



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

**TUESDAY, JANUARY 14, 2020, 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, Barbara Dorff, Deby Dehn, and Kathy Hinkfuss

Members Excused: Melanie Parma and James Blumreich

Liaisons Present: Jeff Mirkes and Leah Weycker

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the January 14, 2020, meeting of the Redevelopment Authority.

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

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

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the December 10, 2019, meeting of the Redevelopment Authority.

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

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

Abstain- None

D. REGULAR BUSINESS.

1. Consideration with possible action on the disposition of 223 S Buchanan Street (Tax Parcel 3-1175-R), 227 S Buchanan Street (Tax Parcel 3-1063-2), 1207 Western Avenue (Tax Parcel 3-804-A), and 1253 9th Street (Tax Parcel 1-428-C) to Greater Green Bay Habitat for Humanity for the construction of four (4) single-family homes.

Moved by Kathy Hinkfuss, seconded by Matt Schueller to approve the disposition of 223 S Buchanan Street (Tax Parcel 3-1175-R), 227 S Buchanan Street (Tax Parcel 3-1063-2), 1207 Western Avenue (Tax Parcel 3-804-A), and 1253 9th Street (Tax Parcel 1-428-C) to Greater Green Bay Habitat for Humanity for the construction of four (4) single-family homes and allow staff to work with the developer to finalize design plans. Motion carried.

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

2. Consideration with possible action on a development agreement with Jane Juza for the property located at 1361-1363 Smith Street (Tax Parcel 7-411) under the New Homes in Your Neighborhood program.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to approve a development agreement with Jane Juza for the property located at 1361-1363 Smith Street (Tax Parcel 7-411) under the New Homes in Your Neighborhood program using \$25,000.00 of Neighborhood Enhancement Funds. Motion carried.

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

3. Consideration with possible action on awarding a full housing study for the City of Green Bay to MSA Professional Services, Inc. in the amount of \$33,800.00.

Moved by Kathy Hinkfuss, seconded by Deby Dehn to approve awarding a full housing study for the City of Green Bay to MSA Professional Services, Inc. in the amount of \$33,800.00. Motion carried.

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

4. Consideration with possible action for approval of final payment to Northern Electric Inc., in the amount of \$28,683.71, for Contract "CD 18-01 Beaver Dam Park Ballfield Lighting."

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to approve final payment to Northern Electric Inc., in the amount of \$28,683.71, for Contract "CD 18-01 Beaver Dam Park Ballfield Lighting." Motion carried.

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

Abstain- None

5. Consideration with possible action to award RFQ #3204 – Interior Demolition and Exterior Clean Up of 158 N. Maple Avenue to the lowest responsive, responsible vendor.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to award RFQ #3204 – Interior Demolition and Exterior Clean Up of 158 N. Maple Avenue to Badgerland Demolition in the amount of \$32,530.00. Motion carried.

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

6. Consideration with possible action on approving the terms of a short sale proposal for 1155 Stuart Street.

Moved by Kathy Hinkfuss, seconded by Ald. Barbara Dorff to accept the short sale as proposed and satisfy the mortgage. Motion carried.

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

E. INFORMATIONAL.

1. Update on RDA-owned properties.

Ken Rovinski provided an update on RDA-owned properties and distributed a handout on 2019 acquisition and disposition activity. No action taken.

2. Financial report and check register.

No action taken.

3. Director's report and project updates.

Kevin Vonck provided the Director's report and project updates. Matt Buchanan provided an update regarding the Shipyard neighborhood and EPA technical assistance. No action taken.

4. Next meeting: February 11, 2020 at 1:30 PM.

F. ADJOURNMENT.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to adjourn. Motion carried.

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

Abstain- None

2019 Property Acquisition

Parcel	Address #	Dir	Street Name	Acquisition Date	Acquisition Price	Land Value	Improvement Value	Funding Source	Use at Purchase
14-87	216	N	Clay St	9/20/2019	\$44,930.00	\$11,900.00	\$51,400.00	CDBG	Residential Single Family
3-1063-2	227	S	Buchanan St	8/13/2019	\$10,018.38	\$13,600.00	\$76,500.00	NEF	Residential Single Family
2-178	821	S	Chestnut Ave	6/28/2019	\$79,500.00	\$8,300.00	\$57,300.00	CDBG	Residential Single Family
4-96	520		Hubbard St	6/27/2019	\$9,000.00	\$7,500.00	\$0.00	NEF	Vacant Lot
11-191	605		Cherry St	6/27/2019	\$200,000.00	\$148,700.00	\$23,000.00	TIF	Former Associated Bank parking lot
11-160	616		Pine St	6/27/2019	\$200,000.00			TIF	
11-159	618		Pine St	6/27/2019	\$200,000.00			TIF	
11-158	624		Pine St	6/27/2019	\$200,000.00			TIF	
11-157	221	N	Quincy St	6/27/2019	\$200,000.00			TIF	
11-156	227	N	Quincy St	6/27/2019	\$200,000.00			TIF	
2-181	421		4th St	6/19/2019	\$65,000.00	\$10,400.00	\$55,000.00	NEF	Vacant Lot
2-217	801	S	Broadway	5/13/2019	\$89,383.81	\$28,700.00	\$50,700.00	NEF	Commercial
2-552	840		13th Ave	10/31/2019	\$49,900.00	\$15,400.00	\$45,200.00	CDBG	Residential Single Family
17-940	1489	E	Mason St	10/31/2019	\$48,800.00	\$11,800.00	\$42,000.00	CDBG	Residential Single Family
1-607	1227	S	Greenwood Ave	10/31/2019	\$24,223.71	\$12,200.00	\$62,700.00	NEF	Residential Single Family
1-606	1231	S	Greenwood Ave	10/31/2019	\$24,223.71	\$12,200.00	\$5,200.00	NEF	Garage
3-804-A	1207		Western Ave	11/27/2019	\$59,930.00	\$18,500.00	\$61,300.00	CDBG	Residential Single Family
1-936-B	1321	S	Broadway	12/16/2019	\$5,801.91	\$10,600.00	\$0.00	NEF	Vacant lot
1-950	827		9th St	12/16/2019	\$3,861.83	\$19,100.00	\$0.00	NEF	Vacant lot
17-880	445	S	Baird St	12/16/2019	\$5,262.84	\$9,200.00	\$0.00	NEF	Vacant lot

