MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, NOVEMBER 12, 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.

Present: Deby Dehn, Gary J. Delveaux, James Blumreich, Barbara Dorff, Kathy Hinkfuss, and Melanie Parma; Excused: Matt Schueller
Liaisons Present: Chelsea Kocken, Jeff Mirkes, and Leah Weycker

B. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the November 12, 2019, meeting of the Redevelopment Authority.

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

C. APPROVAL OF MINUTES.

1. Approval of the minutes from the October 8, 2019, regular meeting and October 29, 2019, special meeting of the Redevelopment Authority.

Moved by Kathy Hinkfuss, seconded by James Blumreich to approve. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Melanie Parma, Deby Dehn,

No- None, Abstain- None

Gary Delveaux requested that the database of RDA properties that was distributed at the October 8, 2019 meeting, be sent to RDA members.

D. REGULAR BUSINESS.

1. Consideration with possible action to amend the Project Plan for Tax Increment District (TID) Twenty-Two (22), The Shipyard, in order to remove the blight designation from 828 S. Broadway (Parcel 2-185) and 413 Fourth (4th) Street (Parcel 2-183).

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

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

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

2. Consideration with possible action on Second Amendment to Development Agreement 16-05 with Learsi and Co., Inc. for redevelopment at 2280 E. Mason Street (Parcel 21-126-1) (East Town Cub Foods).

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 Kathy Hinkfuss, seconded by James Blumreich to approve Second Amendment to Development Agreement 16-05 with Learsi and Co., Inc. for redevelopment at 2280 E. Mason Street (Parcel 21-126-1) (East Town Cub Foods), subject to minor legal and technical revisions. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Melanie Parma, Deby Dehn,
No- None, Abstain- None

3. Consideration with possible action to change the developer on the approved New Homes in Your Neighborhood project at 520 Hubbard Street to LeMense Quality Homes.

Moved by James Blumreich, seconded by Ald. Barbara Dorff to approve the change of developer on

the New Homes in Your Neighborhood project at 520 Hubbard Street to LeMense Quality Homes. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Melanie Parma, Deby Dehn,
No- None, Abstain- None

4. Consideration with possible action on a development agreement with LeMense Quality Homes for the properties located at 1227 and 1231 South Greenwood Avenue (Tax Parcels 1-607 and 1-606) under the New Homes in Your Neighborhood program.

Moved by Ald. Barbara Dorff, seconded by Deby Dehn to approve a development agreement with LeMense Quality Homes for the properties located at 1227 and 1231 South Greenwood Avenue (Tax Parcels 1-607 and 1-606) using $25,000.00 per property of Neighborhood Enhancement Funds. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Melanie Parma, Deby Dehn,
No- None, Abstain- None

5. Consideration with possible action on a development agreement with Luke Schlag for the property located at 1031 Winford Avenue (Tax Parcel 18-248) under the New Homes in Your Neighborhood program.

Moved by James Blumreich, seconded by Kathy Hinkfuss to approve a development agreement with Luke Schlag for the property located at 1031 Winford Avenue (Tax Parcel 18-248) using $25,000.00 of Neighborhood Enhancement Funds. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Melanie Parma, Deby Dehn,
No- None, Abstain- None

6. Consideration with possible action to purchase three (3) properties from Brown County using Neighborhood Enhancement funds.

Moved by James Blumreich, seconded by Ald. Barbara Dorff to approve the purchase of three (3) properties from Brown County for $14,926.58 using Neighborhood Enhancement funds. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Melanie Parma, Deby Dehn,
No- None, Abstain- None

7. Consideration with possible action on the acquisition of 1207 Western Avenue (Tax Parcel 3-804-A) using Community Development Block Grant funds.

Moved by Melanie Parma, seconded by Kathy Hinkfuss to approve the acquisition of 1207 Western Avenue (Tax Parcel 3-804-A) for $59,900.00 using Community Development Block Grant funds. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Melanie Parma, Deby Dehn,
No- None, Abstain- None

E. INFORMATIONAL.

1. Financial report and check register.

2. Director's report and project updates.

Cheryl Renier-Wigg provided the director's report and project updates.

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

F. ADJOURNMENT.

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

VERBATIM MINUTES

- We're ready to rock and roll. Can we say role call, please?

- [Cheryl] Yes, Chair Gary Delveaux.

- Here.

