MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, MAY 7, 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 J. Delveaux, Matt Schueller, Barbara Dorff, Melanie Parma, Kathy Hinkfuss, Deby Dehn, Excused: James Blumreich
Liaisons Present: Chelsea Kocken, Jeff Mirkes, Leah Weycker
Others Present: Mayor Eric Genrich, Ald. Brian Johnson

B. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the May 7, 2019, meeting of the Redevelopment Authority.

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to approve the agenda for the May 7, 2019, meeting of the Redevelopment Authority. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, No- None, Abstain- None

C. APPROVAL OF MINUTES.

1. Approval of the minutes from the April 9, 2019, regular meeting of the Redevelopment Authority.

Moved by Kathy Hinkfuss, seconded by Melanie Parma to approve the minutes from the April 9,

2019, regular meeting of the Redevelopment Authority. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn,
No- None, Abstain- None

D. REGULAR BUSINESS.

1. Consideration with possible action to amend the Professional Services Agreement with Stantec Consulting Services, Inc., to prepare a Project Plan for the Shipyard at a cost not to exceed one million dollars ($1,000,000.00).

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 Melanie Parma, seconded by Ald. Barbara Dorff to approve amending the Professional Services Agreement with Stantec Consulting Services, Inc., to prepare a Project Plan for the Shipyard at a cost not to exceed one million dollars ($1,000,000.00). Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn,
No- None, Abstain- None

2. Consideration with possible action on Amendment(s) to and Obligations of Developer for Development Agreement 19-01 with TWG Development, LLC, and DDL Holdings, LLC, for Broadway Lofts @ the Rail Yard at 420 N. Broadway (Parcel 5-1756).

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

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to approve amendments(s) to and Obligations of Developer for Development Agreement 19-01 with TWG Development, LLC, and DDL Holdings, LLC, for Broadway Lofts @ the Rail Yard at 420 N. Broadway (Parcel 5-1756), subject to minor legal and technical revisions. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn,
No- None, Abstain- None

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

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

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

4. Consideration with possible action on a HOME funding request and property disposition from Greater Green Bay Habitat for Humanity for the construction of a home at 429 S. Roosevelt Street (Tax Parcel 14-1301).

Moved by Melanie Parma, seconded by Kathy Hinkfuss to approve the HOME funding request and property disposition from Greater Green Bay Habitat for Humanity for the construction of a home at 429 S. Roosevelt Street (Tax Parcel 14-1301). Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn,
No- None, Abstain- None

5. Consideration with possible action on a HOME funding request and property disposition from Greater Green Bay Habitat for Humanity for the construction of a home at 1209 Chicago Street (Tax Parcel 14-1298).

Moved by Kathy Hinkfuss, seconded by Deby Dehn to approve the HOME funding request and property disposition from Greater Green Bay Habitat for Humanity for the construction of a home at 1209 Chicago Street (Tax Parcel 14-1298). Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn,
No- None, Abstain- None

6. Consideration with possible action on approving and recommending to the Common Council an Analysis of Impediments to Fair Housing Study.

Moved by Kathy Hinkfuss, seconded by Melanie Parma to approve and recommend to the Common Council the Analysis of Impediments to Fair Housing Study. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn,
No- None, Abstain- None

7. Consideration with possible action on the report of the Funding Administration Subcommittee meeting May 2, 2019.

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

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

Moved by Kathy Hinkfuss, seconded by Melanie Parma to approve the report of the Funding Administration Subcommittee meeting May 2, 2019, approving the draft 2019 Annual Action Plan and

funding recommendations with the amendments as discussed for the 2019 Community Development Block Grant allocations. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn,
No- None, Abstain- None

8. Consideration with possible action on request from TWG Development LLC to restructure the HOME awarded $100,000.00 grant into a loan for Broadway Lofts.

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to approve the request from TWG Development, LLC to restructure the HOME awarded $100,000.00 grant into a loan for Broadway Lofts. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn,
No- None, Abstain- None

9. Consideration with possible action on a development agreement with LeMense Quality Homes for the property located at 927 North Broadway (Tax Parcel 18-503) under the New Homes in Your Neighborhood program.

Moved by Melanie Parma, seconded by Matt Schueller to approve a development agreement with LeMense Quality Homes for the property located at 927 North Broadway (Tax Parcel 18-503) using $25,000.00 of Neighborhood Enhancement Funds. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn,
No- None, Abstain- None

10. Consideration with possible action on a substantial amendment to the 2018 Annual Action Plan transferring $10,000.00 in CDBG funding from the CDBG Eligible Area Projects to Public Service to fund a newly created Housing and Zoning Inspection Assistant position.

Moved by Ald. Barbara Dorff, seconded by Deby Dehn to approve the substantial amendment to the 2018 Annual Action Plan transferring $10,000.00 in CDBG funding from the CDBG Eligible Area Projects to Public Service to fund a newly created Housing and Zoning Inspection Assistant position. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn,
No- None, Abstain- None

11. Consideration with possible action to award RFB #3135, Skywalk Window Pane Replacements, to low bidder Tri City Glass and Door for $20,150.00.

Moved by Kathy Hinkfuss, seconded by Melanie Parma to award RFB #3135, Skywalk Window Pane Replacements, to low bidder Tri City Glass and Door for $20,150.00. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn,
No- None, Abstain- None

E. INFORMATIONAL.

1. Financial report and check register.

2. Director's report and project updates.

3. Next meeting: June 4, 2019 at 1:30 PM

F. ADJOURNMENT.

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

VERBATIM MINUTES

- [Kevin] And are we recording?

- [Female] Mm Hmm.

- [Kevin] Chair, Gary Delveaux.

- [Gary] Here.

- [Kevin] Vice Chair, Matt Schueller.

- [Matt] Here.

- [Kevin] Chairperson, Barbara Dorff.

- [Barbara] Here.

- [Kevin] Jim Blumreich asked to be excused. Deby Dehn.

- [Deby] Here.

- [Kevin] Kathy Hinkfuss?

- [Kathy] Here.

- [Kevin] And Melanie Parma?

- [Melanie] Here.

- [Gary] Excellent. Motion to approve the agenda from May 7th.

- [Barbara] So moved.

- [Matt] Second.

- [Gary] , all in favor say aye.

- [Group] Aye.

- [Gary] The minutes from April 9, 2019, motion to approve these.

- [Melanie] So moved.

- [Kathy] So moved, second.

- [Gary] Kathy and Melanie, yeah. All in favor, say aye.

- [Group] Aye.

- [Gary] Regular business. First thing on the agenda: Consideration with possible action to amend the professional services agreement with Stantec Consulting Services Inc to prepare our project plan for the Shipyard at costs not to exceed one billion dollars. Depending on...