Total Acquisition Costs

CDBG	\$283,060.00
NEF	\$236,776.19
TIF	\$1,200,000.00

2019 Property Disposition

Parcel	Address #	Dir	Address Name	Date of Sale	Sale Price	Funding Source	Assessed Value at Acquisition	Project Value (Added Tax Base)	Acquisition Date	Sold to:
2-879	505		5th St	9/27/2019	\$0.00	NEF	\$67,000.00	\$175,000.00	11/30/2018	NeighborWorks for New Homes in Your Neighborhood/ Adopt a Home
2-192	422		5th St	9/10/2019	\$0.00	NEF	\$75,300.00	\$175,000.00	10/26/2018	NeighborWorks for rehab and sale to owner-occupant
14-1301	429	S	Roosevelt	8/12/2019	\$0.00	NEF	\$11,500.00	\$160,000.00	10/30/2018	Greater Green Bay Habitat for Humanity
14-1298	1209		Chicago St	8/12/2019	\$0.00	NEF	\$12,900.00	\$160,000.00	11/29/2016	Greater Green Bay Habitat for Humanity
5-795	619		Roy	7/8/2019	\$0.00	NEF	\$14,400.00	\$175,000.00	10/17/2018	Owner-occupant for New Homes in Your Neighborhood
7-666	535		St. George St	6/28/2019	\$134,000.00	CDBG	\$49,800.00	\$140,000.00	11/10/2017	Owner-occupant
18-503	927	N	Broadway	5/10/2019	\$0.00	NEF	\$12,500.00	\$170,000.00	10/17/2018	LeMense Quality Homes for New Homes in Your Neighborhood
21-1111-P-2	1655		Debra Ln	4/23/2019	\$0.00	CDBG	\$111,700.00	\$150,000.00	7/28/2017	Greater Green Bay Habitat for Humanity
6-36	1412		Velp Av	4/18/2019	\$10,000.00	NEF	\$15,000.00	\$15,000.00	11/19/2009	Hurckman Mechanical Industries, Inc. for expansion of corporate headquarter
14-997	1130		Stuart St	1/17/2019	\$11,002.00	NEF	\$80,700.00	\$205,000.00	11/28/2018	ADZ Investments for rehab and sale to owner-occupant
4-96	520		Hubbard St	11/26/2019	\$0.00	NEF	\$9,000.00	\$200,000.00	6/27/2019	Deed to Owner-occupant for New Homes in Your Neighborhood
1-607	1227	S	Greenwood Ave	11/26/2019	\$0.00	NEF	\$74,900.00	\$160,000.00	10/18/2019	LeMense Quality Homes for New Homes in Your Neighborhood
1-606	1231	S	Greenwood Ave	11/26/2019	\$0.00	NEF	\$22,000.00	\$180,000.00	10/18/2019	LeMense Quality Homes for New Homes in Your Neighborhood
						Total	\$556,700.00	\$2,065,000.00		

Additional Tax Base
\$1,508,300.00

VERBATIM MINUTES

- Jim, can you write this excused?
- Deby Dehn.
- Here.
- Kathy Hinkfuss.
- Here.
- First of all, happy new year everybody.
- Happy new year.
- Happy new year.
- They think to move right here? Kevin, if you'll announce the whole group then and we'll-- just as good if not better, right, Ken?
- Pressure's on. It will be, the bar is set.
- I'll pass for that.
- Motion of approval the agenda.
- So moved.
- Second.
- Matt and Barb. All in favor, submit the aye.
- Aye.
- Aye.
- Approved.
- Okay.
- Approval of the minutes from December 10th.
- Move to approve.
- A motion--

- Second.

- Barb and second by Matt. All in favor, signal saying aye.

- Aye.

- Aye.

- Minutes approved. Ready for business. Number one, consideration of possible action of disposition of 223 South Street, tax parcel 3-1175R. 227 South Buchanan Street, tax parcel 3-1063-2. 1027 Western Avenue, tax parcel 3-804-A and 1253 Ninth Street, tax parcel 1-428C2. Greater Green Bay Habitat For Humanity. Reconstruction of four single-family homes, excellent.

- That's a mouthful.

- Yeah.

- It was all, you put it all one, so you didn't have to read it four times.

- Is that transcript? Very good, let's do it.

- So, we have a request from Greater Green Bay Habitat For Humanity to build on these four parcels. Two of these parcels, 1253 Ninth Street and 1207 Western where purchased with CUBG dollars, so we already had the intention of we were probably gonna work with Habitat on those two lots. The other two, South Buchanan, 223 South Buchanan we purchased from the county back in 2016 and we've had a few kicks at the can with that one. Haven't had anything that really stuck. Habitat, I think, has a design here that'll work there and then once we purchased 227 South Buchanan, it just worked logistically for them, as well, to build both of those at the same time. They're able to kind of move their volunteers around and balance back and forth between job sites and it makes it a lot easier when they're both next to each other. Habitat has presented four designs that we think at staff level are pretty good. There are a few tweaks that we wanna make, but in order to get the families placed into these properties and for Habitat to start the rest of their process, they need to have control of the land. So, we're requesting that we deed these four properties to Habitat for the construction of the single family home.

