



MINUTES OF THE ECONOMIC DEVELOPMENT AUTHORITY

**MONDAY, JUNE 3, 2019, 5:00 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM**

A. ROLL CALL.

I. Members: Gary Sikich - Chair, Mike Borlee - Vice Chair, Ald. Brian Johnson, Pam Parish, Mahamed Rage, Michael Peot and John Calewarts

Present: Gary Sikich, John Calewarts, Mike Peot, Brian Johnson, Mahamed Rage (arrived at 5:07 p.m.), Pam Parish, Excused: Michael Borlee

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the June 3, 2019, meeting of the Economic Development Authority.

Moved by Ald. Brian Johnson, seconded by Pam Parish to approve the agenda. Motion carried.

Yes- Brian Johnson, Pam Parish, Gary Sikich, Mike Peot, No- None, Abstain- None

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the November 26, 2018, meeting of the Economic Development Authority.

Moved by Board Member Pam Parish, seconded by Mike Peot to approve the minutes. Motion carried.

Yes- Brian Johnson, Pam Parish, Gary Sikich, Mike Peot, No- None, Abstain- None

D. REGULAR BUSINESS.

1. Consideration with possible action on the disposition of 929 North Broadway (Tax Parcel 18-502) to Modern Built LLC for use with the Redevelopment Authority's New Homes in Your Neighborhood program.

Moved by Ald. Brian Johnson, seconded by Pam Parish to approve the disposition of 929 North Broadway (Tax Parcel 18-502) to Modern Built LLC for use with the Redevelopment Authority's New Homes in Your Neighborhood program. Motion carried.

Yes- Brian Johnson, Pam Parish, Mahamed Rage, Gary Sikich, Mike Peot, No- None, Abstain- None

E. INFORMATIONAL.

1. Update on Brownfields Program.

Matt Buchanan presented an update on the Brownfields Program. No action needed.

2. Update on the I-43 Business Center.

David Buck presented an update on the I-43 Business Center. No action needed.

3. Director's Report.

Kevin Vonck presented the Director's Report. No action needed.

4. Date of next meeting: July 8, 2019.

F. ADJOURNMENT.

Moved by Mike Peot, seconded by Gary Sikich to adjourn. Motion carried.

Yes- Brian Johnson, Pam Parish, Mahamed Rage, Gary Sikich, Mike Peot, No- None, Abstain- None

VERBATIM MINUTES

- I'll call the meeting of the Green Bay Economic Development Authority to order. Roll call, Gary Sikich is here. Mike Worley is excused, I understand, Brian Johnson.

- Here.
- Pam Parish.
- Here.
- Mohammed Raje is excused, and Michael Peot.
- Here.
- And, John Calewarts.
- Here.
- To all our, to our new members, welcome, good to have you aboard.
- Thank you.
- So, we're just looking for more talent on this group, so glad to have you here. Next item approval, the agenda, I'll entertain a motion for the approval of the agenda.
- So moved.
- Moved by Johnson, is there a second?
- Second.
- Second by Parish, any further discussion? All in favor say aye.
- Aye.
- Carried, approval of the minutes from our November 26th meeting, I would entertain a motion.
- So moved.
- Moved by Parish, is there a second?
- Second.
- Second by Peot, any further discussion? All in favor say aye.
- Aye.
- Motion carried, regular business, consideration with possible action on the disposition of 929 North Broadway, tax parcel 18-502 to modern building, to Modern Built LLC for use with Redevelopment Authority's New Homes in Your Neighborhood Program. All right now if you'll take it away.
- I got a hand out here for you, I did a little extra mapping.
- Shall we share?
- I have five of them.

- Oh okay.

- Pass them around.

- Thank you.

- So this property, 929 North Broadway was acquired from the county in 2009 as part of a deal to spur the light industrial development on the kind of large, odd-shaped parcel there.

- What numbers are those?

