MINUTES 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.

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

Members Present: Deby Dehn, James Blumreich, Gary J. Delveaux, Barbara Dorff, Excused: Matt Schueller, Melanie Parma, Kathy Hinkfuss
Liaisons Present: Chelsea Kocken, Jeff Mirkes, Leah Weycker
Others Present: Ald. Brian Johnson, Ald. Randy Scannell

B. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the September 10, 2019, meeting of the Redevelopment Authority.

Moved by James Blumreich, seconded by Deby Dehn to approve the agenda. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Deby Dehn, No- None, Abstain- None

C. APPROVAL OF MINUTES.

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

Moved by Ald. Barbara Dorff, seconded by James Blumreich to approve the minutes from the August 13, 2019, regular meeting and August 20, 2019, special meeting of the Redevelopment

Authority. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Deby Dehn, No- None, Abstain- None

D. REGULAR BUSINESS.

1. 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.

Moved by James Blumreich, seconded by Ald. Barbara Dorff to adopt Resolution 19-04 Regarding Commitment to Redevelopment of the Pulliam Plant and refer to Common Council for approval as a Joint Resolution from the Redevelopment Authority and Common Council. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Deby Dehn, No- None, Abstain- None

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.

Moved by Ald. Barbara Dorff, seconded by Deby Dehn to go into closed session at 1:48 p.m. Motion carried.
Ald. Barbara Dorff read the closed session language.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Deby Dehn, No- None, Abstain- None

Moved by Ald. Barbara Dorff, seconded by James Blumreich to return to regular order of business at 2:36 p.m. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Deby Dehn, No- None, Abstain- None

No action was taken.

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).

Moved by Ald. Barbara Dorff, seconded by James Blumreich to approve a $12,325 commercial facade grant to DS2 Hospitality & Management LLC. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Deby Dehn, No- None, Abstain- None

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).

Moved by James Blumreich, seconded by Ald. Barbara Dorff to open the floor for discussion. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Deby Dehn, No- None, Abstain- None

Moved by James Blumreich, seconded by Deby Dehn to close the floor for discussion. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Deby Dehn, No- None, Abstain- None

Moved by Ald. Barbara Dorff, seconded by James Blumreich to deny the request by Cup O' Joy Coffee House to forgive the loan made to them by the Redevelopment Authority. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Deby Dehn, No- None, Abstain- None

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.

Moved by James Blumreich, seconded by Deby Dehn to 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. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Deby Dehn, No- None, Abstain- None

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

Moved by James Blumreich, seconded by Deby Dehn to approve the acquisition of 216 North Clay Street (Tax Parcel 14-87) for $44,900.00 using Community Development Block Grant funds. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Deby Dehn, No- None, Abstain- None

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

Moved by James Blumreich, seconded by Ald. Barbara Dorff to approve the subordination to primary mortgage for the new construction of 7 units at 1257-1261 E Walnut Street. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, No- None, Abstain- Deby Dehn

Deby Dehn left the meeting at this time.

E. INFORMATIONAL.

1. Financial report and check register.

No action was taken.

2. Director's report and project updates.

Kevin Vonck provided the Director's report and project updates. No action was taken.

3. Next meeting: October 8, 2019 at 1:30 PM.

F. ADJOURNMENT.

Moved by Ald. Barbara Dorff, seconded by James Blumreich to adjourn. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, No- None, Abstain- None

VERBATIM MINUTES

- We're recording.

- [Kevin] All right, audio's started?

- All ready.

- [Kevin] We're good, okay.

- You should not, I totally agree, especially when they have another two more meetings.

- [Kevin] Do we, yeah, we have four?

- Yeah.

- Sorry.

- [Kevin] All right, Chair Gary Delveaux?

- Here.

- Vice Chair Matt Schueller asked to be excused. Alderperson Barbara Dorff?

- Here.

- Jim Blumreich?

- Here.

- Deby Dehn?

- Here.

- Kathy Hinkfuss and Melanie Parma asked to be excused.

- Did Kathy actually contact you? Bottom line is we've got a quorum.

- Yes, okay.

- Thank you. Approval of the agenda, please.

- So moved.

- Jim, and?

- Second.

- And Deby. All those in favor signify by saying aye.

- [All] Aye.

- Motion carried. Approval of minutes, we actually have two meetings we have to approve, we have the August 13th meeting, the regular meeting, and the August 20th special meeting. And the minutes were in with the agenda. Motion to approve, please.

- Move to approve.

- Second.

- Deby, and second by Jim. All those in favor signify by saying aye.

- [All] Aye.

- All right, so moved. Regular business. Number one.

- There was.

- Okay.

- I'm sorry, sorry about that.

- That's okay.

- Consideration with possible action to adopt Resolution 19-04 Regarding Commitment to Redevelopment of the Pulliam Plant. I can't think of anything more exciting.

- Yes, well you might have to contain that excitement for a little bit.

- Okay.

- [Kevin] This is no secret. We've been talking about potential relocation of the coal piles.

- Yep.

- Closure of the Pulliam Plant, moving C. Reiss. Really as we've worked on this, finding out that closing the Pulliam Plant really could provide an opportunity to expand our port facilities, and then really benefit the community, the region, and then the state. And so we've been thinking about discussions about how we would move forward with the proposal. What we're looking at is an opportunity to find out a little bit more of what's there on the site. And so to do that, we're also looking for funding sources to be able to move forward doing due diligence on the site.

