



AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

**TUESDAY, JULY 9, 2019, 1:30 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM**

A. Roll Call.

- I. Members: Gary Delveaux, Chair; Matt Schueller, Vice-Chair; Ald. Barbara Dorff, James Blumreich, Deby Dehn, Kathy Hinkfuss, and Melanie Parma.
Liaisons: Chelsea Kocken, Jeff Mirkes, and Leah Weycker.

B. Approval of the Agenda.

- I. Approval of the agenda for the July 9, 2019, meeting of the Redevelopment Authority.

C. Approval of Minutes.

- I. Approval of the minutes from the June 4, 2019, regular meeting of the Redevelopment Authority.

D. Regular Business.

- I. Consideration with possible action to approve Preliminary Concept Plan(s) for the Shipyard at 100 W. Mason Street (Tax Parcel 2-78).

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.

2. Consideration with possible action to draft and negotiate Management Agreement(s) for the Shipyard at 100 W. Mason Street (Tax Parcel 2-78).

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.

3. Consideration with possible action on the implementation of a Curb Appeal Program for the Shipyard Investment Strategy.

4. Consideration with possible action on Resolutions designating the Redevelopment Authority (RDA) to perform all acts necessary for creating, amending, and/or closing Tax Increment District (TID) Five (5), Seven (7), Eight (8), Nine (9), Twelve (12), Thirteen (13), Fourteen (14), Seventeen (17), Twenty-Two (22), and Twenty-Three (23).
5. Consideration with possible action on a Resolution adopting Post Issuance Compliance Policy for Tax-Exempt Conduit Bonds.
6. Consideration with possible action to approve a contract to build a two-bedroom home on 900 S. Greenwood Avenue and to authorize staff to sell the property when job is complete.

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.

7. Consideration with possible action to approve the use of \$19,994.00 in Community Development Block Grant Funds for the proposed Broadway Mural at 123 S. Broadway (Tax Parcel 3-113).
8. Consideration with possible action to approve a Request for Proposals for redevelopment of the parking lot located on the 200 block of North Monroe Avenue.

E. Informational.

1. Annual Tax Increment District (TID) reports.
2. RDA loan update.
3. Financial report and check register.
4. Director's report and project updates.
5. Next meeting: August 13, 2019 at 1:30 PM.

F. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Redevelopment Authority meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

**TUESDAY, JUNE 4, 2019, 1:30 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM**

A. ROLL CALL.

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

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

Members Present: James Blumreich, Matt Schueller, Barbara Dorff, Gary J. Delveaux, and Kathy Hinkfuss, Excused: Deby Dehn and Melanie Parma

Liaisons Present: Chelsea Kocken

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

B. APPROVAL OF THE AGENDA.

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

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

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

C. APPROVAL OF MINUTES.

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

Moved by Matt Schueller, seconded by Kathy Hinkfuss to approve the minutes from the May 7, 2019, regular meeting of the Redevelopment Authority. Motion carried.

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

D. PUBLIC HEARINGS.

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

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

E. REGULAR BUSINESS.

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

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

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

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

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

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

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

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

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

Moved by Matt Schueller, seconded by James Blumreich to open the floor for discussion. Motion carried.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to approve a development agreement with Modern Built LLC for the property located at 929 North Broadway (Tax Parcel 18-502) using \$25,000.00 of Neighborhood Enhancement Funds. Motion carried.

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

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

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

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

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

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

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

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

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

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

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

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

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

11. Consideration with possible action on the acquisition of 821 South Chestnut Avenue (Tax Parcel 2-178) using the Community Development Block Grant fund.

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

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

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

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

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

F. INFORMATIONAL.

I. Financial report and check register.

2. Director's report and project updates.

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

G. ADJOURNMENT.

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

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



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

July 9, 2019

PREPARED BY

Kevin J. Vonck, CED Director

AGENDA ITEM # D.I.

Consideration with possible action to approve Preliminary Concept Plan(s) for the Shipyard at 100 W. Mason Street (Tax Parcel 2-78).

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.

BACKGROUND

In June 2018, the RDA and City approved Development Agreement 18-02: The Shipyard, which involves remediating brownfields, repurposing vacant and underused structures, and enhancing a residential neighborhood on the near west side of the City. The catalyst for development involves the construction of a signature public recreation and entertainment facility at 100 W. Mason Street (Parcel 2-78).

In September 2018 (and again in May 2019), the RDA and the City directed staff to execute a Professional Services Agreement with Stantec Consulting Services, Inc., to prepare a Project Plan for the Shipyard. Based on input from both staff and the public, the consultant has prepared a Preliminary Concept Plan for consideration, which will be presented at the meeting.

RECOMMENDATION

Approve Preliminary Concept Plan(s) for the Shipyard at 100 W. Mason Street (Tax Parcel 2-78).

FISCAL IMPACT

In July, the RDA and Common Council approved borrowing two million dollars (\$2,000,000.00) to fund the first phase of this project. As previously approved, no more than one million dollars (\$1,000,000.00) will be used on consulting services to prepare the Project Plan.

ATTACHMENTS

None



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

July 9, 2019

PREPARED BY

Kevin J. Vonck, CED Director

AGENDA ITEM # D.2.

Consideration with possible action to draft and negotiate Management Agreement(s) for the Shipyard at 100 W. Mason Street (Tax Parcel 2-78).

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.

BACKGROUND

In June, the RDA and City approved Development Agreement 18-02: The Shipyard, which involves remediating brownfields, repurposing vacant and underused structures, and enhancing a residential neighborhood on the near west side of the City. The catalyst for development involves the construction of a signature public recreation and entertainment facility at 100 W. Mason Street (Parcel 2-78).

Staff would like to discuss options for management and operation of the Shipyard with the RDA and get direction for how to move forward with drafting and negotiating a Management Agreement.

RECOMMENDATION

To be discussed at meeting.

FISCAL IMPACT

To be determined as part of the Management Agreement.

ATTACHMENTS

None



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

July 9, 2019

PREPARED BY

Krista Cisneroz, Staff

AGENDA ITEM # D.3.

Consideration with possible action on the implementation of a Curb Appeal Program for the Shipyard Investment Strategy.

BACKGROUND

In 2018, the Redevelopment Authority of the City of Green Bay along with the Common Council approved the Shipyard Neighborhood Investment Strategy. The Shipyard Neighborhood Investment Strategy (“The Strategy”) focuses on the predominately residential neighborhood bounded by Walnut Street on the North, Ashland Avenue on the West, 6th Street on the South, and the Fox River on the East (see attached map). The City of Green Bay (“City”) has committed to investing one million dollars (\$1M) over a three (3) year period into this neighborhood. The Strategy will be used to determine how the City will invest the earmarked money in a programmatic way.

The Strategy and its study area are being targeted for investment due to The Shipyard redevelopment project. The Shipyard is a major revitalization area on the west bank of the Fox River, which has been a vacant industrial space for nearly forty years.

The Shipyard project involves remediating brownfields, repurposing vacant and underused structures, and ultimately enhancing a residential neighborhood on the near west side of the City.

The Draft City of Green Bay Curb Appeal Program was developed as an assistance program for property owners to improve the appearance and quality of their property and promote reinvestment in Green Bay’s housing stock, thereby improving our neighborhoods as a whole. It is a response to The Shipyard Neighborhood Investment Strategy Goal #1: Increase Property Values Through Improvement to Overall Curb Appeal, Objective 1A: Encourage High Standards of Property Maintenance and Investment, Action Item 2: Research & Identify Gaps in Existing Programs & Create New Programs that Address These Gaps including overall appearance & Functions of properties. Current City housing programs do not effectively address assistance with minor repair or general site improvements/maintenance. A lack of property maintenance and site improvements in housing often generates an image of disinvestment on a neighborhood scale.

The Curb Appeal Program is not meant to be a cure-all for property maintenance. Rather, it aims to improve neighborhood perception and aesthetic appeal by assistance in funding of minor exterior repair and improvements. Generally speaking, when the exterior of a property is improved, perceptions of housing and neighborhood quality are raised, as well as expectations of tenure. As a potential result, surrounding neighbors are more likely to improve their homes. These collective improvements increase the perceived desirability of the neighborhood and help to attract further investment.

The Curb Appeal Program provides a matching grant as an incentive to property owners to enhance the exterior appearance / “curb appeal” of their property. The program is available to both owner-occupied and

rental residentially used properties within the Shipyard Area Neighborhood. To ensure responsible use of grant funds, generate property owner buy-in and leverage a small amount of additional funds dedicated to “curb appeal”, participants in the program must provide a minimum of 25% matching funds. Maximum grant levels are tiered depending on the type of project(s) proposed as follows:

- Landscaping – Maximum grant \$1,000 (additional investment by owner \$250).
- Exterior building/structure rehabilitation – Maximum grant \$2,500 (additional investment by owner \$625).
- Site improvements – Maximum grant \$5,000 (Additional investment by owner \$1,250).

Participants are encouraged to go above the grant cap with improvements and to compliment funds from this program with other housing programs.

Attached is the full Draft Curb Appeal Program Policy and Guidelines.

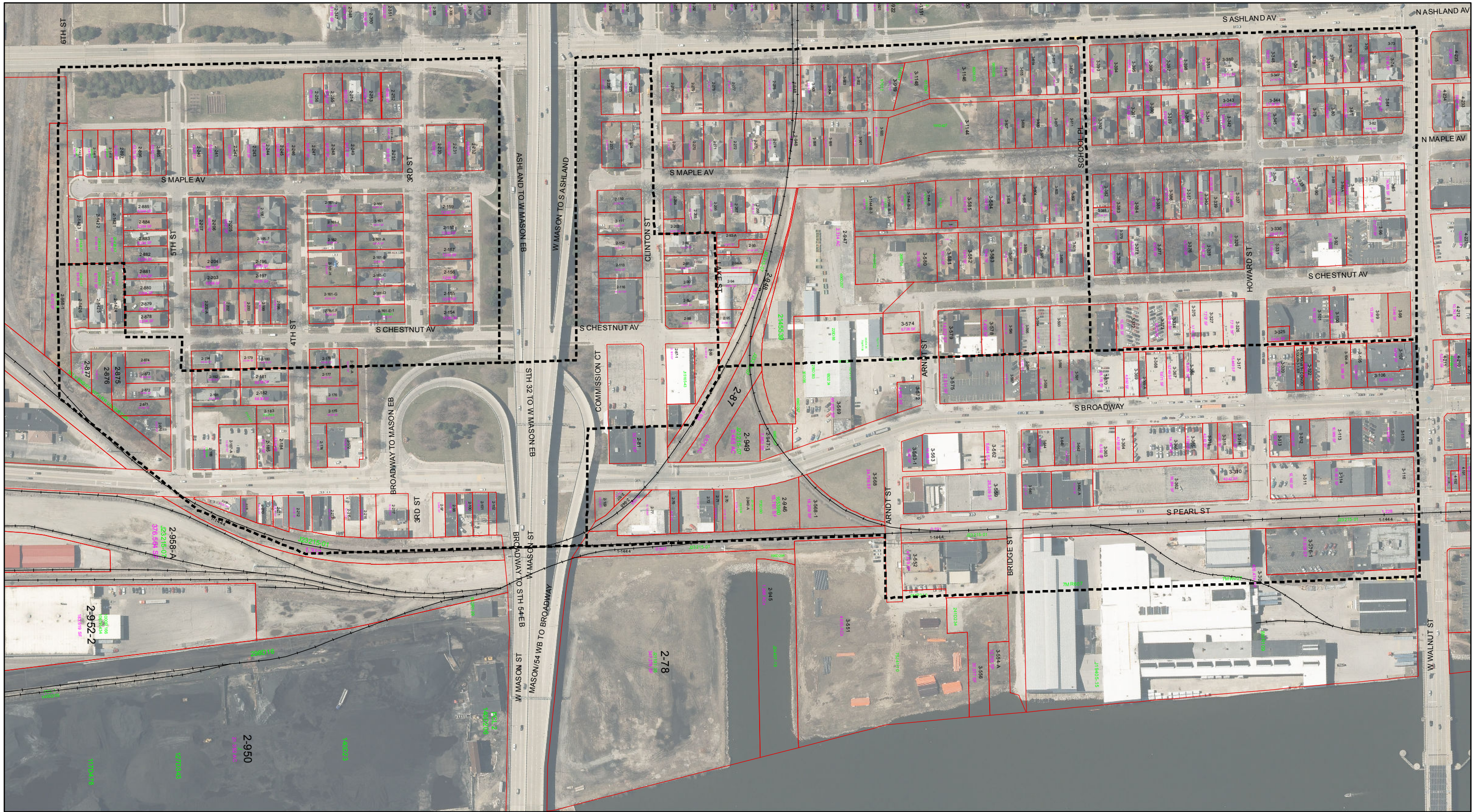
RECOMMENDATION

Approve the Curb Appeal Program for the Shipyard Investment Strategy.