- [Cheryl] Matt Schueller is excused. Alder Barb Dorff.

- Jim Blumreich.

- Here.

- Deby Dehn.

- Here.

- Kathy Hinkfuss.

- Here.

- [Cheryl] And, Melanie Parma.

- Here.

- Motion to approve the agenda, please.

- So moved.

- Second.

- Jim and Alder Dorff. All in favor, signify by saying aye.

- [All] Aye.

- Approved. We have approval of the minutes. Approval of the minutes of October eight and October 29th, special meeting. Motion to approve these minutes.

- So moved.

- Second.

- Kathy and Jim. All in favor, signify by saying aye.

- [All] Aye.

- One comment on the minutes. I see Ken Rovinski. Where's Ken? There he is. Ken, at one of the meetings, it must have been the October eighth, you presented the matrix on the land we own, and we weren't able to spend much time on that. I wonder if you couldn't email everybody a copy of that, and if we have questions, we could bring them up, but you brought it up at the end of the meeting that day and we weren't able to acknowledge that and ask any questions, so why don't you just email it to all of us if you could again.

- [Ken] Okay. Yeah.

- Next time.

- Yeah, and maybe put it on the agenda for the next meeting and we could just talk high level.

- So, we could spend a little time. It's very important.

- Yes.

- Absolutely.

- We need to know all of our properties, so we could do it, as well, but email it to us and, and maybe get the approval.

- I can do that, and we've actually.

- That particular meeting, we had a ton of things and it went a couple hours and we just didn't spend any time on it. Thank you.

- [Ken] Yep.

- Regular business. Consideration with possible action to amend the project plan for TID 22, The Shipyard, in order to remove the blight designation from 828 South Broadway, Parcel two dash 185 and 413 Fourth Street, Parcel two dash 183.

- [Cheryl] So, this was the TID that was approved around the Shipyard area.

- Yes.

- [Cheryl] Letters went out to owners in August, and then we had the RDA public meeting for commentary September 17th at the Council meeting, and that was approved through the JRB on the 27th.

- Yes.

- [Cheryl] Since that time, Director Vonck has received a communication from George and Rose Bolssen for the venue, who have made a request to have their property not designated as blighted in this area. So, I don't know if you wanna open the floor and have them speak to that.

- Yes. Since you're here, we'd love to hear from you. Motion to open the floor please. Kathy or Melanie?

- Sure.

- All in favor, signify by saying aye.

- [All] Aye.

- Thank you.

- Okay, I don't know how to explain it. I don't understand what's going on with this project. We had some weeds and that. What does blighted mean? That our property's not good for anything?

- [Cheryl] Yeah. So, I don't know how many times we've had to go through this with the RDA, and it's a horrible word to use with a TIF, but blighted can mean that your property's not being maintained, but more than likely it means that it's an under-utilization of the site. In the instance for your property, if you look at Broadway, you have a residential property that's along the main commercial corridor. So, when the word blight is used, it's meaning that it's not at its highest and best use there, 'cause it should be a commercial use somewhere in the future. If you click to the next map you'll see that the whole area in red is blighted, so the properties completely around you, which are residential, as well, some of the ones that we own are also considered blighted because of that under-utilization. So, it does not mean your property's not being maintained, 'cause your property has been maintained, it's the under-utilization of the site. So, that's the meaning of blight.

- Okay. The other question's about changing.

- The four to C one.

- C one.

- [Cheryl] I believe that's already happened. That passed through a council.

- I had to change that once before. Are you aware of that?

- [Gary] You had to change it back to residential?

- Yes, we did have to change it to residential. In 2006, we did.

- And from C, you also had to change it on the other side of my street.

- On Sweet Street.

- 'Cause you cannot get a loan, even if you qualify. They keep your appraisal money and don't give it back, and they do not give you a loan.

- So, that's what we went through.

- And Mayor Schmitt did not believe that, and I showed him the paperwork, he still does not believe that. He went down there and made 'em try to fix their houses up, and he found out I was right.

- [Cheryl] So, that's a zoning issue, which today, at the RDA, we're talking about the blight designations of the TIF district.

- What is the zone right now?

- [Cheryl] It's zoned commercial right now, I believe, and that zoning change just took place, so it ran through the zoning process.

- Yeah, 'cause there's zoning, 'cause everybody else didn't take care of their house and I did, and their houses got torn down.

- And, ours is standing.