- Yes.

- You know, we don't know what we don't know. But we know it's dirty, it's probably squishy, you know, those good things that happen close to our river front sites. But we're really looking to hire a consultant or work with somebody to really dig in like we've done with the Shipyard, and figure out what's potentially possible there. So with that, trying to get some support for that publicly and push forward with some things, we felt it would be appropriate for us to look at potentially doing a resolution to more publicly state that support. I know the Mayor and Executive Streckenbach sent a letter saying they want to work together on doing these things. Since I put this resolution out on the agenda we've had some additional discussions, and also there's been an interest from the City Council, I don't know if Alder Johnson is here, about also potentially doing a resolution. So one of the things, we both go kind of independently and do our ways, but I think it may be more beneficial if we look at doing something jointly. So what I'm just doing today, until we kind of have that process is ask that we hold this resolution for the time being, and then maybe there's some crafting we can work on together. So staff recommendation today would be to just hold this item.

- Alderman Johnson?

- [Brian] Yeah, Kevin, my only fear with that is timing, because there is going to be a State hearing specifically related to how the State is going to fund this. There is a couple of options on how the State could potentially fund this, and one of those options they are going to have a hearing shortly after our very next council meeting next week, and so my fear is that if the RDA holds this today, that it could infringe on that deadline, and we may not have the opportunity to get it in front of that group before they meet.

- And I'd be happy to provide them with a letter in the interim.

- Right, right, well obviously, we're totally in support, and full speed ahead as far as we're concerned, so whatever we've got to do to help make this happen. Council will, go ahead, please.

- Could we craft something today with a verbiage, that Council could also approve?

- [Brian] Yeah, so, I had actually sent an inquiry, Barb, to Vanessa about this, because I didn't realize that the RDA was going to take this up, and my intent was to put it on the Council agenda, as, I forget the term--

- [Man] Council as the whole?

- [Brian] Yeah, Council as the whole. And so, honestly, I have not, I've reviewed it. I haven't had an opportunity to compare it against some other verbiage that I want to see, and so the question that I posed to Vanessa, is if the RDA did this, it does not go to Council, right? If the RDA holds this alone? In which case, that's why I'd inquired, if we introduced it as a joint resolution, could it go in front of the Council, but if the Council makes any changes to it, does that now void the RDA resolution? Make any sense?

- Well yeah, but you just brought up the thing about timing, so what's the solution?

- Well that the RDA could do a resolution, and the Council could do a resolution, if there's a change. If not, literally, you could take the same thing, put it in front of the Council and they could adopt it separately, but still just do it as a Committee of the Whole item. So that way, if the Council does want to make an adjustment to it for any reason, the RDA still has an opportunity to take action on it today, and if they're the same, well, we just forward them as the same resolution. If they end up being different, you just forward two resolutions. And again, I'm looking to legal maybe for a little bit of guidance on that.

- So that's correct, that is the easiest path, but the more we're thinking about it, the more it makes sense to have a joint one so that it's coming through from both entities in a more unified voice, because that's really what they've been interested in, is making sure that everybody's on the same page, everybody's on the same voice, so that's why I feel the unified voice is the most important thing. I think that the most appropriate thing right now would be letters from the RDA Chairman and the Mayor, expressing their support, and then saying that a joint resolution will be presented at the next meetings.

- That's fine.

- Okay.

- Yeah, that's fine.

- Will that satisfy the need for the State?

- Yes.

- Okay.

- [Brian] Well, is it going to meet that hearing deadline?

- With the letters, Gary and I can write a letter.

- That's what I meant.

- The next day.

- Yep, excellent.

- That'll satisfy.

- A couple of things--

- [Brian] I'm just looking at the email here, sorry.

- A couple of things, obviously we want to do this concurrently with Council, because definitely the one time we met, the number one thing they wanted was everybody on the same page. Absolutely, and we will be, we will be on the same page, right, and it's neat, the relationship you have with the County Executives, it's very important, it's so critical. We really appreciate that. So why don't we go down that path, we'll write a joint letter, and then Council can do their thing, and we'll all be on the same page.

- Sounds great.

- I'll get some with this group, okay.

- Do we need an action on this?

- I don't know, do I need an action on this?

- Are we really holding it?

- Yeah, you're holding the, the resolution can be brought back in a different form, but you're holding action on a resolution.

- [Brian] I guess I've been communicating with Representative Steffen, and I know his request is to have a copy of the resolution in his office by September 20th, so if you hold it, we won't be able to meet that deadline. Now what I'm not certain of is the timing of that deadline as it relates to the hearing. Are you aware?

- Well, he has asked for a letter or a resolution from the beginning, so I think a letter would certainly satisfy the purposes in the short term, and a resolution can reinforce the message in a few weeks or a month.

- Yeah, just, my discussions with Representative Steffen, I think his goal is to get some type of communication from the City, sometimes resolutions, are just that, but I think his aspect, he wanted to be able to show Members of the Assembly, and potentially the Senate, I don't even know where this bill is, that, look, the leaders of the community are vested and onboard, I mean I think I've written things before, but I think they want to see the elected officials or the appointed officials go through and say, yep, this is something that we're going to be working towards a commitment on.