- I kinda have it marked on there, it didn't print in color so, yes those. The county agreed to wave the taxes, or the back taxes on those large industrial sites if the city agreed to also take the residential parcel that we're talking about today. And pay the back taxes on that, as well as pay for the demo and the clean up of the industrial site. The two industrial sites were disposed of that same year and have been rebuilt on, and since then we've been sitting on this vacant residential site on the corner, 929 North Broadway. This past fall the RDA acquired the adjacent property which also became vacant and acquired by the county. We picked it up from the county also for back taxes. We the staff felt that the best use for both of these properties was single family residential and we advertised them both as part of the RDA's New Homes in Your Neighborhood Program. Which, that program grants city infill parcels and up to \$25,000 to developers or builders for the construction of single family homes on RDA or city-owned parcels. Last month the RDA approved a plan for the RDA-owned lot and that project will actually be breaking ground hopefully this week. The plans are getting approved I think tomorrow they'll be back to the builder. Since then, since that's been approved Geoff Bandabort of Modern Built LLC took interest in this EDA lot and submitted an application and staff is recommending that EDA approve the disposition of this property for use with the New Homes in Your Neighborhood program. The grant funding will be approved tomorrow, contingent on approval of the disposition tonight.

- I do have a question, so is there a buyer for this property already, or how does that work or is it gonna go on the market?

- It'll go on the market.

- It will go on the market.

- Yeah, and actually the builder is here if you wanted to chat with him.

- Oh, okay.

- Sorry for coming late.

- Okay.

- So, yeah they will respect building it. It does have to be sold though for owner occupancy, as part of the program, that's the requirement. So that's what this program is trying to spur, is home ownership in our existing neighborhoods.

- I see you have a drawing.

- Yeah, sorry.

- I was kind of curious how it is going to blend in?

- So this is actually part of our New City, New Home construction book. They'll probably be making a tweak on the actual floor plan, but the design will look very similar to this. The other builder on the RDA lot is also doing a very similar design to this, and staff feels that it's very fitting for that neighborhood, and will generate some tax base.

- Any other questions? So when is, construction, when would construction start, has that been?

- Yeah, as soon as we can get approval on these, get the properties transferred over and permits are pulled they can start construction right away.

- Are they, is it clean, or do we know?

- This site has been residential the whole.

- For the whole time, okay.

- There'll be no surprises hopefully.

- Shouldn't be, right.

- Move to approve.

- Motion has been made to approve by Johnson, is there a second?

- Second.

- Second by Parish, any further discussion, all in favor say aye.

- Aye.

- Carried, very good, good luck.

- I can't get mine.

- Let's do this again, just so we have it down.

- Sorry.

- Help us with that.

- Okay, it's a new thing we're doing now.

- Set up, let me try it.

- On the agenda item.

- Oh, just go to the agenda item.

- Yeah, it should pop up for you.

- You know once I get the motion and the second, but I don't have everybody logged in to Bold.

- I don't know my password, and I totally forgot the password, it's probably in quarantine. Sorry.

- So we can do an oral vote, and Jesse can just record them on there.
- Okay.
- So we're gonna do it like that.
- Okay, you don't know your password?
- It's probably just pparish.
- Did you change it?
- I don't think so.
- She can try pparish.
- We can do a voice vote.
- Okay.
- Do you want the motion again?
- I have a motion by Altman Johnson and a second by Pam Parish for approval.
- So just state your name and how you vote.
- Mohammed and I approve.
- Mike Peot, approve.
- Pam Parish, approve.
- Gary Sikich, approve.
- Jack Calewarts, approve.
- All right, motion is passed.
- Perfect.
- Thank you.
- Sure, good luck, looks like a nice project.
- Thanks, could you give us one more approval tomorrow?
- Okay, so thanks for coming.
- Yeah, appreciate it.
- Thank you.

- Informational, update on the Brown Fields Program.