- And mind, there's nothing wrong with it.

- [Cheryl] Well, there's no plans to tear your house down, and I think you need to think of it, as we look at the structure itself because the Bolssens may not own this property in five, 10, 20 years, right? We're looking at what's sitting there, which is a residential property, and that's an under-utilization along the Broadway corridor.

- So, what's the plan then? Throw me out, or what?

- [Cheryl] Nothing. There's no plan.

- There is no plan.

- [Cheryl] There is no plan. Do what you want with your property, it's just that this is designated in our TID plan, so it allows future development.

- I'm not here to pick on anybody, I'm not here to sound mean, but I'm here to find results.

- [Gary] I don't see any negatives to it being the area being parceled as blighted. It's just part of the better TIF, but you're keeping your property up, so there's really no negatives to your property if you ever wanna resell it .

- No negatives anywhere. Everything in my house is new, but the two by fours and the floor boards, and my house is 125 years old. The walls, the floors, the doors, the sewer pipes, the water pipes, the basement, everything is new in that whole house, the roof, everything.

- [Cheryl] That's why we showed a picture, to show that it's not blighted, thinking inspection blighted, which I think a lot of people think of.

- You go down that street going, "well, here's a house on Broadway. "you don't take care of it, "

- [Cheryl] So, the staff recommendation is to keep the property designated blighted in the TID, but that does not have a consequence. We're not acquiring that. It doesn't have a consequence.

- That's what I'm here for.

- [Gary] Great, thank you. Motion to get back to regular business.

- Motion.

- Second.

- And a second by Kathy. All in favor, signify by saying aye.

- [All] Aye.

- Second order of business. So really, since nothing is changing, do we need a motion?

- We talked about other things changing. We just had a public hearing.

- [Cheryl] Nothing happened.

- We just opened the floor. It didn't really have. But, are we allowed to have some questions?

- [Cheryl] Oh, sure. Yeah. That's up to you.

- So, the understanding, there's nothing wrong with his house.

- Or receive as business.

- Right? There's nothing wrong. The house is fine.

- Right.

- It's a great, they've updated it, and I know a lot of times we have to have a certain percentage of properties within a TID designated as blighted. Would that be the reason?

- [Cheryl] No. We're okay with that percentage.

- We're okay with the percentage.

- [Cheryl] If you remove this property as a blight designation from TID though, it has implications with regards to potential future funding if they needed some environmental cleanup on the property.

- Okay.

- [Cheryl] And, if there was the need to go through, and I don't mind taking that, and would change that, as well, if that was taken out.

- That's why I wondered what the consequences were around removal. Okay, thank you. You've answered that.

- Yeah.

- Can I get a motion to receive and place on file?

- So moved.

- Second?

- Second.

- Thanks, Jim. All in favor, signify by saying aye.

- [All] Aye.

- So moved. Thank you. Number two. Consideration with possible action on Second Amendment to Development Agreement 16 dash oh five with Learsi and Company for redevelopment at 2280 East Mason Street, parcel 21 dash 126 dash one East Town Cub Foods.

- [Cheryl] So, this is a second amendment to the development agreement that we have done. This is the Cub Foods property with development in four different sites.

- Yes, yes.

- [Cheryl] In August of 17, the RDA amended that agreement to place the property into the TID 20 to adjust the base value of the property. Director Ellenbecker is here to answer any questions with regards to this action. So, I would turn that

- Motion to open the.

- I don't think you need

- We don't need to for staff.

- Okay. Let's Okay.

- Thanks. The recommendation is we're recommending the approval to develop their unit.

- [Cheryl] Right.

- Okay. I had a chance to look at it. Did other people have a chance to look at the agreement? Melanie?

- Should we have director Ellenbecker comment?