FISCAL IMPACT

ATTACHMENTS

1. survey_area
2. Green Bay Curb Appeal Program Final Draft 6.10.19_internal



Housing Conditions Survey

— Railroads
shipyard_parcel

1 inch = 250 feet

0 125 250 500 Feet



Green Bay Curb Appeal Program

The City of Green Bay Curb Appeal Program was developed as an assistance program for property owners to improve the appearance and quality of their property and promote reinvestment in Green Bay's housing stock thereby improving our neighborhoods as a whole. A lack of property maintenance and improvements in housing generates an image of disinvestment on a neighborhood scale, which often leads to further disinvestment.

The Curb Appeal Program is not meant to be a cure-all for property maintenance. Rather, it aims to improve neighborhood perception and aesthetic appeal by assistance in funding of minor exterior repair and improvements. Generally speaking, when the exterior of a property is improved, perceptions of housing and neighborhood quality are raised, as well as expectations of tenure. As a potential result, surrounding neighbors are more likely to improve their homes. These collective improvements increase the perceived desirability of the neighborhood and help to attract further investment.

PROGRAM OVERVIEW /APPLICABILITY

The Curb Appeal Program provides a matching grant as an incentive to property owners to enhance the exterior appearance / "curb appeal" of their property. The program is available to both owner-occupied and rental residentially used properties within the Shipyard Area Neighborhood, which is bound by Walnut Street on the North, Ashland Avenue on the West, 6th Street on the South, and the Fox River on the East (map on next page). Participants in the program must provide a minimum of 25% matching funds. Maximum grant levels are tiered depending on the type of project(s) proposed as follows:

1. Landscaping – Maximum grant \$1,000 (additional investment by owner \$250).
2. Exterior building/structure rehabilitation – Maximum grant \$2,500 (additional investment by owner \$625).
3. Site improvements – Maximum grant \$5,000 (Additional investment by owner \$1,250).

Participants are encouraged to go above the grant cap with improvements and to compliment funds from this program with other housing programs.

PROGRAM OBJECTIVES

1. To assist in overall Shipyard Area Neighborhood revitalization and improve its appearance and image by the public.
2. To help raise and improve the value of housing within the Shipyard Area Neighborhood.
3. To help provide property owners in the Shipyard Area Neighborhood resources to make improvements to the exterior of their homes and their property.
4. To help leverage larger improvement projects and investment that may not otherwise take place.
5. To create a positive influence on surrounding properties and encourage further investment by neighboring and nearby property owners.



Shipyard Area Neighborhood

(Bound by Walnut Street on the North, Ashland Avenue on the West, 6th Street on the South, and the Fox River on the East)

PROGRAM FUNDING

The Curb Appeal program is funded through Community Development Block Grant (CDBG) funds and Neighborhood Enhancement Funds (NEF). CDBG funds are restricted in use and may only be utilized for grants to low to moderate income participants whose project(s) include improvements to the principal building. NEF are unrestrictive and open to all participants in any project category.

* It is important to note that yearly funds are limited and grants will be awarded on a “first come-first served” basis until depleted

ADMINISTRATION

The Community and Economic Development Department will administer the Curb Appeal Program. Administration includes, but is not limited to, promoting and advertising the program, accepting and reviewing completed applications, interpreting program guidelines, approving or disapproving applicants and grants, and reviewing reimbursement requests.

PUBLIC PURPOSE MEASUREMENTS

The City is able to track if the Curb Appeal Program grants are used to leverage larger projects. Each project will be individually tracked at the start by listing on the application form the proposed project and its total cost. The City will track the total number and types of funded projects as well as the total amount of investment by the property owner or other sources versus the city as a means to determine to what degree the program leverages private investment.

PROGRAM ELIGIBILITY

This program is available to:

1. Residentially used owner-occupied or rental property within the Shipyard Area Neighborhood.
2. All projects must be visible from public sidewalk and/or street right-of-way (typically within the front or side yards).
3. If CDBG funds are utilized, the owner or tenant(s) must be low to moderate income and grant must include the Exterior Building/Structure Rehabilitation category with work performed on the principal/primary structure.

INELIGIBLE PROPERTIES

A property which has any of the following conditions is ineligible:

1. A property that is not located within the limits of the Shipyard Neighborhood area.
2. Property where the owner owes the City of Green Bay any money or debt such as delinquent property taxes and/or outstanding citations. This does not include loan balances associated with other City programs.
3. A property that has an open Correction Notice. Applications that are submitted for projects that will close a Correction Notice will be considered on a case by case basis.
4. Property that has received Curb Appeal Grant Program funds within any of the three categories are not eligible for another grant within the same category for a minimum of 12 months.
5. Properties owned, in part or in whole, by a currently elected official of the City of Green Bay or by a government entity.

GRANT GUIDELINES

1. Applicants must submit a completed application packet, including “before” photos, prior to any work being completed in order to be considered for a Curb Appeal Grant Program.
2. The Curb Appeal Grant Program is for the most part a reimbursement grant. The applicant is required to pay all expenses related to their approved project and then submit for reimbursement

from the City. At the discretion of the Program Coordinator, payment directly to professional contractors from the City may be applicable if the participant is low to moderate income.

3. Residential properties are eligible to receive a grant of no more than \$1,000 for landscaping, \$2,500 for exterior building maintenance, or \$5,000 for site improvements but must provide 25% matching funds.
4. For any painting or staining projects applicants are required to remove peeling paint and prime surfaces prior to painting or staining. Photo documentation of finished prep work is required.
5. Owner must agree to obtain all necessary approvals and permits, if needed.
6. All work must meet local, state and national standards and regulations.
7. All project participants will receive the EPA brochure "Protect Your Family from Lead in Your Home" and "The Lead Safe Certified Guide to Renovate Right".

ELIGIBLE GRANT PROJECTS/EXPENDITURES

Items/projects that are eligible for reimbursement fall under three grant categories:

LANDSCAPING CATEGORY

Eligible Projects (must be visible from the public sidewalk or right of way):

1. Lawns
2. Landscape beds or planter areas
3. Tree and/or shrub maintenance or new installation

Eligible Items for reimbursement for landscaping:

1. Soil, mulch, sod, landscape stone or other groundcover
2. Flowers, shrubs, bushes, trees or other vegetation
3. Landscape fabric, edging, and pavers
4. Other items may be eligible for reimbursement upon approval of the Program Coordinator

EXTERIOR BUILDING/STRUCTURE REHABILITATION CATEGORY

Painting/Staining

Eligible Painting/Staining Projects (must be visible from the public sidewalk or right of way):

1. Exterior washing of the primary building
2. Exterior painting of the primary building
3. Exterior painting of a detached garage or accessory building
4. Painting or staining of porches or decks
5. Painting or staining of fences
6. Other projects may be eligible upon approval of the Program Coordinator.

Eligible Items for reimbursement for painting/staining projects:

1. Lead-based paint testing/remediation
2. Exterior Paint/Primer/Stain
3. Brushes, rollers, scrapers or cleaners to remove existing paint
4. Painting tape, drop cloths & paint pans
5. Other items may be eligible upon approval of the Program Coordinator

Exterior Building/Structure Rehabilitation

Any material required to complete the exterior rehabilitation project that was included within the approved application. This does not include tools such as ladders, nail guns, etc.

Eligible Building Rehabilitation Projects (must be visible from the public sidewalk or right of way):

1. Re-roofing and/or residing of the primary building, detached garage, or accessory building
2. Tuck-pointing, masonry repair or reconstruction of the primary building, detached garages, existing masonry walls, or accessory structures
3. Repair or replacement of features on the primary building, detached garage, or accessory building including, but not limited to, the following:
 - Windows, doors and trim
 - Lighting
 - Gutters, soffit and fascia
 - Porches and/or decks, including railings and steps
4. Other projects may be eligible for reimbursement upon approval of the Program Coordinator.

SITE IMPROVEMENTS CATEGORY

Any material required to complete the site improvement that was stated on the approved application. This does not include tools such as ladders, nail guns, etc.

1. Repair, reconstruction, removal or installation of private walks, including masonry steps
2. Repair, reconstruction, removal or installation of driveways/driveway aprons
3. Repair, reconstruction, removal or installation of fencing

LABOR

Only professional labor can be claimed for reimbursement. Professional labor is someone other than the property owner/applicant who is trained and engaged in such work for a career. Professional labor is required to have a Wisconsin Builders License and be lead certified (if applicable). An invoice from an established professional detailing the work performed/completed and that indicates the invoice has been "Paid in Full" is required in order to be considered for reimbursement.

INELIGIBLE GRANT EXPENDITURES

Items/projects that are NOT eligible for reimbursement under the Curb Appeal Grant Program include, but are not limited to, the following:

1. Any item that is not visible from the public sidewalk or right of way
2. Any interior projects to the primary building, detached garage, or accessory buildings
3. Rental companies may not use this program to reimburse their own staff's labor expenses to complete their projects. Must be an outside contractor
4. Materials that have been purchased or projects that are started or underway prior to issuance of a signed Contract for Services and Grant Award Letter by the Curb Appeal Grant Program Coordinator
5. Owner, owner's family or owner's employees labor costs

ADMINISTRATIVE PROCEDURES

APPLICATION PROCESS

The Community and Economic Development Department will advertise the program and accept completed applications. The Curb Appeal Grant Program Coordinator shall ensure a complete application is submitted and process them on a first-come first-served basis. A waiting list of applicants shall be kept should program funds be depleted.

PROCEDURES FOR PROCESSING A GRANT APPLICATION

1. All applicants must submit a complete application in order to be considered for a Curb Appeal Grant Program. A complete application includes:

- a. A completed Pre-Documentation Form. This Form must include an itemized description of the proposed project and an estimated cost for each item. Any item not listed on the worksheet will not be considered for reimbursement. If the project is being completed by a contractor, a copy of their estimate to complete the work must be attached.
 - b. Before photos of the proposed project. Applications will not be considered if before photos are not submitted.
 - c. A complete W-9 Form. A W-9 form must be completed and submitted in order to be eligible for the program. This form is required by the City of Green Bay's Finance Department in order to process reimbursement requests.
 - d. A signed Contract for Services Form. Submit a signed Contract for Services Form. If approved, a signed copy of the Contract from the City will be sent back to the applicant.
2. Once the application is considered complete, the Program Coordinator will review the application to ensure that the proposed project(s) is/are eligible under the Program's guidelines.
 3. The Program Coordinator determines whether the applicant owes money to the City and if there are any Correction Notices on the property.
 4. If the application meets program requirements, the Program Coordinator determines the amount to award based on the estimated cost, grant caps, and required fund match.
 5. Once an award amount is determined, the Program Coordinator provides an award letter to the applicant informing them that their application has been approved and indicating the amount awarded. The Program Coordinator also sends a signed Contract for Services Form. The applicant has twelve (12) months to complete the project(s).
 6. The Program Coordinator then sends a copy of the award letter, a copy of the signed Contract for Services, and a copy of the Pre-Documentation Form to the applicant.

FILE RETENTION

A copy of all pertinent records such as the Pre-Documentation Form, Contract for Services Form, "Before" Pictures, Award Letter, Paint Prep Pictures, Reimbursement Form, "After" Pictures, receipts, contractor invoices and other pertinent information shall be maintained in the project file which shall be organized by property address and year.

PROCEDURES FOR REIMBURSEMENT

To receive reimbursement for completed projects the applicant must submit the following:

1. A completed Final Reimbursement Form/Worksheet. This Form must include a description of the proposed project(s) and the final cost for each project. Any items for projects not listed on the Pre-Documentation Form are not considered for reimbursement.
2. Copies of receipts/paid invoices showing proof of purchase of the approved/completed items/materials for each project. The applicant is required to mark on their receipts which item(s) is/are being requested for reimbursement and what project they were for.
3. Final photo documentation of the completed project. ("After" Photos)
4. After the applicant submits all of the required information for reimbursement, the Program Coordinator reviews all information submitted to ensure it is eligible for reimbursement. The Program Coordinator also reviews the applicant's requested reimbursement amount to make sure the correct amount is stated on the form.
5. Once it is determined the request is complete, the Reimbursement Form and all receipts and/or paid invoices are forwarded to the City of Green Bay's Finance Department for reimbursement back to the participant/applicant.



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

July 9, 2019

PREPARED BY

Kevin J. Vonck, CED Director

AGENDA ITEM # D.4.

Consideration with possible action on Resolutions designating the Redevelopment Authority (RDA) to perform all acts necessary for creating, amending, and/or closing Tax Increment District (TID) Five (5), Seven (7), Eight (8), Nine (9), Twelve (12), Thirteen (13), Fourteen (14), Seventeen (17), Twenty-Two (22), and Twenty-Three (23).

BACKGROUND

The Joint Review Board (JRB) met on June 27 to discuss the 2018 year-end status of all TID's within the City. Based on the financial position of each TID and potential projects in queue, staff would like to further explore the:

- territory amendment of TID Five (5): East and West Downtown
- allocation amendment and/or closure of TID Seven (7): Ashland Avenue and Lombardi Avenue Corridors
- allocation amendment and/or closure of TID Eight (8): Henry and Morrow Streets
- closure of TID Nine (9): State Highway 54/57 Business Park
- allocation amendment and/or closure of TID Twelve (12): I-43 Industrial Park
- territory amendment and/or project plan amendment of TID Thirteen (13): Downtown
- territory amendment and/or time extension of TID Fourteen (14): North Broadway Larsen Green
- closure of TID Seventeen (17): 900 Block North Broadway
- creation of TID Twenty-Two (22): Shipyard / South Broadway
- creation of TID Twenty-Three (23): Legends District

Staff will provide additional details on these proposals at the meeting. Any binding actions towards creation, amendment, and/or closure will come back before the RDA and Common Council at a future meeting.

