AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, FEBRUARY 11, 2020, 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.

B. Approval of the Agenda.

1. Approval of the agenda for the February 11, 2020, meeting of the Redevelopment Authority.

C. Approval of Minutes.

1. Approval of the minutes from the January 14, 2020, meeting of the Redevelopment Authority.

D. Regular Business.

1. Consideration with possible action on awarding the 2019 Fair Housing Services Request for Proposals (RFP) in the amount of $20,000.00 to Metropolitan Milwaukee Fair Housing Council (MMFHC).
2. Consideration with possible action on awarding the 2019 HOME Downpayment/Closing Cost Assistance Request for Proposals (RFP) in the amount of $100,000.00 to NeighborWorks Green Bay.
3. Consideration with possible action on Commercial Facade Improvement Grant funds to Olde Town Crossing Business Condominium Association for enhancements to 1240, 1238, and 1236 Main Street (Tax Parcel # 8-848).

E. Informational.

1. Financial report and check register.

2. Director's report and project updates.
3. Next meeting: March 10, 2020 at 1:30 PM.

F. Adjournment.

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

MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, JANUARY 14, 2020, 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: 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.

1. 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.

1. 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

Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE	PREPARED BY
February 11, 2020	Krista Cisneroz, Staff

AGENDA ITEM # D.1.

Consideration with possible action on awarding the 2019 Fair Housing Services Request for Proposals (RFP) in the amount of $20,000.00 to Metropolitan Milwaukee Fair Housing Council (MMFHC).

BACKGROUND

The City of Green Bay used a competitive application process to make a portion of its CDBG funds available to non-profit groups who could administer a fair housing services program for the City of Green Bay. On December 20, 2019, staff sent out a Fair Housing Services Request for Proposals (RFP) and received one application back from Metropolitan Milwaukee Fair Housing Council (MMFHC).

We have contracted with them for the last several years and they have been very successful. MMFHC proposes to conduct the following activities in Green Bay through its satellite office, Fair Housing Center of Northeast Wisconsin (FHCNW): Enforcement Services, Training and Technical Assistance, Education and Outreach Services, and Marketing Campaign.

RECOMMENDATION

Award the 2019 Fair Housing Services Request for Proposals (RFP) in the amount of $20,000.00 to Metropolitan Milwaukee Fair Housing Council (MMFHC).

FISCAL IMPACT

ATTACHMENTS

1. MMFHC Proposal Fair Housing

City of Green Bay
Community Development Block Grant Program
Fair Housing Project Application

Section A: Primary Information

1. Applicant/Organization: Metropolitan Milwaukee Fair Housing Council (MMFHC) and its satellite office, the Fair Housing Center of Northeast Wisconsin (FHCNW)

   Address: 4321 W. College Avenue, Suite 200, Appleton, WI 54914

   Email: esanders@fairhousingwisconsin.com

   Project Title: Fair Housing Services

2. Amount of CDBG Funds Requested $20,000.00

3. Person to Contact about this Application:

   Name: Erika L. Sanders

   Address: 759 N. Milwaukee Street, Suite 500, Milwaukee, WI 53202

   Email: esanders@fairhousingwisconsin.com

4. Type of Organization Nonprofit X Government ____

5. Have you been awarded CDBG funds in the past five years? Yes X No____

   If "yes" please indicate when and how much MMFHC and FHCNW received $20,000.00 in 2019, $15,000 in 2018 and 2017, and $10,000 a year in 2016 and 2015.

6. **Activity Purpose.** Does your activity primarily conduct the following?

   - Help prevent homelessness? Yes X* No____
   - Help the homeless? Yes X* No____
   - Help those with HIV/AIDS? Yes X* No____
   - Help persons with disabilities? Yes X* No____

* The proposed fair housing services will assist in preventing homelessness, help homeless households, help persons with HIV/AIDS, and help persons with disabilities, as fair housing issues affect all participants in the housing market, and persons who are homeless, have disabilities and/or have HIV/AIDS are especially vulnerable to the effects of unlawful housing discrimination. However, the proposed activities represent a full-service fair housing program and therefore are not *primarily* focused on the aforementioned groups.

7. **Project Description:** Please provide a narrative describing your project. Describe: WHAT you will do, WHO you will serve, WHY the project is needed, WHERE you will do it, and WHAT you will fund with CDBG funds?

MMFHC proposes to conduct the following activities in Green Bay through its satellite office, FHCNW:

A) Enforcement Services – MMFHC will make its client counseling and investigative services available to persons who believe that they have experienced illegal discrimination. MMFHC staff will advise such persons on the provisions of fair housing law and available sources of remedy. As appropriate, MMFHC staff will conduct investigations utilizing testing and make referrals to attorneys and/or administrative agencies. It is not possible to predict with any certainty how many persons will receive these services, as numbers of complaints received are not within MMFHC's ability to control. Complaint intake numbers are dependent on many factors within the housing market, including but not limited to overall economic conditions, vacancy rates and availability of affordable housing.

B) Training and Technical Assistance – MMFHC will make available, on a case-by-case basis, reasonable technical assistance on at least 8 occasions to the City of Green Bay and its residents, including housing providers and social service agencies that conduct business in the City of Green Bay. Technical assistance will include, but not be limited to, clarification on fair housing laws, information on legal and/or administrative interpretation of the laws, information on the nature and extent of housing discrimination, demographic data and compliance issues. Further, MMFHC will conduct one fair housing training seminar for owners and managers of rental property, and will market this seminar to providers of affordable housing, including those who accept rent assistance vouchers. In addition, MMFHC will provide 25 instances of information and referral services for clients who have non-fair housing inquiries. Such inquiries include questions on rent abatement, breaking a lease, repair-related concerns and housing subsidies.