- [Diana] Sure. In the amendment number two, there were really three small changes. It's almost hard to find, but in paragraph A, where they talk about, second line down, developer guarantees the amount of property tax. The words of property tax was added in this amendment versus what the original agreement said. Next change was later in that same paragraph on the second page, where it said the developer by the city treasurer, by December 15th. In the past, the agreement said January 15th. So, there was a date change. And then, the third change was on the bottom. The words, "the base value of property "of 1.1 million seven seven 600," was added to this article, and really, as Director Vonck had said, there's no change to the TID. There's just some clarification. We went back and forth quite a bit on the development. We have a stack of emails trying to determined and make sure we were on the same page in how we calculated. They did not need the minimum assessed value, so I had to turn around and I had to build them, but there was some discussion on what we were using for the base, and originally it said 1.8 million in the original agreement. However, this development agreement was written by the attorney, not our attorney, but their attorney, and they did their development agreement a little bit different. So, they base it on, basically, fair market value versus assessed value. So in every year, we have to take the assessment ratio, their value assessment ratio. It's just not typically the way we do it, so we spend a lot of time trying to decide how to calculate the additional billing, and then flip side, then they also get a pay-go on the back end. So, all it was to clarify their total payments of property taxes, that's why the word property tax was added. They want it a little bit earlier for some tax purposes. They want the invoice in December ready, instead of January. That's a benefit for us to get it a month earlier.

- Yes, yes.

- [Diana] And then, the third item, it was just to agree, instead of 1.8 million on assessed value, we are using 1.7 seven 600 as the base value, as the fair market value. So, it was just clarifications after we spent a lot of emails. We just wanted to clarify. There actually was one other change that you might have noticed if you were trying to compare the original to this document, and actually in A, the second line where it said, "therefore, it was ending in 2037." It used to say 2030, but that was already changed in amendment one. So again, that might have been another difference you would have seen. So, there is no real change to the nature of the TIF, it's just we had to clean up language to make sure we were on the same page, how we calculated it, and we thought it would better to document it so that in future, both sides would be calculating the TIF and the additional billing the same way.

- Okay.

- Okay, good.

- I have one question. So, the base year value of the property right now is one seven seven six whatever, that does go up though? That base year value.

- Nope. That was your base. That was when they purchased it. So, at any point, so right now the value, let's say it goes up to 18 million, we always take the 18 million less the base and that's the increment, and then that's what we calculate it on. So, we wanted to make sure we were on the same page about what the base meant.

- Okay. Makes total sense.

- So Diana, do we have any other, kind of on the side, but do we have any other agreements where there's fuzzy language on calculating from the base, or what have you?

- [Diana] This was the first one that we came across. We also did this, the same attorney wrote the one for East Town Mall; however, they have not followed through on East Town Mall. So, we would have to bring that development agreement back to the RDA because they have not met any of the milestones in the East Town Mall one. So at that point, there's a chance we would end up using the same language because it's the same attorney we're working on, but that is the only one. Typically, we just use a TIF value. This one, I don't know. Over time, they didn't realize they were using fair market value, and then they're using the assessment ratio. It just gets a little fuzzy because every year, we don't know what the ratio's gonna be.

- Right.

- [Diana] And so again, that's the way it was written, so it hasn't changed the development agreement. We just clarified some things.

- Okay. I make a motion we accept recommendations to change the agreement.

- Second.

- Any questions or comments? If not, we shall vote.

- Oh, geeze.

- Did you see it?

- Yes?

- It came out this tiny. This little, tiny vote. Need a magnifying glass.

- [Clerk] Passed unanimously.

- Oh.

- My gosh, everybody else is huge.

- I know.

- Number three, consideration with possible action to change the developer on the approved New Homes in Your Neighborhood project at 520 Hubbard Street to LeMense Quality Homes.

- [Cheryl] So, at the last meeting, you may recall, Ken Rovinski, we put the development agreement with Ken 'cause he was doing the home building .

- Yes.

- [Cheryl] Well unfortunately, Ken wasn't able to secure a construction loan for the project. Knowing that though, the builders have agreed to take this project on and build the property, and they're fully aware they're taking it on whether Ken buys it or not. That's the plan for Ken to buy, but if something were to happen, they're supposed to be responsible for selling this property. So, same design, same everything. We're just gonna, LeMense Quality Homes are here today. They're gonna take this project over, so I recommend we change the development agreement into their

- Can you tell me something from Ken?

- Okay.

- Move to approve.

- Second.

- Motion by Jim and seconded by Alder Dorff. Any other questions or comments? If not, we shall vote.

- I already voted.

- There it is. At least it's in color.

- Yeah, at least it's in color.

- There we go.

- [Clerk] Passed unanimously.

- Very good, thank you.

- [Cheryl] And, we have worked with these builders in the past. They do great work.

- Number four, consideration with possible action on a development agreement with LeMense Quality Homes for the properties located at 1227 and 1231 South Greenwood Avenue, tax parcels one dash six oh seven and one dash six oh six under the New Homes in Your Neighborhood program. Ken.