And then so his feeling, at least his communication to me was that he would like to see both, but I think in terms of moving something forward that that letter would suffice.

- [Brian] If I might make a a suggestion. If there are no recommended changes to the resolution from staff or from the RDA, perhaps take action on it today, as a joint resolution. Bring it to Council. If Council chooses to refer it back, it has the same effect as a hold. If the Council doesn't want to make any changes, it passes, and you have it.

- That's definitely an option. I think the thing Gary said about the City and the County being aligned, what I wouldd like to see is that our State officials be more aligned as well. So to see Representative Steffen working with Representative Gruszynski, involving Senator Hansen and Senator Cowles in this process, working with the Governor's office, that would be, I think, ideal, to make sure that something actually happens on this front.

- [Brian] How does that affect, I guess, the process of the resolution? I mean, really what we're saying is that as a City we support this, and I think it's kind of up to the State to figure out how they're going to fund it.

- Sure.

- [Brian] And to me, the resolution is indicating our support for it, not necessarily, I mean, the resolution language doesn't indicate how to fund it, which I think is important. And it still gives them that ability to come together and do that.

- Are we actually seeing the actual, or is that what I'm seeing?

- Yeah.

- Mm hm.

- Okay, okay, I did that earlier, that's right. I've got no problems with the resolution. I think, has everybody else looked at it?

- Mm hm.

- Mm hm.

- Okay. So, we can do a couple of things. We can certainly approve this resolution as written, and we can still do the letters, as a back up or whatever. How does that sound? From a Committee perspective, does that sound good?

- Yes.

- I think it's sleek.

- Yes, there's no issue as presented, it would just, if you had to make a different resolution, because you know Council signing it with revisions, and so that's the only potential thing, is that it'll come

back until it's finalized. And so I would still authorize the letters, and make that the primary thing, because if, we don't want to have nothing if the resolution gets held up.

- Right. And the bottom line, we're so excited about this that if we have to have a special meeting, that if there is changes that have to happen, we'll do it.

- Yeah, right.

- We'll do it like on the 18th, right.

- What if it's got to be in on the 17th?

- [Brian] Council meets the 17th, so, if it was necessary for the RDA to come forward, and you guys would want to do that, then we would have time to do so.

- Okay.

- We would.

- Yeah, we would, we would. We'd maybe even want to set, we have to set that date, we'll darn well set it as date, because you have to notice a meeting.

- Correct.

- Oh, that's right.

- So we would have to set it, and then it could be canceled if we didn't need it.

- You can do it within 24 hours.

- But it wouldn't be within, well, if the Council would vote that, it's gonna take that night.

- [Kevin] So the earliest it'd probably be is Thursday.

- So it, we' have to--

- [Kevin] We can meet on Thursday.

- Except I'm not in town, but there'd probably be four more.

- So we need two separate actions?

- I think so.

- One to approve the resolution, and one to authorize the letter?

- I don't know that you really need authorization for a letter, it's really coming from Gary, as in his position, indicating his support.

- Okay.

- So I think really it's just to adopt the resolution at this point.

- [Kevin] I think the only thing I would maybe just want to clarify that you did want it to be a joint resolution.

- Yes.

- [Kevin] And that you would be specifically approving it and referring it to the Council.

- Okay.

- So that would be my motion.

- And that would be my second.

- You got that there, Lisa?

- Mm hm.

- Okay, I have a motion and a second, to move the resolution and the vote on to Council. All those in favor signify by saying aye.

- [All] Aye.

- Or do you want it voted.

- Oh, yes, of course. I was thinking . Where's the vote on there? All right.

- You started writing your votes for him.

- Thank you.

- [Lisa] Passed unanimously.

- Okay, I would suggest that not only do we need a motion on this, but that we anticipate, put it on the agenda, a meeting on the 18th if necessary, and we could cancel it. It all depends on what happens on the 17th. But the bottom line, it should be a spot on the agenda, a meeting of the 18th, assuming we get a quorum. I know that this would be the reason that we have to meet, but in case we do, we do, how's that sound?

- There was an alternate plan to wait 'til the 19th to see if we needed it. But I know I can't be here on the 19th. So I just want to honor the alternate agreement.

- Oh okay, so we could--

- It could be the 18th.

- Can it be?

- Why can't it?

- [Kevin] It's just a matter of, if you want it to be the 18th, we can put it on the calendar now. If you wanted to wait and see, then the earliest we could have it, and put it on the 19th, because we'll need to schedule so--

- So the 19th would still be in time for everything? I mean, obviously, that would give us a 24 hour notice then, right?

- Mm hm.

- Right.

- The 19th makes a little more sense, doesn't it? Can you make that one, Barb?

- I can't, that's okay, if you have a quorum.

- How 'bout you, Deby?

- It's heavy.

- So the 18th is better?

- 18th is better.

- Jim?

- I can do either.

- Can do either, just to make sure we have a quorum, maybe we should do it the 18th then, 'cause then we could get Deby for sure. Because we don't know anybody else's calendars. We just have to pick up one that, all right.