RECOMMENDATION

Recommend Common Council adopt Resolutions designating the Redevelopment Authority (RDA) to perform all acts necessary for creating, amending, and/or closing Tax Increment District (TID) Five (5), Seven (7), Eight (8), Nine (9), Twelve (12), Thirteen (13), Fourteen (14), Seventeen (17), Twenty-Two (22), and Twenty-Three (23).

FISCAL IMPACT

The actions are being pursued in order to reduce and/or eliminate any future negative impacts of the general property tax levy.

ATTACHMENTS

None



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

July 9, 2019

PREPARED BY

Kevin J. Vonck, CED Director

AGENDA ITEM # D.5.

Consideration with possible action on a Resolution adopting Post Issuance Compliance Policy for Tax-Exempt Conduit Bonds.

BACKGROUND

The conduit bond issue for Green Bay Packaging Inc., has the post issuance compliance policy language contained in the tax agreement which will be signed by the RDA. This resolution designates the conduit borrower as the “compliance coordinator” who will be responsible for the post issuance compliance responsibilities relating to the conduit bond issue.

RECOMMENDATION

Approve the Resolution for Post Issuance Compliance Policy for Tax-Exempt Conduit Bonds.

FISCAL IMPACT

ATTACHMENTS

- I. 4833-4209-5258.1 RDA Resolution re Post Issuance Compliance - Green Bay Packaging

REDEVELOPMENT AUTHORITY OF THE
CITY OF GREEN BAY, WISCONSIN

RESOLUTION NO. ____

**RESOLUTION ADOPTING
POST ISSUANCE COMPLIANCE POLICY FOR
TAX-EXEMPT CONDUIT BONDS**

WHEREAS, the Redevelopment Authority of the City of Green Bay, Wisconsin (the “Authority”), has determined that it is desirable to adopt a written policy to ensure compliance with various state and federal laws relating to tax-exempt conduit bonds issued by the Authority for the benefit of conduit borrowers; and

WHEREAS, a form of the policy attached hereto as Exhibit A (the “Policy”) has been presented to the Authority; and

WHEREAS, the Authority has determined that the conduit borrower shall be appointed as the compliance coordinator (the “Coordinator”) for tax-exempt conduit bonds issued by the Authority, and the Coordinator shall assume the post issuance compliance responsibilities as set forth in the Policy.

NOW, THEREFORE, BE IT RESOLVED:

Section 1 Adoption of Policy. The Post-Issuance Compliance Policy for Tax-Exempt Conduit Bonds attached hereto as Exhibit A is hereby adopted as and for the Policy of the Authority.

Section 2 Appointment of Coordinator. The respective conduit Borrower shall be appointed as the Coordinator for each issue of tax-exempt conduit bonds issued by the Authority.

Section 3 Compliance Checklist. The Coordinator, in consultation with bond counsel and designated representatives, shall maintain checklists and other documentation to demonstrate compliance with the Policy.

Dated: _____, 2019

**REDEVELOPMENT AUTHORITY OF THE
CITY OF GREEN BAY, WISCONSIN**

By: _____
Gary J. Delveaux, Chairperson

By: _____
Kevin J. Vonck, Executive Director

CERTIFICATION BY EXECUTIVE DIRECTOR

I, Kevin J. Vonck, being first duly sworn, hereby certify that I am the duly qualified and acting Executive Director of the Redevelopment Authority of the City of Green Bay, Wisconsin (the "Authority"), and as such I have in my possession, or have access to, the complete corporate records of the Authority; that I have carefully compared the transcript attached hereto with the aforesaid records; and that said transcript attached hereto is a true, correct and complete copy of all the records in relation to the adoption of Resolution No. _____ entitled:

RESOLUTION ADOPTING POST ISSUANCE
COMPLIANCE POLICY FOR
TAX-EXEMPT CONDUIT BONDS

I hereby further certify as follows:

1. Said Resolution was considered for adoption by the Authority at a meeting held at the City Hall, 100 North Jefferson Street, Green Bay, Wisconsin, at _____ p.m. on _____, 2019. Said meeting was a regular meeting of the Authority and was held in open session.

2. Said Resolution was on the agenda for said meeting and public notice thereof was given not less than twenty-four (24) hours prior to the commencement of said meeting in compliance with Section 19.84 of the Wisconsin Statutes, including, without limitation, by posting on the bulletin board in the City Hall, by notice to those news media who have filed a written request for notice of meetings, and by notice to the official newspaper of the City of Green Bay.

3. Said meeting was called to order by _____, who chaired the meeting. Upon roll, I noted and recorded that the following commissioners were present:

_____	_____
_____	_____
_____	_____

and that the following commissioners were absent:

_____	_____
_____	_____

I noted and recorded that a quorum was present. Various matters and business were taken up during the course of the meeting without intervention of any closed session. One of the matters taken up was said Resolution, which was introduced, and its adoption was moved by _____ and seconded by _____. Following discussion and after all commissioners who desired to do so had expressed their views for or against said Resolution, the question was called, and upon roll being called and the continued presence of a quorum being noted, the recorded vote was as follows:

AYE:

_____	_____
-------	-------

NAY:

ABSTAIN:

WHEREUPON, the meeting chair declared said Resolution adopted, and I so recorded it.

IN WITNESS WHEREOF, I have signed my name and affixed the seal of the Authority hereto on
this _____ day of _____, 2019.

**REDEVELOPMENT AUTHORITY OF THE
CITY OF GREEN BAY, WISCONSIN**

By: _____
Kevin J. Vonck, Executive Director

EXHIBIT A

POST-ISSUANCE COMPLIANCE POLICY FOR TAX-EXEMPT CONDUIT BONDS

The Redevelopment Authority of the City of Green Bay, Wisconsin (the “Authority”) has adopted the following procedures for compliance with the applicable requirements for tax-exempt conduit bonds issued by the Authority under the Internal Revenue Code of 1986 (the “Code”), as amended, for the benefit of a conduit borrower (the “Borrower”), which has borrowed the proceeds of the Bonds pursuant a loan agreement to be entered between the Authority and the Borrower.

The Borrower, as the compliance coordinator (the “Coordinator”), through one or more designated representatives, shall do the following:

1. Monitor the use and application of proceeds of the Bonds (including the use of facilities financed with proceeds of the Bonds) for compliance with the applicable requirements of the Code as specified in a tax certificate executed by Borrower in connection with the issuance of the Bonds. Such requirements include, but are not limited to, (i) application of the not less than 95% of the proceeds of the Bonds to pay or reimburse qualifying costs and (ii) compliance with other applicable requirements.
2. With respect to the arbitrage rules set forth in Section 148 of the Code and the regulations promulgated thereunder, the Coordinator will monitor the investment of bond proceeds for compliance with those rules in such matters as public bidding requirements for guaranteed investment contracts, market price purchases of other securities, and compliance with the arbitrage rebate requirement as set forth in paragraph 3 below.
3. Engage a qualified entity to make any necessary calculation of arbitrage rebate and arrange for payment of the rebate amount to the Internal Revenue Service.
4. Recommend and supervise appropriate remedial action, including a request for a voluntary closing agreement from the Internal Revenue Service where no other compliance procedure is adequate, to address any perceived compliance failures respecting the use of proceeds or compliance with the arbitrage rules.
5. Establish appropriate reporting and recordkeeping procedures for the foregoing matters.



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

July 9, 2019

PREPARED BY

Kevin King, Staff

AGENDA ITEM # D.6.

Consideration with possible action to approve a contract to build a two-bedroom home on 900 S. Greenwood Avenue and to authorize staff to sell the property when job is complete.

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.

BACKGROUND

This property was acquired in 2018 and targeted for a new build upon demolition of the previous structure. Staff worked with Wisconsin Building Supply to design a plan specific for this site that is now also included in our New Home Construction design book. The project was bid through the Purchasing Department with bids due back on June 24. Staff reviewed the two proposals that were received and is recommending the highest ranked vendor, JD Meulemans Custom Homes & Carpentry, LLC.

JD Meulemans Custom Homes & Carpentry will build the home at 900 S. Greenwood Avenue with an option to build three additional homes over the next three years, with agreed upon cost adjustments. The building will be 1,234 SF with a 576 SF detached, two-stall garage. RDA will take possession upon completion and staff will work to sell the property to a qualified owner-occupant.

RECOMMENDATION

Award the contract for 900 S. Greenwood Avenue to the highest ranked vendor, JD Meulemans Custom Homes & Carpentry LLC, for \$202,112.00 and direct staff to sell the completed home for the highest value to a qualified buyer.

FISCAL IMPACT

RDA purchased and demolished this property in 2018 for \$18,000.00 with Neighborhood Enhancement Funds. JD Meulemans Custom Homes & Carpentry will build the home for \$111.66 /SF for a total cost of \$202,112.00.

ATTACHMENTS

1. #3154 Summary - for RDA
2. RFP #3154 Greenwood 1 Story Plan #19-134-R 4-30-19
3. RFP #3154 Greenwood 22x20 Garage Plan #19-134-R 5-10-19

#3154 RFP VENDOR RANKING & PRICE SUMMARY

Department of Community and Economic Development
General Contractor to Build New Homes on City Lots

RFP #3154

ISSUED: 6/5/19 DUE: 6/24/19

CC: 90900

Evaluation Criteria & Ranking

900 S. Greenwood New Build EVALUATION CRITERIA:	JD Meulemans Custom Homes & Carpentry LLC Joe Meulemans	GBAB - Green Bay Area Builders Paul Rose
Timeline to complete new build	120 Days	130 Days
Price / Sq. Ft. (including allowances) TOTAL COST TO BUILD THIS 1810 SQ. FT. PLAN (including garage, house & porch)	\$111.66 / Sq. Ft. \$202,112 TOTAL	\$135.36 / Sq. Ft. (1810 sq. ft.) \$245,000 TOTAL
References / Builder Reputation	Excellent	Excellent
Provided examples / tours of quality previous new build projects	Yes	Yes
Vendor Ranking (highest to lowest):	1st	2nd

NOTES:

This was a proposal process with consensus scoring (ranking) each vendor's proposal and supporting documentation.

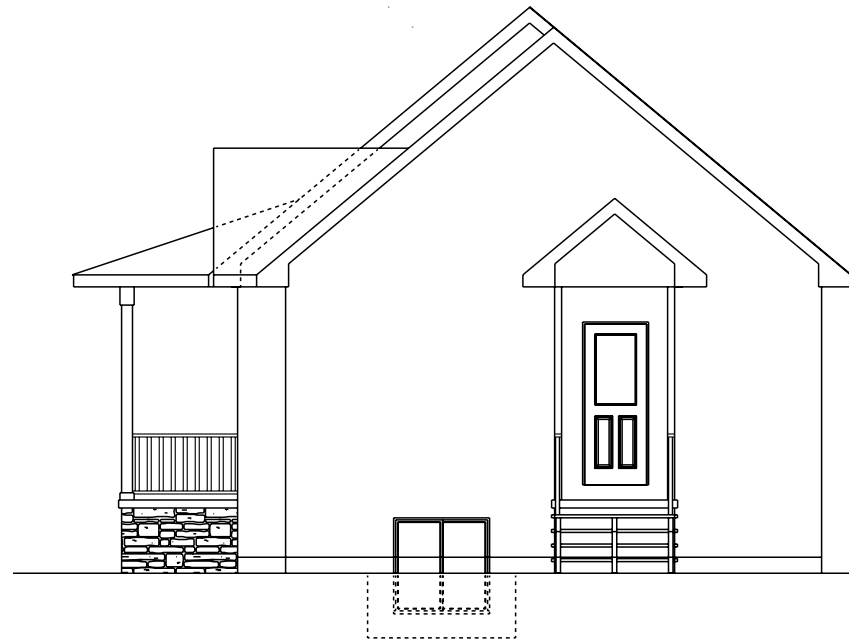
The evaluation team consisted of the Department of Community and Economic Development Staff (3 members).

This proposal process started in June 2019. Proposals were due on 6/24/19. On 6/26/19 the team met to evaluate & rank all proposals.

Award Recommendation:

Award to the highest ranked vendor - JD Meulemans Custom Homes & Carpentry LLC that provided the best design solution for the 900 S. Greenwood new build plan for \$202,112.00 (turn-key) with the option to build 1 - 2 houses per year of this same plan for the next three years (2020, 2021 and 2022) upon mutual agreement by both parties. Price escalation to be agreed upon with City and Awarded Vendor.

