



AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

**TUESDAY, SEPTEMBER 10, 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 September 10, 2019, meeting of the Redevelopment Authority.

C. Approval of Minutes.

- I. Approval of the minutes from the August 13, 2019, regular meeting and August 20, 2019, special meeting of the Redevelopment Authority.

D. Regular Business.

- I. Consideration with possible action to adopt Resolution 19-04 Regarding Commitment to Redevelopment of the Pulliam Plant.

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 on Development Agreement 18-06 with Breakthrough Fuel, LLC for development project at the Shipyard, 239 Arndt St., 101 Bridge St., and 119 Bridge St. (Tax Parcels 3-551, 3-554-A, 3-556).

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 Commercial Facade Improvement Grant funds to DS2 Hospitality & Management LLC for enhancements to 1614 Shawano Avenue (Tax Parcel # 6-235-A-1).
4. Consideration with possible action on communication from July 16, 2019, of the Common Council by Ald. Brian Johnson, to consider forgiveness of Broadway loan made to Cup O' Joy (referred to staff August 13, 2019).
5. Consideration with possible action on a request by On Broadway, Inc. to use \$10,000.00 of Community Development Block Grant funds designated for reuse in the Broadway District to plant perennial natives in the planter boxes along Broadway.
6. Consideration with possible action on the acquisition of 216 North Clay Street (Tax Parcel 14-87) using Community Development Block Grant funds.
7. Consideration with possible action on request by NeighborWorks Green Bay to subordinate the due upon sale mortgage at 1257-1261 E. Walnut Street.

E. Informational.

1. Financial report and check register.
2. Director's report and project updates.
3. Next meeting: October 8, 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, AUGUST 13, 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.

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

Liaisons Present: Chelsea Kocken, Leah Weycker, Jeff Mirkes (arrived at 1:45 p.m.)

Others Present: Ald. Brian Johnson

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the August 13, 2019, meeting of the Redevelopment Authority.

Moved by James Blumreich, seconded by Matt Schueller to approve the agenda. Motion carried.

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

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the July 9, 2019, regular meeting of the Redevelopment Authority.

Moved by Kathy Hinkfuss, seconded by Ald. Barbara Dorff to approve the minutes from the July 9, 2019, regular meeting of the Redevelopment Authority. Motion carried.

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

D. REGULAR BUSINESS.

I. Consideration with possible action on communication from July 16, 2019, of the Common Council by Ald. Brian Johnson, to consider forgiveness of Broadway loan made to Cup O' Joy.

Moved by Matt Schueller, seconded by Kathy Hinkfuss to refer to staff to come back at the September meeting. Motion carried.

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

2. Consideration with possible action on Obligations of Developer to 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).

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to approve Obligations of Developer to 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). Motion carried.

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

3. Consideration with possible action to issue Request for Qualifications for an Operator(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.

Moved by Melanie Parma, seconded by Deby Dehn to approve issuance of Request for Qualifications for an Operator(s) for the Shipyard at 100 W. Mason Street (Tax Parcel 2-78), subject to minor legal and technical clarifications. Motion carried.

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

4. Consideration with possible action on communication from June 19, 2018, of the Common Council by Ald. Brian Johnson, to direct staff to draft a percent for the arts proposal that would assess a specified percent on all new and/or redevelopment projects for the purpose of public art installation, maintenance and funding staff to support the public arts commission.

Moved by Ald. Barbara Dorff, seconded by Melanie Parma to adopt Resolution 19-03 Regarding Percent for Art with the requirement of an annual report to the RDA each August. Motion carried.

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

5. Consideration with possible action on a request by Merge Urban Development Group for a three (3)-month extension on their Planning Option Agreement dated April 9, 2019 for the development of the RDA's properties located at 321 and 325 N. Broadway.

Moved by Kathy Hinkfuss, seconded by Matt Schueller to open the floor for discussion. Motion carried.

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

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

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

Moved by Kathy Hinkfuss, seconded by James Blumreich to grant a three (3)-month extension to Merge Urban Development Group and per the Planning Option Agreement, Developer shall pay to the RDA an additional payment in the amount of Five Thousand Dollars (\$5,000.00). Motion carried.

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

6. Consideration with possible action on award of Contract CD 19-01 Part "A" Sidewalk & Pavement Repair to the low qualified bidder, Martell Construction, in the amount of \$141,991.00 and Part "B" Alley Resurfacing to the low qualified bidder, Northeast Asphalt Inc., in the amount of \$274,435.80.

Moved by James Blumreich, seconded by Matt Schueller to award Contract CD 19-01 Part "A" Sidewalk & Pavement Repair to the low qualified bidder, Martell Construction, in the amount of \$141,991.00 and Part "B" Alley Resurfacing to the low qualified bidder, Northeast Asphalt Inc., in the amount of \$274,435.80. Motion carried.

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

7. Consideration with possible action to approve the purchase of a mobile stage for the KI Convention Center.

Moved by James Blumreich, seconded by Ald. Barbara Dorff to approve purchase of a new stage from StageRight Corporation for \$33,322.00 using KI Maintenance Funds. Motion carried.

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

E. INFORMATIONAL.

1. Financial report and check register.

2. Director's report and project updates.

Kevin Vonck provided the Director's report and project updates.

3. Next meeting: September 10, 2019 at 1:30 PM.

A special meeting is scheduled for Tuesday, August 20, 2019 at 1:30 p.m. The next regular meeting is September 10, 2019 at 1:30 p.m.

F. ADJOURNMENT.

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to adjourn. Motion carried.

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



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

**TUESDAY, AUGUST 20, 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: Matt Schueller, Gary J. Delveaux, James Blumreich, Barbara Dorff, Deby Dehn, Kathy Hinkfuss, Excused: Melanie Parma

Liaisons present: Leah Weycker

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the August 20, 2019, special meeting of the Redevelopment Authority.

Moved by James Blumreich, seconded by Ald. Barbara Dorff to approve the agenda. Motion carried.

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

C. PUBLIC HEARINGS.

I. Public Hearing regarding changes to:
TID Five (5), East and West Downtown
TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors
TID Eight (8), Henry and Morrow Streets
TID Nine (9), State Highway 54/57 Business Park
TID Twelve (12), I-43 Commercial Development
TID Thirteen (13), Downtown Redevelopment
TID Fourteen (14), North Broadway Redevelopment
TID Seventeen (17), 900 Block North Broadway
TID Number Twenty-Two (22), The Shipyard
TID Number Twenty-Three (23), Legends District
in the City of Green Bay, Wisconsin

Chair Gary Delveaux opened the public hearing asking if there was anyone present wished to speak.