- Well, if I have to cancel it, I'll cancel it.

- All right.

- Yes.

- All right, okay.

- What time would you like it at, like 1:30?

- I would say so, is that okay with you Deby?

- Perfect.

- Better?

- So far.

- Okay. All right, I thought we should cover all three bases, that's all. All right, Alder Johnson, you picked up on all that? Alder Johnson?

- [Brian] Yeah, good.

- All right, number two. Consideration with possible action on the Development Agreement 18-06 with Breakthrough Fuel, LLC for development project at the Shipyard, 239 Arndt Street, 101 Bridge Street, and 119 Bridge Street, Tax Parcels 3-551, 3-554-A, 3-556. Exciting again.

- [Kevin] Yes. All right, so as you know, last fall, the City approved a development agreement with Breakthrough Fuel. This was to build their corporate headquarters on the north side of the Shipyard site. They kind of platted a 40,000 square foot building, probably one of the coolest looking buildings we'll have in the City, and then potential future expansion for their growing company. They were acquired in April of this year by the U.S. Venture, and so staff has been working with U.S. Venture to bring them up to speed in terms of the development in progress, and then move some things forward, and also setting the timetables for development. As you know, we've been working with a lot of the Shipyard stuff. You also know it's been super wet out there, so in terms of delays from filling and moving dirt. But with that, working with U.S. Venture, and going through the development agreement, I wanted to talk about some potential changes that could be coming through to that agreement, and could involve negotiations. So with that, we'd like to discuss that in closed session.

- Move to go into closed session.

- Move to go into closed session.

- [Kevin] And the language.

- And I can read the full language, the Authority may convene in closed session pursuant to Sections 19.85 sub , Wisconsin Statutes, 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 sub , Wisconsin Statutes, to report the results of the closed session and consider the balance of the agenda.

- Is there a second?

- Second.

- Second, a roll call please.

- [Kevin] All right, Gary Delveaux?

- Yes.

- Jim Blumreich?

- Yes.

- Deby Dehn?

- Yes.

- Alderperson Barbara Dorff?

- Yes.

- [Kevin] Okay, we are in closed session.

- Move to return to Regular Order of Business.

- Second.

- We have a motion and a second to move to return to Regular Order of Business. That will also be a roll call, a roll call, please.

- [Kevin] All right, Gary Delveaux?

- Yes.

- Jim Blumreich?

- Yes.

- Deby Dehn?

- Yes.

- Alderperson Barbara Dorff?

- Yes.

- [Kevin] All right.

- Okay, we are back in Regular Order of Business. In the closed session we reviewed some of the developments with regards to the development agreement with Breakthrough Fuels, and we gave staff some direction as to how to proceed. Thank you, everybody. All right. Thank you. Number three, 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.

- Okay, that's me.

- Yes, please.

- All right, so DS2 Hospitality & Management has submitted a Commercial Facade grant application to improve their building at 1614 Shawano Avenue. This is the Motel 6, over on Shawano, just west of Military. It's a 102 room Motel 6 which initially opened in 1974. The new property owners just acquired it this past January, relying partly on the assistance of our loans. They are proposing actually a four phase project. This facade grant would fund part of the first phase of that enhancement to their facade, which includes 124 exterior lighting fixtures. There's the property right there. So the Design Review Committee scored this application, and we're recommending awarding a $12,325.00, which would fund about 63% of the total project cost of phase one. Sonali Agarwal is here, she is one of the owners of DS2 Hospitality, and can address some specific questions you have of the project. Otherwise, I'd be happy to address anything as well. However, we're recommending approval.

- You went through your normal grading process, and how did they grade out on the closed slide view?

- Yep, so our team scored the application. To receive 100%, you'd get 50 points. They received 34 points out of 50. We've got about 12,000.00 left, $12,325.00 exactly, leftover in our facade grant fund for this fiscal year. We're just about to the end of that fiscal year, so we're recommending using the remainder of our funds for this year to fund their project.

- Okay. If you want, we can open it up. Otherwise, I'm very comfortable with the recommendation, but whatever the group wants to do.

- Well, I certainly would make a motion to approve. But if someone wants to hear, if they have some questions.

- Anything?

- No, we have met, and they've been doing a great job already, really involving the police, community policing of things.

- Good.

- [Sonali] And we really installed the high-definition cameras across the property also, so, we'd like to use your help us with that.

- Alder Dorff, you've made a motion to approve?

- I already made the motion to approve.

- I'll second.

- A motion to approve, seconded by Jim. Let's vote. Let me try.

- I did too.

- You did too, huh?

- Yeah.

- Real quick, and then. All right, those that can do it online, will do it online. Some of us will be doing it verbally. I'll get back on track, but I, my verbal vote is yes. Did everybody else get it online?

- I got it.

- Jim and Deby?

- Yep.

- Oh, it's only me.

- [Lisa] It passed unanimously.

- Okay, great, good, thank you. And onto four.

- Thank you.

- Thank you. All right, consideration with possible action on communication of July 16, 2019, of the Common Council by Alderman Brian Johnson, to consider forgiveness of Broadway loan made to Cup O' Joy, referred to staff August 13th, 2019. I'm thinking we talked about this one before.