-NOT FOR CONSTRUCTION-

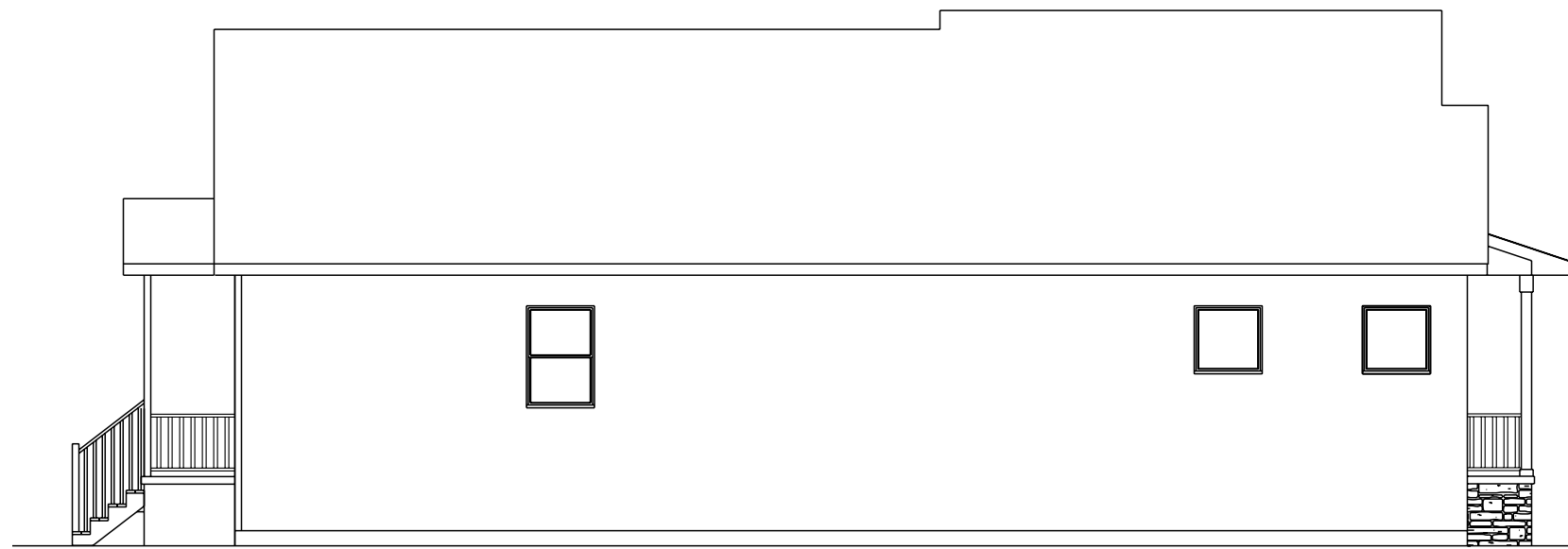


REAR ELEVATION

SCALE: 1/8" = 1'-0"

SQUARE FOOTAGE:

FIRST FLOOR: 1234
FINISHED BASEMENT: T.B.D.
24X24 GARAGE: 576
COVERED PORCH: 142



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

Top of Plate
9'-1 1/8"
Top of Subfloor
1'-2 1/8"
Top of Foundation
2'-6"
Approximate Grade

CUSTOM DESIGNED FOR:		CITY OF GREEN BAY	
		DEPT. OF COMMUNITY & ECONOMIC DEVELOPMENT	
JOB NAME: GREEN WOOD			
DATE: 3-25-19		REVISIONS:	
DRAWN BY: MJK			
PLAN #:			
(BASED OFF OF			
PLAN #19-134-R			

IMPORTANT NOTE:

• IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.

• IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

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FAX (920)454-9570

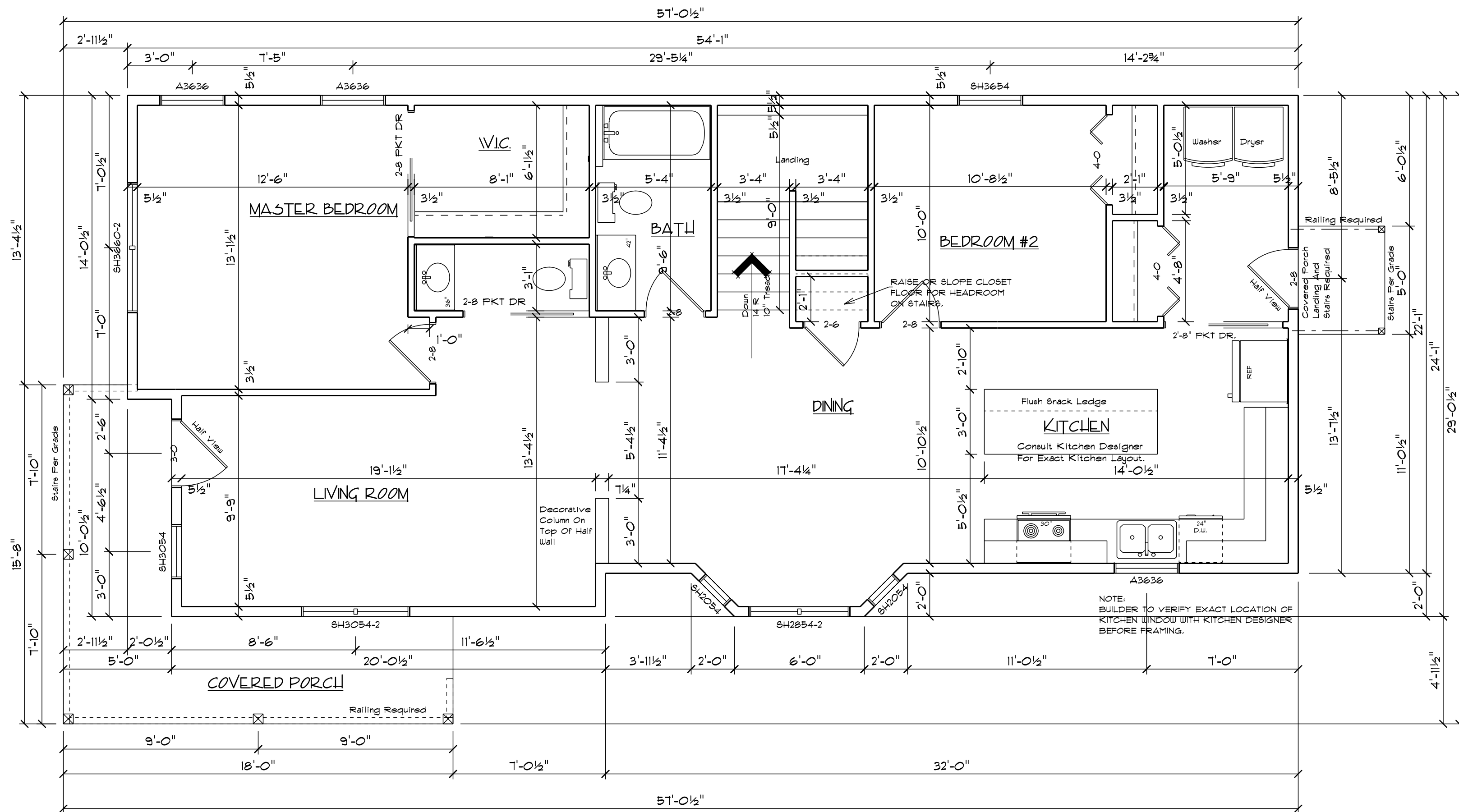
COMPONENTS:
1745 MORRIS TERRACE
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PHONE (920)456-5054
FAX (920)456-1215

MAILING ADDRESS:
P.O. BOX 10001
GREEN BAY, WI 54301-0001

Wisconsin
BUILDING SUPPLY

SQUARE FOOTAGE:

FIRST FLOOR:	1234
FINISHED BASEMENT:	T.B.D.
24X24 GARAGE:	576
COVERED PORCH:	142



SCALE: $1/4" = 1'-0"$

IMPORTANT NOTE:

- * IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
- * IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

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COMPONENTS:
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PHONE (920)496-5094
FAX (920)498-1219

MAILING ADDRESS:
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GREEN BAY, WI 54307-0007

CITY OF GREEN BAY
DEPT. OF COMMUNITY & ECONOMIC DEVELOPMENT

CUSTOM DESIGNED FOR:

JOB NAME: GREEN WOOD

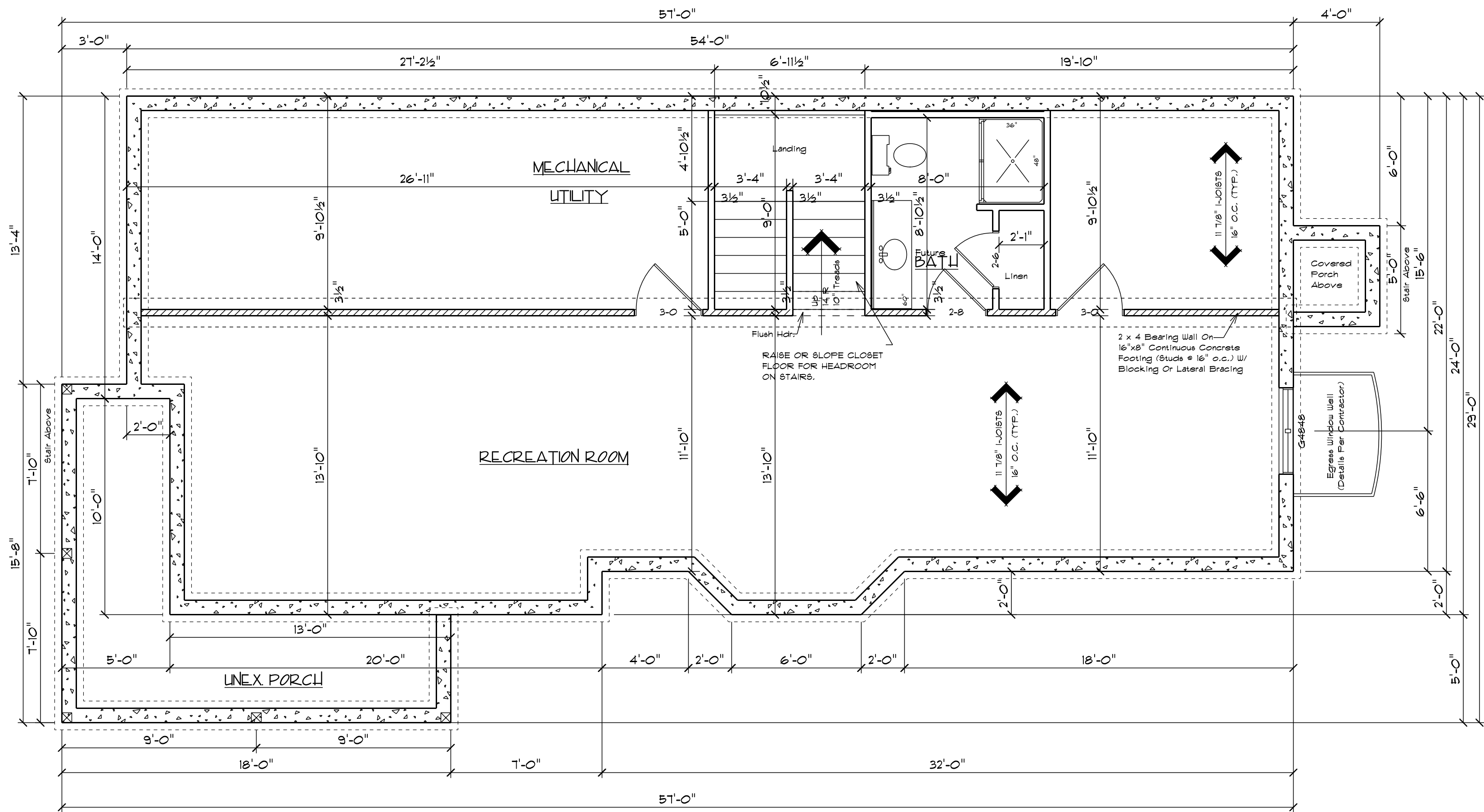
DATE: 3-25-19

DRAWN BY: MJK

PLAN #:

(BASED OFF OF
PLAN #17-213-R)

-NOT FOR CONSTRUCTION-



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE:

FIRST FLOOR: 1234
FINISHED BASEMENT: T.B.D.
24X24 GARAGE: 576
COVERED PORCH: 142

IMPORTANT NOTE:

- IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
- IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

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Wisconsin
BUILDING SUPPLY

CUSTOM DESIGNED FOR:

CITY OF GREEN BAY

DEPT. OF COMMUNITY & ECONOMIC DEVELOPMENT

JOB NAME: GREEN WOOD

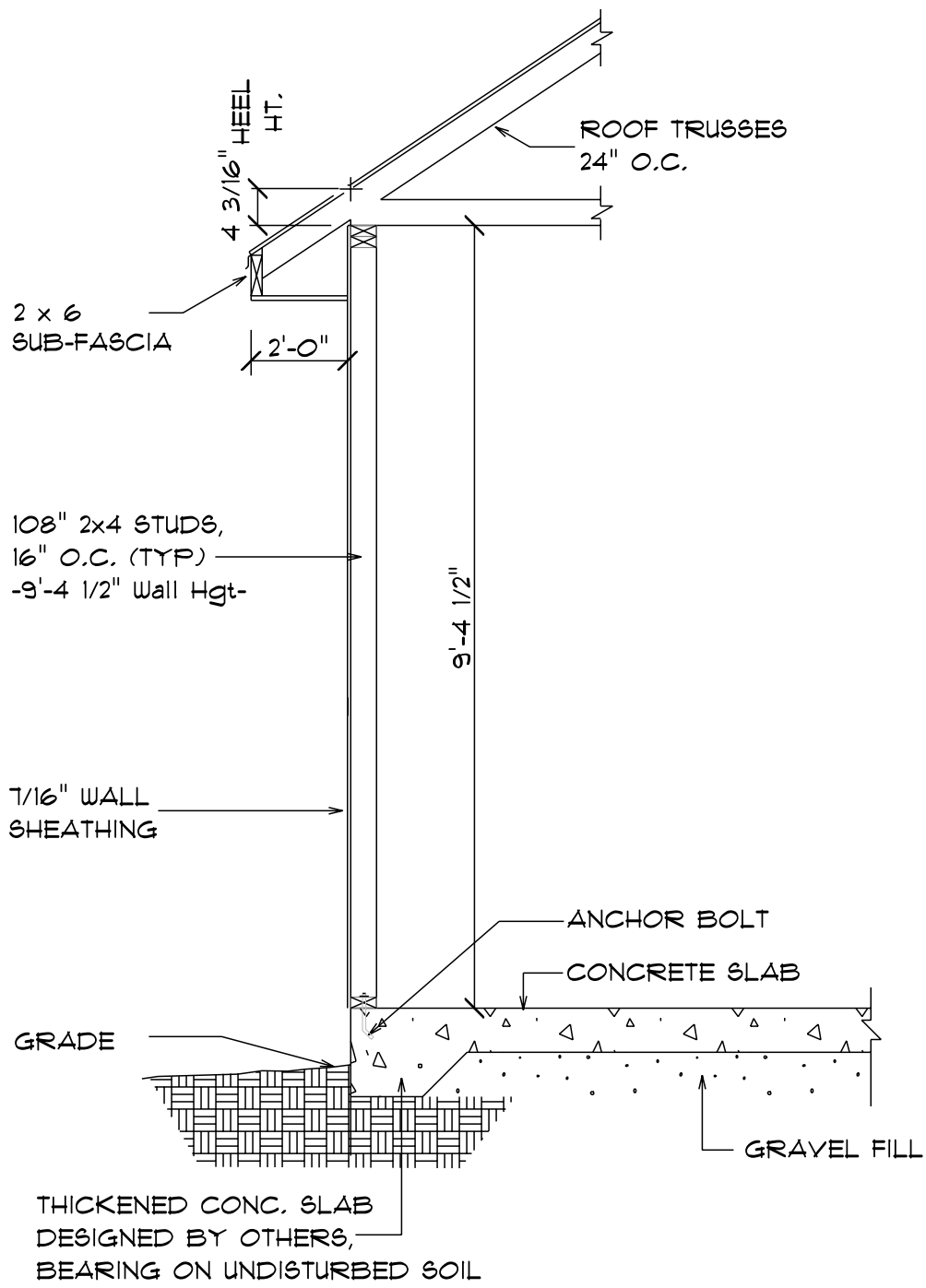
DATE: 3-25-19

DRAWN BY: MJK

PLAN #:
(BASED OFF OF
PLAN #19-134-R)

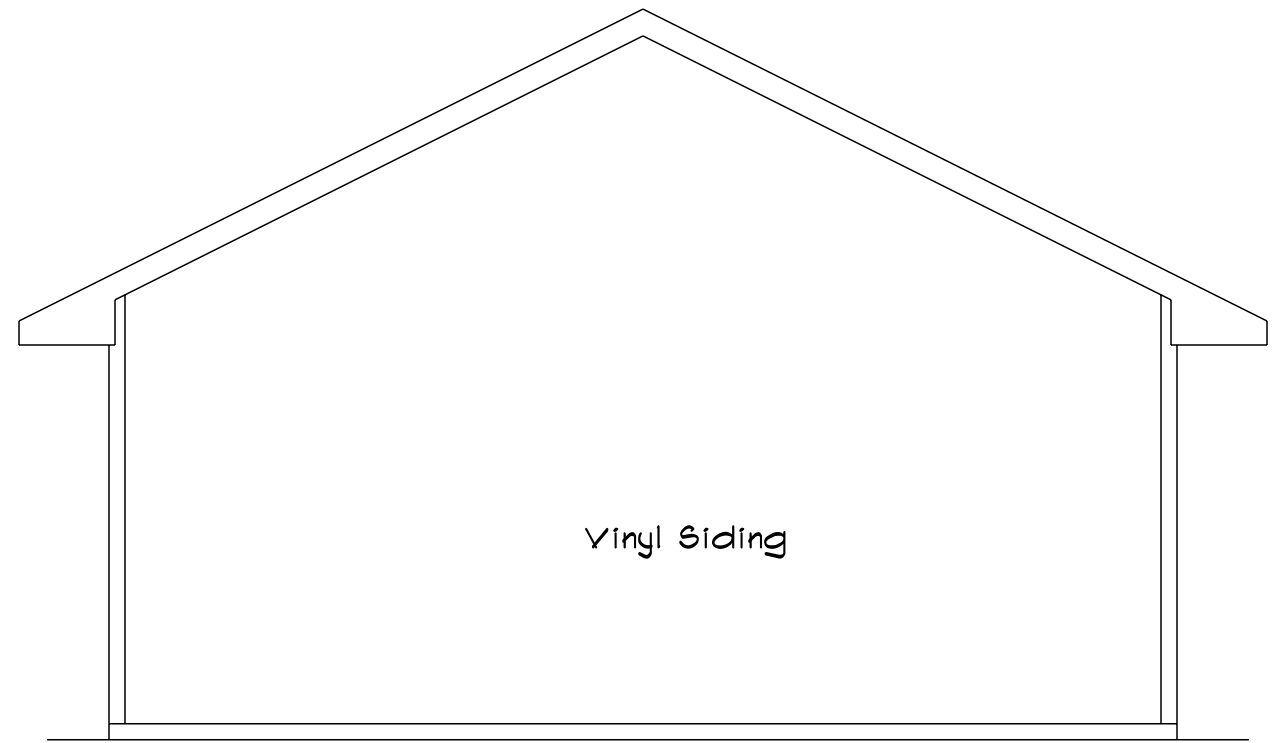
REVISIONS:

19-134-R



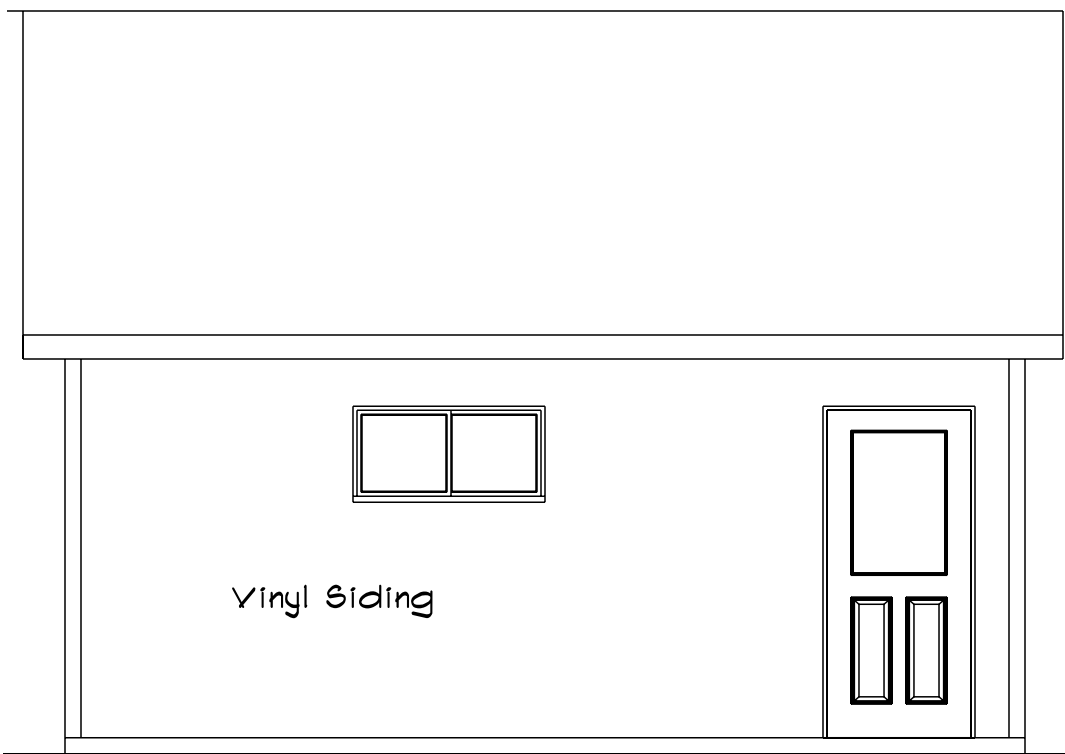
TYPICAL GARAGE WALL

-NOT TO SCALE-



REAR ELEVATION

SCALE: 1/8" = 1'-0"



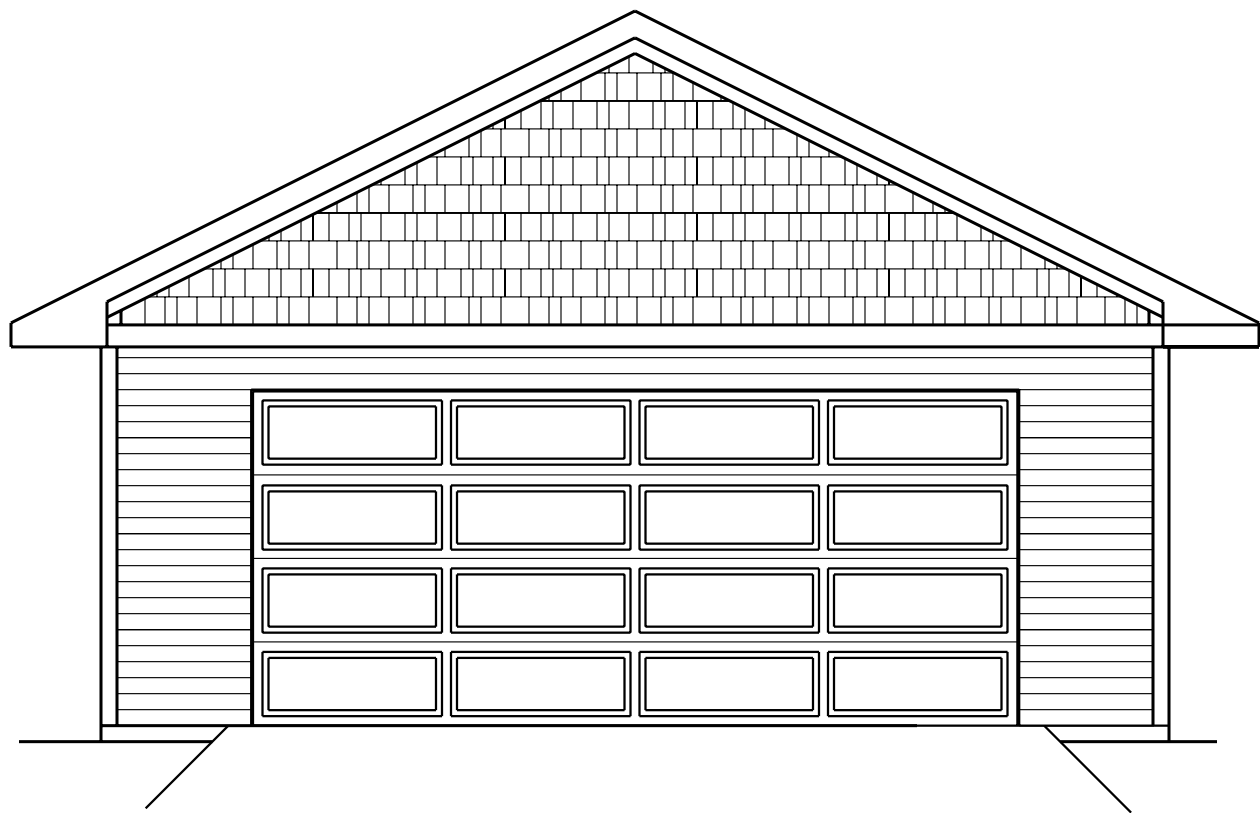
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE:

GARAGE: 440 SQ. FT.

PLAN SPECIFICATIONS:

• THE CONDITIONS LISTED BELOW ARE STANDARD FOR THIS PLAN ONLY - EXCEPTIONS ARE NOTED ON THE PLAN ITSELF

WALL INFORMATION:

GARAGE FOUNDATION:
SLAB ON GRADE
GARAGE: 1' x 4' x 9'-4 1/2', STUDS # 16" O.C.