Chair Gary Delveaux then asked three more times if there was anyone present who wished to speak. No one else wished to speak and the public hearing was closed.

D. REGULAR BUSINESS.

Moved by Ald. Barbara Dorff, seconded by James Blumreich to suspend the rules and discuss TIDs (Agenda items 2 - 18) out of agenda order. Motion carried.

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

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to suspend the rules to for a single motion to approve all TIDs with proposed amendments. Motion carried.

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

Moved by Jim Blumreich, seconded by Ald. Barbara Dorff to approve, with the amendment to TID 23, the recommendations provided by staff for each TID. Motion carried.

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

I. Consideration with possible action on a development agreement with NeighborWorks Green Bay for the property located at 505 5th Street (Parcel 2-879).

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to approve a development agreement with NeighborWorks Green Bay for the property located at 505 5th Street (Parcel 2-879) using \$20,000 of Neighborhood Enhancement Funds. Motion carried.

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

2. Consideration with possible action to adopt a Territory Amendment Resolution and amend the Project Plan for TID Five (5), East and West Downtown. The proposal seeks to remove parcels from TID 5 that are generally located in the area east of S. Maple Street, south of Howard Street, west of the Fox River, and north of Fifth (5th) Street.

Motion and vote for this item is under Agenda Item D.

3. Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

Motion and vote for this item is under Agenda Item D.

4. Consideration with possible action to adopt an Affordable Housing Extension Resolution for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

Motion and vote for this item is under Agenda Item D.

5. Consideration with possible action to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

Motion and vote for this item is under Agenda Item D.

6. Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Eight (8), Henry and Morrow Streets.

Motion and vote for this item is under Agenda Item D.

7. Consideration with possible action to adopt an Affordable Housing Extension Resolution for TID Eight (8), Henry and Morrow Streets.

Motion and vote for this item is under Agenda Item D.

8. Consideration with possible action to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Eight (8), Henry and Morrow Streets.

Motion and vote for this item is under Agenda Item D.

9. Consideration with possible action to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Nine (9), State Highway 54/57 Business Park.

Motion and vote for this item is under Agenda Item D.

10. Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Twelve (12), I-43 Commercial Development.

Motion and vote for this item is under Agenda Item D.

11. Consideration with possible action to adopt an Affordable Housing Extension Resolution for TID Twelve (12), I-43 Commercial Development.

Motion and vote for this item is under Agenda Item D.

12. Consideration with possible action to adopt a Termination Resolution for the dissolution of a TID Plan, for the closure of TID Twelve (12), I-43 Commercial Development.

Motion and vote for this item is under Agenda Item D.

13. Consideration with possible action to adopt a Resolution amending the Project Plan for TID Thirteen (13), Downtown Redevelopment. The proposed costs include projects within the proposed boundary and within a one-half (1/2) mile radius of the proposed boundary of the TID.

Motion and vote for this item is under Agenda Item D.

14. Consideration with possible action to adopt a Territory Amendment Resolution and amend the Project Plan for TID Fourteen (14), North Broadway Redevelopment. The proposal seeks to add parcels that are generally east of Broadway, south of Mather Street, west of the Fox River, and north of Dousman Street.

Motion and vote for this item is under Agenda Item D.

15. Consideration with possible action to adopt a Standard Extension Resolution for TID Fourteen (14), North Broadway Redevelopment.

Motion and vote for this item is under Agenda Item D.

16. Consideration with possible action to adopt a Termination Resolution for the dissolution of a TID Plan, for the closure of TID Seventeen (17), 900 Block North Broadway.

Motion and vote for this item is under Agenda Item D.

17. Consideration with possible action to adopt a Creation Resolution to establish TID Number Twenty-Two (22), The Shipyard, and adopt the Project Plan. TID 22 is generally located in the area east of S. Maple Street, south of Howard Street, west of the Fox River, and north of Fifth (5th) Street. TID 22 will be classified as a blight elimination district based on the identification and classification of the property proposed to be included within the TID. Proposed projects include cash grants and loans to owners, lessees, or developers of property within the TID; road, pedestrian, bicycle, and other transportation improvements; potable water, sanitary sewer, and storm water infrastructure; public spaces and amenities; land acquisition, environmental remediation, structural rehabilitation, and new construction; and administration. The proposed costs include projects within the proposed boundary and within a one-half (1/2) mile radius of the proposed boundary of the TID.

Motion and vote for this item is under Agenda Item D.

18. Consideration with possible action to adopt a Creation Resolution to establish TID Number Twenty-Three (23), Legends District, and adopt the Project Plan. TID 23 is generally located in the area east of Holmgren Way, south of Lombardi Avenue, west of Bart Starr Drive, and north of Mike McCarthy Way. TID 23 will be classified as a blight elimination district based on the identification and classification of the property proposed to be included within the TID. Proposed projects include cash grants and loans to owners, lessees, or developers of property within the TID; road, pedestrian, bicycle, and other transportation improvements; potable water, sanitary sewer, and storm water infrastructure; public spaces and amenities; land acquisition, environmental remediation, structural rehabilitation, and new construction; and administration. The proposed costs include projects within the proposed boundary and within a one-half (1/2) mile radius of the proposed boundary of the TID.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to amend and remove the blight designation from parcels owned by Ron Smits, Tax Parcels I-1841-E and I-1841-E-I, but keep the parcels within TID 23. Motion carried.

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

Motion and vote for this item is under Agenda Item D.

E. INFORMATIONAL.

No information was presented.

F. ADJOURNMENT.

Moved by Deby Dehn, seconded by Kathy Hinkfuss to adjourn. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn,

No- None, Abstain- None



Report to the Redevelopment Authority of the City of Green Bay

MEETING DATE

September 10, 2019

PREPARED BY

Kevin J. Vonck, CED Director

AGENDA ITEM # D.I.

Consideration with possible action to adopt Resolution 19-04 Regarding Commitment to Redevelopment of the Pulliam Plant.