- [Kevin] Yeah, so, as you know, the RDA and city approved a contract with Stantec to move forward with consulting services for the shipyard. Part of that then led to our council agreeing to borrow two million dollars to pay for a consultant and also some real estate acquisition. We bought sheet metal and then the properties, the Rob-by properties along Broadway and then pay for the Stantec contract. Initially the proposal that came in, we agreed to not exceed $800,000. After moving further along, they have recommended that we do some additional geotechnical testing on the site, just given its squishiness and character, for metal concerns in that area and really what we wanna do is some additional due diligence so that we build proper foundations, we put things in the right places or maybe save money by shifting things around and put it in the right spot and not have to go back in five years and start fixing things because, right, we didn't do those properly. And so with that, right now the proposed change orders would come in and add about $93,000 to the contract. If we wanted to do that specific amount, we could do that. I put it to a million if there's any other change orders that may come through we can print them out or come back and ask for that but the request would be to add $200,000 to that contract to allow for those additional geotechnical goal services. Just in terms of then timetable, they will be conducting some of that work as soon as we get approval done. We have an agreement to do some of the mass filling and grading that was bid out through our Department of Public Works and that's both for the shipyard site and for the breakthrough site. So hopefully we'll start moving dirt in June and move a lot of dirt from the site, bringing both parcels

four feet, basically a new flood plain and the water plain, there's flooding issues, it pays to get it out but then our hope is that in the next few weeks, we will have some preliminary concept plan to present for our DA, back out to public, and really start to discuss, alright, what exactly are we going to build there? So, with that though, the first step is going through and need some of the geotechnical work to make sure that we can get that.

- [Gary] So, obviously, one million dollars is, is it well defined that we're gonna get? Is there details?

- [Kevin] Yes, so, and I can send if, or I can talk through the specifics of the proposal. I mean, it's technical in terms of, you know, it's talking about borings and soil samples and analysis of basically, pipe, go drill a hole, and then we get the soil and figure out, alright, what can we build on top of it and --

- [Melanie] Do you know how many borings were part of that proposal and --

- [Kevin] Yeah.

- [Melanie] If not, but, I mean, I guess I was thinking the same thing, the additional 200 was what, 25 percent, of, right, the original? I guess I was glad to see that the ask was giving you some flexibility there, that the change order was really less even than the 100,000 but I'm sure staff has done their due diligence in making sure they're getting what they need and like being, right, thoughtful on the foreground here and then just, I think it makes sense then, in my opinion, to go to the 200 to give the staff some flexibility should change orders come up, keep things moving rather than having to come back.

- [Kevin] So this proposal would be nine additional borings, a south and west side of the cove to a depth of 60 feet with another boring going down 105 feet and then also a slope stability analysis of the north bank and the cove, seismic cone penetrometer testing --

- [Male] It's up to you, Melanie, you're going to have to explain.

- [Kevin] You wanted to go there, so.

- [Melanie] Yeah, no, so those are, those are, those are deep drills, like I mean, on a typical build, you know, right.

- [Kathy] And that was something we discussed when they they were here. We talked about that, they talked about the buildup and so those nine borings and the slope stability are 93,000?

- [Kevin] So, with that, those are gonna come in, I'm sorry, I'm misquoted it. It's about $79,300.

- [Kathy] I mean, 25 percent, we haven't even started? That's...

- [Melanie] Well, and that's just, that's the consulting and engineering and testing piece for Stantec. So that's all upfront before, yeah, even construction. That's a whole different --

- [Kathy] Right.

- [Kevin] If you felt more comfortable, I mean, going to that amount at this time, an additional 79,000 or 100,000 and come back with additional work, I'm okay with that. It just, as we talk about going down to one meeting, for us --

- [Melanie] Right, yep, absolutely.

- [Kevin] But, I'm happy to work with you on your discretion.

- [Gary] Do you have another question?

- [Barbara] I just know from having built two homes that things happen and so claiming that there would be change orders is something you should be doing. I think it makes a lot of sense, especially with the whole new one meeting during, which we usually only have one meeting a month anyway for RDA but I think it makes a lot of sense to have that flexibility and totally have faith in the staff too. So I would be very supportive of this.

- [Gary] And do you feel invoices come back to you and so you're gonna know whether it's well spent or not, right Kev?

- [Kevin] Oh, correct, I mean in terms of, we're signing off on and all the work, I know Public Works has been involved and there has been testing that's gonna wanna use part of this and make sure he pulls out some old testing from old surveys that we've done. I think they're just being overly cautious, from a political aspect, seeing what happened in Appleton with their expo hall in terms of, right, and then shifting soils and then things that it could cause later on down the line. I think they just wanna be really careful about what we're planning and what we're doing and that we're doing it right with saving us some cost in the long run of, you know, that preventative measure.

- [Kathy] Yeah, my only concern is working with consultants. If you, give you a million, guess what? It's going to a million without, I mean, it'll, it will just happen. I've worked with them for so often whereas, if they know that they got to come back and get approval and there's gonna be questions asked, they'll look for alternatives to begin. So that was where I was raising my questions from. However, I will support whatever the committee recommends.

- [Gary] Good comments. If you will entertain a motion of some sort?

- [Melanie] Yeah, I'll make a motion to approve the as it is now, 200,000 for staff, you know, at their discretion. Obviously, the 200,000 not going directly going to Stantec directly at this time, just for the change order, and then giving them that flexibility as we come into the summer months. So, I make a motion to approve the 200,000.

- [Barbara] Second.

- [Gary] Motion made, Melanie second by Barbara Dorff. Any other questions or comments? If not, we shall vote.

- [Female] Passed unanimously.

- [Gary] With the assumption that Kevin's gonna bird dog this to the

- [Kathy] Yes.

- [Kevin] Would you expect any less?

- [Gary] No, absolutely not. Okay, number two. Consideration with possible action on amendments to and obligations of developer for Development Agreement 19-01 with TWG Development, LLC, and DDL Holdings, LLC, for Broadway Lofts at the Rail Yard at 420 North Broadway, parcel 5-1756.

- [Kevin] Alright, so this is a multi-faceted request and, I think, maybe we'll chop off some of the easier stuff at first. So, one, would be dealing with the obligations of developer and that says basically to come in and just get formal approvals for what they're actually building. So, included in the packet there are renderings, the construction drawings that've been presented to us. The rendering is still, right, was shown originally in the development agreement. I think it's gonna be a sharp look on that corner of Broadway and then Bond Street going in. We've worked with them to meet the requirements of the plaining and development out there, in terms of, you know, the facades and how those are going to look so, and then there's a little bit more detail in terms of the construction documents about how these buildings will be built. Both the main apartment building and then the townhomes which will be kind of a private extension of Donald Driver Way and then also included in there is their budget that looks at the kind of final pieces. Again, right, everything's still, these feel, a little tweaking as the stuff goes through but generally this is the expected budget if they maintain to get this project done and basically kind of showing sources and uses moving forward. So as far as then, like I said, the concept approval was the same. They're looking here today just for approval of those documents that were required in the development agreement. So with that, may I answer any questions on that piece of...

- [Gary] I went through all the, the changes. Personally, I liked, I didn't see anything that would, that would give us grave concern but what about the rest of the group?

- [Kathy] The only question I had was on their ability to transfer ownership. In other contracts that we've had it, it did not allow the transfer of ownership. So I didn't know if these types of amendments are normal? The other contracts always had something in it that it had to come back to the RDA if ownership was going to be transferred.

- [Kevin] Correct, so that is part two of the discussion here.

- [Kathy] Oh, okay.

- [Kevin] There was a request and we're trying to adjust with the timing because we moved up a week and so I put the request letter in from TWG on terms of a number of things that they were requesting to amend and add as amendments to the agreement. What I've done, and actually I'm printing off for you is putting those into a formal form of what the amendment would actually look like. Attorney Chavez and I have also just been discussing, we got in here because we're just figuring out which ones we were agreeable to and then which ones we are not agreeable to.

- [Gary] Oh, good.

- [Kathy] Okay, so we'll go back to what you were saying.