FLOOR SYSTEM(S):

FIRST FLOOR:
THICKENED SLAB, DESIGNED BY OTHERS

ROOF SYSTEM:

ENGINEERED WOOD TRUSSES # 24" O.C.
DESIGNED FOR BROWN COUNTY - ZONE #1
STD. LOADING (PER SQ. FT.):
30" TGLL, 10" TCDL, 10" BCDL
DEFLECTION: L1/40, L2/40, L3/40
DURATION OF LOAD: 18%
• FRAMER TO REFERENCE TRUSS LAYOUT PLANS TO VERIFY EXACT LOCATIONS OF GIRDER TRUSSES AND THEIR RESPECTIVE BEARING REQUIREMENTS & UPLIFT ANCHORING REQUIREMENTS

HEADERS:

• STD. HEADERS: (2) 2X12 HEM-FIR SELECT STRUCTURAL
• TOP OF WINDOW R.O.S.
• FIRST FLOOR # 6'-10 1/8" ABOVE SUBFLOOR
• MINIMUM OF (2) TRIM STUDS AT EACH END FOR ALL OPENINGS 6'-0" AND LARGER

WINDOWS:

• ALLIANCE VINYL WINDOWS
• MANUFACTURER TO PROVIDE SUPPLIER WITH EXACT R.O. SIZES AND DETAILS. SUPPLIER TO VERIFY THAT ALL CODE REQUIREMENTS ARE MET

GENERAL INFORMATION:

• THE FOLLOWING ITEMS ARE TO BE LOCATED IN THE FOUNDATION BY THE GENERAL CONTRACTOR:
BASEMENT WINDOWS FLOOR DRAINS
ELECTRIC SERVICES WATER HEATER
SUMP PUMP FURNACE
• BUILDER TO PROVIDE HEADERS AT CONCRETE OPENINGS IF NOT NOTED ON THE FOUNDATION PLAN
• POURED CONCRETE FOOTINGS TO BEAR ON UNDISTURBED SOIL BELOW THE FROST LINE
• STEEL COLUMNS TO SUPPORT 12,000#
• BEARING WALLS TO SIT ON MINIMUM 18"x18" CONTINUOUS CONCRETE FOOTINGS, STUDS # 16" O.C. WITH BLOCKING OR LATERAL BRACING
• ASSUMED SOIL CAPACITY IS 3,000 PSF. FTG. SIZES MUST BE ADJUSTED FOR VARYING SOIL CONDITIONS
• FOUNDATION WALLS ARE ASSUMED TO BE UNREINFORCED 3,000 PSF CONCRETE. WALLS ARE DESIGNED PER W. SPS TABLE 32.18-B BASED ON THE HEIGHT OF THE UNBALANCED FILL. PROPER REINFORCEMENT (DESIGNED BY OTHERS) MAY ALLOW FOR WALLS THAT ARE LESS THICK, BUT ANY DEVIATION FROM THE THICKNESS SHOWN ON THE PLAN IS THE RESPONSIBILITY OF THE FOUNDATION CONTRACTOR AND/OR THE GENERAL CONTRACTOR
• ALL LUMBER IN PERMANENT CONTACT W/ CONCRETE MUST BE PRESSURE TREATED LUMBER AS PER W. SPS 32.10 DUE TO UNKNOWN GRADE CONDITIONS, ACTUAL STEPS IN FOUNDATION WALLS AND LOCATION OF WINDOW WELLS TO BE DETERMINED ON SITE BY GENERAL CONTRACTOR
• FRAMER IS RESPONSIBLE FOR TRANSFERRING POINT LOADS FROM ABOVE, THROUGH THE FLOOR SYSTEM(S) AND WALLS, W/ SOLID BLOCKING DOWN TO CONCRETE FOUNDATION WALLS BELOW
• PLAN IS DRAIN ACCORDINGLY FOR 3 1/4" CASING
• ALL DIMENSIONS SHOWN ARE FROM STUD TO STUD
• BUILDER TO PROVIDE ATTIC SCUTTLING AND LOCATION
• FIRE SEPARATION MUST BE PROVIDED BETWEEN HOUSE AND GARAGE (SEE CODE FOR DETAILS)
• ALL CABINET LAYOUTS ARE CONCEPTUAL. CONSULT CABINET DESIGNER/ PROVIDER FOR EXACT SIZES AND LOCATIONS OF CABINETS, APPLIANCES, AND WINDOWS

IMPORTANT NOTE:

• IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
• IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

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OFFICE:
GREEN BAY, WI 54303
PHONE (920)436-5080
FAX (920)436-5094

COMPONENTS:
TERMS:
TERMS:
TERMS:

Wisconsin
BUILDING SUPPLY



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

July 9, 2019

PREPARED BY

Krista Cisneroz, Staff, Matt Buchanan,
Staff

AGENDA ITEM # D.7.

Consideration with possible action to approve the use of \$19,994.00 in Community Development Block Grant Funds for the proposed Broadway Mural at 123 S. Broadway (Tax Parcel 3-113).

BACKGROUND

On Broadway, Inc. (OBI) requests the use of \$19,994.00 in Community Development Block Grant (CDBG) funds to be used for the installation of a new mural at 123 S. Broadway (Tax Parcel 3-113).

RECOMMENDATION

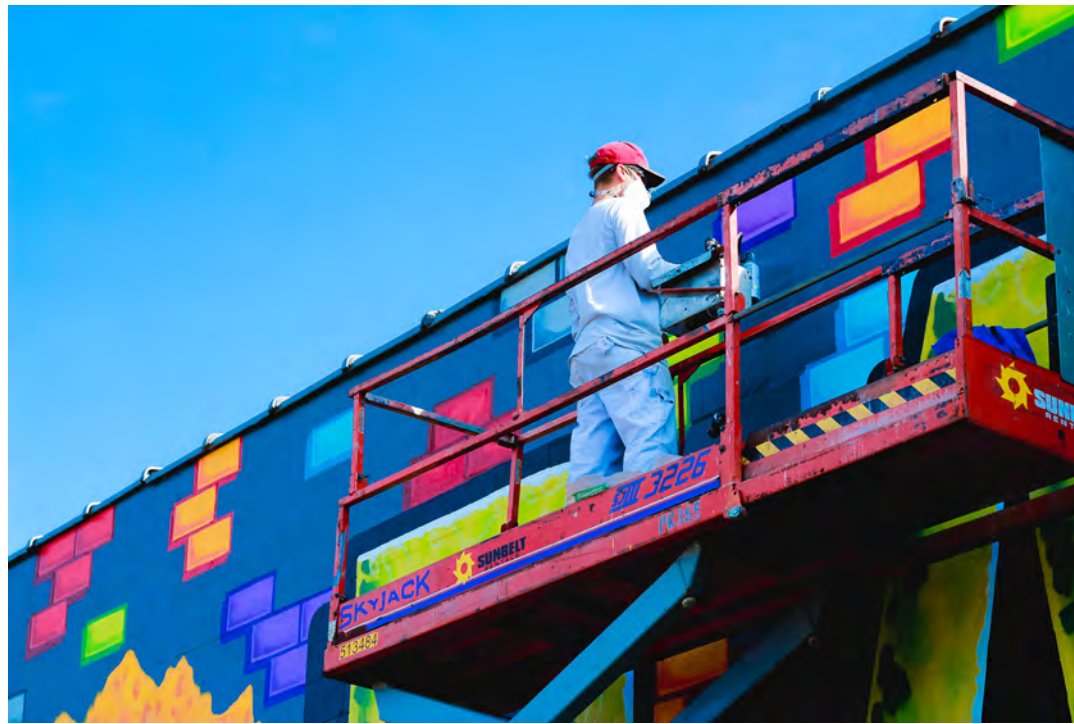
Approve the use of CDBG funds for the proposed Broadway Mural.

FISCAL IMPACT

None. These CDBG funds have been previously set aside by RDA for projects within the Broadway District, as part of a previous land purchase agreement between On Broadway, Inc. and RDA.

ATTACHMENTS

- I. Broadway Mural Proposal



MURAL PROPOSAL

BEAU THOMAS



LOCATION

North Exterior Wall
Dubois Formalwear
127 S Broadway
Green Bay, Wisconsin

Approximate size:
34 feet tall x 95 feet wide
3,230 square feet of wall space



DESIGN CONCEPT

'The Broadway Mural' is a design concept that features a 'greetings from' postcard style. The main highlights the word 'Broadway' and creates a scene of the line of shops at sunset. The lower right corner shows the silhouette of a dancing couple, with Broadway's slogan, 'Love here, live here.' Inside each letter are important aspects of the neighborhood and district. First is the Titledown Depot, next is fireworks to reference events like the 4th of July celebration, there's an image of the tall ships event which shows the natural environment, references events and is a nod to the ships that pass nearby, the 'A' shows an image of the iconic dinosaur statues outside the Neville Museum, following that is an image of the colorful lights on the Walnut Bridge - a main connection point and gateway to the Broadway District, there is an image of a train passing through - a reference to commerce, transportation and The Rail Yard development, the second 'A' shows an image of the Farmers Market event and finally there is an image of the holiday tree lighting. All together these images help to celebrate some of the landmark places and events that make Broadway so special.



MURAL VISION

This mural would become a landmark in the Broadway District. The project takes a blank wall and usually vacant space and activates it as a focal point for the community. The massive scale of the wall ensures that it will be seen and noticed from many vantage points around the location. The project brings life and energy outside the 'heart' of Broadway (between Walnut and Dousman streets). There is great potential for events and activities to take place in front of the mural. Anything from an outdoor dining event, concert and dance party, public speeches and gatherings, food truck event or pop up market could take place in front of the mural. The goal of this project is to improve and beautify the community, celebrate place and culture, support the public art movement and make the neighborhood more attractive for new businesses and residents. Additionally, the project holds great power with photo and video - when people take group photos or selfies with the wall and post online, it creates a form of free, natural and organic advertising for the Broadway District.





TOTAL COST - 17,014

ESTIMATE

The total cost estimate includes all supplies, materials and labor.
Projects are billed 50% up front and 50% upon completion.



ADDITIONAL PROJECT NEEDS

The following items are required to complete the project and rental costs are not included in previous estimate. It's also possible for these items to be available through community connections, to either borrow for free or rented at a discount.

CAT CLASS: 007-0014



30-33' ELECTRIC SCISSOR LIFT WIDE SRT

- Rugged terrain tires
- Superior performance
- Platform capacity up to 1,000lb

1 Day: **\$205** USD

1 Week: **\$650** USD

4 Weeks: **\$1,140** USD

+ ADD

Broadway Mural

8 weeks rental: (1,140 x 2):	\$2,280
Delivery fee:	\$200
Taxes, Insurance, Fees:	\$500 (rough estimate)
Estimated total:	\$2,980

SCISSORS LIFT

The required lift equipment includes an outdoor, electric scissors lift that can reach the height of the building (roughly 34 feet). SunBelt Rentals in De Pere has a qualifying lift - 8 weeks of rental and related fees comes out to around **\$2,980**.



BARRICADES

Barricades are another crucial piece of equipment that will provide a level of safety and security for the project. It's important to block off the area below the wall so that there are no conflicts with parked vehicles, no pedestrian cross through and to clearly mark to moving vehicles where not to drive. Failure to establish visible and proper barricades could result in serious injury or death to the artist or others.

There are approximately 115 feet worth of barricades needed, or 14 pieces of 8-foot long barricades. Rental costs not included in previous estimate.



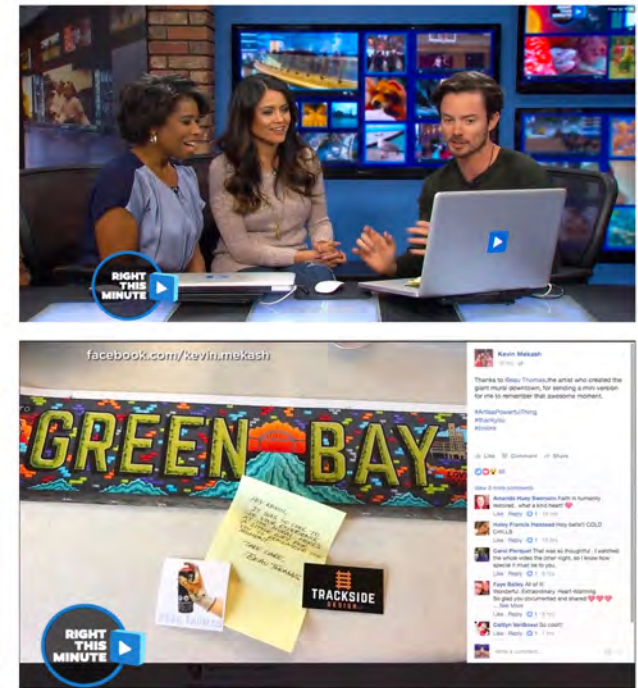
ARTIST BIO

Born and raised in Green Bay, Wisconsin, Beau Thomas has created art for the streets as well as the galleries. At 27 years old, Thomas owns and operates his mural company - Trackside Design LLC. He has completed more than 80 murals, including projects for Red Bull, Badger State Brewing Company and the Green Bay Area Public School District. His paintings have also been on display at the Neville Public Museum, UWGB's Lawton Gallery and the Voices Gallery in Dubuque, Iowa.



