [Brian] I can refer you to a company that does graffiti proof vinyl, but maybe the broader point is, if there is that option, and it's a little upgrade, it might be worth at least looking at that.
- Sure, we can definitely, I don't know for certain how resistant this product is to graffiti, considering that they would either have to, it's going to be applied on, and I'm not even sure if it's going to be applied on the back, or on the front. I'm assuming it's going to be applied on the back of the glass, so that the image itself will be protected. So they'd either have to spray paint or color on the inside of the shelter over the glass, or they'd have to come from behind and scrape and try to damage and tear, so it just kind of depends on how that's going to be applied. But we can't certainly look into just the graffiti resistance aspect of that material. That's a good point.
- Alder Johnson, I was helping teach a course on using the environment for crime prevention, and one of the things where they saw a lowering of graffiti was where there was actual art and murals displayed. They saw a big drop off. People were more reluctant to destroy those kinds of things than they were to write on or to mark plain walls. And so that is also a good thing to know.
- [Brian] I totally agree, and I know that to be the case. And I'm just thinking though, in that unfortunate circumstance where it does get tagged, having to trash it or replace it versus being able to clean it. And I don't think Green Bay has got as big a problem as some other larger cities.

- No, I'm trying to think of, we haven't really had, with the public art that we have out right now, we maybe had one instance, a long time ago, with one of the sculptures on the Fox River Trail, there was some damage, but.

- [Cheryl] One was, I think, bent over.

- Bent over, something, but we fixed it, so.

- [Brian] So if the incidents are that low it might not even be worth--

- We just have to take a look at the cost, right, to see if it's justifiable.

- [Brian] Right, thank you.

- But that's a good point, thank you for bringing it up.

- One real quick follow up on that, what's been experienced in Milwaukee because you saw some of this in Milwaukee, have they been having much issues with that?

- I don't think Laura spoke with Milwaukee. So I guess I can't speak to what issues they've had, if any. But I know it's a popular program. This is just one example, and we wanted to find a local example, and this is being done all over.

- Right. Great, any other questions or comments? So I'll look for a motion.

- Move to approve.

- Alder Dorff.

- Second.

- Seconded by Kathy. Any other questions or comments? I think keeping Brian's comments in mind, though, if there's a little bit of up-fee, I think that's a great idea.

- We will certainly look into that.

- Do I have--

- Yeah, and do I have to make a motion contingent that we also look at the graffiti free vinyl, and evaluate that.

- Sure.

- Alder Dorff are you good to vote?

- I will, yes, just give me a minute.

- All right. Then if there are no other questions or comments we shall vote.

- I haven't got my vote thing, it's slow, there we go.
- [Lisa] Passed unanimously.
- Very good, excellent, thank you.
- Thank you very much.
- Number six, consideration with possible action on a development agreement with Modern Built LLC for the property located at 929 North Broadway, Tax Parcel 18-502, under the New Homes in Your Neighborhood program.
- All right, I'm here again.
- Hello, Ken, good to see you again.
- You'll see a lot me real quick here, sorry. So this property was purchased in 2009, actually by the EDA as a City property. It's been sitting vacant since then. We've had it marketed as part of our New Homes in Your Neighborhood program. And just last month, we received an application from Modern Built LLC to do a single family, about 1200 square foot, single story home on the site. We took this to EDA last night and got approval to dispose of the property. So for today we're looking at awarding the \$25,000 grant as part of the New Homes in Your Neighborhood program. Ryan Kosmoski is here as a representative of Modern Built LLC, if you'd want to speak to him about the project. They're looking at doing the Jackson design out of our plan book that I shared with you last month, so a similar build to what the LeMense Quality Homes is doing on the lot right next to this, that we approved last month as well. So staff is recommending approval of using the \$25,000 of the Neighborhood Enhancement Funds for the New Homes in Your Neighborhood program.
- Questions, comments?
- So are we selling the property to Kosmoski?
- The lot will be deeded free of charge.
- Free of charge, okay.
- Yes.
- And then we're, through the New Homes--
- And then providing the \$25,000 for the New Homes in Your Neighborhood program.
- Okay.
- I move to approve.
- Moved by Alder Dorff.