- All right, this one's me. So just to give our newer members a little bit of background information. The city of Green Bay was awarded a \$300,000 grant from the EPA for Brown Field assessment a couple years ago. So what Brown Field Assessments are, well, I guess first of all, Brown Fields, let's give a definition to those. Those are properties that are, they need to have been contaminated for previous industrial uses and so with the assessment grant, we use those funds to do a few different things. One of the, a phase one ESA environmental site assessment, that's basically doing a record search of the history of a piece of property, doing a site visit, kinda just getting an idea of what the likelihood is that there's contamination on the property. If there's a decent likelihood, we'll usually go to a phase two environmental site assessment, and what those are is usually the testing, you actually dig holes into the ground, you test the soil, you test the ground water, send it to the lab and find out what the level of contamination is. We use these grants to also do remedial action planning, or reuse planning, so if we know what the contamination is, we can actually put together a plan on how to clean the site up and reuse it. So this is up here just kind of an overview of our current budget. The bulk of it you'll see was dedicated toward phase two ESAs, those are the more expensive projects. So yeah, we were approved for up to 300,000 and we, it was a three year grant, we were supposed to use it up by the end of 2020, and we've already used up 93% of these funds. Now I'm just gonna do kind of a virtual tour of where geographically speaking, we've been spending these funds. Any questions before we do that overview? Okay so, to start this off, the rail yard, so this is our site here, the rail yard is a former Larsen Green Canning Company. Really this is just more of Kellogg. Our previous grants, we've actually done, have done phase one and phase two site assessments on this property. For this current grant, we've only spent about 7,000, a little more than that on remedial action planning. We always are hoping to leverage the most amount of private dollars with these funds, and here we're expected to leverage about 16 million in new property values and with that we hope to see actually the picture there on the bottom is just from a few days ago and those are new condos going up right now. And the image there on the top is the Broadway Lofts which are proposed on the north side of the property here and hopefully those will be breaking ground in the next couple weeks, few weeks. So this is already a really successful site. And 901 Main, here is kind of next to the old bus depot. This was an old bar actually, but raise the money there's contamination we found on this site, primarily because of the historic urban fill it's a problem that we see throughout downtown Green Bay. A long time ago they brought in extra fill from who knows where to just fill the site up and that material was often times contaminated. So with this site we've done phase one, phase two ESA, we had to do some additional investigation and have done a remedial action plan, so all in all on this site, we've spent over 43,000, but with that, we would hope to see 2.3 million in new property value. If you've driven by here any time recently, you'll see that this building is already under construction, Garrett Raider's building, this mixed use property, apartments up top, and retail down on the bottom, so it's already underway. Erie Road, this is an old agricultural site, it's been used for farm land for years. Sometimes you do see petroleum spills on these properties and old barns and whatnot, so they, Nature's Way had a proposal to develop this site and asked that we go ahead and do a phase one, so we did that, it was pretty minimal investment. It did not recommend we move forward with a phase two, but even though that was a pretty small investment, we do anticipate a very large return on that with over 15 million in new property value expected if we leverage what Nature's Way, Nature's Way's new production facility. Which this is an old rendering, is this finished?

- It's getting close.

- It's getting close.

- Is that going ahead?

- Yes.

- It is?

- Yep.

- Oh great.

- Yeah, they started last year, they lost a structure and then crazy rainstorm we got in August, they basically got everything back up and running. But yeah, no they're anticipated to be fully operational by the end of the year. Okay that should be our properties, we've actually assessed seven different sites, all associated with the shipyard project. The bulk of our funds actually for our grant have gone to these properties, we've done four phase ones, four phase twos, and four remedial action plans. And reuse planning also for this site, about 167 invested and we will see our largest return with that investment, with anticipated 30 million in new property values within that whole area of the community. I'm sure many of you have seen this rendering. We've been working really hard on this project for several, several months now, I think we're gonna have a new rendering probably in the next few weeks. We anticipate, we're just about done with the planning on this site. The fill was actually dumped here, last week, couple weeks ago.

- Will be.

- Will be, so it's not there yet.

- Nope.

- Okay.

- Dow was under water last week so, that's why we're bringing in the fill.

- So we're moving forward on this pretty quickly. Adam Street lot in downtown Green Bay. We've done a phase one here, pretty minimal investment thus far, just 7,200, but Redevelopment Authority's considering redevelopment proposals so we're gonna stay tuned on this one and we'll probably end up doing a phase two eventually, but not until we've got a development confirmed here. For Cullis Flats, this is an old church property, priory on the south side of is that Ruan? And we did a phase one and an asbestos and lead inspection of the old priory building, 23,000 invested here and we anticipate about 5 million in new property values. The old priory building is going to be converted into senior housing and then we're going to be seeing some new town homes for, is that all LMI or is there?

- Yes, whole thing.

- Low to moderate income housing.

- Who's doing that development?

- Conwell.

- Is that under construction now?

- Yes.