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

For five decades, the City of Green Bay has advocated for relocating the C. Reiss coal terminal operations along the Fox River south of Mason Street. Most recently, this relocation was incorporated into the City of Green Bay Comprehensive Plan (2002) and Lower Fox River and Green Bay Shoreline Waterfront Redevelopment Plan (2010). The City seeks to do this in order to:

1. increase the property's taxable value by an estimated \$100 million;
2. unlock additional, taxable economic development options with the neighboring properties;
3. improve citizen health and safety by eliminating coal dust impacts on the downtown residents; and
4. reduce operation and maintenance expenditures on the three bridges between the site and the bay.

The closure of the Pulliam Power Plant at the mouth of the Fox River provides a once-in-a-lifetime opportunity to not only relocate the C. Reiss operation, but also provides transformational opportunities for port-based business expansion in Green Bay, including an inter-modal containerized shipping facility. The City, Brown County, the Port of Green Bay, WEC Energy Group, C. Reiss, and other port businesses are supportive of further exploring this proposal.

We first, however, need to determine the physical and financial feasibility of this proposal. Quite simply, the size and scope of this analysis requires state funding, due to its complexity and overall expense of this evaluation. For this reason, we are seeking \$1.5 million from the State to cover the professional services of a Consultant (a single entity or collaboration of firms) to prepare a Preliminary Concept Plan that includes all architectural, structural, and civil engineering and design documents needed to facilitate the redevelopment of the Pulliam Plant (and potentially adjacent properties), including

1. Geotechnical Stability. Completion of geotechnical analysis and/or plans for removal and disposal of all necessary earthen material unsuitable for construction purposes and/or identification of minimal requirements for structural foundations.
2. Environmental Remediation. Completion of a Phase I and Phase II Environmental Site Assessment (ESA) and/or plans for creation of and/or amendments to environmental closure report(s) in accordance with requirements of the Wisconsin Department of Natural Resources (DNR) and take all such appropriate measures to implement such actions required to achieve compliance.
3. Site Fill. Completion of a floodplain analysis and/or plans for importation of a sufficient amount of

customary and typical earthen fill, compacted in place, to raise the existing elevation of the property above the existing base flood level established by the Federal Emergency Management Agency (FEMA).

4. Stormwater Management. Completion of a stormwater management analysis and/or plans for construction of customary and typical storm water management facilities necessary to service proposed improvements.
5. Infrastructure. Plans for improvements that will ultimately be dedicated for public service, including:
 - a. road, pedestrian, and bicycle improvements; and
 - b. sanitary sewer, storm sewer, and potable water and wastewater mains and laterals, and storm water management facilities; and
 - c. telephone, high-speed cable, and related technology infrastructure; and
 - d. natural gas, electrical power, and other public utilities; and
 - e. any related engineering, grading, erosion control, and landscaping; and
 - f. any related land acquisitions and anticipated and intentional corrections to adjacent property affected by the public improvements, including grading.
6. Private Improvements. Plans for the preservation of and/or construction of potential private improvements, including buildings and other structures; sheet piling, dock walls, piers, dredging, and other waterfront improvements; rail track, siding, and related improvements.

The return on this investment will come in the form of higher per-acre property values than adjacent properties and the City average; remediated environmental contamination and enhancement of the physical (soil, water, air) landscape; expanded non-motorized transportation networks; and the generation job opportunities for individuals of all ages, abilities, and incomes. The City believes this investment, along with post-analysis investments that could eclipse \$15 million, will maximize the City's downtown potential along the waterfront while also providing a new port expansion opportunity that has been needed for decades.

RECOMMENDATION

Adopt Resolution 19-04 Regarding Commitment to Redevelopment of the Pulliam Plant.

FISCAL IMPACT

To be determined.

ATTACHMENTS

- I. 8.3 - Pulliam - 6-11 - Resolution 19-04 - 190910



**Redevelopment Authority
of the City of Green Bay**

**RESOLUTION 19-04
REGARDING COMMITMENT TO REDEVELOPMENT OF THE PULLIAM PLANT**

September 10, 2019

WHEREAS, for five decades, the City of Green Bay has advocated for relocating the C. Reiss coal terminal operations along the Fox River south of Mason Street; and most recently, this relocation was incorporated into the City of Green Bay Comprehensive Plan (2002) and Lower Fox River and Green Bay Shoreline Waterfront Redevelopment Plan (2010); and

WHEREAS, the City seeks to do this in order to:

1. increase the property's taxable value by an estimated \$100 million;
2. unlock additional, taxable economic development options with the neighboring properties;
3. improve citizen health and safety by eliminating coal dust impacts on the downtown residents; and
4. reduce operation and maintenance expenditures on the three bridges between the site and the bay; and

WHEREAS, the closure of the Pulliam Power Plant at the mouth of the Fox River provides a once-in-a-lifetime opportunity to not only relocate the C. Reiss operation, but also provides transformational opportunities for port-based business expansion in Green Bay, including an inter-modal containerized shipping facility; and

WHEREAS, the City, Brown County, the Port of Green Bay, WEC Energy Group, C. Reiss, and other port businesses are supportive of further exploring this proposal; and

WHEREAS, we need to determine the physical and financial feasibility of this proposal, as the size and scope of this analysis requires State funding, due to its complexity and overall expense of this evaluation; and

WHEREAS, we are seeking one million, five hundred thousand dollars (\$1,500,000.00) in State funding to cover the professional services of a Consultant (a single entity or collaboration of firms) to prepare a Preliminary Concept Plan that includes all architectural, structural, and civil engineering and design documents needed to facilitate the redevelopment of the Pulliam Plant (and potentially adjacent properties), including:

1. geotechnical stability;
2. environmental remediation;
3. site fill;
4. stormwater management;
5. infrastructure; and
6. private improvements; and

WHEREAS, the return on this investment will come in the form of

1. higher per-acre property values than adjacent properties and the City average;
2. remediated environmental contamination and enhancement of the physical (soil, water, air) landscape;
3. expanded non-motorized transportation networks; and
4. the generation job opportunities for individuals of all ages, abilities, and incomes; and

WHEREAS, the City believes this investment, along with post-analysis investments that could eclipse fifteen million dollars (\$15,000,000.00) will maximize the City's downtown potential along the waterfront while also providing a new port expansion opportunity that has been needed for decades.