C) Education and Outreach Services – MMFHC will conduct a minimum of one fair housing presentation to housing consumer groups, social service agencies, community-based organizations, civic, neighborhood or religious groups or other organizations, as appropriate. MMFHC will ensure that written fair housing educational materials in English, Spanish and Hmong are distributed throughout Green Bay and that these materials are kept current and in supply. MMFHC will distribute fair housing education and outreach materials to a minimum of 8 Green Bay locations on a minimum of 15 occasions.

D) Marketing Campaign – MMFHC will implement a bus advertising campaign. This campaign is designed to counter the under-reporting of fair housing complaints. MMFHC will place advertisements on buses, advising viewers of their fair housing rights and where they can seek help if they've faced unlawful housing discrimination. Some advertisements will be general; others may focus specifically on the fair housing rights of persons with disabilities or families with children. Advertisements will be printed in English, Spanish and Hmong. Because the Education and Outreach Services described above are essential but, by their nature, reach a limited number of people, a marketing campaign is a valuable way to inform thousands of people about fair housing rights.

In all, an estimated 150 individuals will receive direct services under the terms of a contract with the City of Green Bay. Many more individuals will be indirect beneficiaries of fair housing services, as direct recipients share their newly-gained knowledge by word of mouth with their colleagues, clients, household members, and others.

The proposed activities have two broad outcomes:

i) MMFHC's direct-service fair housing enforcement services will provide victims of illegal housing discrimination with increased access to legal remedies. Services provided to victims will include counseling on their fair housing rights and access to enforcement services, including fair housing testing, which is the most effective evidence-gathering method in fair housing enforcement. The quality of MMFHC's enforcement services ensures credible and objective evidence, thus maximizing the successful resolution of complaints.

ii) Green Bay residents who receive fair housing educational, technical assistance, and information and referral services, and who view the bus marketing campaign, will have increased knowledge of fair housing rights and increased ability to seek appropriate resources for fair housing and non-fair housing related issues, resulting in increased referrals and complaints. Information provided to members of the rental housing industry will ensure that property owners and managers are prepared to do business in compliance with fair housing law. In addition, persons with non-fair housing inquiries will receive information regarding fair housing issues and referred to other community resources.

In sum, the number of individuals informed about fair housing issues will increase and the number of incidents of illegal housing discrimination will diminish as a result of MMFHC efforts. Moreover, the MMFHC activities proposed here will help Green Bay meet its mandate as a recipient of CDBG funding to affirmatively further fair housing choice through dismantling impediments to fair housing.

8. **Project Need:** What unmet community need (s) will your project address, how did you determine that this need(s) exists, and how will your project address this need(s)?

Green Bay has a persistent, ongoing need for fair housing services. According to Green Bay's 2019 *Analysis of Impediments to Fair Housing Choice* (AI), Green Bay remains segregated. Segregation experienced by persons of color, contrasted with the relative mobility experienced by whites with low and moderate incomes, suggests that minorities' housing choices are limited by housing discrimination. Indeed, the AI specifically identifies discrimination as an "impediment to fair housing choice for various protected classes in the City, especially for minorities and those with disabilities." Moreover, segregation in Green Bay has harmful consequences for people of color, as the AI states: "physical segregation perpetuates the conditions that lead to differing outcomes and fewer housing choices" for people of color. Complaint and testing data gathered by MMFHC from Green Bay bear out the AI's statements.

Discrimination continues today in both subtle and overt ways, and MMFHC staff contacts with complainants, housing consumers and housing providers demonstrate that the general public has poor understanding of fair housing rights and responsibilities. For example, many recipients of fair housing education services are unaware that familial status (which includes presence of children in a household) is a protected class. Many housing providers and consumers alike are completely unaware of the rights of tenants with disabilities to request reasonable accommodations or modifications in housing situations. (Such as the right to request an accommodation to a 'no pets' rule so that someone with a disability may reside with their assistance animal.) The Green Bay AI notes a need for "training and informational resources to improve both landlord and renter knowledge of 'reasonable accommodation' legal requirements for disabilities."

Because fair housing rights are poorly understood, many consumers do not recognize discriminatory experiences even when their housing options are being curtailed as a result of those experiences, and therefore do not complain about them. MMFHC's proposed marketing campaign is designed to address this by rapidly expanding the number of people who have information about their rights and where to seek help. In addition, the 2019 Green Bay AI notes that many people who have experienced housing discrimination don't seek help because they don't believe complaining will make a difference, or because they fear retaliation from a housing provider. The content of MMFHC's outreach and education services is designed to counter this, and the complaint intake services provided by MMFHC help victims of housing discrimination throughout the process of obtaining a legal remedy, and bolter their ability to achieve meaningful results. Further, the Green Bay 2015-2019 CDBG Consolidated Plan listed the provision of fair housing services, including intake of complaints and outreach, as a necessary part of fulfilling the City's obligation to Affirmatively Further Fair Housing, and the AI notes that some recent immigrants, such as Somali residents, face language barriers when interacting with housing providers. All of these factors highlight residents' need for fair housing educational services, fair housing enforcement services, and technical assistance. MMFHC's proposed activities will directly address these needs by providing culturally competent services in multiple languages and by increasing Green Bay residents' access to information and legal remedy when needed.

9. **Self Sufficiency:** How will your project foster self-sufficiency of the client population served? Describe any factors that make your proposal unique or innovative:

MMFHC's proposed activities will, in the long term, support Green Bay households in finding and maintaining stable, safe housing situations, free from the harm caused by illegal housing discrimination. Further, the proposed activities will foster racially and economically integrated housing patterns. When individuals and families have stable housing, close to high-quality employment and education opportunities, they become more self-sufficient. MMFHC's services are unique in Wisconsin – no other organization provides the combination of full-service fair housing activities proposed herein.

10. **Location of Project:** Please provide the actual address(es) where your staff implementing this project will be physically located. Also please describe the primary service area(s) for this project; that is, the geographic area from which most clients will come (e.g. by street, neighborhoods, communities, or census tracts). If the service area is Citywide, please state that, but if beneficiaries tend to come from certain neighborhoods, areas or parts of the City, please identify those areas.