- Second.
- And seconded by Kathy, I believe. Any other questions or comments? If not we shall vote.
- [Lisa] It's slow on your tablet?
- I am still waiting.
- It's a glitch, it doesn't like your computer or something. I'm sure it's coming.
- Did everybody else get it?
- Yeah.
- Do we have to--
- Do you want me to enter your vote for you?
- Yes, I'm going to vote with their help.
- Ah.
- Yeah.
- It just showed up.
- [Lisa] So it passed unanimously.
- Excellent, thank you. And I guess it's Ken again, number seven. Consideration with possible action on the disposition of 422 5th Street, Tax Parcel 2-192, to NeighborWorks Green Bay under the Adopt-A-Home program. Yes, Ken.
- Yes, all right, so this is a property the RDA purchased this past fall, located within the Shipyard neighborhood. This is the one that had the interesting little house on the back of the property. That is scheduled for demolition this month, so that will be coming out shortly. We've done some survey work to kind of square up that alley in the back, and make sure everything kind of plays out the way it should. NeighborWorks Green Bay has submitted a proposal to rehab the front property from a two family back to a single family home, and then sell it for owner occupancy. And they'll be utilizing the Adopt-A-Home program to basically offset any of the additional costs that will go into the development of the property that they won't get back from the sale of the property. They're expecting a sale price of about \$110,000. We have had properties in that area sell upwards of \$159,900, one of, 871 West Mason that we had go through the RDA last year, so we are hopeful that this is going to be a success here. I guess staff will make a recommendation to approve disposing of 422 5th to NeighborWorks Green Bay under the Adopt-A-Home program.
- As far as what the final product is going to look like, that's that picture there.

- No, actually that's how it is, that's I think from 2016.
- Okay. So next year, other than having new siding, et cetera, the concept's pretty much like that, just that's gonna be upgraded.
- Correct, and then the house in the back will be torn down, there will be a new two stall garage that will be actually accessed off of the alley I believe, yes. So the driveway off of 5th Street will be eliminated. There will be a curb cut eliminated there as well. So the side yard will be a little bit bigger then. And, Scott Schoeneman from NeighborWorks is here if you had any other questions about the development.
- I don't think I have any problems with it. Matt, yes.
- I'll make the motion to approve the disposition of 422 5th Street to NeighborWorks Green Bay under the Adopt-A-Home program.
- Second.
- A motion by Matt, seconded by Jim. Any other questions or comments? If not then we shall vote.
- She just put yours up before we started.
- Yeah, right.
- I'll vote yeah.
- It must be your computer, Matt.
- [Lisa] So it passed unanimously.
- All right, very good, thank you, thank you Ken. Number eight, yes, consideration with possible action on a planning option with NeighborWorks Green Bay for the properties located on the 1100 Block of East Walnut Tax Parcels 14-195 through 14-202.
- All right, well, we're taking another stab at this property. Back in 2016 we had a planning option with NeighborWorks on this site as well. At the time they had been looking to get a Federal Home Loan Bank for \$400,000. That never came through, so the project kind of fizzled out from there.
- [Cheryl] And I think it was apartments, it was more of apartments, a two story, a little different, I think, design than what we're looking at.
- Correct, now, and well, the design that they do have provided in their request here is the previous design, we are going to be working with them as far as kind of what our vision is on this property, and we've been in discussion with them since then as well. But before they put any more expense into drawing up some new plans, they wanted to secure it under a planning option. NeighborWorks is requesting a six month planning option. Staff will be recommending doing a three month, with the possibility of doing a staff approval for an additional three month planning option, and we'll be

working with them, and doing monthly check ins to see where the progress is with the design, and financing, and anything they need for help on the project.

- Is this near East Walnut?

- Right down the road.

- That's what I thought, okay.

- There are townhouses out there someone.

- They're really pretty ones.

- Mm hm.

- So on the 1300 block, two years ago, Habitat for Humanity did the twin builds on a similar sized lot as this, and then NeighborWorks did the Navarino town home project, and so we're going to be hopefully working with them to do some kind of hybrid of that plan on this site, but a bit larger scale.

- Because they all look attached.

- Mm hm.

- Right.

- And they're probably be all detached? And the total number is six?

- They have proposed right now two six unit buildings. But we're going to work with them on that and try to fill that site and make sure we can get as--

- Is that pretty dense, to have two six, I mean, there'll be 12?

- 12 units.

- Will they be owner occupied or are they rentals?

- That is another discussion that we're going to be working through as part of the planning option. I think--

- [Scott] We're exploring, exploring both.

- Yeah, yeah, they're still exploring both options, and it might be a mix of both. There may be a unit of rentals, and then some owner-occupied as well.

- So they're asking for a six month planning option, and you're asking for a six month planning option, but you want to assess it at three for the staff.

- Well they're asking for three month, with a possible extension.