- Did you want to go through them?

- Yeah, we can go through each of them if we'd like.

- That would be--

- Yeah, sorry. 223 South Buchanan. This was a property that was actually demolished through our Inspection Department. We took control of this property then through the county, so that is a vacant site. 227, we recently purchased that this year. Right now there is a manufactured home on the site that is on a crawlspace. The property itself has been pretty much, yeah, it's been, it's seen better days. So, that will be demolished by either us, the city, or Habitat, depending on when we can get the demo lined up. We have a current round of demolitions that we could get that one taken care of. Otherwise, Habitat will do it during their construction process and then we'll reimburse for the demo costs. 1207 Western, similar thing. We just purchased this one. We have it in our latest round of demos, but Habitat would also demo that before construction if the

timelines line up and then we'd reimburse for demo there. 1253 Ninth, this was a house that was demoed through inspection, as well. Picture here was, this house got hit by a car twice.

- Wow.

- Twice.

- I remember, I actually kind of heard of this.

- So, yeah, that's been cleared. We have a vacant lot now.

- Do you have a little different traffic pattern going on?

- Yeah, I think the setbacks will make sure the, well, I don't know about the traffic itself.

- I mean, you know.

- There, why does it get hit twice?

- You mean you--

- So, there's a hill on Ninth that apparently cars speed through there and just roll to a stop sign and then lose control.

- So, I mean, okay, so has that been brought to Traffic?

- That, DPW is aware of it. I don't think there's anything that has been done to correct that. Yeah, it's tough 'cause it's an intersection that's, it has, I think it's signaled even.

- No, it's--

- There's a stop sign.

- There's a stop sign,

- yeah.

- but kids like to blow through it 'cause the road crowned so they can get airborne.

- Oh wow.

- So, it's juvenile delinquent behavior that's caused this.

- They're yours.

- Previously, we did violation. I mean, there's a stop sign.

- Right, right.

- It doesn't help the house getting hit, though. Okay, just--
- Yeah, but I think with the design that we have and working with the setbacks, that will put the house in--
- In less danger.
- In less danger than what was there.
- Okay.
- 'Cause the house, it kinda stuck out a little bit.
- Okay.
- Yeah, so with that, staff is recommending the approval of the disposition of these properties to Habitat for their 2020 billing season.
- So, a couple questions.
- Yeah.
- So, we donate the land, but eventually there's gonna be a house on it. Correct..
- Which will come back to the tax rolls. Do you have any idea what the range of the brackets may be as far as the tax rolls, going back on tax rolls?
- Yeah, I think we're looking at usually around \$140 to \$160,000.
- Correct.
- Yeah.
- Okay.
- And the basic timeline is over the next year or two?
- We would be looking at building on these in the next 12 months.
- Oh, all four.
- Yes.
- Oh wow. They've been excellent partners.
- They have. I mean, I can't think of a better partnership.
- Yup.

- Absolutely.
- The main land and everything. They put a building and get back on tax roll.
- Absolutely, yeah, and all of these sites are suited for single story, so it's right in Habitat's wheelhouse of design. There's a few tweaks that we're looking at. Some of the attached garages, whether or not those setbacks are appropriate. And then just some things with adding some windows here and there on their designs.
- You might make it. Are they all vacant right now?
- Two of them have houses on them that are part of our demo process right now, but if that doesn't line up with the disposition, Habitat has agreed to demo those and then they would just invoice us back for that demo.
- Oh, that's easy.
- Which actually works well 'cause they can demo and dig the hole at the same time.
- Oh sure.
- So, it saves, typically would save money.
- Okay, all right it's in motion.
- When you have fiscal impact, this is what we paid for these properties already?
- Correct, right.
- Okay and then we are responsible for the tear down.
- Correct, yeah.
- Okay, for disposal.
- So, the ones, right. The properties on here that, this is basically just the acquisition price that we have on here.
- Okay.
- 223 and 1250, well actually 1253 and Ninth Street, the owner paid for that demo. We bought the land for that price.
- Okay.
- 223 South Buchanan, we ended up picking up the bill on that one because we got it through tax foreclosure.

- Okay, I'll entertain a motion. I'll entertain a motion.

- I'll make a motion that we approve the recommendation to partner with Habitat For Humanity and provide them these four parcels of land as outlined.

- Second.

- Motion made by Kathy and second by Matt. Any questions or comments? With that, we shall vote.

- I think we're real--

- Okay.

- I'm over here now.

- Oh, there we go.

- There we go.

- Hi, it just showed up.

- It passed unanimously.

- That's good. Good luck, Habitat.

- Thank you.

- Yes, thank you very much.

- You're doing a great partnership.

- Thank you.

- Number two. Consideration with possible action on the development agreement with Jane Juza for the property located at 1361 through 1363 Smith Street. Tax parcel 7-411, under New Homes In Your Neighborhood Program. Ken again?

- That's me again. All right, so this property, we purchased from the county in 2016. There was previously a two family home on this site that was demolished through our inspection process. We ended up, instead, buying it from the county after that and Jane Juza has been working with the city on, she wants to get into this program. We've been working with her to pick a site that would work for her and her design. This is what she's proposing here. Cape Cod style, single family home.

- Oh, that's good.

- Yeah. She has made some modifications to this designed based on staff recommendations and we're comfortable going forward with this design. Part of that program, we deed the property to the developer free of charge and a grant up to \$25,000 which this developer is seeking. Right now we are just waiting for

verification of the financing for the project from the developer, but to date, she has had talks with her financing and has been able to verbally acknowledge that, but we're just waiting for the, a letter from her financial institution. So, with that, staff is comfortable with the design. We feel that it fits here and I think that she'll be pretty successful. Hoping that this kind of spurs her into that program and hopefully she can do some more of them if this one's successful for her. Staff is recommending going forward with the development agreement with Jane Juza for this parcel.