The FHCGM office is located at 4321 W. College Avenue, Suite 200, Appleton, 54914. The proposed activities will serve the entire City of Green Bay.

11. **Project Goal:** Please explain and list your project goals.

The immediate, short-term goals of this project are:

a) to increase the number of Green Bay residents with information about their fair housing rights and responsibilities.
b) to expand the ability of Green Bay residents to achieve a legal remedy when they have experienced unlawful housing discrimination.

In the longer term, the goal of the proposed activities is to create a fair, open housing market and integrated neighborhoods in Green Bay by decreasing housing discrimination and expanding fair housing choices.

12. **Beneficiaries**:

- Estimate the total number (unduplicated) of people who will directly benefit from this project.

We estimate that 150 people will receive direct services during the project period; many more will receive indirect services, or may receive services after the project period.

- Estimate the total number (unduplicated) of low –and moderate – income people who will directly benefit from this project.

Fair housing issues affect all persons in the housing market, and therefore it is not possible to predict the number of persons with low and moderate income who will benefit. However, past complaint data indicate that approximately half of housing discrimination complainants have low or moderate income.

- What percentage of the total people served is expected to be of low-and moderate – income?

MMFHC collects income-related data from complainants, but does not and cannot do so for other service recipients. Again, fair housing issues affect all persons in the housing market, and therefore it is not possible to predict the number of persons with low and moderate income who will benefit. However, past complaint data indicate that approximately half of housing discrimination complainants have low or moderate income.

- What is the estimated number of minority people/households to be served by this project?

Similarly, it is not possible to predict the number of minority people/households to be served by this project, since fair housing issues affect people of all races and ethnicities. Historically, however, roughly 20-25% of persons served in FHCNW's service area are people of color.

- Please identify any racial or ethnic minority groups targeted for services.

While attempting to reach a broad cross-section of housing market participants, MMFHC will make efforts to provide fair housing information to underserved populations including, but not limited to, Southeast Asians, African Americans, Latinos, African, Asian and middle Eastern immigrants and refugees, and people with limited or no English proficiency. MMFHC will also target households with children, religious minorities, persons with disabilities and households with low to moderate incomes. While MMFHC will make every effort to target the areas of Green Bay where there are concentrations of people of color, fair housing services must be provided on a city-wide basis in order to effectively ensure fair housing choice and to promote integrated housing patterns.

13. **Organization Experience and Capacity**: please explain your organizations experience and capacity for the project.

FHCNW, which began provision of a full range of fair housing services on May 1, 2002, is a satellite office of MMFHC.

Prompted by prevailing patterns of racial and economic segregation and widespread discrimination in the housing market, 40 citizens organized MMFHC in October 1977 and began to operate a full-service fair housing program in 1978. A non-profit, membership-based organization, MMFHC is comprised of people who share a desire to create open and inclusive communities throughout the State of Wisconsin.

MMFHC has operated a statewide enforcement program with affiliate and satellite offices throughout Wisconsin since 1984. MMFHC was the first private fair housing organization in the United States to develop and implement a formal worksharing relationship with a state enforcement agency. This public-private partnership with the Wisconsin Equal Rights Division began in 1982 and has been replicated in several other states. In addition, MMFHC has received 35 Fair Housing Initiatives Program (FHIP) grants, a highly competitive national grantmaking program, through the U.S. Department of Housing and Urban Development. MMFHC's FHIP grants have included numerous multi-year enforcement initiatives, as well as outreach and education contracts that provided fair housing educational services to housing consumers and providers, testers, attorneys and independent living centers across Wisconsin. As part of managing these and other state and local contracts, MMFHC maintains a consistent, uniform record-keeping system.

MMFHC staff provide technical assistance, training, and consultation services to the US Department of Housing and Urban Development, the US Department of Justice, the Federal Reserve Bank of Chicago, the National Fair Housing Alliance and private fair housing agencies throughout the United States, and other local, state and federal organizations. MMFHC has received two Best Practices Awards for its work from the US Department of Housing and Urban Development. In addition, MMFHC was honored with a Trail Blazer Award by the Milwaukee Awards in Neighborhood Development Innovation program for its activities to address predatory lending practices, and MMFHC's President and CEO was honored with the 2008 National Community Reinvestment Coalition's National Community Reinvestment Award in recognition of his local, regional and national leadership on fair housing.

MMFHC clients experience high levels of success when seeking a legal remedy to discrimination they've faced. MMFHC has taken over 8200 complaints of illegal housing discrimination; of these, 650 have ended in courtroom proceedings. Of those 650, our clients have prevailed in all but 8 cases. Subsequently, plaintiffs in enforcement actions recovered over $8.4 million in damages. Additionally, some MMFHC clients were able to legally secure the housing denied them. MMFHC has also been involved in unusually complex cases, including 20 lawsuits brought since 1990 that were based on MMFHC systemic investigations. MMFHC conducts fair housing presentations on an ongoing basis; for example, from 2009 to the present, MMFHC conducted over 940 presentations to civic, community, religious, grassroots and educational groups on fair housing and fair lending laws to over 16,600 persons. Additionally, MMFHC has provided over 255 in-depth training sessions to nearly 5,700 members of the housing industry.

14. **Community Development (Collaboration)**: Will you enter into partnership with any other organization(s) to undertake this project? Yes No X if "yes" please list the organization(s) and its contribution(s).

While there are no formal partnerships proposed as part of this project, MMFHC employs collaborative strategies for every activity proposed herein by maintaining ongoing contact with the staff of other agencies. Through such relationships, services are available to a diverse range of people who might not have knowledge of such services. Further, MMFHC will use collaborations with other agencies to learn of housing trends, problems and patterns experienced by specific demographic groups so as to better respond to community needs.

Is this proposed project coordinated with or a part of any ongoing housing or community development program? Yes X No If "yes", explain how:

See above.