- Correct.
- By the staff.
- By the staff.
- Correct.
- So six month though.
- Essentially, yeah.
- So what's the concern for reducing the six months to three months?
- We just want to see something hopefully by the end of summer, see where they're at, and just to, I guess, keep everything on track.
- Okay.
- Mm hm.
- Yeah.
- I think that's good.
- Accountability.
- Mm hm. Because sometimes in the past, some of the six month options, we've done it with the New Homes in Your Neighborhood now, where we've reduced that to a 60 day option. If you extend it out too far, sometimes things can get pushed toward the end of that option period. So we just kind of want to streamline that, and hopefully go forward with something by fall.
- Well it looks like their plans are pretty well formulated, so I'm not concerned about the three month option.
- Did you say those are the old plans?
- The plans that are in here are the previous plans, yes.
- So it might not look like this?
- Correct, yeah, there are some design aspects that we're gonna work with them on. And just making it sure that the way it lays out on site fills the whole site.
- And has curb appeal.
- Correct.

- Like the stuff that's been going in there has really nice curb appeal.
- Yeah, exactly what I thought, the last projects they've done, have that two of them looking differently, that's really important. That's real attractive. I'm sure they'll do it again.
- Correct, yeah, so then, after the planning option, the final development agreement will come back to the RDA.
- [Cheryl] With the final plans signed and sealed.
- Yeah, so we won't have to bring it all back.
- Okay, I'll make a motion to approve a three month planning option with NeighborWorks Green Bay for the properties located on the 1100 Block East Walnut Street, Tax Parcels 14-195 through 14-202.
- With a possible three month extension by staff, do you need that?
- [Cheryl] Three and three then.
- That's fine.
- Okay.
- So a motion by Jim.
- Second.
- Second.
- Second by Kathy. Any other questions or comments? Again, if there's anything to up the curb appeal, and have them all look different, which you've done your last several projects, they look beautiful. So we will go ahead and shall vote.
- [Lisa] Passed unanimously.
- Excellent. Thank you, Ken. Number nine, consideration with possible action on the acquisition of 520 Hubbard Street, Tax Parcel 4-96, using the Neighborhood Enhancement Funds.
- That is me as well.
- All right.
- So aside from St. Patrick's Church, the Redevelopment Authority has gone after the other two corners here, so we figured we might as well try to get this one as well. On Broadway Inc. has recently, this property has been donated to them by one of their board members, and we've been in negotiations with them as far as acquiring the property. Upon acquisition we will put it into our New

Homes in Your Neighborhood Program, and look to get a single family home built on the site. We had our design specialist, Erin Roznik, do a massing here, in a picture, down in the right corner there, to show how the house will fit on the site. So we feel that it's a good property for us to pick up, and hopefully get some more redevelopment on that block and the 100 block of North Maple.

- And it's just a vacant lot?

- Correct.

- I move to approve the acquisition of 520 Hubbard Street, using the Neighborhood Enhancement Funds.

- Second.

- I have a motion by Alder Dorff, and a second by Jim. Any other questions or comments? If not, we shall vote. Very good.

- [Lisa] It passed unanimously.

- Ken, you're a busy young man. Number 10--

- Take a moment, give him time, he might want to respond.

- He might want to respond. Consideration with possible action on the acquisition of 421 4th Street, Tax Parcel 2-181, using the Neighborhood Enhancement Funds.

- All right, so shifting back to the Shipyard. You know, we dispose of one, we need to pick one up, that's kind of what we do here, so. 421 4th Street, another property that became available. Staff has been in negotiations with the owner, we have an accepted offer for \$65,000. Currently it's a two family home. One of the units is occupied. And it's, the foundation definitely needs some work. Now the picture here, it's not for worst, but there is definitely some improvement that could be done on the site. After we acquire it, we take a look, we'll dive in a little bit deeper to see if it's something we can convert back to a single family, or we could demolish it, and leave a buildable lot. The site would definitely be suitable for one of our designs from our plan book. So with that--

- So does the empty space, is that all part of that lot, or is it kind of cut down the middle?

- That's divided down the middle, yeah.

- Divided one that side, one that side.

- Yeah, and so then this property does also have the alley access off the back, which is what we had surveyed for the other property. So any redevelopment on here, we'd have another curb cut that would be eliminated on 4th Street, and you'd utilize that alley access.

- But otherwise that's a really narrow lot, right, because that's one lot that's not, or is it two lots or one lot?