- All right, that's me. So, staying in line with LeMense Quality Homes here. They had submitted two applications for our properties that we recently purchased on 1227 and 1231 South Greenwood. They have two different designs that they are proposing for these sites. One of them, the first build is our Jackson design, which they successfully build and sold on North Broadway. They have that project under contract already. So, that one will be sold as soon as it's completed, and then they will be building our Lark design on the lot next door as a spec build, and we will be listing that as soon as the construction is complete. Both builds, I believe, we're looking at March? Depending on weather, yeah.

- [Man] I'd say Mother Nature does for us.

- [Ken] So by springtime, both of these houses will be online of 2020. So, staff is recommending going forward with development agreements on both of these lots with LeMense Quality Homes under the New Homes in Your Neighborhood program.

- Move to approve that.

- [Ken] I should mention the builders are here, if you need. I don't have any questions.

- Yeah.

- Second.

- Alder Dorff makes a motion to approve.

- Second.

- And second by Deby. Any questions or comments?

- So, this improves the $25,000 grant then, right?

- [Ken] Per lot, correct.

- Per lot.

- Yes.

- Each property?

- Each property, yes. Yep. And, that's the incentive that we've been using for all of our builders. It just seems to be the price that gets people interested in this, and make these actually viable projects, and they wanna help us out, but then also make it profitable for them.

- Both look like good place properties. That should be a nice development when they're done.

- Yeah, yes.

- Both of 'em. Absolutely. Any questions or comments? If not, we shall vote.

- [Clerk] Passed unanimously.

- Great work, thank you. Number five. Consideration with possible action on a development agreement with Luke Schlag for the property located at 1031 Winford Avenue, tax parcel 18 dash 248 under the New Homes in Your Neighborhood program.

- That's me, as well. So, sticking with New Homes in your Neighborhood. We have another application that came through for 1031 Winford Avenue. We had purchased this property with a community development block grant, so it'll be partnering those two programs here. Luke Schlag has applied for the New Homes in your Neighborhood program. He would qualify as this lots needs to go to a low to moderate income, underneath the 80% median income. Once we get all of this approved for the qualify and make sure that he falls within that under that 80% median income. We've been working with him and his parents, who will be the developers on the project. Jeff Schlag actually works for NWTC, I believe, right now as an instructor out there, but is also a general contractor, has worked with Habitat for Humanity on projects in the past. Actually, as a general for this, he worked for Habitat for Humanity, right?

- Yes.

- [Ken] Yes. So, he's done in field builds before. Yeah. The design that they're looking at is a modified version of our Lark design. They kinda just modified a little bit for their use, but we've worked with them to get something that fit in that neighborhood, and staff is looking to approve the development agreement with Luke Schlag on this property under the New Homes in your Neighborhood program.

- So, those are all small homes in that area, right?

- Oh, yeah. That fits right in, yeah. Looking at that right there. It fits right in.

- I like the design. So, the customary amount of investment is 110,000. Is that with the tax value, as well?

- [Ken] I think the tax value will come in a little bit higher than that. I think in that neighborhood, we'll definitely assess higher than that.

- Yeah.

- [Ken] That's just estimating their investment in construction costs, plus on the 25,000 with the New Homes in your Neighborhood grant.

- Yes. Okay. That's what I thought. Okay.

- Yeah. But, tax value should definitely be higher.

- Move to approve.

- Second.

- A motion made by Jim, second by Kathy to approve. Questions or comments? If not, we shall vote.

- [Clerk] Passed unanimously.

- Excellent. Good luck.

- Thank you.

- Thank you.

- Yes, thank you.

- Have good weather. May the weather be with you. May the weather be with you.

- Number six. Consideration with possible action to purchase three properties from Brown County using Neighborhood Enhancement funds. These properties are.

- [Ken] Yeah, so with every property we hear of I feel like we need to get some more up, right?

- That's right.

- [Ken] The county has approached us, well, they have a list of actually a few more than this. I think there were six in total that they had gotten for back taxes.

- Oh.

- [Ken] One of which, they ended up selling that had a house on it. The three that we were comfortable going forward with are 1321 South Broadway. This is a property down in what we're calling the resi-dustrial area. The RDA owns other property in this area, actually, the lot right next door. This property has been demolished, I believe, this last spring. The building came down, so we already have our investment into it with the demolition of that property. In this area, we're land banking the properties just as we figure out what to do with that area, but this one, we have a lot right next door, so it will help with doing that one offer, figure out another development there.