15. **Budget**: Please supply a Budget for the project for which you are requesting funds (Revenue Sources and Expenditures).

Fair Housing Center of Northeast Wisconsin
City of Green Bay CDBG
Operating Budget
January 1 through December 31, 2020

Salaries	9,569
Fringe Benefits	1,993
Total Salaries & Fringe Benefits	11,562
Supplies	50
Travel	1,708
Postage	40
Printing and copying	150
Advertising	2,520
Indirect Costs (rent, admin, audit, program insurance, etc.)	3,970
Total Other Expenses	8,438
Total Expenses	20,000

16. **Timing:** Any CDBG funds awarded must be fully expended within 12-month period from the date of the contract signing. Please indicate how the activities will be undertaken and funds sent to meet this time frame requirement.

MMFHC will utilize CDBG funds on the following timetable, assuming a January 1, 2020 start date:

ACTIVITY	TIMELINE
Complaint intake, case management, complaint investigations	Ongoing throughout project term.
Technical assistance services	Ongoing throughout project term.
Information and referral services for non-fair housing inquiries	Ongoing throughout project term.
Fair housing training seminar for rental industry	Preparation and marketing for the seminar to occur February – April 2020, estimated seminar completion in May 2020.

Fair housing presentation	Presentation will occur during first half of program year; specific date will be set based on audience needs.
Distribution of fair housing educational materials	Ongoing throughout project term.
Bus marketing campaign	Ongoing throughout project term.

17. **Leveraging**: Please explain any leveraging this project will include.

FHCNW's work in Green Bay is leveraged by funding from contracts with state and federal government agencies.

18. **Marketing and Outreach:** Please describe how you will outreach and market your program.

As noted above, a marketing campaign on Green Bay buses is a key part of proposed activities. In addition, as noted in a previous section, all participants in the housing market are affected by fair housing issues, and therefore FHCNW will target consumers and providers of housing throughout Green Bay, as well as social service agencies or other organizations that serve Green Bay. While attempting to reach a cross-section of housing market participants, MMFHC will market its services and provide fair housing information to underserved populations including, but not limited to, people of color, households with children, people with disabilities, immigrants, refugees, religious minorities, people with limited English proficiency, and households with low to moderate incomes. MMFHC has 42 years of experience conducting this type of outreach and education, and expands the reach of its activities through a network of informal relationships with community-based, faith-based and neighborhood organizations, as well as the assistance of volunteers.

Please attach the following information to this application:

- List of Board of Directors
- Mission of Agency/Organization
- Any supporting information as necessary.

William R. Tisdale
Signature of Applicant/Agency Representative

01/20/2020
Date

METROPOLITAN MILWAUKEE
FAIR HOUSING COUNCIL

759 N Milwaukee Street, Suite 500

Milwaukee, WI 53202

phone 414.278.1240
fax 414.278.8033
tty 414.278.0280

fairhousingwisconsin.com

William R. Tisdale
President and CEO

2020 MMFHC BOARD OF DIRECTORS

MISSION

The purpose of the Metropolitan Milwaukee Fair Housing Council, Inc. is to promote fair housing throughout the State of Wisconsin by combating illegal housing discrimination and by creating and maintaining racially and economically integrated housing patterns.

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
February 11, 2020	Krista Cisneroz, Staff

AGENDA ITEM # D.2.

Consideration with possible action on awarding the 2019 HOME Downpayment/Closing Cost Assistance Request for Proposals (RFP) in the amount of $100,000.00 to NeighborWorks Green Bay.

BACKGROUND

The City of Green Bay used a competitive application process to make a portion of its HOME funds available to non-profit groups who could administer a Downpayment/Closing Cost Assistance program for the City of Green Bay. On December 20, 2019, staff sent out the Downpayment/Closing Cost Assistance Request for Proposals (RFP) and received one application from NeighborWorks Green Bay.

NeighborWorks Green Bay's proposal will provide direct financial assistance to approximately 20 low- to moderate-income homebuyers within the City of Green Bay who lack the savings to cover the down payment and closing costs (DPCC) required to purchase a home. Participants in the program will receive pre-purchase homebuyer education and counseling from NeighborWorks Green Bay (a HUD-certified and National Industry Standards Adopted counseling agency).

RECOMMENDATION

Award the 2019 HOME Downpayment/Closing Cost Assistance Request for Proposals (RFP) in the amount of $100,000.00 to NeighborWorks Green Bay.

FISCAL IMPACT

ATTACHMENTS

1. NeighborWorks Green Bay Proposal HOME DPCC

City of Green Bay
HOME Grant Program
Downpayment/Closing Cost Assistance Application

Section A: Primary Information

1. Applicant/Organization: NeighborWorks Green Bay

   Address: 437 S Jackson Street, Green Bay WI 54301

   Email: scott@nwgreenbay.org

   Project Title: City of Green Bay HOME Investment Partnership Grant (HOME) Program

2. Amount of HOME Funds Requested $100,000.00

3. Person to Contact about this Application:

   Name: Scott Schoeneman - COO

   Address: 437 S Jackson Street, Green Bay WI 54301

   Email: scott@nwgreenbay.org

4. Type of Organization Nonprofit X Government ____

5. **Activity Purpose.** Does your activity primarily conduct the following?

   - Help prevent homelessness? Yes___ No X
   - Help the homeless? Yes___ No X
   - Help those with HIV/AIDS? Yes___ No X
   - Help persona with disabilities? Yes___ No X

7. **Program Description:** Please provide a narrative describing your program. Describe: WHAT you will do, WHO you will serve, WHY the project is needed, WHERE you will do it?