- So, our contribution is \$36,695?

- Correct, that would be what, yeah, the RDA had calculated.

- And we're hoping that this house will end up selling for \$175, \$200, did you discuss it?

- I think so, yeah. I think we're, I mean it's, yeah. It's gonna be a nice, but she is going with the sensible design and that is something as part of her proposal that she's really adamant about. She's done home healthcare and she sees that as a need in our community. So, yeah, she has thought about that here. She has a bedroom on the first floor so that you get similar kind of a care giver there, but yeah, everything is good on our side here.

- If we don't partner with her, what happens? What are the alternatives?

- Well, this site would just stay on our list for the New Homes In Your Neighborhood Program and we'd seek other developers.

- All right.

- But we're pretty confident with this one as long as she can get the financing.

- Right.

- Is this gonna run a long period?

- Correct, yeah, it will phase-bare.

- Yeah, I'm looking at the lot and there's like no way that could happen overnight.

- Yeah and one of the design requirements that, because she wanted it phase-bared like that was that the side facing Smith Street there had some kind of architectural feature with their fireplace there and a bump out. That way it still kind of fit that block face. Yeah, she's able to, the setback, she's able to push closer to the house next door because the garage can come off of Baird Street. Yeah, they've done, the developer's done her due diligence on this and really put together a pretty good design here.

- And this is not in the flood plain?

- The edge of the property is, but the structure won't be.

- So, they won't be required to have flood plain insurance?

- It depends on the lender, from the information I've gathered. Different institutions will, you know, if any part of the property touches, that could be an issue where flood insurance would kick in, but sometimes your local banks don't always require that.

- Okay.

- As long as the structure is not in the flood plain Yeah, this parcel itself, it's just the northern edge there of the property that has, is slightly in the flood plain.

- Like feet?

- I think probably 10 feet.

- Okay.

- That's pretty, very attractive.

- It is, it's very attractive.

- Very pretty.

- Yeah, we thought so, too. The original design didn't have the dormers on it.

- I like the dormers.

- That was something required.

- It's really done nice.

- It really dresses it up.

- It does.

- What will end up being the purchase price?

- We're hoping somewhere in \$175 to \$200,000. Yeah, we're looking

- I would move to approve.

- Second.

- A motion made by Alder Dorff and a second by Kathy.

- This went for discussion.

- No proof of project?

- Any other questions or comments? Now we shall vote. That's a terrific project, Ken.

- Beautiful, thank you.
- It passed unanimously.
- Great then. I'll take care of it.
- Thank you.
- Consideration of the multi action awarding of full housing study for the City of Green Bay to MSA Professional Services in the amount of \$33,800 and where is the money coming from.
- We're having a bake sale next week.
- Right.
- That's funny isn't it.
- I don't have a line to his table.
- Look, we deal with a lot of housing projects
- Yes, yes.
- that look forward into the community and we definitely understand there's a lot of housing needs that are out there and what we would like to do is engage MSA to do a full scale housing study for the city. What this will do is it will assess our existing housing supply, our stock that we have right now in terms of types of units, sizes of units, age of units, units that are per owner occupancy. Units that are for rental and really just get a better picture of the supply we have existing here in the community. And then, work on housing demand. Assessing, all right, what is the demand. Something that we've pushed for and I think what will help is trying to dig in a little bit more of a specific demand by different demographics sectors. Students have a little different demands. In terms of young professionals, have a little different demands. In terms of the families have different demands. In terms of those retired or maybe with physical or other disabilities. So, we really want to get a better sense of, not just like, okay, we need this many units. Well, what exactly is that demand and where is it coming from? And then tying that in with just some other issues that we receive in our community in terms of homelessness and then there's a separate initiative that's going to be working on homelessness, but I think we have to acknowledge that. Things with accessible housing, location. Adapted per use. Also, you know, just the cost of the cost of construction and what it costs to build things. And so, putting those things together really to identify our gaps and really, then that will help us, I think, prioritize, all right, where do we need to be focusing in terms of filling those gaps and what can we do. When we talked with the state last year about furthering fair housing, saying some things planning, zoning-wise we could do. This is going beyond that and also figuring out what types of projects really do we need, so we're building things to fill in those gaps. With that, we're going to look at the city, but we're also going to look at our market and that is the study will also include what's going on in neighboring municipalities. I think it's really important Again, somehow a Green Bay address, but you know, they're looking, they're not necessarily always looking at municipal order and so just getting a better sense of what the market is can really help us figure out those types of housing that we need and also, take into consideration employment centers. A place to live is one thing but if it's nowhere near where you work, sometimes your transportation cost may totally wipe out any savings they have in

housing. So, it's a pretty comprehensive study. The reason that we'd like to pursue it is one, I mean, there's just a pure housing need that we have in the community but secondly, we're working on paying our comprehensive plan this year and this is really going to help fuel what we do in that planning process when we make recommendations for things that we could do in terms of land use. There are areas where we need more units or helping to kind of fuel the decisions we make in that arena.

- Yes.

- So, with that, we would recommend approval to move forward. The funding for this, I believe we had some unrestricted block grant funds that we're going to use to cover this.

- The CMSE is from Madison. I presume they've done a lot of this? I mean, you like them or?

- Yeah, they did our, I like the name. Furthering Care Housing Study that we did last year and they did a really good job. We've looked at some things they did in other communities. One of the things that we did like is that they did break up demand centers and really looked at it and I think it's important in our community 'cause we have a pretty sizable population. We have a sizable young professional.

- Yes.