PUBLIC ART

Public art is the gift that keeps on giving. A mural can transform a blank wall into a landmark and transform the city into a large-scale art gallery. Murals inspire us, beautify the streets, celebrate our history, and reflect our hopes, dreams, imagination and creativity. Public art represents positive change in a community and also brings economic benefits. Murals can raise property values, spur local business and attract young professionals to a neighborhood.



IMPACT

I completed 'The Green Bay Mural' on Main Street in the summer of 2016. The mural has made a positive impact on the community. The project was covered on several local news channels and made front page in the Press-Gazette. Countless community members have expressed their appreciation of the artwork - from homeless people to members of local government. The Green Bay Mural also made international television - in a story about a colorblind man who went to the mural to experience the colors red and green for the first time.

BEAU THOMAS

920-639-2836

TRACKSIDEDESIGN.COM

CONTACT



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

July 9, 2019

PREPARED BY

Ken Rovinski, Staff

AGENDA ITEM # D.8.

Consideration with possible action to approve a Request for Proposals for redevelopment of the parking lot located on the 200 block of North Monroe Avenue.

BACKGROUND

This site was recently purchased by the RDA and is currently used as a surface parking lot. Staff has drafted a Request for Proposals that coincides with the recommendations as provided by the City's 2014 AuthenticCity Plan. The plan recommends this site to be used for mixed use development with a requirement that the first floor be commercial.

All submissions are to be submitted by September 13, 2019, with a recommendation and developer interviews to be presented to the RDA Real Estate subcommittee on Tuesday, October 1, 2019. A final recommendation to award the project will be presented to the RDA on October 8, 2019.

RECOMMENDATION

Approve a Request for Proposals for redevelopment of the parking lot located on the 200 block of North Monroe Avenue.

FISCAL IMPACT

ATTACHMENTS

- I. II-160_Request_for_Proposals



City of Green Bay
Department of Community and Economic Development

Request for Proposals

200 Block N. Monroe Ave.



Redevelopment Authority of the City of Green Bay

Released July 16, 2019

Request for Proposals: 200 Block N. Monroe Ave.

I. Introduction

A. Project Overview

The Redevelopment Authority of the City of Green Bay (RDA) is seeking proposals for the purchase and redevelopment of the 200 block of N. Monroe Ave. (tax parcels 11-191, 11-160, 11-156, 11-157, 11-158, and 11-159).

B. Project Goals

The property is on the edge of the Downtown district, along a major corridor. This is a block of transition from Downtown density to the Whitney Park and Navarino neighborhoods.

The RDA's goals for this property include the following:

1. Positively utilize the site for economic growth by incorporating mixed-use development
2. Generate tax base
3. Work with the City of Green Bay and Downtown Green Bay, Inc. to positively promote the development during the design process.
4. Facilitate a development that corresponds with the City's 2014 AuthentiCity Plan



C. Property Summary

Location: 200 Block of N. Monroe Ave.

Property Ownership: RDA

Parcel(s): 11-191, 11-160, 11-156, 11-157, 11-158, 11-159

Site Size: 2.42 acres (105,282 square feet)

Type of Project: Preference will be given to a medium-high density housing development or a mixed-use development with an emphasis on housing creation. If the development is mixed-use, at least thirty (30) percent of the first story facing Monroe Ave. must have a commercial user(s).

Land Value: \$736,100

D. Property Background

The site is currently a parking lot. Previously, the site was low to medium density residential and then automobile services on parcel 11-191.

E. Environmental Condition

The City will initiate a Phase I Environmental Site Assessment (ESA) and Phase II ESA if necessary.

II. Proposal Requirements

A. Content and Organization

To achieve a uniform review process and a degree of comparability, the proposals should be organized in the following order and contain all of the following information:

1. Title Page

Show the proposal title, the name of firm, address, telephone number(s), name and email address of contact person, the date, and other relevant company information.

2. Alignment with Strategy

Please provide a narrative of the project that shows how it aligns with our community and economic development strategy to generate innovative ideas, cultivate ideas into businesses, and retain and attract skilled people. The City supports projects that make our community more:

1. safe; projects that
 - 1.1. remove blighted and neglected properties with high complaint and/or police call volumes
 - 1.2. remediate environmental contamination and/or enhance the physical (soil, water, air) landscape
 - 1.3. strengthen and/or expand public water, sewer, stormwater, and other utility infrastructure
 - 1.4. eliminate and/or reduce transportation hazards
2. productive; projects that
 - 2.1. rehabilitate and/or build new structures with high-performance designs, systems, and finishes
 - 2.2. create a significantly higher per acre property value than adjacent properties and the City average
 - 2.3. generate property taxes greater than the cost of providing infrastructure and services
 - 2.4. generate job opportunities for smart and skilled individuals
3. accessible; projects that
 - 3.1. rehabilitate and/or build new structures for individuals of all ages and abilities
 - 3.2. are located in places easy to reach on foot, bicycle, or transit
 - 3.3. strengthen and/or expand non-motorized transportation networks
 - 3.4. generate job opportunities for individuals of all ages, abilities, and incomes
4. innovative; projects that
 - 4.1. expand our range of (residential, commercial, and industrial) real estate products
 - 4.2. are designed and built with options for conversion to alternative uses in the future
 - 4.3. create and/or enhance unique public spaces, amenities, and art
 - 4.4. support disruptive startups and high-growth, second-stage companies

3. Design and Use

Describe the project and provide a scope of work. Include a preliminary site plan with the proposed building footprint, parking, and circulation. Also submit massing diagrams or elevations showing how the proposed development relates to the surrounding buildings.

Discuss the occupancy of the completed project. Provide a detailed explanation of the end user(s) for this property. Offer an idea of the target market for the proposed concept and how the property will be marketed. The Developer should provide a timeline for tenancy and include any challenges that may be perceived.

Long-Range Planning. This site is in an area highlighted in Downtown district plans adopted by the City (see Appendix). It is along the Monroe corridor, which carries an annual average daily traffic count of 10,700 vehicles. The block is part of the area indicated as a catalytic development opportunity site, meaning it is a priority in new or redevelopment, and it should drive the momentum in Downtown growth. The plan recommendation for this site is residential development, with taller, high-density residential facing Monroe and medium-density residential or townhouses facing Quincy.

Form. Parcels 11-160 and 11-191 are zoned Downtown One (D1). Parcels 11-159, 11-158, 11-156, and 11-157 are zoned Office Residential (OR). The building must be designed to comply with OR and D1 zoning requirements, with flexibility if shown necessary in the proposal. The north-south alley must remain in use without structures built above. The building must complement the established Downtown neighborhood character:

Architectural Character	Sensitivity to context. Identifiable and distinct.
Articulation	Emphasis on building corners at intersections. Buildings greater than thirty (30) feet wide are divided into smaller increments through variations in materials or through architectural elements.
Alignment	The front façade and main entrance may have slight variations to the zero (0) foot setback (if mixed-use) to enhance building entrances or streetscape elements; i.e. outdoor café seating, entrances. First story is distinct from upper stories, through change in building materials or textures or through sign bands, awnings, arcades, etc.
Building Materials	Brick and stone; other material for accent features only. Rear façade may have concrete masonry units with color treatment.
Color	Reflect the existing and desired context
Fenestration	Minimum of fifty percent (50%) of the first story (street-facing) façade is transparent (if mixed-use). Upper story windows: punched openings, reflective glass discouraged.
Modulation	No blank facades. Variation in treatments. Pedestrian scale. Modulation rhythm through setbacks, façade widths, heights, colors, materials, and architectural features
Height	This may vary between the east and west portions of the site. East: between two (2) and four (4) stories. West: between three (3) and four (4) stories.

Mixed-Income Housing. While market-rate housing is suitable for this development, higher points will be attainable for a project that incorporates affordable residential units.

Commercial Use. Preference for a mixed-use project is one that that incorporates a large commercial tenant, ideally grocery but would consider other users such as restaurant or retail.

Parking. The project must provide sufficient parking to comply with the relevant requirements of City Code 13-1700. Parking must be in the rear yard, underground, or parking structure. **New parking requirements will be considered by the Common Council within the timeline of this RFP.*

Public Art. One percent (1%) of the overall project budget shall be dedicated toward public art in the City. This may be through incorporating new art on the project site, funding art around the site or Downtown area, holding a percentage of funds for art maintenance, donation to the Green Bay Public Arts Commission, or a combination.

4. Investment

Provide an analysis of expected increase in tax base generated by this project. Discuss project costs, including acquisition cost. The value of the property is estimated to be \$736,100. Proposals should identify planned sources of financing for the project. Attach proof of funding sources; i.e. loan approvals, financial statements, letters of credit etc.

5. Capacity and Experience

Provide a timetable for construction, including start and completion dates, as well as a final goal for attaining occupancy of the property. Briefly discuss other projects (if any) that may limit the Developer's ability to complete this project in a timely manner.

Explain the Developer's qualifications and related experience in development. Provide résumés of project team members, any examples of previous projects that may relate to this type of development, and a list of contractors/ subcontractors to be used for this project.

B. Submittal Requirements

Proposals must be received by the RDA by Friday, September 13, 2019, no later than 4:00 p.m. CDT. Submissions must include one (4) original copies, and one (1) electronic copy (CD, DVD, or flash drive).

Please send proposals to:

City of Green Bay
Department of Community & Economic Development
Attn: Ken Rovinski
100 N Jefferson St, Room 608
Green Bay, WI 54301

The staff recommendation along with developer interviews will be presented to the RDA Real Estate subcommittee on Tuesday, October 1, 2019. Final RDA approval will be made at the Tuesday, October 8, 2019 meeting. Both meetings will be held at 1:30 p.m. CDT in Room 604 of City Hall on their respective dates.

III. Selection Process and Criteria

A. Selection Criteria

Proposals will be reviewed by an evaluation committee and scored against the stated criteria. The committee may review references. The RDA's intention is to procure the most functionally complete and suitable solution to meet our desires for the site. The total price for the proposed purchase of the site will be considered in the final analysis, but this will not be used as the primary consideration in the selection of the "best" solution. Ultimately, the RDA will award the project to the responsive and responsible developer whose overall proposal offers the best value for the City, as evaluated pursuant to the evaluation criteria as set forth herein. The RDA reserves the right to award in part or whole. Selection will be based on the following criteria. A Vendor's submission of a proposal constitutes their acceptance of the evaluation technique and their recognition and acceptance the evaluators will use their judgment in making a determination based on several criteria.

Selection Criteria (Continued)

FACTOR
ALIGNMENT WITH STRATEGY
makes the City safer makes the City more productive makes the City more accessible makes the City more innovative
DESIGN AND USE
overall form and character density and intensity of structure quality of use types mix of use types integration of mixed-income residential integration of public art
INVESTMENT
scope of work estimated property value at completion estimated hard construction costs total cash offer for all parcels amount of requested public funding proposed sources of financing
CAPACITY AND EXPERIENCE
project team qualifications proposed time to complete proposed time to attain occupancy demonstrated success on similar projects

B. Questions and Comments

All questions shall be submitted in written form to the contact information provided below by Friday, August 30, 2019. Answers will be provided, via the City website (www.greenbaywi.gov), as a part of addenda to the RFP as they become available. Multiple addenda may be released.

Mail to: City of Green Bay
Department of Community & Economic Development
Attn: Ken Rovinski
100 N Jefferson St, Room 608
Green Bay, WI 54301
OR

Email to: kennethro@greenbaywi.gov

C. Selection Process

The developer selection process will involve the following primary steps:

1. *Proposal review*
2. *Staff Recommendation of selected developer*
3. *Developer interviews with RDA Real Estate subcommittee*
4. *Final RDA approval of selected developer*
5. *Finalize / execute Development Agreement*

D. Timeline

Final questions due: Friday, August 30, 2019
Proposals due: Friday, September 13, 2019
RDA subcommittee: Tuesday, October 1, 2019 at 1:30 p.m.
RDA selection: Tuesday, October 8, 2019 at 1:30 p.m.

E. Rules Governing Competitive Evaluation**1. Examination of Request for Proposals**

Applicants should carefully examine the entire RFP, any addenda, and all related materials and data referenced in the RFP. Applicants should become fully aware of the nature of the work and the conditions while performing the work.

2. Contract Negotiations

The highest-ranked Developer will enter into negotiations with the RDA. If an agreement cannot be met, the RDA will notify the Developer and stop negotiations. Then the second highest Developer will enter into negotiations. This process may continue until a successful negotiation(s) occurs. The RDA reserves the right to cease any negotiations with any Developer should it be in the RDA's best interest.