NOW, THEREFORE, BE IT RESOLVED that the Redevelopment Authority of the City of Green Bay ("RDA") hereby requests one million, five hundred thousand dollars (\$1,500,000.00) in State funding to cover the professional services of a Consultant to prepare a Preliminary Concept Plan that includes all architectural, structural, and civil engineering and design documents needed to facilitate the redevelopment of the Pulliam Plant (and potentially adjacent properties); and

BE IT FURTHER RESOLVED, that upon obtaining such State funds, that the RDA will commit funds greater than or equal to one million, five hundred thousand dollars (\$1,500,000.00) towards post-analysis investments.

Adopted _____

Approved _____

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

By: _____
Gary J. Delveaux, Chair

Attest: _____
Kevin J. Vonck, Executive Director



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

September 10, 2019

PREPARED BY

Kevin J. Vonck, CED Director

AGENDA ITEM # D.2.

Consideration with possible action on Development Agreement 18-06 with Breakthrough Fuel, LLC for development project at the Shipyard, 239 Arndt St., 101 Bridge St., and 119 Bridge St. (Tax Parcels 3-551, 3-554-A, 3-556).

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 October 2018, the RDA and City approved Development Agreement 18-06 with Breakthrough Fuel, LLC in order to build their new corporate headquarters at the Shipyard, 239 Arndt St., 101 Bridge St., and 119 Bridge St. (Tax Parcels 3-551, 3-554-A, 3-556).

In April 2019, U.S. Venture, a global fuel and automotive supply distributor, acquired Breakthrough and is now the lead on the development. Staff would like to provide an update on the project and discuss potential changes to the development agreement.

RECOMMENDATION

To be discussed at meeting.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

None



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

September 10, 2019

PREPARED BY

Matt Buchanan, Staff

AGENDA ITEM # D.3.

Consideration with possible action on Commercial Facade Improvement Grant funds to DS2 Hospitality & Management LLC for enhancements to 1614 Shawano Avenue (Tax Parcel # 6-235-A-1).

BACKGROUND

DS2 Hospitality & Management LLC has submitted a commercial facade grant application to fund improvements to 1614 Shawano Avenue (Tax Parcel 6-235-A-1). The property is a 102-room Motel 6, which initially opened in 1974. The applicant acquired the property/business in January 2019 and has submitted a four-phase plan for building improvements. The grant request would assist in funding the first phase.

The project proposal (Phase I) includes replacing 124 exterior lighting fixtures on the building facade with upgraded LED fixtures. The project will illuminate the building's facade, enhance the visibility in the parking lot, and help improve safety and reduce the potential for criminal activity. The project will also improve the property's energy efficiency and reduce energy costs.

The Phase I project cost is estimated to be \$19,685. The Design Review Committee has scored the application and recommends awarding \$12,325 to the applicant, which would cover 63% of the project cost.

It should also be noted that the applicant is the recipient of two RDA-funded loans, totaling \$100,000. These loans were used for the acquisition of 1614 Shawano Ave. The applicant/loan recipient has been making payments on time and is currently in good standing.

RECOMMENDATION

Approval of a \$12,325 commercial facade grant to DS2 Hospitality & Management LLC.

FISCAL IMPACT

The RDA has allocated \$50,000 in Community Development Block Grant (CDBG) funding for commercial facade or demolition grants for 2018-2019. To date, the RDA has already obligated \$37,675 to other projects. If \$12,325 is awarded to DS2 Hospitality & Management LLC, the RDA would have \$0 remaining to fund additional projects in the 2018-2019 grant cycle.

ATTACHMENTS

1. DS2-Motel 6 Cover letter for Facade Grant
2. DS2-Motel 6 Facade Grant Application
3. DS2-Motel 6 Lighting Estimate

City of Green Bay
Department of Community & Economic Development
100 North Jefferson St. – Room 608
Green Bay, WI 54301-5026

August 8, 2019

Sub: The City of Green Bay's Façade Grant Program

Respected Officials,

It's with great enthusiasm and pleasure that we write to you for the grant for few eligible 2019 Façade Enhancement Projects. DS2 Hospitality & Management LLC (DS2) is a women owned and minority owned business and franchise operator of Motel 6 located on Shawano Av, Green Bay.

The application describes our intentions for few projects in brief. DS2 purchased Motel6 in January of 2019. As with any other business, it's been a challenge for first half of our first fiscal year in business. We sailed thru high and low tides of infamous Wisconsin winter and are now well prepared for the busiest season phase of our 1st year. NFL season brings smiles to all business owners in City as it brings good business year over year.

As DS2 has partnered with the City of Green Bay in securing a loan for the property, we are looking forward for a series of improvements to bring Motel 6 to new high standards. We are looking for the city to continue to have faith in DS2 and grant us the funding needed to start the façade remodeling.

The property is located within an eligible Target Impact Area and all projects requires:

- Lighting enhancements
- Storefront redesign, paint and reconstruction
- Restoration of masonry, brick and glass work
- Landscaping, Curb Appeal and Parking Lot improvements

Please find attached filled Grant application and Written Quotes for eligible improvement projects.

Detailed description of work are explained in vendor quotes. If required, design plans, existing building photographs and renderings of finished project could also be provided at a later date after finalization of projects with vendors.

DS2 is committed to be funding 25% of the all eligible projects outlined in the proposal. Please feel free to contact us for any information required in approving our application.

Regards,



Sonali Agarwal, Owner/Partner
Deepak Agarwal, Owner/Partner



City of Green Bay

Commercial Façade Improvement Program Application

A. Applicant Information

Building Owner: DS2 Hospitality & Management LLC

Contact Name: Sonali Agarwal or Deepak Agarwal

Address: 1614 Shawano Ave

City/State/Zip: Green Bay, WI - 54303

Phone: 703-585-1539

Fax:

E-Mail: DS2Hospitality@gmail.com

Businesses Impacted: Hospitality Industry

B. Building Information

Building Name: Motel 6

Address: 1614 Shawano Ave, Green Bay WI-54303

No. of Stories: 2

No. of Primary (street facing) Facades: 4

Total Square Feet: 100,000

Year Built: 1978

Approx. Market Value: \$1.5 Million

Space Allocation

Retail %:

Office %:

Residential %:

Other %:

100

C. Proposed Project

1. Describe the proposed "project" in detail. This narrative should describe the same project outlined in the financial details.

Motel 6 Green Bay, located in Green Bay, Wisconsin is a 102-room with a two-story, exterior corridor hotel that opened in 1974. Amenities include an outdoor swimming pool, high-speed wireless Internet access, vending machines, and complimentary coffee in the lobby.