- [Kevin] Yes, yep.

- [Gary] Good.

- [Kevin] And so that's why I just, I had Ken to go bring a copy of that. We would just like to have these formalized before then they go to the formal council approval in two weeks but just knowing, again, our meeting schedule, wanted to be able to at least get that in front of them so that they could close on the property and continue to move forward this month.

- [Melanie] Any comments from, you know, design and aesthetic perspective, I think that was really nice.

- [Kathy] I think it looks beautiful and it is so needed.

- [Gary] Did you say we're waiting for something from Ken?

- [Kevin] Ken's gonna come back in the room and talk about some of the requests for actual amendments to the development.

- [Gary] Yes, that's right.

- [Kevin] Alright, well, I can go through and discuss some of those points when Ken brings a copy.

- [Deby] Will you be discussing the points that are in the development agreement right now, that's available here?

- [Kevin] What's that?

- [Deby] Will you be going through this?

- [Kevin] Oh, yep, and the requested changes. So I can go through those, the development agreements in the document. Yep, so I can just go through and --

- [Kathy] Do you want a copy of it? Did you want a paper copy?

- [Kevin] Nope, I've got it right here. So one of the amendments that they've requested, so in terms of the partnership or the transfer, in essence what they are looking to do is transfer the development agreement to a limited partnership which will basically be the, awesome, thank you. Do you want one? A limited partnership that will be responsible for overseeing the project and will hire TWG Development to actually do the development piece of it. So in terms of maintaining that relationship, with our original agreement with TWG, it's a financing structure that's put in place to be able to take advantage of the tax credits. That was one of the things Attorney Chavez and I were just discussing is to get some information on just exactly how that partnership is structured. End of the day we are not gonna sign up for anybody. We've got a 50/50 partnership.

- [Gary] We've been down that road, right?

- [Kevin] Ultimately, just getting some definition and then they're gonna put it, at the end of the day, I mean, who's responsible for decision-making and in this case it will be the LP and that's why they're asking for that transfer. So the LP will be the one basically driving the bus in terms of this development, hiring TWG to actually do the development entity of it but the LP will be the one overall financing and driving this whole project and that's why they're asking for the transfer to include that in the development agreement. So, the copy that I handed out to you today kind of formalizes that request letter, letter C, which talks about the financing just allows for the PAYGO reimbursement. Originally in the development agreement, we said basically the PAYGO is going to go to DDL and DDL hereby gives it to Broadway Lofts, LLC. I mean, as the technical one it's like okay, wherever you want the check written to and the PAYGO, it's already stated out in the development agreement so it's more of a technical clarification but I just wanted to kind of make that clear in terms of where that would be going. They did ask for removal of some general indemnity obligations. We always say --

- [Female] We said no.

- [Kevin] No, yes, to those just, right, not gonna indemnify anybody that we're having a relationship with. As far as the project grant award, it's just adjusting the time tables, that they're gonna close this month, right? So pushing it, they still will fulfill of being open, getting their certificate of occupancy next year, so in terms of meeting the time tables for everything else that we were expecting, that that does not get changed. Amending the line item, the 10 percent contingency cost, they've shown that 5 percent has been --

- [Barbara] Where are you at?

- [Kathy] On E.

- [Kevin] I'm sorry, on E. Yep. A request to change the 10 percent to five percent, I mean, this company's been very open book. I mean, we've got their whole budget in front of them so we're comfortable chipping that 10 percent to five percent.

- [Kathy] Yeah and you said it was industry standard, too.

- [Kevin] Yeah, I mean, we've generally put 10 in to protect ourselves and, again right, trying to negotiate that, as you negotiate down than it is back the other way. But, no, given that they've been very open book in sharing their budget with us, we feel comfortable with that number and, again, we're not dealing with a first time developer here at all.

- [Kathy] Right.

- [Kevin] Letter F, the obligations, removing, about this basically still provides them some flexibility without having to come back all the time for specific things so long as it fits within basically what's been approved here today in the documents, and making changes on that. I don't know if anybody in the public wanted it. It's pretty much all us here, huh? Okay. And so we're agreeable to that. G, the, basically this looks at situation, if during the course of operation TWG, who would be managing the property, fails to live up to their obligations, right, something goes sideways and the LP wants to come in and say, look, we need a new management company running this place, this provides them the ability to take some emergency action knowing that, look, then the clock's ticking. You have to

come back to us and figure out, all right, who's gonna be the long-term manager owner of this property. So if there's some, right, I mean just like worst case, like fraud and malfeasance, something, the LP could come in and be like, look, TWG, you're out. This is who we're gonna do, in terms of managing, running the project, but it would still have to come back to us to get that, you could do that on a temporary basis. They have to come back to us for the formal approval and that goes back to your concern, right? If we're providing funds into a project, we need the consent to who's ultimately, long term. So this provides them a little flexibility to do something in emergency but, long term, still needs our consent. H, the, about expending funds, because this is a tax credit deal, some of the equity is not gonna come in 'til either closing or actually post-construction and in this case, our money in upfront is also a little different. It's not money actually to the project but to the project in the sense of that money upfront is to infrastructure. So we'd be comfortable saying that that 20 percent equity just has to be basically in at the same time that we're in. I, some technical stuff just about their limited liability in Indiana and Wisconsin, that the LP for J, the LP would be able to come in and also offer up a cure if the things go into default and TWG didn't cure, the LP could come in and offer a cure. They asked for separation in the letter and this is not on there 'cause we took it out, about just some separation about default and who's doing what and it's like, we said right, we're dealing with one entity so that means, that request was stricken in the letter. Some technical stuff about adding notice of consent and then you have the rest of the agreement, remains in full effect. So that was the part that was in there. Some of that stuff's technical but there's other stuff that's substantial in here and that's why it's coming before you before your consent.

- [Gary] Counsel? Did counsel, is everything in here, I'm sure? You were able to work through it?

- [Attorney Chavez] Yes.

- [Gary] And thank you for all of your hard work on that. I'm sure it took up all your time.

- [Matt] So at the core of this, Kevin, it's really about just changing who is the listed ownership of the agreement.

- [Attorney Chavez] In many ways.

- [Kevin] Yes.

- [Matt] And then there's some stuff that's technical, hey, we'll give 'em 30 days but this is really at the core of this is, we're now naming this limited partner as the ownership. Do we know why it wasn't structured that way originally?

- [Kevin] So they, they needed to have, TWG needed to have basically a go on a project before the investors said, we'll invest in this project.

- [Matt] Okay.

- [Kevin] So it's, it's an investor that deals with tax credits and, in this case, the LIHTC tax credits, who basically said, look, I want a project that's ready to go. I'm not willing to just kind of loosey-goosey be part of, I don't know what that deal is, and so TWG, you come up with a development package or a project and then TWG was able to take that and offer that up to tax credit investors and say, look, you come invest and this is the way this particular investor would like it structured.

- [Matt] So there are already different investment entities now in this other than TWG and DDL.

- [Kevin] Correct.

- [Matt] How many?

- [Kevin] So, it'll be, the limited partnership that's coming in will be 99.87 owned by, it's call CREA, C-R-E-A.

- [Matt] Okay.

- [Kevin] And they will be the tax credit investor in this piece. They're a large firm. They do a lot of tax credit deals, right, making the big circle around. Associated Bank is actually gonna be the one buying, doing the financing for the tax credits.