- [Cheryl] We referred it for--

- Oh, okay.

- [Cheryl] And then referred it to this meeting, so they could be here, so, if you've read the report, this project takes us back awhile, when we were doing improvements to Broadway in the early days, in the late '90s. So the City purchased the building that the Cup O'Joy occupied at the time, and we relocated the two taverns that were part of that business, which was the Three Two Three and the Blazing Saddles, if that takes you back awhile.

- Yeah.

- And the Cup O'Joy did not need to relocate 'cause they're a great business, so we were planning on keeping them there in the day, and I believe that they decided that they , moved to a different site, they chose a site further on Broadway. Rob Strong at the time, who was working with them, recommended a $30,000.00 loan to them, which was kind of what a replacement business payment would have been. That went to the RDA, and the RDA members and councils said, this is a great business, let's support them, and they approved a $60,000.00 interest free loan that sits there until the property is sold or they are no longer a non-profit, or they move out. So at this point I believe there is a communication made by Alder Johnson, who is here as well, and the Cup O'Joy folks are here as well, if there are any questions with them. They have asked to have this loan forgiven.

- Alder Johnson, please.

- Yeah, and I had notified Jan here, with Cup O'Joy that I'm going to abstain from this item. I started the communication to put it on the agenda.

- Okay.

- But because this is a Broadway specific fund, I think there's a little bit of a conflict there for me to speak on behalf of them.

- I'll entertain a motion to open the meeting, please.

- So moved.

- Second.

- Motion to open the meeting by Jim, second by Alder Dorff. All those in favor signify by saying aye.

- [All] Aye.

- Meeting's open, please. Please give us just some more back-up.

- [Jan] Hi, I'm Jan, I am the Director at Cup O'Joy. This is Rich Grunwald, he is on our board. I wrote up kind of our side of the story. Do you want me to read it, or do you want me to just answer some questions, on how this kind of came about? So, how it really came about was we're a non-profit, faith-driven, family entertainment venue. We're located now at 232 South Broadway. We've been a partner of the revitalization of Broadway for the past 30 years. We began at 335 North Broadway, which is the building that Cheryl referred to, in a small storefront, next to the two most colorful bars in two.

- Nicely put.

- Across from the canning company, and in 1995, the police department began targeting the problems on Broadway, and a revitalization program was born with On Broadway in 1996. Our first big success on Broadway was probably when the string instrument shop relocated to the street, and that was also through a City acquisition. In 1997 the City purchased our building at 335 North Broadway, and offered the two bars next to us relocation funds so they moved. We stayed because we were in the process of trying to negotiate with the City to purchase that building. We thought this would be our permanent home. And so the negotiations went on and on, they kind of dragged on, and at some point it was obvious we were at an impasse with the purchase agreement. In the meantime, the City had actually sold our building to Steve Boyer, who was the developer on that street. And we were notified that the building had been sold, we needed to move, and then we did find a different building at 232 South Broadway, down the street. So, Cup O'Joy asked, hey, we're gonna move, we asked for the same consideration that the two bars next door received, which was to be given some relocation funds. Unknown to us, the funds expire, at that time, I think one year from when the City had purchased the building and left us rent from them instead. So when we got our notice to move, it was really just a very short time before that one, after that, as soon as the one year kind of was up. Mayor Jadin and Alderman Zima took our request to the Council, and so the documents that you see, which

are the minutes of the meeting, and the lien, are the result of that meeting. And 20 years ago the City settled on giving the Cup O'Joy a $60,000.00 loan from the RDA, On Broadway Revitalization funds, and put a lien on 232 South Broadway. And over the past 20 years, Cup O'Joy continued to thrive, and give back to the community and the downtown area. We brought tens of thousands of people to the street, to an alcohol family-friendly venue every Friday and Saturday night, where they used the hotels and they used the restaurants. We were good partners to On Broadway, and to the Broadway redevelopment efforts. Our $60,000.00, your $60,000.00 was very well spent, and truly a great investment in this community. Cup O'Joy had tried repeatedly to find a new home in the downtown area that would enable us to expand our capacity and stay here. We looked at dozens of buildings and locations, including plans that we even had drawn up to add on to the building we're in now. The City occasionally would make suggestions, I would occasionally get suggestions of buildings they would want us to look at, but most of them were cost-prohibitive to rehab, or the parking was very limited. So now we have found a new home. One that will continue to serve people in the Green Bay area and the surrounding area, a location that allows us to grow. And so Cup O'Joy is a grassroots organization, still to this day. We exist on donations. We are currently in the midst of a capital campaign to raise the much needed funds that we need for this move. And we hope to continue to serve Northeastern Wisconsin with faith-filled, family entertainment, expanding also our music education programming to area students. The paperwork that you have before you is the only paperwork that we know of that exists on this transaction. There's no actual signed loan agreement that outlines the provisions, only the minutes from the meeting and the lien. We request that the City of Green Bay forgive the lien on our current building, knowing that this was money well invested in the revitalization of downtown Green Bay. We did stay on Broadway for 20 more years. Thank you.

- Can I ask some questions?

- Yeah, please.

- So, do you know how much were the bars given?

- [Jan] Yes, one bar was given $46,000.00, and the other was given $56,755.00.