What: Down Payment Closing Costs Assistance Secondary 0% Deferred Loans

Who: Buyer Under 80% Area Median Income

Why: Promote homeownership among Low to Moderate Income households

Where: Within the City of Green Bay limits

The purpose of this program is to provide financial assistance to low- to moderate-income homebuyers with good credit and employment histories who lack the savings to cover the down payment and closing costs (DPCC) required to purchase a home. This program enables low- to moderate-income families to make the transition from the uncertainty of renting to homeownership and the opportunity to build wealth and bring stability to neighborhoods. Homeownership programs for low- to moderate income households have been a high priority of past City's Consolidated Plan. As noted in the City's Annual Action Plan, "this program is critical to achieving increased homeownership in LMI areas."

Eligible clients must purchase a home within the City of Green Bay. Under this program clients purchasing a home within the City would receive $5,000 down payment and/or closing cost assistance for the purchase of a single-family home or duplex. Loans will be secured by a mortgage on the property. The loan will be at 0% interest and repayment will be deferred until the owner sells, moves out, or transfers title. *We proposed that proceeds from repayment to be re-lent by NeighborWorks Green Bay in perpetuity under similar purposes and/or used for other HUD HOME program approved activities.*

Participants in the DPCC Loan Program must also receive pre-purchase homebuyer education and counseling from NeighborWorks Green Bay (a HUD-certified and National Industry Standards Adopted counseling agency). Through our Homebuyer Education and Counseling Program, we counsel hundreds of prospective homebuyers annually. Thousands of Green Bay households have received homebuyer education and pre-purchase counseling from the organization in our 38 year history. se counseling. During this same period, we assisted 725 homebuyers with down payment/ closing cost assistance loans or grants.

8. **Program Need:** What unmet community need (s) will your program address, how did you determine that this need(s) exists?

A shared goal of NeighborWorks Green Bay and the City of Green Bay is to increase the homeownership rate. Nationwide, current the homeownership rate is 64.8% (US Census). This is still short of homeownership averages in the 1990's and early 2000's. The Brown County homeownership rate is 66.5% (dataUSA) while Green Bay's homeownership rate is at only 55.8% (datausa2017). This suggests that the City of Green Bay has a high concentration of rental housing units compared to other communities in the HMA. There are many hardworking individuals and families who are ready to purchase a home but lack the savings for down payment and/or the closing costs associated with the purchase. This becomes an impediment to homeownership and delays or negates homeownership for low to moderate income households.

Additionally, there are both limited funding sources to assist first time home buyers as well as limited providers to deploy down payment assistance our regional communities.

9. **Self Sufficiency:** How will your program foster self-sufficiency of the client population served? Describe any factors that make your proposal unique or innovative:

Homebuyer education and individual pre-purchase counseling through NeighborWorks Green Bay would be required to apply for the HOME DPCC program. Our Education delivers relevant HUD Approved curriculum that provides a base knowledge of purchasing and owning a home in a sustainable manner. All homebuyer education clients also receive an individual counseling session covering budgeting, connection to community resources, and clarify homeownership goals. NeighborWorks Green Bay also offers a Financial Capabilities program for those clients who need further one-on-one time with their budget and finances.

10. **Location of Program:** Please provide the actual address(es) where your staff implementing this program will be physically located. Also please describe the primary service area(s); that is, the geographic area from which most clients will come (e.g. by street, neighborhoods, communities, or census tracts). If the service area is Citywide, please state that, but if beneficiaries tend to come from certain neighborhoods, areas or parts of the City, please identify those areas.

NeighborWorks Green Bay is located at 437 S. Jackson Street, Green Bay, WI 54301. It is centrally located in the City of Green Bay and has sufficient and easy access to parking. Additionally, our location is near the #11 Sky, #12 Coal and #13 River bus routes. Most buyers will already be living within the City limits as renters who are converting to homeownership. We don't focus on one neighborhood or part of the City above another however NeighborWorks Green Bay has extensive experience in the Navarino, Seymour, Olde North, and Fort Howard Impact Areas.

11. **Program Goal:** Please explain and list your program goals.

The volume of available funds within the program being $100,000, our goal is to assist 20 families with $5,000 Down Payment and Closing Costs Assistance Loans to promote homeownership within the City of Green Bay. A secondary goal of this program is to increase homeownership in central city and original neighborhoods in Green Bay. The production goal is to make up to 20 loans totaling $100,000 to homebuyers and leverage over $2.0 million in direct investment (not including an additional $10 million projected investment through other programs). Desired community level outcomes are two-fold. The first outcome is that through our programs, neighborhood homeowners be more prepared for financial challenges. This can be measured by foreclosure rates among our clients after three years of ownership as compared to all mortgagors in the community. The second outcome is that through this program, the original neighborhood of Green Bay will be more stable. This can be measured by comparing parcel location to owner mailing address in the land records database before and after the program to determine increase in owner-occupancy, with the assumption that increased owner-occupancy results in reduced transience of residents and a more "stable" neighborhood. Prior to the recession we're still feeling from a decade ago, our borrowers experienced a rate of foreclosure seven times lower than that of other Brown County mortgagors.

12. **Beneficiaries:**

- Estimate the total number (unduplicated) of people who will directly benefit.

  Program funds totaling $100,000 will allow for 20 - $5,000 loans to 20 unique households purchasing single or duplex housing units.

  NeighborWorks Green Bay homeownership clients tend to be single persons purchasing their first home or young families (early 30's). Our buyers are roughly equally men and women. The median household income of our buyers is $35,000. 89% of our homeownership clients are low income. 38% of our buyers have incomes between 50-80% of Area Median Income.

  It is the policy of NeighborWorks Green Bay to further fair housing opportunities and to administer its housing programs affirmatively so that all persons of similar income levels have equal access to programs regardless of race, color, creed, religion, national origin, sexual orientation, marital status, status with regard to receipt of public assistance, disability or family status.

- What is the estimated number of minority people/households to be served?

  NeighborWorks Green Bay homeownership activities served 1066 households in Federal Fiscal Year 2019. Of those 1066 families, 237 were Hispanic and 302 identified as single or multi-racial other than White. These numbers are comparatively consistent year over year. We expect the same hold true for beneficiaries of this program.