Situated directly off of Interstate 41 along Shawano Avenue, the Property enjoys excellent access and visibility. The Hotel is proximate to numerous local lodging demand generators, including HSHS St. Mary's Medical Center, the Oneida Casino, and Lambeau Field.

Until Dec 2018, the property was owned by Motel 6 Corporate-G6 Hospitality and had been neglected in many aspects. January 2019 came with New and fresh ownership of DS2 Hospitality and Management LLC. DS2 Hospitality would like to initiate few projects to capitalize on these improvements to drive RevPAR (Revenue per Available Room Rate) and increase its market share.

The forecast is to have 4 phase improvement plan to give this property a much awaited and needed facelift.

Phase 1 – Upgrade of Exterior Lights - Facade enhancement visibility during nights

We have been working with Green Bay Police Department to make Motel 6 a safe and welcoming lodging venue. Controlling activities like illegal drugs, human trafficking and prostitution on the site has been our top most priority. We strongly feel that great lighting improves safety and reduces the potential for crime. In addition, properly placed lights will highlight the Hotel and would make the property stand-out. This in return could increase room rentals, increase revenue and increase City/State's tax revenue share.

The plan is to replace all roof, ceiling and wall fixtures with energy efficient LED fixtures and lights. This will illuminate the facade of all building and enhance the visibility in the parking lot.

We have also engaged with WPS (Wisconsin Public Services) for understanding energy conservation with effect to replacement of current exterior light fixtures.

Phase 2 - Exterior Paint - Facade enhancement visibility during day time

Paint is the most cost effective way to update any property on the inside and out. We want to highlight the building with contrasting paint colors so that it stands out. The new and fresh paint scheme will make 40+ year old building look a newly born child.

Paint project includes painting of all exterior walls, soffits, fascia, gutters, down spouts and doors. The project also includes railings all along 2nd floor and pool area.

Phase 3 – Storefront redesign, reconstruction, masonry and glass work

As the saying goes, “First impression is the last impression”, we would like to create a welcoming and hospitable experience for all our guests. Motel 6’s peak season is during NFL season when Packer fans “pack” the city with friends and family.

Our front lobby on the first level of 1st building has a window that opens to the street but remaining area is covered with brick wall. This gives a very dated look and feel to the property. Our plan is to replace the exterior South and East facing brick wall with full glass wall. This will create great visibility of the lobby from the street. The main entrance door is a glass swing door. We will take this remodeling opportunity to add an automatic swing door for wheel chair accessibility.

Phase 4 - Landscaping, Curb Appeal and Parking Lot Repavement Improvements

Facade upgrade will be incomplete if the curb appeal does not exist for the property. Curb appeal is attractiveness of the exterior of a commercial property, as viewed from the street. The curb appeal pulls in prospective customers and guests.

The plan is to improve on the landscaping that will enhance the visible features of the facade. Apart from Painting and Light enhancements, the parking lot repavements improvements shows our long-term commitment to the city, its residents and all our guests.

2. Project Start Date: September 2019

3. Project End Date: October 2020

4. Explain why Commercial Façade Improvement Funds are needed to complete the project. Would improvements be made without the assistance or to a lesser degree?

As stated earlier, DS2 Hospitality & Management LLC purchased this property just few months ago in Jan 2019. The owners have exhausted their savings funds in the purchase and have allocated few remaining cash reserves for Non-Eligible improvements on the property. DS2 has also budgeted 25% spending for the Eligible Improvements from their cash reserves.

The Façade Grant will assist DS2 tremendously to make the required changes. This grant is going to help us make the property more appealing which in return would enhance the visibility, get more business and generate more tax revenue for the City and State of Wisconsin.

Facade Improvement Program

D. Project Financing

Reimbursement shall be limited to no more than 75% of the total cost of eligible improvements, not to exceed the amount awarded by the Redevelopment Authority. The City of Green Bay requires proof of payment before reimbursement. Project must begin within 3 months of approval date and must be completed 9 months after the Project Begins.

E. Summary of Eligible Improvement Costs

Proposed Work	Contractor(s)	Finish Date	Cost Estimate
Phase 1: Exterior Lights Upgrade - facade enhancement visibility during nights	Master Electric Services LLC 1913 Mill Street New London, WI 54961	10/31/19	19,685.00
Phase 2: exterior Paint - facade enhancement visibility during day time	CentraPro Painters 785 Scheuring Road, Suite C De Pere, WI 54115	6/30/20	46,384.00
Phase 3 – Storefront redesign, reconstruction, masonry and glass work	Utschig, Inc. N1040 Craftsmen Drive Greenville, WI 54942	7/31/20	50,000.00
Phase 4 - Landscaping, Curb Appeal and Parking Lot improvements	Under Negotiations	8/30/20	80,000.00
Total:			196,069.00

F. Summary of Non-Eligible Improvements

Bids for non-eligible work are not required			
Proposed Non-Eligible Work	Contractor(s)	Finish Date	Cost Estimate
Security Cameras Installation	N V Technologies LLC 1850 Velp Ave. Green Bay, WI 54303	9/30/19	\$15,000.00
Roof Replacement	Machkovich Roofing LLC 135 N Packerland Dr Green Bay, WI 54303	10/31/19	\$60,000.00
Total:			\$75,000.00

Facade Improvement Program

G. Application Attachments

Check if submitted. If not submitted, provide an explanation.

Yes	No	
☒	☐	Written Bids/Quotes for work to be completed.
☐	☐	Design plan or detailed description of work to be completed.
☐	☐	Existing building photographs and renderings of finished project.
☐	☐	Letters of commitment or proof of other financing.

H. Applicant Signature

I certify that all information contained in this document and any attachments or exhibits is true and correct to the best of my knowledge.

I understand and agree to meet and/or carry out all the program requirements as outlined by the City of Green Bay.

I authorize the City of Green Bay to research the company's history, research key individual's histories, contact respective financial institutions, obtain credit reports and perform other related activities necessary for the reasonable evaluation of this application.



Signature

Thursday, August 08, 2019

Date

Office Use Only

Date of Application Submission

Date of Design Review Board Approval

Date of RDA Approval

Date of Permit Approval

PROPOSAL NUMBER 23744R2 DATED 08-02-19

MASTER ELECTRICAL SERVICES LLC – FOR ALL YOUR ELECTRICAL NEEDS!