- [Cheryl] Okay, so, but I need to clarify though. This wasn't like an offering, this was a taking, this was an eminent domain action. So these taverns, because they were forced to move, which they did not want to move, were entitled to relocation benefits. So this was replacement business, moving, searching, all of those things.

- Okay.

- [Cheryl] I just want it to be clear, it wasn't like, hey, that was a forced move.

- Right.

- Right.

- And the new location that you're going to, is it in Green Bay?

- [Jan] It's at 525 North Taylor Street, next to Fleet Farm West.

- And is that in Green Bay?

- Yeah.

- [Jan] It's like inches on the other side of Taylor.

- So it's not in Green Bay?

- [Cheryl] It's in Howard.

- It's in Howard.

- Yeah.

- [Jan] That's right, inches. Like Taylor is Green Bay. We're sitting on this side of it.

- One of my concerns would be a tax review point of view.

- Yeah. I guess you can hear my thoughts. They went into this, it's a loan, it's like you've got a mortgage on the house. And then you know you pay off the mortgage, and it was interest free for all these years.

- That's right.

- And now when you move, kind of like Habitat houses, then don't you even give the money back, or the $5,000.00 neighborhood loans or whatever, I don't feel comfortable just saying here's $60,000.00, even though I like the Cup O'Joy, I love the Cup O'Joy, it's a great place. But I don't know.

- I just want to make one small comment, because Brian had to abstain on the On Broadway side. We had seen the minutes which Jan had referred to, and it was agreed upon that the funds would be paid back. So I know that it's all that it is, but these are dollars that were then supposed to be put back into the Broadway revitalization, so if the funds, it is not supported by the Board I guess is the only comment that I'm making.

- So let me just clarify, it's not in Green Bay, it's in Howard.

- Correct.

- Mm hm, officially, yep.

- So you brought up the word precedence.

- Precedence.

- Have we forgiven other similar kinds of loans when businesses move to outside the City property?

- I can't think of any, is what I'm thinking I think I'm just thinking of arts that--

- [Kevin] We had some discussion when the Children's Museum was looking at moving. They had similar type loans, you get an amount of money and basically we said to them, I think it's written in there, it can stay and be transferred to another property so long as it's in the City.

- City.

- City of Green Bay.

- Well that was my thought. I wondered why you might not have recommended that it remain with a new property, but understanding that it's in Howard that's a different can of worms.

- That's right.

- [Cheryl] And it's also money that was really, it's Broadway money, it was intended for Broadway revitalization. It comes back, it goes back in Broadway.

- Yeah.

- Which was to improve it.

- Based on everything we've heard I'd like to hear a motion.

- We'll just have to close the floor.

- Close the floor

- You have to close the floor.

- Oh, I'm sorry, thank you, Lisa. Let's get back to Regular Order of Business.

- So moved.

- Jim.

- Do we need to ask if anyone else has any comments?

- Oh, does anybody else have comments? I'm sorry. I'm sorry, you're right.

- [Rich] We were primarily just seeking clarification on this at this time. Cup O'Joy is uncertain as to what we're going to do with 232 South Broadway. At the present time we're just going to retain it. We may rent it out. It's not that it's going to be gone and sold tomorrow, but we may have another use for the property, as our organization. But moving forward, it would be nice to have this clarified so we know what to do. It would be nice to have it gone, because we can certainly use the money in other things.

- So if doesn't get sold then we don't take the money back, is that right?

- [Jan] Then it would remain a part of our organization.

- [Kevin] Yeah, it would just be a lien on the property.

- So it just stays, it's status quo. So if make a motion, it would be to, my motion would be--

- Let's go back to Regular Order of Business.

- Oh, I'm sorry, yes.

- Motion made by, Jim and Deby. Motion to go back to Regular Order of Business?

- Yes. All right, all those in favor signify by saying aye.

- [All] Aye.

- Now Alder Dorff, please.

- Would be to deny forgiveness of the Broadway loan if the property is sold and moved.

- [Cheryl] Is sold, so the way that the minutes reflected, it's actually it's to be repaid, it's on the sale of the property, or when it ceases to be a non-profit. So for in, it's got to change money.

- Okay, so upon, I would--

- As part the agreement.

- As part of the agreement, then I would, hm, I would deny the $60,000.00 deferment if the property was sold, and or when it ceased to become a non-profit.

- No.

- Or.

- So all of you help me with the words then.

- I would move that we request deny of the loan.

- Okay, at this time?

- And keep this in

- [Cheryl] 'Cause it won't make you do anything if that doesn't change, and they not sell it.

- Just keep this as is.

- Even if it's not a non-profit anymore?

- [Cheryl] No, we'd bring it forward.

- Then we'd bring it forward again, okay, all right, so yep.

- So Alder Dorff, what is your motion.

- Yeah, what is my motion .

- To deny the forgiveness.

- To deny their, to deny the forgiveness of the loan.

- Okay. Is there a second?

- Second.

- I'll second.

- Yours.

- Second by Deby. We shall vote.

- I didn't actually, mine didn't come up yet.

- We have to say--

- We'll have to say yes to what she said.

- To approve.

- Which is--

- I started second guessing, do I say yes?

- Of the motion.