- Please identify any racial or ethnic minority groups targeted for services.

  We offer our Homebuyer Education classes and pre-purchase one-on-one counseling in both English and Spanish. We have two bilingual employees currently on staff. Additionally, we regularly sponsor interpreters for Hmong speaking, or with the hearing impaired. Our Financial Capabilities Program focuses on our tenants, who tend to be more racially diverse than community averages.

13. **Organization Experience and Capacity**: please explain your organizations experience and capacity for the program.

    Our organization was designed 38 years ago to promote homeownership and to leverage public and private resources to increase owner-occupancy in Green Bay neighborhoods. Our nationally recognized HomeOwnership Center features professional training facilities and private counseling rooms. Our counseling and lending team includes Jeff Van Rens, a lender and banker with more than 26 years of experience, Brianna Hammersley, a Spanish speaking counselor with her HUD Housing Counseling Certificate, Eileen Gossen, an experienced case worker who also earned her HUD Housing Counseling Certificate, and Tina Jimenez, an additional bilingual housing counselor. We have partnerships with Hmong language speakers (who are knowledgeable in real estate and lending) so that we can serve Hmong speaking clients as well. Our administrative staff includes Alex Mueller and Rachel Bukouricz, Finance and Accounting; Gwen Drumheller, Administrative Assistant; Chief Operating Officer Scott Schoeneman, and President & CEO Noel Halvorsen, all with extensive experience in grants administration or reporting. Given this staffing and system structure, we are able to assist over 600 households in homebuyer education, 500 in pre-purchase one-on-one counseling services, and assist in over 200 down payment assistance loans and/or grants in calendar year 2020.

14. **Community Development (Collaboration)**: Will you enter into partnership with any other organization(s) to undertake this program? *No*

    This program interfaces with NeighborWorks Green Bay pre-purchase HomeBuyer Education and Counseling Program. It is our intention that our Purchase, Rehab, Resale and other real estate development activities also align with this program to increase the rate of positive change in the City of Green Bay and especially designated Impact Areas. NeighborWorks Green Bay intends to cooperatively develop this program with the City Neighborhood Division and to tailor program specifics to maximize our shared goals. NeighborWorks Green Bay also has active partnerships with the Greater Green Bay Habitat for Humanity, Options for Independent Living, Integrated Community Solutions, and the Brown County Housing Authority. Although these agencies are not a formal part of this proposal and they have no role to play in the delivery or management of this program, persons receiving services from these agencies are permitted and encouraged to participate in the DPCC Loan Program to the limit of funding availability and program constraints. At our discretion, we may earmark loan dollars to assist low-income buyers of NeighborWorks Green Bay and Habitat for Humanity projects.

15. **Budget**: Please supply a Budget for the program for which you are requesting funds (Revenue Sources and Expenditures).

Program Fund	$100,000	
Less 20 loans @ $5,000ea	-$100,000	
Program Fund Balance	$0	
Program Fee Income	$10,000	20 loans at $500 charged to beneficiary
Cost of Delivery	$500 ea	Doc Prep, licensing, overhead & admin

We are proposing a similar fee to the beneficiary commensurate with our other lending partnerships with Brown County Housing Authority and our own NeighborWorks Green Bay revolving loan fund. Those fees are $500 and $600 respectively. At this rate, we merely aim to break even using other organizational revenue to sustain our homeownership activities.

The impact of this proposed fee to the buyer is nominal. Our homeownership staff seek to find the most advantageous down payment assistance program available given the buyer's income, household size, and location of purchased home. If this City of Green Bay HOME grant is determined to be the best assistance available, we disclosed and weigh its cost versus benefit. The client does not need to pay this fee out of pocket but rather this fee is paid at closing. Our counselors discuss the breakeven point between the proposed cost of the program delivery versus the benefit to the client. While this varies depending upon purchase price and prevailing interest rates, the breakeven point is typically around 24 months. An example may be a client who is buying a home for $130,000 with a primary bank loan at 4.50% amortized over 30 years. The client is avoiding debt service of $22.65 per month if they would have otherwise financed that credit amount. In this case, the breakeven point is 23 months. This client is avoiding $22.65 upon the 24th month and thereafter until they sell the home.

16. **Timing:** Any HOME funds awarded must be fully expended within 12-month period from the date of the contract signing. Please indicate how the activities will be undertaken and funds sent to meet this time frame requirement.

Given the delivery requirement of the program, this HOME loan program will take priority over our other Down Payment and Closing Cost Assistance Loans. Our operations are currently closing between 12-18 loans per month depending upon the season and market conditions. We will need to close 1 to 2 (average of 1.6 monthly) to fulfill this delivery requirement. Funding availability from our other down payment assistance programs are limited while our ability to deploy loans and services are increasing.

17. **Leveraging**: Please explain any leveraging this program will include.

We will see a total investment in the City of Green Bay's of $2,700,000 million comfortably assuming twenty homebuyers are assisted and each buyer purchases a house for an estimated purchase price of $135,000. The $100,000 in HOME Investments Partnership funding proposed in this RFP is 3.7% of the total investment. This means the investment of each HOME fund dollar will yield $27.00 in direct community investment. Of course, this measures the real estate sales impact only. Many economic practitioners assume additional multipliers that reflect additional economic impacts of home purchase including home improvement purchases, furniture, and other investment in goods and services.

18. **Marketing and Outreach:** Please describe how you will outreach and market your program.

Our staff meets monthly with lenders and realtors to go over our program offerings. This includes a committee of lenders from a dozen area lending institutions in the Greater Green Bay Area. Our program documents are regularly updated on our website along with paper handouts to all homebuyer education clients detailing the qualifications and terms of down payment/closing costs assistance loans.