- We have just a couple properties M&M Warehousing and 801 South Broadway, those are two site where we don't have a ton invested in, we did phase ones for both of those properties. A development isn't proposed right now, but hopefully with these assessments we'll be seeing some action take place before too long hopefully. So just kind of a total impact, so as I said we've expended about 93% of our budget, about 278,000 of our 300,000. With that, we've assessed 14 different sites, of those, nine we've already got confirmed redevelopment and we are expected to leverage over 60 million on those sites. But moving forward what we're gonna do now, we're almost out of money. We have applied for another EPA assessment grant for another 300,000 even though we're not, we're still in the middle of our technical grant period that we're

supposed to be spending funds through 2020 with our current grant, because we've spent so much, the EPA has allowed us to apply for another one. And we should be hearing back this week, an announcement from the EPA on whether or not that will be awarded. We've also applied for a \$500,000 EPA clean up grant this is a different kind of grant that would be used just for the clean up of the shipyard properties. The city has not applied for these funds before so we're crossing our fingers, hoping we get this. And that will also be announced later this week we anticipate. And we've also applied for 100, I'm sorry, a million dollars, that's actually two \$500,000 grants through WEDC and those are also for the clean up of the shipyard site.

- So what's, is that project contingent on these funds for the clean up or anything?

- If we were to get these funds what we would be allowed to do is to spend our money that we've already allocated towards the shipyard on the cool stuff.

- Probably on the neat stuff. Stuff that sells.

- Rather than the boring stuff like the clean up of contaminated soil. So yeah, you know we've already been approved through council for 10 million to spend on the shipyard site as a whole. So yeah, this would really just free up our funds to spend it on more interesting things than environmental clean up. Anyway that's the presentation, let me know if you guys have any questions.

- Idea, this is really a real success story, so this is really impressive, we're impressed. Seriously, I mean this should be blown up, I mean it's, we've got a little bit of grant money and look what we're leveraging. And projects are real projects. Good job, I think it's good and I think we should do a report on it too, it's great.

- We might do that actually, since we're getting close to wrapping this one up, we could totally put out a press release.

- Right I think you should.

- We were able to share some pretty cool stories at our public meeting on Brown Fields back in January and we did get some press there. But that was at the beginning of this grant and now here we are at the end so we can share the stories.

- Very good, impressive.

- It's a great Brown Fields success story.

- I guess any questions, comments? Okay an update on I43 business center, all right. I'll do this pretty quick, but I'm gonna give some background information on this as well, especially for new members. All right, the I43 business center, everyone I would hope is familiar with that. East side, I'm gonna give us some background. So it's basically on the southeast corner of I43 and Mason Street. It was established over 30 years ago and at that time was entirely owned by the city. It has specific zoning, design standards, covenants that make it really unique, especially when it was developed and not arguably very successful. And it's been used as a model throughout the state for other business centers or industrial parks or names kind of change her out. So this is kind the, you can see the zoning, it's primarily industrial, sort of that green in the corner is, is the hospital space, some office space and you have some retail and entertainment along the frontages, the main frontages of Mason and the highway. So again, in 1987, it was 580 acres when it was established, by '97, '98 it was at capacity, it added quite a bit and expanded east to 830 acres, kinda going to the success and you can kind of see some of the pictures at the bottom, they're not the greatest. But in 2003, the city adopted its governance plan, which is its 20 year growth plan and that plan recommended that the business center continue to expand all the way east to the city limits with is South Northview Road. So that was in 2003, presently, we no longer own any property at all in the business center. There are some lots that are not fully developed, but they're owned by private entities, generally for expansion needs and they're being held, interest though remains really

high, our development department gets calls all the time, people wanting to be in that business center. And the other thing that is very important is the public infrastructure out there is coming very soon, so the utilities. So what we looked at is basically another expansion, like how the plan record ends. We don't have any property, infrastructure's coming, so we looked at a study area, and what would that study area be? We extended that all the way east to South Northview Road, and I'll go to another map here. So this is the comprehensive plan, and you'll see everything that's in the purple color or the light blue, is what the comprehensive plan recommends for expansion of the business park. Sorta follows Mason Street over to the east. When we looked at potential expansion, what we did was not leave that area in the corner, the bottom corner which the yellow and the dirt browns are residential zoning classifications in the 20 year com plan. So the dark colors are higher density and the light colors are very low density, single family. So we decided to look at the entire area for potential expansion. So our expansion study area took everything in the city limits except for the one piece, you can see there that is almost all wetlands. So this map shows the two study areas, the existing park is in red, the expansion area is in green. They comprise both 650 more acres and there are only 52 individual property owners, it's very agricultural. But one thing that we get a lot of comments on is that it's all wetlands, currently buildable, we don't know that to be true, talking to some of the property owners, they don't necessarily agree. So what we need to do is do a wetlands study. So that study would be to expand the area, all 50 property owners within the study area have signed off, so they're allowing the city to enter their property to do drone flights over the top of it, take new photographs, to do the study. And we contracted with Consultant NES to perform this actually right now, they're probably out there right now, or earlier today. There is a big difference between a, the study which is a determination, and a delineation. So the delineation is very specific, it's gonna tell you the exact boundaries of the wetlands are, it's gonna map them all. It can be used for getting permits, a determination, it's very, very expensive to do a delineation. A determination is really useful from a conceptual standpoint. So it's sort of a hydrologist had an engineering company involved there and say these have a lot of wetland indicators, this is the area where the wetland are very probable and kind of gives us an idea of is this area developable. Would it be a candidate for an expansion of a business park? So we would get a report from the consultants that would tell us that. I talked a little bit about the infrastructure so we're gonna have sanitary interceptors. And I don't know if it's easy to see, so you can see in 2018 the expansion of the sanitary interceptor going down to the existing business park boundaries and that would continue down to the south in 2019 and in 2020, you can see it's gonna be running, and I don't remember the name of the subdivision up there, be running across the northern part of the city.