- And they've just worked in different sectors and what those sectors need in terms of housing as the demands are very different. So yeah, I think we had a really good experience working with them last time around and look forward to working with them this time.

- Have we ever done one of these?

- So, we've done--

- Anything to benchmark against?

- A full housing study? I think it's before my time.

- 'Cause I think this is--

- There was a rental housing study done.

- Yup, in '15.

- '15.

- Yeah, we had one. I think when I first came on, we updated for, we had some things in terms of compliance study that you need for rental units and Baker Tilly did that. We looked at them to see if they could update, but what we want to do--

- No, no, no, I don't want. It'd be curious just to read that.

- That to my knowledge--

- To understand the history.
- I don't think the Housing Authority has either, right? Around Brown County, so, yeah. I feel it can go a long way towards helping us become more educated in what we do in terms of actions steps for planning and actual projects.
- I like the idea to look at all the surrounding communities, as well, not just the city. It's one big market, really.
- Yes.
- I would say developers will love this. Right, they'll get through this information.
- Yeah.
- Well and I think it's just great help, help support us when we talk about the needs and when we're going out
- Yes, yes.
- and trying to recruit developers for certain projects, saying like, no, this is the type of housing we need in the community.
- Right.
- It's very clear that there's a market for it.
- Yeah, excellent.
- Yeah, there's many, many, many, many communities right now that are doing multiple housing studies and I can see one of the reasons for the expenses that you're including all the surrounding communities in that study.
- Yeah, it just--
- And that's critical.
- I think it's a part you can't ever like somebody would not choose something on one line and gather--
- Right.
- Cheryl and I are city people, right? And the mayor, right? So, we know exactly where that line is. Where somebody else moving to the community, it's all part of that market.
- Yeah, mmh hmm, excellent.
- One thing about homelessness, that's been done as well. It's not city specific.
- Correct.

- It's looking at comprehensively
- Right. the issue of homelessness, so that will tie in together well with this plan in what types of housing needs to be provided.
- I think this is awesome. I make a motion to approve awarding of Full Housing Study to the City of Green Bay to oversee professional services in the amount of \$33,800 that will include the surrounding communities in Brown.
- Those communities, the ones that basically touch our borders.
- Okay.
- A second by Deby?
- Yes.
- I thought so. I thought you were gonna say, Deby.
- Yes, yes.
- Any other questions or comments?
- That is correct.
- Questions or comments?
- Yup, that was simple.
- I'm a geek, so I read.
- It passed unanimously.
- Me, too.
- It looks like it will be done already this summer, right?
- Correct, so probably just a little week off of their initial time table,
- Right.
- but yeah, we look to have this wrapped up by this summer.
- Excellent, thank you. Number four, consideration of possible action for approval of final payment to Northern Electric Inc in the amount of \$28,683.71. The contract CD1801, Beaver Dam Park, Ball Field Lane. Yup, Ball Field Lane.

- This is just the project has been completed. DPW has all of the information they need to close out the project and we have all of our labor standards information that is required on the project, as well. So this is a final payment for them.

- And obviously the Park Department is happy with this project?

- Yes, mmh hmm.

- So, the light's working?

- Yes, it worked.

- Yup, the lights work, mmh hmm.

- That's good. We'll get it approved for tonight.

- Second.

- Okay.

- All in guard--

- I'm sorry.

- I move to approve for the money--

- Second by Kathy, thank you. Wait, wait, we can't. There are multiple.

- Looking like that...

- Quickly put together.

- It passed unanimously.

- Nice.

- Excellent, thank you. Consideration of Barb's election to award request for proposal 3204, interior demolition and exterior clean up of 158 North Avenue to the lowest responsible, responsive and responsible vendor.

- Alrighty, 158 North Maple. We've been--

- It's also here.

- Yeah, we've been at this one for awhile. Purchased this property in 2018 after the successful conversion of 159 North Maple across the street. We've since then put out an RFP, had a few developers interested in the property. One of the biggest things that comes up is just the uncertainty of the project. It was originally a single family, then converted to an upper, lower and then later on converted to seven units.

- Oh my word.

- Yeah, so there's been--

- A lot of walls added.

- A lot of walls added.

- A lot of walls added.

- Yeah, kitchens, you know a lot of just uncertainty of where was the original floor plan, where was, and we don't have the original floor plan, so our goal here is to clean up the property a little bit, pull out some of those, some of the damage that had been done, all while still protecting the historical value of that house. There's beautiful wood work. Crown molding, trim work, built ins that luckily, whoever converted this actually didn't disturb that stuff. They just covered it up. So, what we're doing is uncovering those things and cleaning this basically so the house shows better when we take a potential developer through. We're looking at getting, taking the ceilings down so we can get a better look at the utilities through the house. Things have been cobbled together here, so the plumbing is all pieced together. The electrical is all over the place. I think there's a total of six electrical boxes in this house that all stem from one main box, but they're-- There's a lot going on here that makes some developers uneasy when they see that, so we're hoping that little injection of money here will spur that development in the future.

- Is there a garage?

- There is no garage, no. That is one of the--

- There's that huge, the parking lot for all the cars.

- There is, yeah. There's a parking lot for four cars right now.

- Can you put a garage there? Yeah.

- You wouldn't be able to put it on site without--

- Like if you attached it to the house?

- You could, it would, it would really change the appearance of the, so there's a few ideas that we had for a garage of possibly going into one of the, the end of the house, actually, with a single stall in the rear, but it's hard to get your head wrapped around that when you have a kitchen and bathroom and all this other stuff just pieced together inside.