Our lending program deploys a multifaceted marketing approach. Our principal avenues include:

- Yard Signs. We've given hundreds of "We Can Help You Buy This Home" signs to area Realtors. These signs are placed on the lawn next to the Realtor's sign and let prospective buyers know that counseling and financial assistance is available for that property. To enhance our success in the Impact Areas and areas of emphasis like the ShipYards, our staff will contact area Realtors for permission to place our signs on all single- and two-family properties for sale in the Impact Areas regardless of the participation of the listing agent.
- Program Brochures. We provide information about our program at our office and locations throughout the community. These brochures are distributed in bulk to area lenders and realtors. We will coordinate with area listing agents to place copies of brochures noting the special $5,000 loans available for one- and two-family homes.
- Presentations. Our counseling and lending staff routinely make presentations to the loan committees of area lenders, to meetings of realtors, and other real estate industry gatherings. We use these opportunities to educate partners about our programs in general and to highlight special programs. Special lender and realtor flyers are distributed to our partners to make working with our programs easy.
- Web Site. Our web site (www.nwgreenbay.org) offers up-to-date program information. Our Facebook page (www.facebook.com/NeighborWorks.Green.Bay) directs customers to our website or to give us a call about programs.
- Word of Mouth. Many of our clients report being referred by friends or co-workers who participated in our programs. We'll tell the hundreds of people who go through our homebuyer education classes about the program and the incentives to purchase in the Impact Areas.

Signature of Applicant/Agency Representative

January 22, 2020
Date

Scott Schoeneman
NeighborWorks Green Bay

Attached is the following information for this application:

- List of Board of Directors
- Mission of Agency/Organization
- Any supporting information as necessary.

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
February 11, 2020	Matt Buchanan, Staff

AGENDA ITEM # D.3.

Consideration with possible action on Commercial Facade Improvement Grant funds to Olde Town Crossing Business Condominium Association for enhancements to 1240, 1238, and 1236 Main Street (Tax Parcel # 8-848).

BACKGROUND

The Olde Town Crossing Business Condominium Association has submitted a commercial facade grant application to fund improvements to 1240, 1238, and 1236 Main Street (Tax Parcel 8-848). The property is a multi-tenant commercial building with both office and retail uses. The specific businesses that would benefit from the proposed project include Sunrise on Main Boutique, Unishippers, Sindustry, and Mint Salon.

The project includes pressure washing, priming, and painting the building's crown beams, trim, and facade along Main Street. The total project cost is $11,552.18. The design review committee has reviewed and scored the application and recommends awarding $8,664.00, which would cover up to 75% of the estimated project cost.

RECOMMENDATION

Approval of a $8,664.00 grant to the Olde Town Crossing Business Condominium Association.

FISCAL IMPACT

The RDA has allocated $50,000.00 in Community Development Block Grant (CDBG) funding for commercial facade or demolition grants for 2019-2020. To date, the RDA has already obligated $40,569.00 to other projects. If $8,664.00 is awarded to Olde Town Crossing Business Condominium Association, the RDA would have $767.00 remaining to fund additional projects in the 2019-2020 grant cycle.

ATTACHMENTS

1. Olde Town Crossing Facade Application GBED
2. Proposal_CertaPro_Olde Towne Crossing

City of Green Bay

Commercial Façade Improvement Program Application

A. Applicant Information

Building Owner: Olde Town Crossing Business Condominium Association

SSN or Tax ID No.:

Contact Name: Bill Sieber

Address: 3351 Beach Lane

City/State/Zip: Green Bay, WI 5431

Phone: 920-471-7562 Fax:

william.sieber@unishippers.com

Businesses Impacted: Sunrise on Main; Unishippers; Sindustry; Mint Salon

B. Building Information

Building Name: Olde Town Crossing Business Condominium Association

Address: 1240, 1238 & 1236 Main Street

	Space Allocation	
No. of Stories: 2		
No. of Primary (street facing) Facades: 3	Retail %:	50
Total Square Feet: 12,000	Office %:	50
Year Built: circa 1901	Residential %:	
Approx. Market Value: $600,000	Other %:	

C. Proposed Project

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

P**re**ssure wash, prime, and paint the facades of 1240, 1238, and 1236 Main Street, including facade, crown beams, and trim.

2. Project Start Date: March 2020 3. Project End Date: **April 2020**

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

The façade is in dire need of new paint. The condo associations flood expenditures have been significant. Without the grant, the façade, which is deteriorating, would not be addressed this year. Thanks for making these funds available.

D. Project Financing

Reimbursement shall be limited to no more than 75% of the total cost of eligible improvements, not to exceed $5,000 per project. Larger buildings with more than one storefront may be considered for a larger grant on a case by case basis. The City of Green Bay requires proof of down payment and no less than 25% of project costs secured by applicant prior to approval.
The City of Green Bay reserves the right to pay the contractor(s) directly upon project completion.
Project must begin within 3 months of approval date. Project must be completed 9 months after the Project Begins.

E. Summary of Eligible Improvement Costs

Proposed Work	Contractor(s)	Finish Date	Cost Estimate
Pressure wash, prime and paint the facades of 1240, 1238, and 1236 Main Street, including facade, crown beams, and trim.	CertaPro Painters	10/31/19	$11,552.18
		Total:	**$11,552.18**

F. Summary of Non-Eligible Improvements

Bids for non-eligible work are not required

Proposed Non-Eligible Work	Contractor(s)	Finish Date	Cost Estimate
		Total:	

G. Application Attachments

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

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

H. Applicant Signature

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

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

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

William Sieber	10/7/2019
Signature	Date

Office Use Only

Date of Application Submission ____________________

Date of Design Review Board Approval ____________________

Date of RDA Approval ____________________

Date of Permit Approval ____________________

CertaPro Painters®

Exterior Proposal

Job #: JOB-1250-5623
Date 09/27/2019

PREPARED FOR

Sieber
Sieber Comm-Ext
1228-1242
Main St, Green Bay 54302
9204371055

PREPARED BY

920-455-9043
jfiner@certapro.com

Jim Finer
Commercial Sales Associate

Alan Phillips
(920) 964-9295
greenbayoffice@certapro.com
https://newi.certapro.com
785 Scheuring Road, Ste C
De Pere, WI 54115