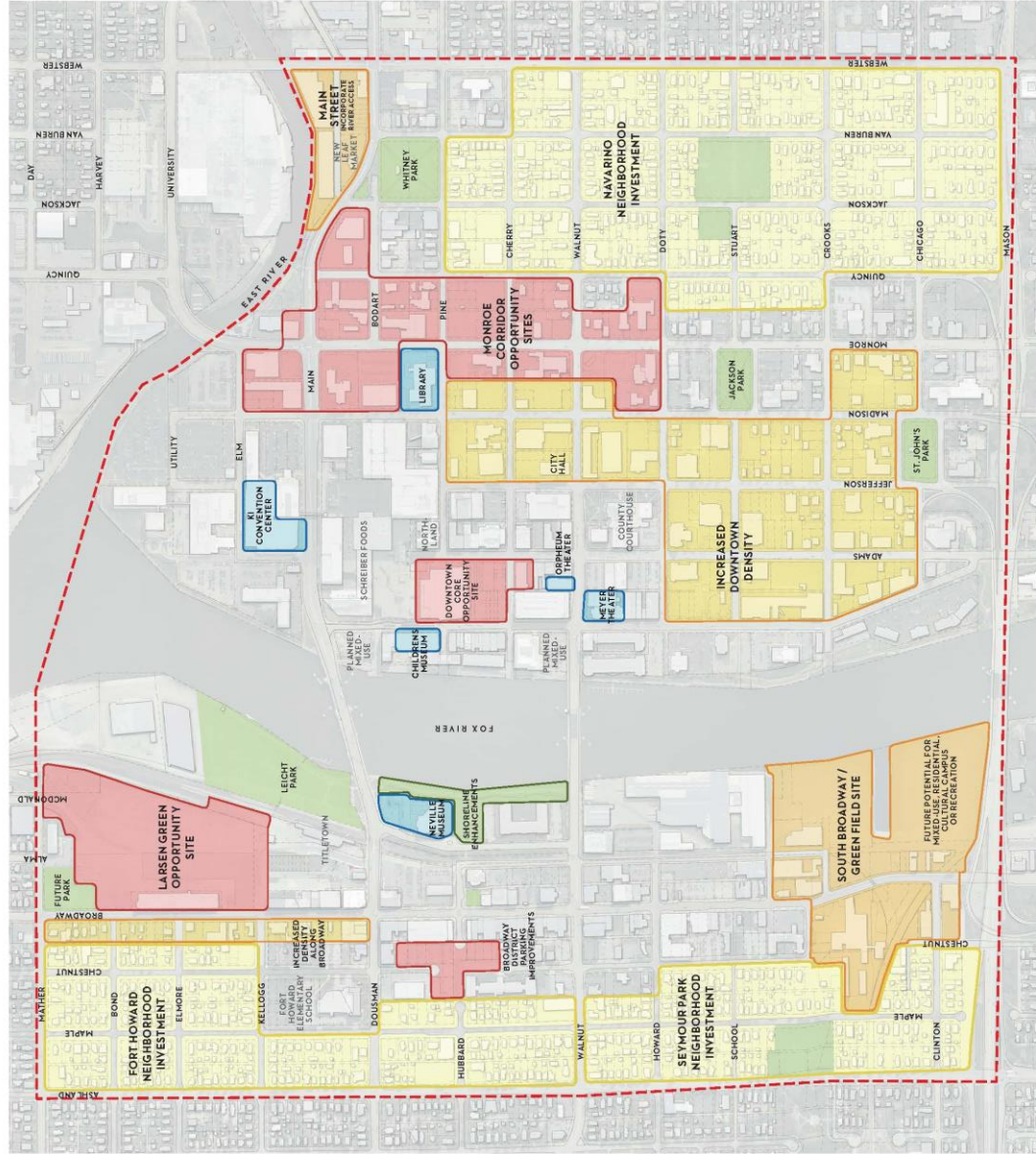
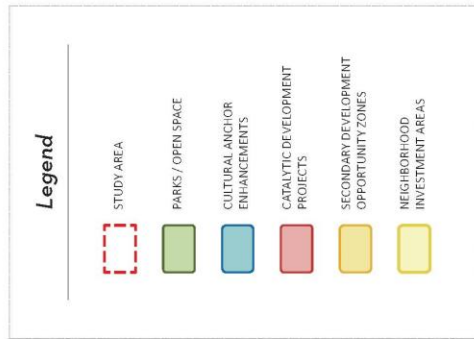
3. Completeness, Addenda, Rejection, Cancellation, Preparation Cost

This Request for Proposals (RFP) has been prepared by the RDA and does not purport to be all-inclusive or to contain all of the information a prospective purchaser or developer may desire. No legal liability is assumed or shall be implied with respect to the accuracy or completeness of this RFP.

The RDA reserves the right to revise any part of this RFP by issuing an addendum at any time prior to the submittal deadline. The RDA reserves the right to accept or reject, in whole or part, all proposals submitted and/or to cancel this announcement if any such action is determined to be in the RDA's or the City's best interest. All materials submitted in response to this RFP become the property of the RDA.

The RDA will not be responsible for costs associated with preparing proposals. By submitting a proposal, each Developer agrees to be bound in this respect and waives all claims regarding such costs and fees.

IV. Appendix



Map 1: Land Use Framework

Monroe Corridor

Monroe Avenue is an important corridor for Green Bay's downtown. As a transportation corridor, it acts as STH 57 and connects USH 172 to the south with STH 54 (Mason Street), STH 29 (Walnut Street) and USH 141 (Main Street). Monroe Avenue carries a significant amount of traffic, close to 10,000 cars a day, and is one of the primary thoroughfares within downtown. As an important corridor, Monroe Avenue has the potential to act as a seam that unites downtown with the Navarino neighborhood. In its current state, however, Monroe Avenue acts more as a barrier, creating an eastern border separating downtown from the Navarino neighborhood. This is mostly due to its physical form and its prioritization of moving vehicular traffic quickly through the area rather than providing destinations within it. Additionally, the large amount of surface parking that is present along the corridor gives the impression that the corridor functions as the edge of downtown, where people park their cars and walk into downtown, rather than being a part of downtown itself.

Investments are currently being made to upgrade Monroe Avenue and this provides the opportunity to redefine and rebrand the corridor. This project can also build on energy created by the new School for Academically Gifted Learners, a magnet school drawing people to the corridor. Through the public engagement process it was expressed that Monroe Avenue should be redeveloped with a mix of uses and well-designed density (see Figure 3: Monroe Corridor Development Concept). The concept for this corridor allows for a range of

uses, including retail, restaurant, office, mixed-use, and residential – all as standalone uses or in mixed-use developments. Community input expressed a desire for Monroe Avenue to look and feel more like downtown with taller buildings and activated first floors that create a pedestrian-friendly environment along the corridor, rather than looking like a suburban corridor comprised of single-story, single use buildings with large setbacks and surface parking lots (see Figures 4 and 5: Monroe Avenue Perspectives).



Retail buildings should be constructed of high quality materials and reinforce a pedestrian-oriented environment.



Townhomes should be used to buffer and transition retail uses along Monroe Street to the single-family neighborhood.



Figure 3: Monroe Corridor Development Concept



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

July 9, 2019

PREPARED BY

AGENDA ITEM # E.I.

Annual Tax Increment District (TID) reports.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 2018 TIF Worksheet due July 1-PE-300 summarized

TID ANNUAL REPORT (PE-300) SUMMARIZED YEAR ENDED DECEMBER 31, 2018

[illegible]



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

July 9, 2019

PREPARED BY

Stephanie Schmutzer, Staff

AGENDA ITEM # E.2.

RDA loan update.

BACKGROUND

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

ATTACHMENTS

- I. RDA loan breakdown

RDA Loan Breakdown

Defaults Written off Foreclosure Repaid Outstanding Total	41			42			43			45		
	#	\$	%	#	\$	%	#	\$	%	#	\$	%
	11	159,777.49	3.31%	1	3,126.53	0.40%	0	-	0.00%	7	124,041.75	0.79%
	12	137,554.72	2.85%	1	55.96	0.01%	1	6,876.90	4.21%	7	195,989.66	1.24%
	8	135,246.86	2.80%	1	4,364.91	0.56%	0	-	0.00%	49	620,337.00	3.93%
	302	3,022,918.69	62.68%	37	321,283.36	41.36%	15	116,992.35	71.71%	326	4,930,630.90	31.26%
	75	1,350,765.39	28.01%	16	322,996.46	41.58%	4	39,283.91	24.08%	431	6,422,004.01	40.72%
	408	\$ 4,806,263.15	100%	56	\$ 651,827.22	84%	20	\$ 163,153.16	100%	820	\$ 12,293,003.32	78%
Defaults Written off Foreclosure Repaid Outstanding Total	46			47			206					
	#	\$	%	#	\$	%	#	\$	%			
	0	-	0.00%	0	-	0.00%	1	33,291.25	0.50%			
	0	-	0.00%	0	-	0.00%	8	518,159.83	7.79%			
	0	-	0.00%	0	-	0.00%	0	-	0.00%			
	2	18,240.23	87.43%	3	6,560.00	12.12%	37	4,457,631.12	66.99%			
	1	2,622.63	12.57%	20	47,544.45	87.88%	18	1,645,136.10	24.72%			
	3	\$ 20,862.86	100%	23	\$ 54,104.45	100%	64	\$ 6,654,218.30	100%			
Defaults Written off Foreclosure Repaid Outstanding Total	Residential			Business			Total					
	Loan Numbers	Loan Amounts		Loan Numbers	Loan Amounts		Loan Numbers	Loan Amounts				
	19	286,945.77	1.60%	1	33,291.25	0.50%	20	320,237.02	1.30%			
	21	340,477.24	1.89%	8	518,159.83	7.79%	29	858,637.07	3.48%			
	58	759,948.77	4.22%	0	-	0.00%	58	759,948.77	3.08%			
	685	8,416,625.53	46.79%	37	4,457,631.12	66.99%	722	12,874,256.65	52.24%			
	547	8,185,216.85	45.50%	18	1,645,136.10	24.72%	565	9,830,352.95	39.89%			
	1330	\$ 17,989,214.16	100%	64	\$ 6,654,218.30	100%	1394	\$ 24,643,432.46	100%			



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

July 9, 2019

PREPARED BY

Krista Cisneroz, Staff

AGENDA ITEM # E.3.

Financial report and check register.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. RDA Financial Report 2019
2. Check Register

Redevelopment Authority
Financial Report
CDBG
6/30/2019

	2019 Budget	2018 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Park Improvements	-	200,300.00	-	110,000.00	-	90,300.00
Public Works Improvements	-	207,281.41	-	-	-	207,281.41
Public Service	-	62,408.97	-	18,335.34	-	44,073.63
Fair Housing	-	23,750.00	-	5,950.00	-	17,800.00
CDBG Eligible Areas	-	278,167.35	2,246.23	115,938.92	15,482.03	148,992.63
CDBG Eligible Areas-Beautificatio/Art	-	50,000.00	-	7,500.00	-	42,500.00
CDBG Eligible Areas-Lead Lines	-	25,000.00	-	-	-	25,000.00
Economic Development	-	88,084.39	84,314.77	-	-	172,399.16
ED Blight Elimination-Walnut Street	-	89,904.86	-	4,379.50	-	85,525.36
ED Façade & Demo Loans	-	50,000.00	-	-	-	50,000.00
Administration	-	150,810.40	-	79,484.07	-	71,326.33
	\$ -	\$ 1,225,707.38	\$ 86,561.00	\$ 341,587.83	\$ 15,482.03	\$ 955,198.52

Redevelopment Authority
Financial Report
CDBG
6/30/2019

-

Redevelopment Authority
Financial Report
HOME
6/30/2019

	2019 Budget	2018 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Single Family Rehab Loan Program	-	350,881.55	73,798.85	81,701.50	231,385.19	111,593.71
Housing Development Projects	-	475,599.96	-	83,075.00	202,525.00	189,999.96
CHDO Projects	-	4,615.63	14,824.72	4,615.63	-	14,824.72
Downpayment Closing Cost Assistance	-	100,000.00	-	35,000.00	-	65,000.00
Administration	-	52,575.56	9,847.06	40,403.86	-	22,018.76
	\$ -	\$ 983,672.70	\$ 98,470.63	\$ 244,795.99	\$ 433,910.19	\$ 403,437.15

City of Green Bay RDA
Check Register
30-Jun

CHECK #	CHECK DATE	VENDOR NAME	AMOUNT
21029	06/17/2019	CITY OF GREEN BAY	143,021.95
21030	06/17/2019	GREEN BAY WATER UTILITY	79.07
21031	06/17/2019	BROWN COUNTY REGISTER OF DEEDS	120.00
21032	06/17/2019	NEIGHBORHOOD HOUSING SERVICES OF GB, INC	30,000.00
21033	06/17/2019	TRANS UNION, LLC	40.00
21034	06/17/2019	LIGHTHOUSE TITLE INC	300.00
21035	06/25/2019	LIBERTY TITLE & ABSTRACT INC	78,756.10
21036	06/27/2019	JACK BOMSKI CONSTRUCTION	10,030.00
21037	06/27/2019	GREATER GREEN BAY HABITAT FOR HUMANITY	2,000.00
21038	06/27/2019	NEIGHBORHOOD HOUSING SERVICES OF GB, INC	5,000.00
21039	06/27/2019	REMODEL SHOP	18,107.00
21040	06/27/2019	KOCH RENOVATIONS	10,000.00
21041	06/27/2019	MSA PROFESSIONAL SERVICES INC	9,960.00
			\$ 307,414.12