- That is just

- Yeah and through looking at it with staff, the significance of this house, it's substantial. It's a, if we tore the house down and built something new there with setbacks and everything, you wouldn't get what you have here. So, we could go that route, but then you're looking at putting money into a new build that you're not gonna get this substance of this house here. So, we're hoping that this really will spur a developer to be able to

look at it and the property across the street was partially demoed when we had that one out for RFP, which helped developers look and say, okay, we need to do this, this and this. We have that uncertainty here. They don't know what they're getting into.

- Do you really have space square footage?

- It's 3600 square feet. That's first, second and third floor, plus then the basement.

- That includes the basement?

- That doesn't include the basement.

- Oh, okay.

- No.

- I didn't think so. But it does include the top floor?

- Yes.

- Yes, it does here.

- That's a big house.

- It's pretty cool.

- Yeah, yeah.

- That's a big house.

- It is a big house.

- I think a few of the RDA members here where able to get through this and it's, you get lost in it because it's been chopped into a maze that doesn't make sense now.

- A couple of questions.

- Yeah.

- One is, okay, this thing is a six unit multifamily. What are we hoping the end result is?

- That is still kind of up in the air. Staff are hoping for at least single family or two family perhaps. Maybe a first floor and then they can rent out the upper along with the third floor as one unit. Or if it's a single family, first and second floor and then kind of make that third floor a bonus space. There's just, there's a lot of house here.

- So, it was originally bought for \$129,900. Stick in there \$32,000, right? So, we're gonna have \$162,000 into this.

- Yes, yeah.
- And that's without it really even being...
- Right.
- Correct.
- Getting started on it.
- Right, right, right.
- This is gonna be an expensive house.
- It will be expensive, but we think it's important to save that corner and really hold substance of that corner.
- It's historical, right?
- Yeah.
- How old do you think it is?
- It was built in early 1900s. I have--
- Okay, I just was curious.
- Yeah.
- Will you look at that top window and you'd see it was a built by a craftsman or somebody who was....
- Okay, after we clean it up, interior and exterior, then we'll hire a builder to finish building it the way--
- Yes, we'll update our RFP on it and hope that'll spur some more interest in it and we'll tailor that a little differently in 2138. We'll get some more interior pictures and really have a better idea from our standpoint, too, once we take some of those things out, what those other costs might be.
- So after we do this clean up, whatever, there's probably a couple options here. We could either hire a builder ourselves and redo it ourselves,
- Yes.
- or we could sell it to somebody that would do that.
- Correct, yup. Yeah, so this really is the next step for, if we're gonna take it on, we're gonna spent that money anyway. If we find a developer to do it, this'll probably be one of those costs where it would come back to us once they dig in and have to ask for more, a larger grant once they find something that we might actually uncover during this process.

- And what do the houses across the street look like?
- One across the street sold for one, no sorry, \$249,000.
- \$250, oh really, okay.
- \$249,000 across the street.
- Okay.
- Glad to hear about that.
- Okay.
- Yeah.
- We could do a HGTV. Get the Property Brothers to come in.
- That'd be wonderful.
- Yeah.
- We have a contact for that.
- Do you have any original pictures of the house?
- No, we took the HGTV--
- I don't know.
- Nothing down at the library?
- No, no, and we looked. Jason Flat, our Historic Preservation Specialist looked at it. He put together a history of this house.
- Talk to Mary Jane.
- Really.
- Good luck with it, Ken.
- Thanks.
- We need restart to the CDBG concept. It'd be pretty nice.
- Krista.

- We just assumed another housing Study.
- The last agenda item.
- Oh, that was the last agenda item.
- That was the last agenda item.
- And being that it's such a large house, I don't know if we'd want to put any strings on it with the CDBG funds.
- Oh, but if they're unrestricted.
- I guess if they're unrestricted, then.
- Yeah, untie the strings. No, I want one of the strings attached to it.
- Right.
- Be impossible to sell to keep subsidizing it.
- Yeah.
- Right, right.
- Yeah, the one across the street we were inspecting and somebody did buy it and then they finished it.
- Correct, correct. And that one, we did a grant of \$72,000 on that total at the end. That was one where they'd ask a certain amount and once they dug in a little further, they came back to ask for another grant.
- This one projecting at a buck medium of \$162,000. That's a lot of money.
- It is.
- Well, you haven't even started this yet.
- I know it.
- You haven't even, I'm doing yours right now--
- This is gonna be, this will be, well it's. Occasionally we have a painful project.
- We do.
- We get it, but it ends up very nice in the end.
- I was gonna say--

- Oh, it's gonna be stunning!
- We always figure out some way to do it.
- We're gonna go to the open house.
- Right and you know, there's something to be said about the stabilization of the neighborhood as well.
- Yeah, you're right.
- That's a ledge-pin house in that corner, if you're familiar.
- Yeah.
- One block to the east is this Hubbard and that's the Broadway area.
- And north is Mable, so it's on the west side.
- Right.
- This way.
- It's a great street. Yeah, so like, four door apartments is directly behind.
- Yes.
- It's one house and then four door apartments.
- I did speak with all Alder Johnson this morning about this. He had some questions on making sure that the historic integrity of the house was intact after this project and he's fully comfortable with supporting this after I explained, basically what I explained here. All of that history, the buildings, the woodwork, the hardwood floor, all the columns, that's all gonna be intact. This is just to get it so we can see what we're working with. It came out a little bit to show better or something.
- Really.
- Right now, you're just looking for approval for the \$32, 530--
- Yes, to award to Badgerland Demolition. We did have four bidders who bid on the project. Badgerland came in the lowest and we've worked with them on other demolitions, not interior demos, and they've been, the last round of demos we did with them, they were responsive and they were able to finish those projects.
- And are we at all worried that it's so much lower than the others? That, are they going to be able to do it? We're not worried.
- I'm not worried, no. Yeah, we'll see.
- I think they're good for this.