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME: Motel 6
Attn: Deepak
ADDRESS: 1614 Shawano Avenue
Green Bay, WI 54303

LOCATION: Same

EMAIL: ds2hospitality@gmail.com

PHONE NO.: 920-903-0040

We hereby propose to furnish the materials and perform the labor necessary to wire the following;

- Retrofit / Replacement of existing fixtures to new LED to include:
- | | |
|--|-------------------|
| A. Replace (54) wall mounted CFL fixtures with new 14-watt LED wall mount fixtures. | \$6,190.00 |
| B. Replace (45) ceiling mounted CFL fixtures with new 28-watt LED canopy style fixtures. | \$5,785.00 |
| C. Replace (20) roof mounted floods with new 74-watt LED floods. Provide new mounting for these and hook existing wiring back into it. | \$5,700.00 |
| D. Replace / Rework (3) rear area pole mounted floods. Install (2) 74-watt flood fixtures on each. Provide proper fixture mounts. | \$2,010.00 |

NOTES:

- ❖ Price does not include permit fees, if required.
- ❖ FOE rebates may be available. See your local FOE rep.
- ❖ Price includes all recycling fees and lift fees.

Thank you for the opportunity to serve you!

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of:

Please see above for pricing _____ Dollars (\$ see above)

Any alteration or deviation from above specification involving extra costs will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our controls. This proposal may be withdrawn by MES if not accepted within 5 days. Acceptance of this proposal provides a Personal Guaranty on behalf of the Acceptor and the above-named Company principals who he/she represents.

Due to the current volatility of the commodity markets (steel, copper, aluminum, brass, plastics, oil, etc.), we are not able to hold firm prices on materials or products for release any further out than factories or suppliers will guarantee. **PRICE IS GOOD AT TIME AND DATE OF ESTIMATE ONLY.** If this proposal is open beyond (30) days, contact us to establish revised pricing.

All materials shall remain the property of Master Electrical Services until paid in full. Customer will be responsible for any and all costs of collection, including, but not limited to, reasonable attorney's fees and filing fees for court actions.

The information and data contained is provided to you as an instrument of service, and intended for use and reference relative only to the specific project they describe. The information may not be copied, modified or released to a third party without the direct written permission of M.E.S. By acceptance of this information, you agree to this confidentiality clause.

Percentage of completion payments respectfully submitted: MASTER ELECTRICAL SERVICES LLC.

A 1.5% Service Charge will be added to all balances over 30 days.

Per: _____

Nick Lehman (sls)

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified above.

Signature _____

Date _____

Master Electrical Services LLC
1913 Mill Street, New London, Wisconsin 54961
(920) 982-6467 FAX (920) 982-6484
General e-mail: general@master-electric.net



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

September 10, 2019

PREPARED BY

Cheryl Renier-Wigg, Staff

AGENDA ITEM # D.4.

Consideration with possible action on communication from July 16, 2019, of the Common Council by Ald. Brian Johnson, to consider forgiveness of Broadway loan made to Cup O' Joy (referred to staff August 13, 2019).

BACKGROUND

In 1998 the City was acquiring properties as part of the Broadway Redevelopment Project. The City purchased 331-335 N. Broadway. It had 3 tenants in the building, 2 taverns and the Cup O' Joy Christian Coffee House. The 2 taverns were relocated and the Cup O' Joy was not asked to vacate as this was a compatible business in the redevelopment plan.

The Cup O' Joy tried to negotiate the purchase of the entire building to expand their business but the negotiations were unsuccessful. They decided to move from this site and purchase a building down the block on South Broadway. They requested assistance because they planned on making improvements to the building. Rob Strong, the City staff person working with the Cup O' Joy at the time, recommended a \$30,000 interest-free loan to the Cup O' Joy with no interest payable upon sale or if the Cup O' Joy was no longer a non-profit agency. After discussion by Alders and the RDA members, the RDA approved a \$60,000 deferred loan to be repaid upon sale of the property or when it ceases to be a non-profit.

The funding was dispersed to the Cup O' Joy and they have had interest-free use of these dollars since December of 1998 (roughly 20 years). They are now planning on relocating their business and have asked the RDA to forgive this loan.

This loan was taken out of the 432 Fund, which are monies used for development along Broadway. Repayment of these dollars would be put back into that fund for future development.

RECOMMENDATION

To deny the request by Cup O' Joy Coffee House to forgive the loan made to them by the Redevelopment Authority.

FISCAL IMPACT

ATTACHMENTS

- I. RDA Ald Johnson 7-16-19



PETITIONS AND COMMUNICATIONS FORM
COMMON COUNCIL
CITY OF GREEN BAY

Date of Council Meeting: 07-16-19

Request of Alderperson Brian Johnson

Refer to: RDA

Please state clearly the action requested. Requests should be turned in at the City Clerk's Office by 10:00 AM on the Thursday before a Council meeting. For late communications, present this form to the City Clerk after the request is read.

To consider forgiveness of Broadway
loan made to Cup O'Joy.



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

September 10, 2019

PREPARED BY

Krista Cisneroz, Staff

AGENDA ITEM # D.5.

Consideration with possible action on a request by On Broadway, Inc. to use \$10,000.00 of Community Development Block Grant funds designated for reuse in the Broadway District to plant perennial natives in the planter boxes along Broadway.

BACKGROUND

The Broadway District has 42 planter boxes that are currently filled with mulch. On Broadway would like to plant these boxes with perennial natives.

Planting will begin the fall of 2019 and continue in spring of 2020.

RECOMMENDATION

Award \$10,000.00 of Community Development Block Grant funds designated for reuse in the Broadway District to plant perennial natives in the planter boxes along Broadway.

FISCAL IMPACT

ATTACHMENTS

- I. On Broadway Request



September 3, 2019

Mr. Gary Delveaux
Redevelopment Authority
City of Green Bay
100 N Jefferson St
Green Bay, WI 54301

Dear Mr. Delveaux:

On behalf of On Broadway, Inc., I am requesting authorization to use up to \$10,000 of block grant funds designated for restricted use in the Broadway District. To ensure timeliness of this project and adherence to a seasonal planting schedule, I request this matter be taken up at the September 10, 2019 RDA meeting.