- Total sense.

- [Ken] Eight 27 Ninth Street.

- Wait, we have a question.

- We do have a question.

- [Ken] Oh, sure.

- On the last lot.

- On the Broadway one. So, why is that not tele-commercial?

- [Ken] So, this is, yeah, south of Fifth Street where it's zoned special residential industrial. So, there's a transitioning neighborhood where there's been, south of this map even.

- Okay.

- Oh, yeah.

- South of Ninth, I think, right?

- Yes.

- South of Ninth.

- This one's even south of Ninth. Right, right. But, that whole area south of Fifth is zoned as special residential industrial area that there are residential homes there that, in order for them to get financing, to keep those as residential, we re-zoned it a special designation, but that also allows for industrial. So, that's where some of the land banking that we've been doing down there is, as we're transitioning, trying to see which way the market's gonna pull these properties. Yeah.

- Could any of these properties be candidates to the partner with Habitat for Humanity?

- [Ken] They could be. It would depend, again, where we see the market going down there. So, I think this is our next neighborhood plan that we have on our radar right now, after Shipyard, including down here, and really figuring out what this neighborhood's gonna become.

- Okay.

- [Ken] It's hard to say one way or another with, you have other industrial properties going up, and we're not really.

- Okay.

- [Ken] We don't have a full plan yet for that property. But for now, it makes sense. We have other land in that area, especially right in that close one. Right, exactly. And, we also have already absorbed the cost of the demolition on these. Once they go for tax foreclosure, that cost is a cost that the city will essentially eat if this goes through the foreclosure process here.

- Right.

- [Ken] Any other questions on South Broadway? Okay, 827 Ninth Street, a build-able lot. There was a house there in the past. It's been demolished. But, build-able lot on Ninth.

- Is that commercial?

- [Ken] It is owned residential.

- What is across the street?

- A school.

- Oh, that's a school? Okay.

- Yes.

- Is that Norwood?

- That'd be the old Norwood school.

- [Ken] Yes. Yeah. So that, we would either.

- It's CBR.

- Wow.

- I believe so.

- Right. We would either offer that as part of the New Homes in Your Neighborhood program or potentially a new city build once we complete the property on 900 South Greenwood. We have a builder still under contract that we have a design that would fit right on this lot, too. So, one way or another, this one will be probably within this next year. I think this is a pretty prime site ready to go. So for that price, I think it makes sense.

- Yes, yes.

- 445 South Baird Street, another property that we demolished and had the demo costs into already. Might take a little bit of reconfiguring on some of the other lots over there to make it build-able, but I think with a little extra acquisition or.

- To the right?

- What's the parcel.

- Yeah. To the east there.

- What's that parcel right behind it?

- It's a small.

- That's a very small house.

- [Ken] Yeah, a very small house.

- Oh, there's a house there. Wow.

- [Ken] So this one, we already have the demolition costs into it, and I think with a little extra work on it, we could have a build-able lot here. So, I think it would make sense to purchase this one at this time and hold it for future New Homes in Your Neighborhood or another city build.

- What size is the lot? I didn't look, but you have it right in front of you. Oh, never mind.

- [Ken] It's like 60 by 75 right now.

- Okay.

- So, it has the width.

- So, it is build-able.

- Yeah. It's a little shorter. Typically, we look right around that 100 foot, at least, to be build-able, but being that it's on a corner, too, you have a few more options, being able to have a driveway come off the side. So, yeah. With those, staff is recommending the approval of the purchase of the three Brown County properties for 14,926.58 using Neighborhood Enhancement funds.

- So moved.

- Second.

- Motion made by Jim, second by Alder Dorff to purchase those three lots. Questions or comments?

- I just have one last comment. The one on Broadway, it just bothers me a little bit because of the unpredictability of the zoning in the future. Right. And, looking at a potential buyer, second buyer down the line, I just, you know, as being a realtor in the past and seeing what happens if it gets commercial and then it's impossible to sell, and blah, blah, blah.

- But, we'd control that.

- That's true. That's true.

- Yeah, if we buy it.

- I'm just putting my comments in there.

- No, that's good.

- Yeah.

- That's good.

- Yeah. Absolutely.

- That is a mixed, especially that side of the street. That is a mixed block.