- Yeah, no, I think.
- Okay.
- The other contractors, I think, are more on the contracting side, where Badgerland's on the demo side, so they kinda--
- Okay.
- You know, we're gonna be out there making sure that they're
- Doing it right.
- doing it right. Yeah, we're comfortable going with the lower price on this one.
- Question, do we have the records of the inspections and things when they made these changes?
- No.
- Or are we assuming
- Those were all done.... they just do 'EM?
- If they came to us and got a permit.
- Yeah.
- A lot of these cases, they did it on their own.
- And that could have been converted 50 years ago.
- Well, the original conversion was done in 1930 from a single family to a two family.
- And then when to a six, though?
- That we don't know, but yeah.
- And then just started to, right?
- Because when you go to six, that's the issue.
- Right, Right.
- I mean.
- We make another apartment out of this.

- I'll make a motion to approve this.
- I second.
- Alrighty.
- Absolutely.
- Okay, second by Kathy to approve the funds for the demolition in the selection of the vendor Badgerland Demolition. Any questions or comments?
- Passed unanimously.
- Excellent.
- Thank you. Number six, consideration of possible action approving the terms of short sealed proposal for 1155 Steward Street.
- Okay.
- Whoa.
- Kevin, Kevin.
- So, you read the report. Do you have any questions on that? It's pretty straightforward. It's a small loan we gave to this homeowner. The family split up. It became a mess and the woman was trying to get her back out of the deal. She found a buyer for cash for the property. It's not in terrible shape, but it does need some love. So, she's looking to finalize this sale, pay us off \$1500 of the \$2,191 and for the right to satisfy the mortgage.
- So, there would be a balance on the books of six, \$600.
- \$600.
- Seven, I think.
- I think I have an idea.
- I think, I have no idea. It could be me. I'll make a motion to approve.
- I second.
- A motion by Kathy, a second by Alder Dorff. Any questions or comments? If not, we'll settle on this as well.
- All right, good idea.
- Thank you.
- It passed unanimously.

- Thank you, Kevin. We have an update on our redevelopment owned property. back at it. So, this is, the three things you always to keep in front of us and the third, the third step is the tips, action job. Clean those up very, very nice and we did the bonding last time. We know where we're at. I'm very appreciative. Now we want to know what properties are still out there and I want to get them back on the tax roll.

- Yeah.

- Eventually.

- So today, what I have for you is our 2019 Acquisition and Disposition List. We're still working on that. The disposition plan is going forward and our other, the properties that we still have working with some of other departments on looking at those lots, what we can do with them. If there's stuff we can combine with other city parcels or possibly other city parcels we could add to our lots to make them a little bit more marketable. But what I wanted to just show you here today is the activity that we had last year and what we were able to, what we were able to accomplish with our properties last year. More updates to come once we get that other master list plan tackled a little better here.

- So, this is what we bought and what we disposed of, but not what we still have.

- Correct, correct.

- Okay. So, that'll be a lot more information. We have a few of our programs that we're looking at modifying a little bit to make some of our properties a little bit more marketable

- Okay.

- and a little bit more user friendly and so that'll kind of all go hand in hand with the future list of property disposition. But you can see here looking at the disposition, and these are projected values on sale price. Not all of these have been completed yet, but we're able to add some significant tax base back onto the tax rolls here last year.

- Very impressive.

- Yes.

- Very nice.

- Another one--

- I like the partnership. I like that we're partnering with other people.

- Absolutely, yeah. I think that's very, very important.

- Well one of, one of the things that we're doing, too, that's kind of exciting to find is that they're going through all of the city owned parcels.

- Right.

- And there are these parcels that have been sitting.
- Oh yeah.
- You know, are they Public Works, are they us, right?
- Right.
- There were looking at, hey, look at that house there. So, we're finding some sites that potentially can be billable.
- Mmh hmm.
- As soon as we figure out how to get the name in the right place.
- Correct, yeah. Getting the right ownership on the property.
- The sites, so, and that's quite an extensive list of properties when you include all the parcels that are parks and parking lots and all those things. It's quite an extensive list. So, it's trying to wade through all of those parcels and figure out, okay, we gotta hold those as parking lots.
- Right.
- It's a ramp. We have to keep that.
- And some of the, I mean, some of the RDA owned sites, too, are these flood plain properties where, that's coming up a lot.
- Yeah.
- What do we do with those? Do we put parking across some of the departments to look at some other options for those, for RDA properties, but then at the same time, we have these city owned properties that have the same issue that kind of, we're trying to work out some solutions there. So, that's, the next few months here as we're putting our plan together, we'll bring up dates to you guys.
- The bottom line as far as last year, it says, "Value and Acquisitions " on a half a million dollars will be "put on the tax rolls," tax base, two million dollars.
- Right.
- Right.
- Very good.
- And that was, a number of those properties have been demolished, so they lost their value and then by us being able to acquire them, work with the developer, put them back on there, we're able to significantly

increase those values. You can see some of the ones that did have houses on them, you'll see are assessed a little higher, but the value that we're able to put back on is significantly higher.

- Exactly.

- Kevin, you're probably gonna talk to us there about this place. See, we've got the associate day parking lot, I hear.

- Correct.

- You wanna give us an update on that, or not really?

- Yeah, so we'll probably be coming back, probably next month to do the planning option with the foreman.

- Good.

- I'm just gonna finalize getting them control in terms of being able to work in their next steps for that project.

- Good, good.

- He does things a little bit different with what we do, but they're still intent on moving forward with the plan of-- grocery store and the family development.

- Excellent.

- Yeah. You could take it to bed.

- Bottom line is still moving forward.

- Yeah, yeah. The men they sent out, they had a pretty stretched out schedule,

- Yeah.