- Grandview.

- Grandview, there you go, and then running down, down at Grandview Road, all the way down to the city limits. So with that infrastructure coming in, it really allows that property to start to be developed. Now we're not building roads in there, we're not doing that kind of thing, but that provides the ability to start doing that. So what our steps were, is we did contract with NES Equalizable Services, which is part of Robert E. Lee, they are gonna do the wetlands study, contracted them in March. They did a desktop review, so they looked at all the stuff that DNR has in the existing wetlands studies that were out there. And kinda found anything that they didn't need to go out in the field. Now they're at the point where they're done with the desktop review, so they're gonna be doing drone flights, which they had planned to do a little bit earlier, but we've been so wet that they felt that the results would be skewed. But so they're supposedly doing drone flights right now and they'd be doing field investigations following that. We're hoping to get the results in June of this year, end of June, beginning of July, since we're in June now. And we would bring that back, those results back to the EDA as well as sharing it with all the 52 property owners, that's sort of their benefit to allow us to go onto their property was you know they would get this investigation work done, which in a lot of their minds is very valuable. There's quite a few of them looking to retire, looking to sell their property. And so it's kind of an extra added benefit for the citizens of the city as well. But then we come back to the EDA with those results in July, we would look to get further direction from you all on how we should proceed. And that is really kind of the basics. Do you guys have any questions at all?

- How exciting, it is a frontier.

- It is, so you know would we expand this whole 650 acres? I don't know.

- I think that's one of the things we've gotten people who are just you east of Erie Road calling, you know I've got property, you know the city really went all in in the first ones. Well before we go all in in any other phase, we need to know what we're getting ourselves into, and depending on the wetlands right, how does that match up with future land use? And just making sure we're doing what's smart. And then maybe it's expand the whole way, maybe it only gets expanded half way, but really we need this piece to start us in the right direction.

- It wouldn't necessarily have to be that the city purchased all the property, private developers could also buy in and work with the city to market and sell their property as.

- I'm sure all those properties fetch dollar signs.

- I'm sure.

- Well a lot of times, especially today users invest their retirement.

- So that's a good start.

- Yeah it's very good.

- Thank you and we'll be back very soon, so and that will probably be a lot of work for you guys.

- Any other questions, comments? Okay, director's report.

- Sure, thanks for being a good CO again. Just update some things we've been working on in our department, specifically related to business development. So things that have been done this year to date, and then some of the things that we're working on an update. Downtown wise, I know we've been talking about grocery store for a while. We did some market analysis helping us hopefully to put some pieces in place you know kind of make the case I think you know ultimately we'll get there with number of residents and things like that, but you know looking at the east side, some particular spots really hoping to also project some of our demographics and just trends in terms of the local economy. Ken put together a, one of the things we were doing if you've seen our little brochure rack out there tonight, internet, it's still sometimes helpful to hand a piece of paper out when going places, pretty quick and easy. So we've been working to getting some of our programs on rap cards and trying to get people interested and just the various things we do by handing out rap cards and go to our website and get the information, forms, everything like that, but just a nice, easy, colorful display to do things. So Ken put together a Sidewalk Cafe rap card just letting you know that it is easier now hopefully in the city to go through that process, or at least have a process in place. Right for years we never were able to do that and now that it's getting warm, al fresco dining. On April 5th, we conducted a business climate walk, how many businesses in total? So thank you for doing that.

- 103.

- I think it's 103.