- Really mixed.

- But, I think owning it gives us much more control once we decide which way we want to lean.

- We have a number of parcels, actually, in that area.

- Yeah. I know. I see there coming a time. Okay.

- Yeah, and it's definitely an area that, once we get the Shipyard going and fully established there, we're gonna take a look at that neighborhood and really see what the next move is down there. There's been talks already about it, so we are aware of those concerns.

- That's not a TIF district either.

- It is not.

- No, that's outside of that TIF.

- Just opened that TIF.

- Not yet.

- The operative move.

- Any other questions or comments? Hearing none, we shall vote.

- I keep going back to the sign in screen.

- You're right. That's not.

- Right here. Join meeting.

- No, that's leave meeting.

- Oh.

- But, I think you can still just hit it, 'cause I did the same thing.

- Do you wanna just vote?

- I voted.

- You voted?

- You want us to vote orally?

- Yeah.

- Move to approve.

- [Clerk] So, passed unanimously.

- Very good. Thank you. Those are some good purchases at a great price. Real deal. Thank you. Number seven. Consideration with possible action on the acquisition of 1207 Western Avenue, tax parcel three dash eight oh four dash A using Community Development Block Grant funds.

- [Ken] All right, so 1207 Western. We're looking to purchase with Community Development Block Grant funds. We think this is a good opportunity to have a build-able site. We looked at possibly doing a rehab on this after it closed during inspection, but it's probably more of a demo and rebuild. The amount of cost that would go into a rehab, you wouldn't get your bang for your buck out of it. We would be looking to work with one of our non-profit developers, or potentially offer it as one of the New Homes in Your Neighborhood program, under that partnership with Community Development Block Grant to find a buyer under the 80% median income, but good opportunity to spread some of our Block Grant funds further away from being concentrated for the downtown area. So, yeah. Staff is recommending the acquisition of 1207 Western Avenue for 59 nine using Community Development Block Grant funds.

- [Cheryl] And, Habitat didn't come up with the funds.

- Yeah, Habitat.

- It's along the western. I remember the parcel.

- How many did they do?

- Five, I think.

- Yeah. And, those are not great. They've already built in the area. They'd be good to go.

- Keep going west. Keep going west. We have a few more blocks.

- So, this would be a good candidate to partner with them, with Habitat?

- Yes, definitely. And, I think even looking at the block face, the designs are in. That's always a big thing with Habitat not being able to do two stories. This site would support some of their designs, 'cause they already built on that block. So, yeah. They would definitely be a good candidate. If not, New Homes in Your Neighborhood.

- Everything looks normal.

- I know. It kicked me out.

- All right. Did somebody make a motion?

- Oh!

- I'll make a motion.

- Melanie! Melanie makes a motion.

- All right, I'm waiting for the voting thing to come up.

- So, the motion by Melanie. Is there a second?

- Second.

- Second by Kathy. Any other questions or comments? Hearing none, we shall vote.

- I know.

- [Clerk] Passed unanimously.

- Very good. Thanks, everybody, like always. We're rock and rolling.

- Make stuff happen. Absolutely. Thank you. I think this is one of the fastest meetings we've had in years.

- We're getting there.

- These are wonderful. You're absolutely right. Informational. Anybody have questions about financial report and check register? Director's report.

- [Cheryl] Director Vonck asked me just to share with you that we're finalizing the design for Shipyard. That's about it.

- Good.

- [Cheryl] Mayor, I don't know if you have anything you'd like to share?

- [Mayor] No, nothing.

- [Cheryl] Passed the budget. That was the big one.

- Yeah, that's a big one.

- Which was good.

- Yeah.

- [Cheryl] And then also, you had wanted a report on bonding.

- Yes.

- [Cheryl] We're gonna do that in December.

- Excellent. Thank you.

- Our ground director was a little busy. Yeah, that's true.

- We better think next time.

- [Cheryl] So, we thought maybe December budget.

- That'd be very good. Thank you. Any other questions or comments? I'd like to talk to you afterwards for the

- Absolutely.

- Next meeting is December 10th, 4:30. Motion to adjourn?

- Yep, we'll be here.

- Kathy. You have your hand up for the adjournment.

- Yep. Motion to adjourn.

- And Melanie, second.

- Sure, second.

- All in favor, signify by saying aye.

- [All] Aye.

- Thank you, excellent job.