- Because I think they wanted to make sure to have everything in a row, but yeah, they're gearing up for it. So, we'll probably have the formal planning option come through next month.

- Excellent.

- That's awesome.

- Can you think of, Barb, any questions on this at all?

- No.

- Do we, we need any kind of motion on it?

- Thank you, Kevin.

- No, just informational.
- Just informational.
- Yeah.
- Okay.
- Okay.
- Looks great.
- Very nice work, Kevin.
- Very nice, thank you.
- And then, the next meeting or two, they're gonna come back with the other stuff.
- Yeah, we'll have the plan.
- Great recap, though. Yeah, hard work on your part. Full group.
- Yeah. It takes a team and we have a pretty good team up here.
- All right.
- Awesome.
- Okay. Any questions on the Financial Report or Check Register? Strictly informational.
- They deserve any questions here. Okay. Director's Report.
- Thank you, yes. Just a little, a planner meeting today.
- Yes.
- Take a breath and get geared up. You know, into the spring, we'll be finishing up a few things, as I mentioned. The Associate Main parking lot, going forward with that planning option. We'll be looking at some design building second project over at the rail yard. We're just working through some of the zoning and then the second line of things right now that I'll have to go through potentially Planning Commission. Those designs will come back here for the final approvals. And just really, it's pretty exciting. Just one big chunk of rail yard parcel left. Just a few years ago, we were trying to figure out, right, scramble, what to do with everything and then it's really great to see those things moving along, to see some of the infrastructure in All of those pieces are coming together.
- Right.

- We had a really good meeting, talking about Elmore Cummins, that public space that's going to go through there and just how that will be developed, and over time and so yeah, just seeing those pieces come together and see if-- coming up this spring. Also, following through, we will talk again about the shipyard, looking at our piece in terms of the construction documents and then try and figure out, all right, what pieces and phasing out of those pieces. Everything over there is just pretty much been at a standstill since Halloween and ground got frozen and can't really do much over there. But once the, a certain thing called thaw in spring and moving things around, we'll talk about some decisions over there in terms of what we're ultimately going to build. But with that, I wanted to bring up Matt McCann for a minute, talk about one of the neighborhood initiatives that we're working on.

- Good.

- The USEPA has been paying attention to some of our efforts in the shipyard area and not just the shipyard site itself, but also the neighborhood. Of course, you all approved us spending a million dollars on the neighborhood specifically over the next few years. So, they wanted to help us spread those dollars further and think about what we're going to do on the front of that neighborhood. So, they have approved a pre-technical assistance opportunity for us. They're gonna be bringing in some consultants here at the end of this month.

- Oh.

- Amazing.

- We're gonna have a tour on the 29th-- The consultants, the stakeholders of that neighborhood. That evening there will be a public meeting which we're just now starting to advertise. That'll be at Tank School at 6:39PM. We can send you out an email about that. The public meeting, we're going to engaging with the residents and business owners down there asking what they would love to see in the future. For them to input. The things we should be doing to help facilitate revitalization. We've already started some programs-- Are there programs we can be starting? Are there certain issues that we're not aware of? Just kind of having those kind of conversations. The next day on the 30th, the team will come back here and we're gonna have a stakeholder meeting where we're going to kind of, we'll discuss some of the subjects brought up the night prior and put together a little strategy for just bringing revitalization, can't talk right now. Revitalization efforts to that neighborhood over the long term.

- Good. EPA or EDA.

- Yup, EPA, Environmental Protection Agency.

- 'Cause I know the EDA has technical assistance programs, too.

- This is their Building Blocks For Neighborhood Revitalization Program. We're one of only six communities in the entire nation to receive

- Wow.

- that type of assistance. Kind of a big deal. We're happy about it.

- Congratulations.

- Thank you.
- Kevin, under the present sector company corporate headquarters, is that still there?
- We are on hold for the winter.
- Okay.
- Just the main construction--
- Okay.
- Nothing's moving.
- All right.
- Yeah, we talked a little bit about it, but again, this spring we'll be talking
- Good.
- how we move forward on that piece as well. The one other thing that's back down to the shipyard, we also have been, Mayor and I engaged in talking with C. Rice and
- Yes, yes.
- Energies in terms of next steps for pole implant and I think we're quite close in terms of having the pieces in place that would allow this strategy to move forward. I think we're hopeful that this spring it will also be on your docket for discussions about, just kind of how to align all those pieces up and what the plan would be for moving forward.
- You still need the help from the state for mediation?
- Yeah, I think that's still, I don't know if Mayor wants to talk. It's been a political football for a better worse analogy that gets, it gets tied up with a lot of things.
- Yeah good, okay.
- Down there, I mean, for us that's really a critical piece
- Yes.
- in terms of knowing
- Absolutely.
- what's there in terms of how we can repurpose it. I don't know if you want to saying anything.
- Yeah, I think it was passed through the assembly,

- Yes.

- So that was an important first step. It's still in the Senate. Some of the other communities that could benefit from public assistance program dollars were not real keen on this Trump money going to Green Bay specifically and away from their communities.

- Right.

- We're waiting to hear, though, if after those allegations are made, there's that 1.2 million and five million

- Yes.

- that remains in this pot

- Yes.

- and if that's the case, it'll make things much easier to move that through the Senate. Fingers are crossed on that and checking in

- Good, good luck.

- with Senator Cole's regular and we can represent ourselves

- Good, good.

- on that.

- Thanks and good luck with that. It's very important. Anything else? Nope.

- Motion to adjourn, I guess.

- So moved.

- Second.

- All right, Barn and Kathy. All in favor, signal by saying aye.

- Aye.

- Aye.

- Carey, you're also great, thank you, whew.

- You're next. You can come here again.