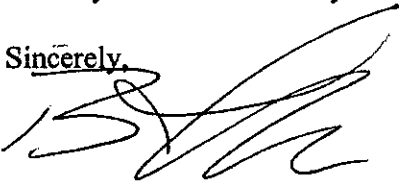
The Broadway District has 42 planter boxes that are currently filled with mulch. On Broadway would like to plant these boxes with perennial natives with the help and oversight of Stone Silo Prairie Gardens. We have sought additional insight from third party landscape architects and horticulturalists to ensure a proper selection of plants that can thrive in areas such as this.

The discounted budget for this project is \$8,000-\$10,000. On Broadway will assume future maintenance of the planters as it has done in the past with weed management.

The On Broadway Board of Directors unanimously supported this request at their meeting on August 26, 2019 and are now seeking your approval.

Thank you in advance for your consideration.

Sincerely,



Brian H. Johnson
Executive Director

Cc: Krista Cisneroz, Community Development Specialist/CDBG, City of Green Bay
Peter Nugent, president, On Broadway, Inc.

Broadway Tree Bed Plantings

Perennials and Grasses

- * Blue indigo
- * Smooth penstemon
- * Meadow blazing star
- * Orange milkweed
- * Little bluestem
- * Orange coneflower
- * Aromatic aster

Ground cover

- * Pennsylvania Sedge

Objectives

Fill in to reduce weed growth.

Grow tall enough to be attractive above the tree bed walls.

Plants that do not require fertilizer, pesticides, or watering once established.

Plants that encourage pollinators to the area as well as beautiful blossoms.

Planting can begin this fall 2019 based on availability. The rest can be grown and planted in spring of 2020.

The first few years will require some regular maintenance as the plants develop. Basically, removing any unwanted plants (weeds) and adding mulch if needed till the ground cover fills in. Watering will not be needed. Any plants that don't survive will be replaced.

The plant selection is based off the previous trial a few years ago. The tree beds have a unique environment.

Native plants mature at a slower rate than most exotic plants. I ask all who are involved to please have patience. Maturity rate is 3 to 5 growing seasons on most of the plants selected.

I look forward to making these garden spaces productive and supportive. It will be something special.

Blue Indigo



There will be two of these in each planter. Slow to mature, but a long-lived plant. Blooms in spring. Bees like it and the seed heads offer interest in late fall into winter.

Smooth Penstemon



Will follow up the blue indigo as for bloom time. Bees and hummingbirds visit it.

Meadow Blazing Star



This plant is a Monarch magnet. When it blooms the whole road will be invaded with Monarch Butterflies.

Orange Milkweed



Stunning blossoms and a host plant for the larvae stage of the Monarch Butterfly.

Little Bluestem



Amazing grass with wonderful fall color. Also adds interest in winter.

Orange Coneflower



Black Eyed Susan, great filler plant with a bold color.

Aromatic Aster



The last push of color before winter sets in.

Pennsylvania Sedge



This is the ground cover or as I like to call it green mulch. Will be planted last. Emerges from the ground early in spring and does have an attractive yellow flower that last about a week.

There will be Approximately fifty plants installed in each tree bed.

Labor and material cost for planting.

\$10,000

Any plants that don't survive will be replaced during spring or fall planting times.

Approximant cost to maintain

Weeding

\$1,000 per year for three seasons if necessary

Cut back plants in spring and remove dead plant material.

\$500 per season.



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

September 10, 2019

PREPARED BY

Ken Rovinski, Staff

AGENDA ITEM # D.6.

Consideration with possible action on the acquisition of 216 North Clay Street (Tax Parcel 14-87) using Community Development Block Grant funds.

BACKGROUND

Staff has been working with our realtor to negotiate a price for the property with the current owner. This property is located on the the east side of the 200 block of North Clay Street. The structure on the property has been modified over the years as it was converted into two rental units and then back to a single rental unit. Most of the original floor plan and architectural design has been lost. Staff has determined that with the number of repair issues with the structure on top of the lack of original floor plan and design that the house will be demolished upon purchase. Staff will be seeking new, single family, owner-occupied construction on the property by working with one of our local non-profit developers or by using additional funds to build on our own. The RDA currently has a contract with a builder to construct 1-2 new homes on RDA lots each year for the next 3 years.

RECOMMENDATION

Approve the acquisition of 216 North Clay Street (Tax Parcel 14-87) for \$44,900.00 using Community Development Block Grant funds..

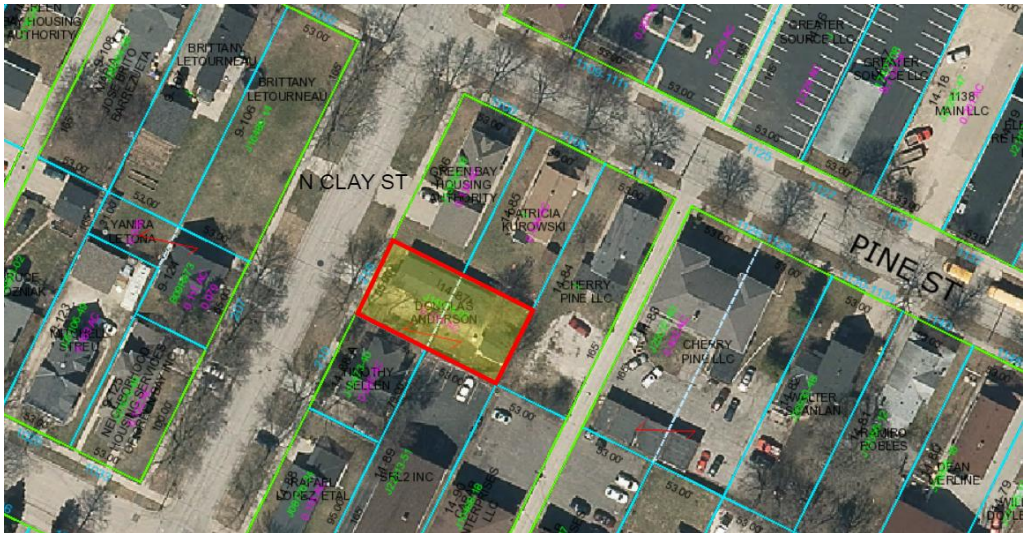
FISCAL IMPACT

Staff has an accepted offer on the property for \$44,900.00. Demolition costs are estimated to be around \$10,000.00.