- Well, there's a house--
- Right, with a walkway.
- And that's, see, that's what I asked. In the middle, split that down the middle, and then one half belongs to one house, one half belongs to the other house. So it's not a lot, it's part of it.
- Correct, yeah, so that green space gets cut in half, and then there's a driveway down the side that's included. Total frontage is 50 feet on this lot, which is buildable with our plan.
- And the driveway likely would go away.
- That driveway would go away, exactly.
- And the, the one you just approved for the NeighborWorks Adopt-A-Home one backs onto that.
- Oh.
- Oh.
- So it opens up some space behind there too.
- And then we own the vacant lot, the dog-legged, to the left of the red parcel that little square, is owned by the Redevelopment Authority as well, which, and then NeighborWorks already owns the corner property, so, we're really making some bridge connections.
- Right.
- Well it probably looks good to me, Ken.
- I'll make a motion to approve the acquisition of 421 4th Street, Tax Parcel 2-181, for \$65,000, using Neighborhood Enhancement Funds.
- Second.
- Motion by Jim, second by Matt. Any other questions or comments? If not, we shall vote.
- [Lisa] Passed unanimously.
- Very good, thanks Ken. Number 11, consideration with possible action on the acquisition of 821 South Chestnut Avenue, Tax Parcel 2-178, using the Community Development Block Grant funds.
- All right, a little more Shipyard action.
- That's great.
- So across the street from the last one.

- Yes. Right across the street. Actually in the map there you can see the 421 4th there. This is the last parcel of the large area that the RDA already owns. Currently the garage on that site is leased out by the Green Bay Bicycle Collective on a one year lease. This property became available within the last few months here. We've been negotiating with the owner on the property. We are looking to pick this up for \$79,500, with Community Development Block Grant. And that will allow us then to put the rest of these properties out for RFP, and hopefully serve some larger development here down in the Shipyard. We are looking at doing a rezoning of this area, and this part, our recommendation will be for commercial, so we're looking at doing some mixed use, maybe commercial first floor, retail first floor, maybe some apartments above. So with that, staff would recommend the purchase of this property for \$79,500.

- Do you have an estimate for the relocation funds?

- I don't have that number, no. It's a single parent with a child that currently resides there. We didn't really get the lease agreement prior, so.

- You're talking move costs would be anywhere, probably \$3,000, \$4,000, they'd probably take a fixed payment.

- Yeah, we don't have any obligation for formula payout for relocation on these?

- We do.

- We do?

- We do, this would be a relocation under federal rules. So it would be, it's kind of complicated, but it's the difference of rent if they have to pay more, over a period of four years, or we offer them a voucher, which we have the ability to do, so they're only going to pay 30% if they're low income. So until we get in there and interview the tenants we won't know that situation. But regardless we'll have to pay that. That's not a negotiable fee, relocation, so.

- And it's a formula, so it's not a--

- It's a formula.

- It's not really an unknown cost.

- Right, right.

- Okay, thank you.

- And there are maximums, so.

- Well I'd like to move that we approve the acquisition of 821 South Chestnut Avenue, Tax Parcel 2-178, using Community Development Block Grant funding.

- Second.

- Motion by Alder Dorff, and second by Matt. Any other questions or comments? If not, then we shall vote.

- Is it coming up quicker on there?

- Yep.

- [Lisa] Passed unanimously.

- See I'm on it now, Gary.

- All right, it's good your computer's catching on to your City career, terrific. Number 12, consideration with possible action on the acquisition of 227 South Buchanan Street, Tax Parcel 3-1063-2, using Neighborhood Enhancement Funds.

- One more for you guys. All right, so this property we brought before you in March, to accept a short sale on a rehab loan that we had on the property. Since then that sale had fallen through, and the County was no longer going to work with that owner, and has foreclosed on the property and taken ownership of it. I had a meeting with the County Treasurer and stressed our interest in the property, explaining our loans that we had outstanding on it, and he's willing to work with us on it, and sell the property to us for the amount of the back taxes, which is the \$9,988.38. There are a few other expenses and special assessments that are due to the City, as well as the 2019 property tax bill, and then some unpaid water bills. That should be no more than \$1,000. Once we do acquire this property, we will demolish the property, and it will leave a buildable site. Habitat for Humanity has a planning option on the site next door to this, and had said that they'd take a look at building on this one as well. Once we get it, we will put it as part of the New Homes in Your Neighborhood program, and wait for redevelopment. So with that, staff would recommend the approval of 227 South Buchanan for \$9,988.38.

- Selling at a good price.

- I think this is great, I would make the motion to approve the acquisition of 227 South Buchanan Street using Neighborhood Enhancement Funds.

- Second.

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

- [Lisa] Passed Unanimously.