- [Lisa] I put the votes in, they weren't coming up. So it passed unanimously.

- Very good, thank you. Thank you, good luck.

- Thank you.

- [Brian] Thank you, Jan.

- Number five, consideration with possible action on a request by On Broadway 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. Number five. Is there someone from On Broadway, or?

- [Kevin] Pretty sure from Cheryl's notes Cheryl's going to be doing it.

- [Brian] I can give you an overview.

- Yeah, please.

- [Brian] This is basically related to the restricted funds that the RDA holds under designated Board of Broadway District, but we'd have to come back to you to gain approval whenever we want to invest or spend it. So the request is that we're asking for $10,000.00 of it to be released for this, and I have worked with Cheryl and Krista, and it is a qualifying expense.

- Move to approve.

- Move to approve it.

- Second.

- Second by Deby. We shall vote.

- Cheryl?

- [Cheryl] Yes.

- Okay, number six.

- [Lisa] No, not yet.

- Oh, I'm sorry.

- [Lisa] Okay, now, it passed unanimously.

- Thank you. Number six, consideration with possible action on the acquisition of 216 North Clay Street, Tax Parcel 14-87, using Community Development Block Grant funds.

- All right.

- Ken.

- It's been a while since we've acquired anything, so here we are. 216 North--

- [Kevin] Just selling.

- 216 North Clay Street, a property we've been working with the realtor to negotiate with the property owner. It was a single family converted to a two family, and then converted back to a single family, but all kind of haphazardly. We've been through the property. The interior is not in good shape. If you're looking on Zillow, the pictures give it a little better view of when you're actually in it. Looking at some of the structural issues with it too, we're looking at purchasing this to demolish, and

then have a buildable site to either work with Habitat or NeighborWorks on a new build. Or the RDA currently has a contract to build one to two new homes for the next three years with the builder that we're working with right now. They're currently building over on 900 South Greenwood. So this would give us another lot to build on. That would be eligible for that. We negotiated a price down to $44,900.00, with the demo cost being around $10,000.00. The staff is recommending approval of this acquisition.

- So, the property is wider than what it might look like in the picture?

- Yeah, it goes, it's 55 feet wide, so plenty of room to build on.

- Yeah.

- Okay, and who'd build on it? Did you say Habitat?

- We could work with Habitat or NeighborWorks. Otherwise, we also have a design that we could put on it as well.

- Excellent, okay.

- Move to approve.

- Second.

- Have a motion by Jim, second by Deby to approve.

- [Lisa] Passed unanimously.

- Very good, good luck, Ken. Won't see you again, now you're busy. All right, thank you. Number seven. Consideration with possible action on a request by NeighborWorks Green Bay to subordinate the due upon sale mortgage at 1257-1261 East Walnut Street.

- [Cheryl] Okay, so this property, I don't know if you're aware of this, but I worked on the property. It was a three family that they actually lost to a fire, last year, it was a complete loss. So they're in the process now of rebuilding, on the actual three parcels, they are rebuilding on the site. And they're going to put seven units there. So they're increasing the number of units. Three of them are going to be universally designed, and it's going to be a two story. So they're making a big improvement right on Walnut, one favor of this is it increases our accessible units. They're asking for us, we had a $54,000.00 mortgage on this. They're asking us to subordinate our lien on the two $500,000.00 first, on that, and that puts us at about 75% over the traditional value. So we're in support of this, we think it's a great project. It's a great design. It's going to be good for the neighborhood.

- It looks great.

- Seven units.

- Is it on the corner?

- No.

- No, it's kind of in the middle of a shallow block.

- I like the variety of the roof. Excellent character to it.

- [Cheryl] It's a little similar to their town home development.

- Yeah.

- I, for some reason, I'm just going to abstain.

- Okay.

- Okay.

- [Cheryl] So staff is recommending that we support this.

- So I'll make the motion to approve.

- I need to go.

- We won't have a quorum.

- Okay, second.

- I've abstained.

- Oh, we don't have a quorum.

- [Kevin] Just stay 'til we get to Informational.

- Pardon?

- [Kevin] Just stay for one minute.

- Okay.

- Well, if she's abstaining we still won't have a quorum.

- [Kevin] 'Cause then we'll get through the regular business items, right, while we still have a quorum.

- I think it should

- Yeah, I suppose.

- [Kevin] So we have a quorum until we get this item off the table.

- Yep, yep, absolutely. Okay.

- Stay.

- [Lisa] So who made the motion?

- I did.

- Jim did.

- And second by Alder Dorff.

- Yes.

- Thank you. Okay, we shall vote.

- And I'm abstaining.

- I don't think there is an option on here, for abstaining?

- But she's on her way, she's gotta go.

- I've never really been in this situation before, where the quorum vote abstains.

- Okay, there you go.

- Mine didn't, oh here it is.

- There it is.

- So would that be empty, can you punch in abstain on there?

- She quit the queue, it's logged out, that's why she couldn't.

- That's right.

- Right.

- You got it verbally, thanks for taking it.

- Yes.

- Yes.

- [Lisa] So does it pass then? Three, one abstention, a pass?

- Yeah.

- Two's a vote.

- Now we can never adjourn.

- Okay, informational.

- We'll stay here forever.