ATTACHMENTS

- I. 216 N Clay St report info

216 North Clay Street



Property Information:

Parcel ID 14-87
Lot Size.....55' x 106'
Building SF..... 1,389 SF
Structure to be demolished
Zoning.....Office Residential

Current Tax Information:

Land Value..... \$11,900
Improvement Value \$51,400
Total Assessed \$63,300



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

September 10, 2019

PREPARED BY

Cheryl Renier-Wigg, Staff

AGENDA ITEM # D.7.

Consideration with possible action on request by NeighborWorks Green Bay to subordinate the due upon sale mortgage at 1257-1261 E. Walnut Street.

BACKGROUND

Please see attached letter from NeighborWorks.

This project increases the number of affordable housing units and more importantly accessible housing units.

RECOMMENDATION

To approve the subordination to primary mortgage for the new construction of 7 units at 1257-1261 E Walnut Street.

FISCAL IMPACT

ATTACHMENTS

- I. NeighborWorks subord req

Kevin J. Vonck, Ph.D. & Members
Redevelopment Authority of the City of Green Bay
100 N. Jefferson Street, Room 608
Green Bay, WI 54301

September 4, 2019

RE: Subordination request for 1257 E Walnut and 1261 E Walnut

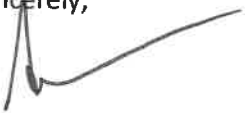
Dear Kevin & Members of the Authority,

We recently submitted a plan to City of Green Bay to replace a 3-unit affordable housing building at 1261 E Walnut. Unfortunately, the previous structure burned down this last summer. The new building will be a 7-unit, 2 story building. This will plan offer three ground floor units that are universally designed; 1 – one bedroom, 1 – two bedroom, and 1- three bedroom unit that will include an enclosed garage entry. The exterior design will mimic the street façade of the multi-colored Navarino Townhomes at 222 S Jackson Street.

The Redevelopment Authority of the City of Green Bay (RDA) currently holds a 'due upon sale' mortgage #41-1315.002 totaling \$54,000 with Neighborhood Housing Services of Green Bay, Inc. dba NeighborWorks Green Bay secured by the properties located at Parcels 14-213 (1257 E Walnut) and 14-214 (1261 E Walnut). The security captures both parcels under a single second mortgage due to the shared driveway on Parcel 14-214 servicing both properties.

We are requesting the RDA subordinate the due upon sale mortgage to new construction primary mortgage debt of not more than \$500,000. The 'when complete' appraised value of the new structure is \$735,000. The new construction debt, plus the subordinated debt results in a ratio of 75.4% loan to value. (This ratio does not include equity available at the adjoining property at Parcel 14-213.)

Sincerely,



Scott Schoeneman
Chief Operating Officer
NeighborWorks Green Bay



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

September 10, 2019

PREPARED BY

Krista Cisneroz, Staff

AGENDA ITEM # E.I.

Financial report and check register.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. RDA Financial Report 2019
2. Check Register

Redevelopment Authority
Financial Report
CDBG
8/31/2019

	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	-	36,423.50	-	25,985.47
Fair Housing	-	23,750.00	-	15,950.00	-	7,800.00
CDBG Eligible Areas	-	278,167.35	132,437.60	124,087.82	17,454.58	269,062.55
CDBG Eligible Areas-Beautificatio/Art	-	50,000.00	-	16,381.00	-	33,619.00
CDBG Eligible Areas-Lead Lines	-	25,000.00	-	-	-	25,000.00
Economic Development	-	88,084.39	201,450.42	85,000.00	-	204,534.81
ED Blight Elimination-Walnut Street	-	89,904.86	-	4,379.50	-	85,525.36
ED Façade & Demo Loans	-	50,000.00	-	5,300.00	32,375.00	12,325.00
Administration	-	150,810.40	-	80,409.32	-	70,401.08
	\$ -	\$ 1,225,707.38	\$ 333,888.02	\$ 477,931.14	\$ 49,829.58	\$ 1,031,834.68

Redevelopment Authority
Financial Report
HOME
8/31/2019

	2019 Budget	2018 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Single Family Rehab Loan Program	-	350,881.55	112,707.65	150,478.33	256,986.36	56,124.51
Housing Development Projects	-	475,599.96	-	83,075.00	189,999.96	202,525.00
CHDO Projects	-	4,615.63	14,824.72	4,615.63	-	14,824.72
Downpayment Closing Cost Assistance	-	100,000.00	-	60,000.00	-	40,000.00
Administration	-	52,575.56	14,170.26	54,839.45	-	11,906.37
	\$ -	\$ 983,672.70	\$ 141,702.63	\$ 353,008.41	\$ 446,986.32	\$ 325,380.60

City of Green Bay RDA
Check Register
31-Aug

CHECK NUMBER	CHECK DATE	VENDOR NAME	AMOUNT
21062	08/13/2019	METROPOLITAN MILWAUKEE FAIR HOUSING COUNCIL, INC.	10,000.00
21063	08/13/2019	CITY OF GREEN BAY	23,699.78
21064	08/13/2019	GREEN BAY AREA PUBLIC SCHOOLS	6,198.80
21065	08/13/2019	WISCONSIN PUBLIC SERVICE CORPORATION	194.94
21066	08/13/2019	NEIGHBOR-WORKS GREEN BAY	10,000.00
21067	08/13/2019	SHEFCHIK INC.	11,000.00
21068	08/13/2019	CREATIVE SIGN CO INC	6,675.00
21069	08/13/2019	TRANS UNION, LLC	40.00
21070	08/13/2019	THE REMODEL SHOP	1,033.00
21071	08/13/2019	WEST AVE LLC.	5,300.00
21072	08/13/2019	LIGHTHOUSE TITLE INC	100.00
21073	08/13/2019	VOYAGEURS SOURDOUGH LLC	45,000.00
21074	08/13/2019	BISEK FAMILY ENTERPRISES INC.	2,206.00
21082	08/29/2019	BROWN COUNTY TREASURER	3,000.00
21083	08/29/2019	CITY OF GREEN BAY	37.99
21084	08/29/2019	GREEN BAY WATER UTILITY	78.19
21085	08/29/2019	R J PARINS PLUMBING & HEATING INC	3,500.00
21086	08/29/2019	SHEFCHIK INC.	1,722.00
21087	08/29/2019	NORSEC COMPUTER RECYCLERS, LLC	765.00
21088	08/29/2019	BEST EVER PAINTING	1,359.40
			131,910.10