- [Matt] For the tax credits. Okay, and do you have any concerns about that attorney, just that ownership structure?

- [Attorney Chavez] No, no, the way we have it structured is we, we have our developer and so as long as he'll be, the developer for us is, is identified, the pieces of that are not as important as, for our purposes, as to who's gonna go in , and stuff like that, as long as they are taking responsibility and in looking at it the way they have it set up, it looks like there's gonna be adequate, somebody's gonna be adequate to actually going, making rectifications if we have to do that.

- [Matt] Okay, got it.

- [Gary] Let's entertain a motion.

- [Barbara] I move that we accept the amendments and obligations, to the obligations of developer for a bid development agreement with TWG Development, LLC and DDL Holdings as recommended by staff.

- [Matt] I'll second that.

- [Gary] A motion made by Barbara Dorff and a second by Matt. Any questions or comments?

- [Kathy] Looking forward to getting it started.

- [Gary] Alright. No more questions or comments, then we shall vote.

- [Female] Vote is passed unanimously.

- [Gary] Okay, thank you. Thanks for all your work. Everybody did very good at developing an agreement. Number three. Update with possible action on the terms of the real estate on purchase of real property at 227 North Quincy Street, 221 North Quincy Street, 624-626 Pine Street, 618 Pine Street, 616 Pine Street, and 605 Cherry Street, tax parcels 11-156, 11-157, 11-158, 11-159, 11-160, and 11-191. That must be --

- [Matt] I think you missed one of the dashes. So this must be the , right?

- [Kevin] Correct. We wanted to get this item on the agenda to provide, I guess, an update of a process and where we are at in terms of finding the property, I don't know if you want me to talk or if you wanted to?

- [Male] Yeah, you can take it first.

- [Kevin] Okay, so I think one of the things that we wanted to say is what, I mean, we talked all along about an opportunity, you know, to have a partnership with the county on this, and in terms of some type of deal where the county, we could write parking for the county in some way, you know, basically obtain a, you know, first right refusal or the opportunity to develop the property when we had a development come through. I think how things progressed, however, we've kind of gotten to a pinch point where what, in order to do that we really had to purchase the property. I think, the mayor and I spent some time kind of discussing this and looking at options and I think that's where we're going to be at, in terms of, and I guess what can we talk about negotiations or we've been I mean there's close session language on here. We can kind of go into the details of what we've tried to accomplish or maybe change about the deal but it looks like we are going to pursue closing on that with the anticipation that we'll be probably closing here in the coming days to move forward with that, that acquisition.

- [Gary] So closing with that, it's ?

- [Kevin] Correct.

- [Gary] Okay.

- [Kevin] As with structure based on our agreed upon option to purchase from January of 2018.

- [Gary] Are we still at the price point that we had talked about originally?

- [Kevin] Yes.

- [Gary] Okay and I know we've sent letters to the county offering them that they could then sub space from us. Have we ever gotten a response back from that?

- [Kevin] Still under discussion.

- [Gary] Okay, that's good. That's good.

- [Kathy] Well, and I think one of the changes was the fact they bought the bank right next door, in between, in between. [Kevin] - The Bank of Mutual?

- [Kathy] Yeah.

- [Kevin] So my understanding is I don't know if they've purchased it as so much have an agreement to use the space.

- [Kathy] Okay.

- [Gary] Now two very positive things with this from our point of view was, one, it's gonna cash flow from a parking lot. Secondly, when working with developers, the less players that we can work with, the simpler it makes it. So now if we're offering them some space and they have yet to respond, I think it's the best route to go that we own, totally own it, and yeah, 'cause cash flow Then, secondly, the less people involved with the developer, the easier it is. So I'm excited. I think it's a very positive thing. If you want, gang, we can go into a little more detail but it sounds like it's pretty much a deal that we've been talking, right Kev? Is there anything with this, anything that --

- [Kevin] No, I mean, is there anything that you want to discuss?

- [Male] Yeah, I mean, the only thing that I would say in open session is that Troy and I have been talking a lot lately --

- [Gary] Good, good.

- [Male] About this and both, I think, entities have operated in good faith and tried to get an agreement that works for both but because of the way that it's structured between the existing agreement between county and associated, it just, it wasn't gonna work.

- [Gary] Right.

- [Male] But I think it's fair to say that there aren't any hard feelings on either side.

- [Gary] Excellent, excellent, and we're very excited about you and Troy meeting and having coffee again on a regular basis.

- [Male] First one's at Owl Cafe.

- [Gary] Do you have any questions or is it all right to go to closed session? Are we, I think we're, well, whatever. It's up to you.

- [Male] Unless you're needing guidance on some negotiating position or if you're still operating within all the bounds, we chatted before, I don't --

- [Kevin] Yeah, I mean, I think we're operating under that guise. I mean it was here today, it's also on the council meeting tonight. I think there's just some discussion about, from a council perspective, right, in terms of the process, of moving forward with the sale, just making sure that we're all in agreement, on the same page with that. We had RDA today so if there's any, I don't know, second thoughts , cold feet, whatever, I mean, I just, we wanna provide that opportunity since you did make the original recommendation to council, I think your recommendation was pretty strong and clear and unless that's changed, I wouldn't see any reason to go into closed session to discuss.

- [Gary] So, counsel, you're working with their counsel and working out details. Is that where we're at?

- [Attorney Chavez] I have been in discussions with the county attorney, Henry. We have not been able to come up with a resolution for, for anything yet but we do have, we have been engaging in discussions to see what we can come up with.

- [Gary] Excellent. You're cautiously optimistic.

- [Attorney Chavez] I mean, 'cause we are dealing with monetary restrains as far as, you know, how much it would cost and stuff like that so, but we are working to see what options are available to them.

- [Gary] Alright, very good. I guess I'll entertain a motion unless there, people feel that we need to go to closed session.

- [Barbara] Would somebody else like to make a motion?

- [Male] What motion is needed on this?

- [Group] Yeah.

- [Matt] Like it's listed as an update so I'm not sure.

- [Kevin] Probably to receive a place on an item?

- [Matt] I'll make the motion and then we just receive the update and we'll place it on file.

- [Barbara] Second.

- [Gary] Motion by Matt, second by Barbara Dorff to receive the information that we've received and place on file. Alright, any other questions or comments? Thank you. This is really an important piece of property. I'm really excited about it. The city having ownership, this is very good.

- [Female] Passed animously.

- [Gary] Excellent, thank you. Number four. Consideration with possible action on a HOME funding request and property disposition from Greater Green Bay Habitat for Humanity for the construction of a home at 429 S. Roosevelt Street, tax parcel 14-1301. Is that Ken?

- [Female] Nope, this is me. We received a home application from Habitat to subsidize a construction build on 429 Roosevelt Street. They would like to construct a four bedroom, two and a half bath on this site. Because the neighborhood is mostly two story residential housing, we would like them to build a two story and they typically do not build two stories so in order for them to do that and to fit into the neighborhood, they are requesting some subsidy in order to do that. I had listed the budget down, they are requesting 56,990 in hold subsidy to provide an affordable single family housing unit on this site.

- [Gary] So this would come from home funds?

- [Female] And this would come home funds, 2018 home funds.

- [Kathy] And this is what it's for, right? Those funds?

- [Female] Yes, yep, those funds.