- Thank you. Having reviewed the financial report and check register, are there any questions? In that regard they'll just be accepted. Director's report and project updates.

- [Kevin] Thank you. As usual, we're busy, we're cranking. It's Ken's motto, so, I'll take the line.

- Ken's gonna sleep good tonight.

- He will, he will, he's been working hard.

- So a few bigger picture things, maybe not necessarily here, but, I think it's important to talk about because eventually we're going to talk about how they're implemented. So one is our comprehensive plan. We're in the process of working on an update with that. We've got an intern working with us for the summer, is he still here, no, he's working. Basically preparing a strategy on how we're going to update and how we're going to create our comprehensive plan. Noel, our intern, will be working with David Buck in terms of leading this. I know it's a planning document, but really what it's going to do, it's right setting the next stage for what we're doing in all these next areas, and what are our focus areas, and what kinds of developments are we looking for in these particular areas. I'm pretty excited, I think we're gonna do it a lot differently than we've done comp plans before in the past, but really it's gonna be a unique document that's going to help us really kind of project a strategy in a clear direction of where we want to go with development. Paralleling that, next cycle through our Planning Commission and Council will be adopting a pedestrian and bicycle strategy that's done in concert with the school district and the Safe House to School Plan. Again, right, we control kind of the private side, behind the line, but it's also important how are all these things connected, and in providing accessibility and mobility for all of our residents, just making a city work, I think that's really important, and so we'll be working to implement that. Some other things, you probably saw the Mayor and the County Executive together, and we talked about some things here, and letters of commitment, and what we wanted to do. I think we and the County are both now on the same page, in terms of moving forward in a direction. I don't think there's anything you want to say, about it.

- No, I mean, yeah, just we share a vision that we both have for both the C. Reiss site as well as the Pulliam Power Plant site, so I think it's a great opportunity obviously.

- First of May, are you having a lot of fun?

- Yeah, it's been great.

- We'll also be rolling out, probably talking soon about finalizing some concept designs for the Shipyard. We'll be working really close with Stantec, and hopefully have some public outreach soon, and coming back to this Board to display what we'd like to do with that site. We've also been working on Interlay, a curb appeal program, so right, in terms of our commitment and investment in the neighborhood, some properties that we've targeted to identify providing, as I mentioned, grant funds to help with landscaping, paving, painting, siding, basically exterior things, really to make incentives to spruce up the neighborhood. I know we're going to have some deeper dives, right, acquisitions, remodeling, all kinds of stuff, but just for making some of those properties that need more of just a light touch, here's a way to kind of get in and make then make a maximum impact in that neighborhood.

- Will be a grant program?

- Yes, a matching grant program where basically the City will provide 25% of the funds, is that we said on this one?

- They would have to provide 25%.

- They provide 25, we provide 75, yes.

- Oh, only 25.

- So yes, we're gonna put some serious money in, but in the same aspect, property owners are going to put some skin in the game, so I think there's some accountability in terms of what's going to be happening there. And then if you haven't contacted already, I think we're putting together a Real Estate Committee. We kind of want to revisit and get back to talking about two things, one the Adams Street lot, just kind of where things ended up in our pursuit of the Baylake Building, and discuss where things are at and the direction for the future. And then Schauer & Schumacher, what are our next steps with that piece of property.

- The projects around Whitney Park are going to be really well built.

- Yes, I was just over there earlier this week, and the town homes are almost complete inside Whitney School. I don't know if you've been by, but they're replacing the windows. Looks amazing, right? The '70s weatherization made these nine foot windows like three foot windows, and they're back to nine foot windows again, and it looks great. And then 901 Main's got the first floor up, and I think they'll be working on the second floor next week. Yeah, and it's clear this year that that neighborhood's going to look very different.

- Yes, the parking will make that all very attractive.

- Yes, yep, very much so. He'll get premium rent for that corner unit at 901 Main. I mean, you go in there and just overlook the park, it's a great showpiece.

- Good. Any other questions for Kevin or ? It sounds like you guys are busy. I don't think Ken's been getting six hours of sleep with all he's been doing.

- Five.

- Five, is that it.

- Well we have summer hours now so you can rest during that.

- Sleep all of Friday afternoon, yep.

- Excellent, keep up the great work guys. The next meeting is July 9th. Jim, you're not coming?

- Mm mm. But I'm sure we'll have a quorum, I think, shouldn't we.

- Yep.

- I'll make a motion to adjourn.

- Second.

- Kathy for the second. All in favor signify by saying aye.

- [Together] Aye.

- Thank you, excellent, excellent meeting.

- Nice work, everyone.

- Yes.