- Yeah, okay, try to get a better sense of right just issues that are real that businesses are facing and how, if appropriate, can the city respond. It's just putting together, an intern put together a lot of the data. I think part of that helps us one, address some specific issues that are brought up during that, but then secondly also helps in building a new retail recruitment strategy of you know where these bids and what gaps we have out there and what are those spaces that we could fill. Matt talked about the shipyard, he's been working, putting together a list of potential tenants, they could potentially go in the container park out there. He said in the next few weeks we should get our designs finalized and I think one of the things that's really exciting about this

is this container park concept. You know we do not have the incubator or you know this kind of pop-up transitional space for like food, beverage and retail community and I think it's really gonna open up a lot of doors for people who are interested in you know those realms. Tomorrow the city is hosting an opportunity zone event, I don't know if you remember, probably like two years ago, I think it was, we had this obscure request to designate these opportunity zones in our community.

- Oh yeah I remember that.

- You know I think we've made a list of all our eligible tracks and we ended up nominating our top three and thanks to Ashwaban and Overlap we got a fourth. And basically it's a designation that allows individuals who have capital gains to invest them into these areas and defer, if not eliminate, their taxes on these gains. And so we're gonna go through with it and talk through bringing in a speaker who'll talk about the finance and the tax implications and those kinds of things and we're gonna talk a little bit about our opportunity zones and different projects involved in there. In short, it's on the east side, it's the area around like GNBS and Vestal Foods, University, Aster Triangle, that neighborhood. And then the west side is pretty much the whole west line of the bay and Fox River, starting Elf Avenue, coming all the way down to the rail yard along the Fox River, ship yard down to Bay Packaging, and then the Legends district over towards the stadium. So what really good, in terms of an opportunity for investment in the city, and then just some other things that we're going to be working right now. I just mentioned that the retail recruitment strategy, you know, making sure when we're looking at businesses or having these places pop up that we're selective in terms of who we're reviewing here. We're working on a kind of standard operating procedure for doing a, I guess we're gonna call it pop-ups in the community. And just, you know, what are the steps that you need to go through to be able to do pop-up events. Just yesterday, Saturday, had a pop-up city hall. So just try to, to get more involved in, in helping with events that are in the community, continuing to work on our business retention visits. Also, in terms of more activity, working with our Parks Department to see if we can get some more development and opportunity in some of our city parks. And then we'll probably be doing another business climate walk later this year. So, just kind of a rundown of some things that are in motion. So, any specific questions or projects we can also answer. I think two of the big ones, two of them we just talked about here I mean the Brown Fields, continuing to work on that and then I43, once that gets rolling we'll probably be able to have a lot more frequently to talk about some of the next steps and the I43 process.

- Very good, any questions, comments? So what is the status of the Ayon Street parking developer, where were that?

- Yeah, so we launched the RP what last fall, got three proposals, two presented to the real estate subcommittee of the RDA. After that meeting it was discussed, well what's the future of the Bay Lake Bank building? And so the RDA sent some staff to kind of investigate what the future might be, I think we've got some direction in terms of where and when and timing. So we'll probably reconvene that subcommittee back what this summer? And we'll kind of look at you know those proposals and kind of provide some direction and if the developers want to tweak the proposals based on that information, hopefully take one direction or another by the end of the summer.

- So was it found out about Bay Lake with the plans?

- Yeah and I think we'll probably discuss it at the meeting, just in terms of right I mean everything's about like timing and opportunities. I think we still have internally just to kind of figure out what pieces we're gonna present, but I think just to give some answer of direction of all right, here's what we're gonna have to work with and this is how we're gonna move forward.

- Who are the owners still?

- So there is some movement, right there's 12 condos, it's not just like we're buying a building, or looking at buying a building, it's 12 condos with fractional percentage ownerships of space and voting rights. I mean so it's,

right and you have to get right, 50 plus one percent to control the interest and do all those things. So we're kind of analyzing the different scenarios of where in to think other gents is personal discussions in redevelopment authority of kind of where we're at and where we're negotiating. But it's sticky and so it took us a while to work through, but I think we've got some direction in how far.

- Anything else, no, good stuff.

- Yeah real good.

- Okay I guess our next meeting is July 8th, 2019 and with that I guess I'd entertain a motion to adjourn.

- So moved.

- Peot, is there a second?

- I'll second.

- Any further discussion, all in favor say aye.

- Aye.

- Carried.