- [Melanie] And I'll just comment 'cause I will give an update from our subcommittee, our funds admin subcommittee, from last week later in the agenda as well as, you know, this conversation on the impediment study that was done. One of the things we did talk about were these home funds and, you know, this is kind of our course of action, you know, through the 2018 funds to use it for things like this. Going forward, we have some recommendations on using those funds differently but really, you know, try to be considerate of the fact that, you know, that was kind of the plan for those 2018 funds and can stay the course for that.

- [Gary] Good.

- [Matt] And is the, the picture's showing kind of like similar home style that would be built.

- [Cheryl] Remember we did a number of those on Chicago Street.

- [Kathy] Yeah, they they look really nice.

- [Cheryl] And this is a block away from them actually. So it's the next one.

- [Matt] Okay.

- [Gary] Melanie, it sounds like you had a motion.

- [Melanie] Yeah, I'll make a motion to approve the request for the home funds for Habitat for Humanity for the construction of the home at 429 South Roosevelt Street.

- [Kathy] Second.

- [Gary] Motion by Melanie, Second by Kathy. Any other comments or questions? If not, we shall vote. Thank God, we use that. It keeps us on track, thank you. Thanks, everybody.

- [Female] Passed unanimously.

- [Gary] Number five. Similar. Consideration of possible action of a home funding request and property acquisition of Greater Green Bay Habitat for Humanity for the construction of a home at 1209 Chicago Street, tax parcel 14-1298.

- [Female] They also submitted a proposal to build very close to the one on 429 South Roosevelt, another two story home in that neighborhood but this one would be five bedrooms with two and a half baths and the subsidy is a little bit higher but not much, $58,599.

- [Melanie] And, again, this came up in conversation as well and again, you know, the size of the home not only fitting in the neighborhood but based on the family needs that they're getting, that this

seemed to make sense and be relevant, understanding certainly that it is a more expensive venture for them than for us to be able to help with the home funds with the last half.

- [Deby] And in actuality, building them back to back, adjacent lots is gonna save them some money.

- [Female] Oh yeah, good to know.

- [Melanie] I'll make a motion that we approve the home funding request and properties position from Greater Green Bay Habitat for the construction of a home at 1209 Chicago Street, tax parcel 14-1298.

- [Deby] Second.

- [Gary] Motion by Kathy, second by Deby. Are there questions or comments?

- [Female] Kathy?

- [Kathy] Come on, I'm already on to the next one!

- [Gary] Number six. Consideration with possible action or approving the recommending to the Common Council an analysis of impediments to fair housing study.

- [Female] Okay, so back in 2018 we went out for RP to update our analysis to impediments study that was back from 2008. We received a couple of or only one proposal at that time so MSA was our consultant that we awarded it to and went with. They had went through all of their data and put together this analysis of impediments to fair housing for the city of Green Bay. I did break down some of the impediments. Key note is that we don't, all of these impediments are indirect impediments to fair housing. There isn't anything that is a direct issue that we have to address. So what the next steps are, we wanted to bring it forward to you with the recommend to the Common Council. The consultant will be coming in at four o'clock on the 21st to have an open house. I do have some flyers.

- [Gary] Okay.

- [Female] They will present the study and then take any questions or comments at that time and then bring it to the council for approval that night. Does anybody have any --

- [Gary] You said last time this was analyzed was 2008?

- [Female] Yes. So ours was pretty old.

- [Matt] Can you just explain a little bit, it sounds like there's an importance between direct and indirect in this?

- [Female] Yeah, indirect are issues that aren't specifically causing issues of somebody not receiving fair housing within the city of Green Bay.

- [Barbara] Something like discriminatory versus nondiscriminatory?

- [Female] Right, right.

- [Matt] Okay. This must be federal liability.

- [Female] Yeah.

- [Matt] Okay.

- [Female] Yeah and so it requires we have to have this study so we receive our community development funds and it's been a long time coming, we just haven't had the staff to update it. So we finally had enough admin funds to be able to go out and get this completed.

- [Deby] How much did it cost?

- [Female] How much? 10.

- [Cheryl] So this is a requirement on 5/5 and it's kind of a tool for us to use when you go forward in the allocation of our dollars, our federal dollars, are actually things we can look at as a community as well is one of the things is the lack of local fair housing. So there are some things that we could be doing as a city as well regardless of the federal money.

- [Kathy] Right, so these impediments, goals, and actions that are listed here and the responsible party, is this something that gets worked into a strategic plan? Is this something we put measures on, I mean, do we have to submit anything to the federal government to show?

- [Female] Well, every year when we're looking at our, every five years when we look at our consolidated plan for our block grant and our home spending, we should be incorporating some of these in there and directing our funding to prevent some of these indirect causes here. And then annually when we do our annual action plans, we should also be addressing it in there but as far as city plans --

- [Cheryl] Well, they've got, for example, the ability to possibly extend TIF after closes, you can extend that through the year to provide dollars for affordable housing and that's a recommendation that we would consider maybe that at some point as a possibility to assist in affordable housing development.

- [Kevin] I think as far as their timing, we're coming up on and we're overdo for our plan but we're gonna be starting work on that this summer and so in terms of some of the things, right, objectives, providing housing, fair housing, these are some of the things that we can look at in terms of alright, what does that mean then when it comes down to future land use and zoning and our building codes and start to incorporate some of those things that way, which for us locally, is a big tool for how we govern land and ultimately, on the supply side of housing and availability.

- [Kathy] I mean 'cause these are all really important.

- [Deby] To piggyback on what Cheryl just talked about, extending the TIF for a year, that money can be set aside to be able to do affordable housing. A really good example of a community that's doing that is Was-hoff. They're able to, they've been able to do a lot of development because they've got

some very high performing TIFs but you know as people look into the future and, annually you see CDBG and home funds getting smaller and smaller and smaller, you have to look at it a different way to be able to fund projects.

- [Barbara] I'm very interested in the ordinance piece. So who would be able to answer that issue? Well, that we don't have a local ordinance, of a local fair housing ordinance. So is that something we'll look at as a council in the future or what committee would that go to? Is it a RDA thing to do or policy?

- [Cheryl] I think it would come from RDA that's evolving.

- [Attorney Chavez] Well, I think it depends. I mean, it's entirely possible it could go to either RDA or a protection policy. Once we are looking into what the requirements are, we'll figure out a better place for it at that point but generally anything that's gonna be adopted by the city as city ordinance usually comes from one of the standing committees, like protection policy.

- [Female] Was any mapping done on availability?

- [Female 2] Yep, there's a ton of maps.

- [Kathy] It's in a link. It's in a link that's attached.

- [Female 2] And it's on our website.

- [Female] Actually it has a link right to it. I'm curious, Deby, if this is similar to what your requirements would be of the housing? I've been asking for this my neighbor.

- [Kathy] Because you could even take these impediments and then list the things that we're doing so we know what we're addressing because when I look at some of these, we absolutely are addressing in the things that we've approved. So and yeah, the ordinance, that'll be...

- [Kevin] To answer other question too about alright, what do we do, so how does it, how do things get done? Our department has been taking the time to go back through a lot of plans that we've done over the last, what, five, six, seven years, right, university, vel-p, shipyard, downtown and really going through and reviewing these implementation recommendations and it's, right, I mean recommended to do probably 1,000 different things but just to start to get our arms around, alright, well, what should we be doing? Have we done it already or what do we need to be doing and I think internally we've started to incorporate some of those things into activities either that we're doing or start having discussions about, alright, are those things that we need to bring forth to like RDA, EDA, council, or things that, right, , these are documents that are approved by bodies that said do 'em. Well, let's make sure that we're doing them and I think to do this, kind of that same regard, alright, lay it out, some recommendations for us, how does that fit into kind of our workload and the things that we're doing day to day up here.