- [Kevin] Well you can't do anymore action items.

- Item actions, yeah.

- [Kevin] Adjournments, but.

- Director's Report and project updates.

- All right. Just updating two things. We have been working with the Town of Green Bay, and actually we got all the bids on a project called Better Block. We did it last year over on Dousman Street, where we closed off the street a little bit, and tried to activate some vacant storefront space. And really just kind of bring attention to an area that we might have a few vacancies and make people think about. So we're going to be doing that on Adams Street, Friday starting at--

- 5:00 to 9:00.

- [Kevin] 5:00 to 9:00, and then Saturday?

- 10:00 to 5:00.

- [Kevin] And so, you're going to be able to see some of the new businesses that have gone in there, but also get into some of the spaces, and then really activate the street, and then make it a lively place, and it should be really a great event to get people down to one block, and then maybe see it in a new way. At the end of the day I think our goal, collectively, is to get those spaces leased up and get more kind of activity there. So there'll be events, entertainment, I don't know if there's anything else you want to say about that?

- Just to add, already we're seeing some activity on that street. The Heel building was sold recently. So under new ownership, whenever a building falls into a new developer's hands, that's always a good sign, and we will be hearing soon what the redevelopment plan is for that property. There is a chance that by this weekend they might have a banner out, coming soon sort of thing, but that's still to be determined. But, you'll like to know that that blighted property is on its way to redevelopment.

- Great, great.

- [Kevin] Tax increment districts. You have nothing on your agenda today, because we took care of that last time. We've got all those proposed changes going to Council next week, and then they'll return to Review Board after that, so just an update for those things. Shipyard, like I've said, we've had really good discussions about the conceptual plan. Stantec has been working on a process now of moving forward with 30, 60, 90% construction plans, so we'll have an opportunity to kind of take that

concept and be able to shape into what it's really going to be. As I mentioned, we're trying to just finish up, getting our arms around and moving dirt over there. It's been so wet, it's been really hard to bring in fill and do that grading, but we should see that starting to move very soon. And then also, probably in the near horizon, we're going to be start talking about our block grant consolidated plan if Krista's still here? No, basically this is the big longer term plan that kind of guides our individual spending years, and I think that the timing is really good in terms of we're also going to be embarking through our Planning Commission, on an update of our Comprehensive Plan, so being able to tie in your future land use, and tackle things like housing, homelessness, portability. And then just really getting a good sense of how block grant dollars should be used in the community. We're going to have a process for that, that'll be starting up probably later this year in terms of some development and outreach. So you can look forward to that. And that's my update, unless you have questions about anything else.

- Anything new on Schauer & Schumacher? Nothing yet?

- Didn't catch that one, and then I have a quick update on another project.

- [Kevin] So when we had the last RFP we didn't get any proposals for that, but since then we've taken through quite a few people. Right? I mean, there's been, we don't have anything signed on the line yet.

- No.

- [Kevin] But we've dug a little bit more into the cost of stabilizing some of those properties, and so we're kind of crunching numbers to figure out, all right, what would be some options for redevelopment so we can work on the developer and say look, honestly, here's how much it's gonna take just to bring it to this piece. But we'll continue to walk people through, and hopefully get something moving on that.

- My gut reaction is, Ken, you're gonna make something happen over there.

- Yes.

- Eventually you will. Good luck.

- We'll get it done.

- Oh you will, thank you. Jeff?

- Just have a quick update on Whitney School. They broke ground this week on the first six of a dozen town homes. So that brings to that neighborhood 55 units under construction. So the 901 Main, probably be looking at November occupancy, that's 20 units. And beginning next Thursday afternoon, Whitney School, the Lofts, they will be doing some pre-leasing, sneak peek tours. So you will be hearing more, a chance to get in, take a look at how that development's coming along. I believe they're looking at probably January occupancy for those 23 units, so we're very pleased. 55 units under construction. You can see the rooftop just a few blocks away.

- And I understand 901 Main, they've pretty well got that pretty well sold, is that correct?

- So that is an apartment development, 20 units, and they are beginning to do some pre-leasing as well.

- Yeah, pre-leasing, right, I'm sorry. I guess had a drive by van-box-dall-mar, one time you were working on that. A couple of guys in suits there, looking at the building.

- Suits?

- Yeah, they had suits on, so maybe . And the bottom line is, is there anything new from the City perspective that we're looking at doing there?

- [Kevin] No, we kind of ran down that road, and just didn't fit with--

- Okay, bushwhackers.

- Were they colorful suits?

- Some neckties on, whatever, they were looking at the building.

- [Kevin] Well you know what kind of tie I wear, so.

- They're new ownership, so the adjacent property owner acquired that property within the past few months.

- Okay, maybe it was them. Anything else? How about the health, is there anything building there, Military Avenue?

- No, I met a couple of developers at the Packer luncheon, and talked about our second floor of the Sears location where they have views of Lambeau Field, and the guy was like, really? So that was kind of exciting, I'm like, yes, come over.

- Bring 'em on over.

- So that was pretty cool.

- Look out.

- Look out, like this, right.

- Okay, motion to adjourn?

- Move to adjourn.

- Second.

- All those in favor signify by saying aye.

- [All] Aye.

- We are adjourned, thank you.