- [Barb] And I think it's good to have a framework on what is expected when there are new developments so that, you know, people aren't surprised that, oh, well we'll have this and this development. This is what our city does for closing and I think it would be more transparent to do it like that.

- [Kathy] I would agree, Barb, because even when you do the presentation, these are the findings but these are things that we've done. We haven't had one since whatever and these are the things that we've approved in the last 18 months that apply to this and apply to the work .

- [Gary] So we need a motion to recommend to the Common Council this report.

- [Kathy] I'll make a motion to recommend to the Common Council the analysis of impediments to fair housing.

- [Melanie] I'll second.

- [Gary] Motion from Kathy and second is Melanie. Any questions or comments? If not, we shall vote.

- [Kathy] Mine's not up! Oh, it might be because I'm in the actual report. Yeah, there we go.

- [Gary] Very good, thank you. And I understand the Funding Administrative Subcommittee, that's on May 2nd. Then you had and Melanie's gonna give us an update on, you had a good turnout.

- [Melanie] Yeah, right, we met on the 2nd, just last week. So it was myself and Jim Blumreich, Barb and Deby. So we met, Kristen's staff put together a nice information for us based on the HUD funding and the Block Grant and Home Fund Allocation. So we went through those looking at the proposals for the allocations for the 2019 funds which have been allocated but not distributed. So where the proposal on allocating different resources and then we compared those to last year's allocations and the year before we talked about the requirements and different stipulations that they have with those funds, the percentages that or administration or the different organizations. So we felt really comfortable walking through that plan and so we recommend that RDA approve that plan and then we talked specifically like I had mentioned earlier about those home funds and the allocation of those and how we want to proceed from a direction perspective talking about the 2018 dollars which we just approved for Habitat today but then looking as we go forward to look at the study that was just done from an impediments perspective and really focusing, we talked about small rental, so studio and one bedroom and accessible rental facilities were really kind of the high notes while we talked. We talked about how can we impact maybe, you know, more individuals with those funds when we look at the rental units, the small rental units and certainly the accessible so we would recommend then for those 2019 funds that the funds for the home grants be allocated in that direction.

- [Gary] Okay.

- [Female] I just want to make one change. We met with the mayor after we had met with the subcommittee and he had a recommendation to increase the arts coordinator position and fully fund the arts coordinator position and take some of the funding from CDBG eligible area projects and move that up into there. The total amount for the arts coordinator would be 46,500. So we would need to move 22,500 from CDBG eligible up into the arts coordinator position.

- [Gary] So where it says 24,000, that would say --

- [Female] Yes, 46,5 and then the CDBG eligible area projects would be $207,052.

- [Male] And just to provide a little bit of context, first of all, I wanna thank the subcommittee for all the work done on the funding allocations. The rationale for increasing the arts coordinator, in my mind, would be that it's easier to fundraise for projects than it is for staff and there's a lot of uncertainty, the staff position was going to end, I think, in October. So to remove that uncertainty with the public, demonstrate full commitment on the part of the city for this position and then enable us to go out and raise money for projects, it just felt like the right way to go about it.

- [Gary] So can committee members agree with that?

- [Kathy] I do.

- [Barb] Yeah.

- [Melanie] And that position then is not an administration position though it's staff but it can still come out of those funds so it doesn't need to fall into that percentage, right?

- [Female] Correct.

- [Kathy] You're probably going right into my next question then because there's 202,000 for CBD administration and I'm thinking, well then, why is this money separate 'cause, to me, isn't this part of the administration?

- [Female] No, this position is being funded under our public service programs. We are capped on our administration. You can only do 20% of your allocation for admin dollars. So this service will be, because they will be providing a service to the LMI areas within the city of Green Bay, we can fund that position underneath the public service activities specific.

- [Kathy] So where does the 202 go then? Is that just income for the city?

- [Female] No, the 202 is salaries for the rest of the staff that we have - myself, Kevin, Jesse, yeah, part Jesse, part Lisa and then a small part of an accountant position.

- [Kathy] Okay, so we're basically --

- [Female] So our salaries cap out on that admin.

- [Kathy] That's pretty awesome, we got somebody, we've got an outside source funding it. That's how I look at it!

- [Gary] Alright, can we make a motion and a second?

- [Kevin] Chair?

- [Gary] Yep, please.

- [Kevin] So just two things: One, I think the, just so we didn't forget to tie 'em back into some of these funds, we also talked internally about Shipyard, our commitment to put $1 million over the

next three years in there. Kind of the first round, we'd say, $150,000 more or less of Block Grant and $50,000 of home funds along with some neighborhood enhancement funds should be spent, designated for Shipyard activities there and we didn't specifically call them out because we think there's a variety of ways in which they could fit but we're gonna be looking at that primarily under --

- [Female] The CDBG eligible projects, line item.

- [Kevin] Right, primarily where most of those funds will come from and that's for home repairs, our rehab program.

- [Female] Acquisition rehab, that neighborhood that's .

- [Kevin] And then the second, I think there are interested parties who maybe wanted to speak on this. I think Habitat, perhaps, wanted to offer some comments on just kind of the policy and then, not specifically the spending here but home dollars moving forward. So, respectively, I request to .

- [Gary] Motion made (inaudible to open the floor.

- [Kathy] Second.

- [Gary] Second by Kathy. All those in , say aye.

- [Group] Aye.

- [Gary] Okay, the floor's open. Thank you.

- First of all, Cora Haltaufderheid, Executive Director of Habitat. I want to thank you all, what you've done for us, over the course of the number of years. To date on the projects we've worked with you for the last three years have brought back $44,000 in property taxes. To date, we've put in about $11.8 million in 30 years of property taxes and you go down the path for 2019 and 20-21, the only thing I would ask is that you don't lock yourself into committing just to single family rental units. The Alba Study which is well, of pretty high regard in this community, not only in Brown County, the United Way, supported by the Green Bay school system, we still show that Green Bay, Wisconsin has 48% of the households in Green Bay are from women who fall under the household needs for survival and housing. So as you believe and I believe in milleniums and I believe in all this young people but please remember that as you go down this path of providing for units along the riverfront, that does not take into consideration the families that we're forgetting about. What we do is come back and backfill into your areas that people haven't been in in the last five to 10 or 15 years and we feel the last three years of $45,000 to date really supports what you have done for us along with what our families do in paying property taxes. Thank you.

- [Gary] Excellent. So specifically what she's talking about is the home allocations, right?

- [Female] Correct. The housing development and projects.

- [Gary] Keep her group in mind as we allocate those dollars specifically, right?

- [Cheryl] I believe that's what she's saying. You know, 'cause there's a still a need for two story single family builds. We still have the ability to work with Habitat, with our enhancement dollars and lots. I think the subsidy is much larger on the two story builds which is, really two builds wipes out the entire year when you do the two stories so I think that was the discussion that we had but, I mean, we still plan on working with Habitat.

- [Gary] They've been great partners, excellent partners.

- [Cheryl] You know there may be some other fund opportunities as well that we can look at potentially .

- [Kathy] She doesn't want us to forget that 48% which is really, really important as we go forward in reality.

- [Cora] And let's do single stories. We'll do single stories any day of the year. Don't make us do those two stories in rough neighborhoods.

- [Cheryl] We have no rough neighborhoods but that's okay.

- [Gary] This is an open floor if anybody else wants to make comments.

- [Female] Move to return to regular order of business.

- [Male] Second.

- [Gary] All in favor, say aye.

- [Group] Aye.

- [Gary] We're back to regular order of business.

- [Barb] A motion to

- [Gary] Yes, somebody.

- [Kathy] Do we have to make a motion about the dollars switching? So should we do two motions? Okay, sure. So I want to approve the report of the funding administration subcommittee has submitted with the changes that we made today for Community Block Grant allocations.

- [Gary] Very good. Melanie?

- [Melanie] Second.

- [Gary] Alright, any other questions or comments?

- [Cheryl] Just one more thing I wanted to say, when meeting with the mayor and discussing how we allocate these dollars, one of the things that we're gonna be able to look at in the future 'cause we're coming up on the five year plan is maybe how we look at planning and allocating these dollars. We've

kind of been in the same kind of wind chime. I've done it for many, many years so I think it's a good opportunity to back that out and maybe start from scratch and figure out maybe where different ways that we can look at how we allocate those block grant dollars.

- [Gary] Good, very good.

- [Deby] We can look at the strategic plan.

- [Gary] Any other comments or questions?

- [Gary] Good. Thanks for everybody's comments.

- [Female] Passed unanimously.

- [Gary] Thank you. We plan to work with Habitat for Humanity. You've been great partners. Alright, consideration with possible action on the request from TWG Development, LLC to restructure the home awarded $1,000 grant into a loan.

- [Female] This is kind of going back to what Kevin had mentioned. TWGB awarded TWG 100,000 for the Broadway Loft project as a grant. They have come back and requested if we would take a look at it and structure that as a loan instead of a grant due to financing and tax purposes. So they would like this not to be a grant, they would like to structure it as a loan, not to TWG but to Broadway Lofts, LP, and then have a 3% annual interest rate for 20 years and then they would repay it in full either on or before the maturity date.

- [Deby] So we gave them money and now they want a loan.

- [Gary] Or they want a loan instead of the grant.

- [Deby] Right, that's really pretty awesome.

- [Gary] Am I missing something?

- [Kevin] Don't debate this.

- [Deby] No, not at all.

- [Kevin] No, it's really for writing into the financial package that they can claim it as a debt versus having to claim the income. So it's more advantageous structurally as they put this entity together to have it as a loan versus --

- [Gary] And counsel, you're putting together the loan agreement or somebody is?

- [Attorney Chavez] Already have. Yeah, Nick did already.

- [Gary] Okay.

- [Female] And it looks good for us because it brings program income back into the community and we can do another project with it.

- [Gary] Absolutely. Motion?

- [Matt] I'll second that.

- [Gary] Second by Matt. Any other questions or comments?

- [Deby] When I read this I'm like, am I reading this correctly? So does that mean we have another $100,000 to give away?

- [Female] Well, over time, yes. But we will!

- [Gary] Number nine. Consideration with possible action on a development agreement with LeMense Quality Homes for the property located at 927 North Broadway, Tax Parcel 18-503, under the New Homes in Your Neighborhood program. Ken.

- Alright, so this property acquired this past fall from the county as part of their tax foreclosure process. We've advertised it through our New Homes in Your Neighborhood Program. Last month, we received an application from LaMense Quality Homes and staff had awarded them as part of our due process a planning option on the property. They're looking to utilize the New Homes in Your Neighborhood Grant and utilize one of our floor plans from our new design book that we had just released this year. They're looking to, at what you have up here on the screen, a single family, 1200 square foot home, for sale for owner occupancy. They're eager to go, ready to break ground as soon as we award this and they get their building permits pulled. They wish they could've been here today but they were planning for next week's meeting and they have someone from out of town, from Texas actually, up here building in the area so they couldn't make it to the meeting today. Staff, it is looking to recommend this and entering the development agreement with the builder for utilization of the $25,000 grant and .

- [Kathy] Have we worked with this developer? We have no concerns? I just haven't seen this name come through.

- [Ken] Sure, we haven't worked with them but they're part of the Brown County Homebuilders Association and they're primarily custom homes.

- [Kathy] Okay, so they're legit.

- [Melanie] Yeah, I've seen their name around.

- [Matt] It kind of feels like that last agenda item. Like, well, what's the catch?

- Yeah, no catch.

- [Matt] It sounds great.

- [Kathy] It sounds awesome.

- [Melanie] Plus they're using one of your designs.

- [Kathy] That is cool.

- That's what we're excited about.

- [Matt] Pressure's on now, Ken.

- [Melanie] Alright, I'll make a motion to approve the development agreement with LaMense Quality Homes for the property located at 927 North Broadway under the New Homes in Your Neighborhood Program.

- [Matt] Second.

- [Gary] Motion by Melanie, second by Matt. Any questions or comments?

- [Barb] I want the blue skies.

- [Female] Votes passed unanimously.

- [Ken] Thank you.

- [Gary] Number 10. Consideration with possible action on a substantial amendment to the 2018 Annual Action Plan transferring $10,000.00 in CDBG funding from the CDBG Eligible Area Projects to Public Service to fund a newly created Housing and Zoning Inspection Assistant position.

- [Cheryl] Okay, so remember we were talking about public services for 19, this is actually the current funding that we're in this year. So what we're proposing to do, working with our chief official is, we'd like to really be proactive in our neighborhoods this summer and we're thinking that if we can hire a part-time and then a seasonal inspection assistant that worked 40 hours a week for three to four months, that they would be able to assist our five housing and zoning inspectors and follow up faster on existing complaints and also be able to do a little bit of proactive work, especially cleaning out the exterior of properties. We want to stay on top of those issues before we turn into fall and sometimes . This way, we're a little bit more aggressive on the front end of the summer. We think we'll be able to stay on top of it.

- [Barb] There are such people out there that have this kind of experience?

- [Cheryl] Well, I sure hope so. I don't know if you need a lot of experience. It's really gonna be more of a follow up for the inspectors, visit the site, take the picture, has it been corrected, and come back, that type of thing.

- [Barb] Oh, that could be pretty easy.

- [Cheryl] Right, so we're looking at, much like we kind of created the CSI Program early on to kind of community service with the police, we'd like to create this position. We'd like to not make it an intern though 'cause then it ties it to school and you have to be a good kind of student. This could be

anybody in this instance. I'm looking at approximately $12 an hour for this position, 30 hours a week. We'd like to move 10,000 which would cover all the $8,300 in salary and then also we need a uniform and mileage costs, those types of things, a computer for out in the field. If it works well this year then possibly, we're in '19 but we asked to make a change next year potentially to fund it. But we're gonna try it out this year and see how it works.

- [Gary] Any questions or comments?

- [Matt] Gary?

- [Group] Gary.

- [Gary] Oh I'm sorry! Yeah?

- [Male] Is this, now I'm thinking back last year when the funding was allocated for rat inspections. Is this the same position?

- [Cheryl] No, but it can do some of those things, that was with the enhancement dollars that the council set that up.

- [Male] And the reason I'm asking is, correct me if I'm wrong, but I thought we had difficulty and perhaps never filled that position with the rat inspection. I'm asking because if that's the case, are we gonna have he same challenge here?

- [Cheryl] I guess I'm not sure. I think when we were coming into that, we were doing some changes within the department as well which allowed one of our inspectors to follow up more on those RAD complaints last year. So I don't know if we're gonna be able to fill this position but I think we should give it a shot.

- Okay, and so I'm assuming that we don't have someone who's doing the rat inspections other than regular staff.

- Right.

- Will this position have that responsibility?

- [Cheryl] No, our housing and zoning inspectors will because they'll be able to do more of them because this position's gonna help them on those return visits. So every time they do an inspection, they have to return daily to see if that inspection's been completed. This staff person will be able to those inspections which will allow the inspectors to follow up on complaints and do more practice stuff. So it's kind of the lower end inspection duties.

- Okay, so our commitment level to inspecting for rat issues is still there.

- Yes, but it's being done by housing and zoning inspectors, not by temporary staff at the lower level.

- Okay, thank you for the clarification.

- [Cheryl] Yep.

- Yeah, as we've discussed, I think during the time, right, to hire quote unquote rat inspector,

- You've got to play a flute and bring them out.

- Right, so we kind of, during that reorganization with inspections here, we kind of elevated the piece of the housing and zoning compliance inspector. Basically, gonna take some of those duties on because we found they were chronic problems, you really needed a problem solver to kind of work with like one property or the adjacent properties and do those things. This is really the kind of handle, almost like they have our compliance inspector, kind of those day to day things that, look, we don't wanna pull somebody off with a lot of talent and skill to just basically go out and take a picture and see if it's corrected or not and so this inspector would work to kind of do those things so our housing and zoning inspectors can work on more of the real problems.

- [Gary] Since we did digress a little bit and we're on that subject, how are we doing with the rat issue? I don't hear much about it anymore. Are we making progress?

- [Cheryl] You know we haven't been receiving as many, we haven't been receiving as many complaints. I don't know if you have . It's the seasonally though. It's a season thing.

- It needs attention yet.

- [Kevin] Yeah, but the council asked for our last update. I think we sent someone to the council... It's ongoing, yes.

- [Barb] So I'll make a motion to approve the amendment to the 2018 annual action plan transferring $10,000.00 in CDBG funding from the CDBG Eligible Area Projects to Public Service to fund a newly created Housing and Zoning Inspection Assistant position.

- [Gary] Very good. Do I hear a second?

- [Deby] Second.

- [Gary] Okay, Deby seconded. Any more questions or comments?

- [Barb] Kathy? I just thought I'd, you know.

- [Kathy] Oh, I got it done!

- [Gary] Thank you.

- [Female] Passed unanimously.

- [Gary] Very good, thank you. Number 11. Consideration with possible action to award RFB #3135, Skywalk Window Pane Replacements, to low bidder Tri City Glass and Door for $20,150.00. This is the sky walk between the key-eye?

- [Deby] Yes, and the ramp.

- [Gary] Very good.

- [Cheryl] Remember I, I came in March and showed you the pictures?

- [Group] Yeah.

- [Cheryl] They came back, low bid was Tri City Glass. Public Works has reviewed these and recommends awarding the contract to Tri City Glass.

- [Kathy] I'll make a motion.

- [Gary] Motion, Kathy?

- [Kathy] Award the RFB to Skywalk Window Pane Replacements, to low bidder Tri City Glass and Door for 20,000.

- [Gary] Second by Melanie. Any other questions or comments?

- [Female] Passed unanimously.

- [Gary] Okay. Informational. I put questions at the answer part.

- [Kevin] Alright, project updates. I guess we talked about the Shipyard. We've been working with Stantec on the central plans, taking the ideas that we've talked about, amenities there, and really kind of shaping them into what's gonna be on the ground. We've had some preliminary looks at just, right, how do you fit all of this exciting stuff into one spot but I think within the coming weeks we'll be able to bring something back to the RDA and also to the public to have some discussion. One of the things that we had through this public process, less of an emphasis on a sports stadium and more of an emphasis on like just area for hanging out and so we've made some tweaks to the design to incorporate that because we had a really great meeting, was that last Monday, with some local entrepreneurs and people who were in kind of the start-up world to talk about the container park. I think there's gonna be a lot of great possibilities to offer something that just doesn't exist. So we've kind of given that back to Stantec to kind of figure out, alright, physically how to make that work and then design that into the piece. But those should be coming through in the next few weeks here and to keep moving with that. Tied in with that is Breakthrough. A little bit nervous, right? The other Friday when it got cold. No, the mayor and I met with, yeah, no. Mayor and I met with the breakthrough team but they're committed to doing their structure here just like they committed to us to do. US Venture's gonna continue to run them as their own inventive entity more or less and look, they really believe in the Shipyard and their employees wanna be in that area and be part of something new. So with that, both for Breakthrough and the Shipyard, we had, through Public Works, go through the award for filling and grading and so we're going to start moving dirt there probably in a few weeks, probably early June and that's bringing in all that kind of mass soil to bring the site up, out of the flood plain and provide kind of the base with which to work and do the final development. Breakthrough then would anticipate probably starting construction on their building then in July. We would still have to come back through a process once we kind of figure out our conceptual plan for what we want to build there and then also the final infrastructure plans would

hopefully get started this fall with the goal then of being open next summer, same time Breakthrough will get there. Just other quick development agreement update: Whitney School, City Attorney and I were working, just making some technical amendments to that development agreement. As part of their HUD financing, they wanted some things in terms of just notices, timelines, adjusting the dates a little bit, nothing that's changing the completion date on things. HUD is reviewing, they're getting some financing from HUD. They said there are a few additional requests. So those may need to come back through here so just a heads up but otherwise, they're planning on starting their phase of the townhomes hopefully later this month or early in June. Other updates: Rail Yard infrastructure, that agreement, we should be seeing dirt moving over there in terms of putting the streets, utility, storm water, all that in over at the Rail Yard piece. I know you've seen the townhomes going up but now we've started the infrastructure. First phase will be Kellogg Street, Driver Lane and then second phase, the rest of Donald Driver and Bond Street to accommodate TWG. So, I think you'll start to see that take shape and really start to elevate that neighborhood and then in June, Green Bay Packaging is gonna be coming back, I think it was January, February, they're going through, for an institutional, industrial through the state. They're getting ready for their final package to come through and they've asked us to be the issuer or sponsor again so we're going through that process in June.

- [Gary] Okay. Are the apartments on Main going up?

- [Kevin] Yes, 901 Main?

- [Gary] Yes.

- [Kevin] Yes.

- [Gary] Somebody told me they're all up already.

- [Kevin] I wouldn't be surprised. Yep, they moved. The townhomes are almost laid. Yeah, there are a lot of projects that, we've done the agreements and now we're really coming out of the ground, literally. So that's exciting.

- [Gary] Two updates that we're gonna look forward to that can be done online, the TIF districts, where is she? There she is. And the other one would be, you have a map of available properties for development? So schedule when you want 'cause we're anxious to see those again. Those are all great updates. Motion to adjourn.

- [Kathy] I'll make a motion, meeting adjourned.

- [Melanie] Second.

- [Gary] All in favor, say aye.

- [Group] Aye.

- [Gary] Meeting adjourned. And next meeting is --

- [Kevin] Oh yeah, next meeting will be June 4th. Yep, so it's gonna be early again.