Full Worker's Compensation Coverage
General Liability / Umbrella Insurance / Auto Insurance

PRICE SUMMARY

New Side	$10,580.18
Lead Safe Procedures	$972.00
Total:	**$11,552.18**
Balance	**$11,552.18**

PROJECT SUMMARY

*****LEAD PROJECT*****

LIFT IS REQUIRED FOR THIS PROJECT (SEE OPTIONS)

Included in the price above:

- Soffit
- Fascia
- Lintels
- Posts
- I beam
- Entrance ceilings

Not included in the price above:

- Masonry
- Doors/frames
- Windows/frames

Surface preparation:

1. Hand wash using a water-based cleaner/degreaser
2. Scrape any loose and peeling paint using lead safe procedures
3. Clean
4. Cover any areas not being painted

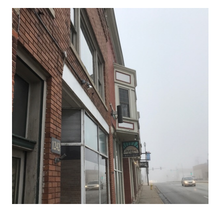
Painting process:

1. Prime any rusted metal with Sherwin-Williams Kem Kromik Primer
2. Prime any bare galvanized metal with Sherwin-Williams DTM Bonding primer
3. Apply 2 coats of Sherwin-Williams A-100 Satin (color TBD)

*** Customer is responsible for closing one lane of road on main street, getting permit for that closure.**

PROJECT DETAILS

	Paint	Sheen	Color	Paint / Primer Coats
New Side $10,580.18				
Soffit	A-100-Acrylic	Satin	TBD	2 / 1
Fascia	A-100-Acrylic	Satin	TBD	2 / 1
Metal - Airless	A-100-Acrylic	Satin	TBD	2 / 1
Simple Post	Pro Industrial DTM Acrylic Finish-Acrylic	Semi-Gloss	TBD	2 / 1
Lintels	Pro Industrial DTM Acrylic Finish-Acrylic	Semi-Gloss	TBD	2 / 1
Wash				
Prep & Repair				
Caulking (Lin Ft)	950A Caulk-Acrylic Latex	Flat	TBD	1



Paint Brands: Sherwin-Williams

Lead Safe Procedures $972.00

Lead Safe Procedures

SET-UP

CUSTOMER TO:
- Keep vehicles away from home/building
- Customer to choose paint colors week before project

CERTAPRO WILL COVER & PROTECT
- Light fixtures
- Walkway
- Roof
- Driveway

CERTAPRO WILL

EXCLUSIONS
- Any surface not specified in the proposal
- Anything else not specified in the proposal
- Doors
- Door Frames
- Foundation
- Maintenance Free Windows

Additional set up instructions from defaults.

PREPARATION

- Caulk previously caulked gaps and cracks
- Scrape loose and peeling paint
- Caulk cracks and gaps
- Prime where necessary

STANDARD LEVEL OF PREP

Unless stated otherwise in pictures and/or text in this proposal, this project is priced to include our standard level of prep. This includes the following:
- Wash or wipe down surfaces being painted.
- Scrape and sand loose and peeling paint. Please Note** Scraping and sanding will not result in a smooth finish. There will be ups and downs where paint was removed.
- Spot priming bare wood and metal in areas being painted. We do not spot prime areas being stained.
- Caulking as needed. We only caulk areas that were previously caulked and are missing or failing. We only remove caulking that is failing.

This level of prep DOES NOT include (Unless specified otherwise in this proposal) the following:
- Wood replacement
- Fixing imperfections that require feather sanding and bondo application.
- Full recaulking if caulk is not failing or missing.
- Stripping existing surface coating.

Power washing: To remove dirt, algae, mildew and degraded or damaged wood fibers so the new finish coat will adhere properly. This step is for cleaning...not paint removal. Homes with loose paint will have many chips on the ground after washing which we can not remove until everything dries out. Small chips are impossible to rake out of the grass and planting beds so we will do our best to get them out but there will be some residue left over. Power washing will not remove oxidation stains from gutters and downspouts. Although we will thoroughly flush the exterior surfaces after washing, you should plan on having your windows cleaned after the painting is done as power washing may leave a residue on the exterior glass.

CLEAN-UP

Daily: Ladders are taken down and stored in a designated area along with all other tools and supplies. All debris will be swept and removed from the property or deposited in the appropriate trash receptacle according to the customer's preference. We clean up daily and upon completion to make sure your property is "presentable" and perform a full clean-up when we are complete (including sweeping and vacuuming paint chips). The procedures performed to properly clean your house may create literally thousands of very small paint chips that are near impossible to fully cleanup.

Upon Completion: All tools, supplies & equipment will be removed from the property. If there is leftover paint, we will leave leftover paint for your future use.

NOTES

OUR CERTAINTY SERVICES SYSTEM: To ensure that the project meets your expectations, we will:

- Meet with you at the beginning of the project to ensure all information is up to date and accurate.
- Communicate with you daily to inform you of what has been completed, what will be done tomorrow and any possible issues.
- And finally, have you do a final inspection with us to make sure that you are completely satisfied with the completed project.

CHANGE ORDERS: Any changes to the scope of work detailed above, or to the color or gloss level of the paint to be used, requires customer sign-off on a change order form and will result in additional charges to cover time and materials.

UNFORESEEN CONDITIONS: Cannot be predicted, and therefore are not included in this bid, should something outside the scope of work be encountered, we will notify you and proceed upon your approval.

SCHEDULING: To schedule your project we will need a signed contract. Our office will call you directly to discuss potential start dates once it is received. If you have any special considerations or deadlines that you need us to assist you with, please let us know and we will make the necessary special accommodations. To be fair to all our customers, all projects are scheduled in the order in which they are received in our office signed.

PRODUCTION DELAYS: Delays in production can happen for many reasons. Depending on the season of the year our work day lengths are affected. Such as spring and fall our work days can be shorter. Rain plays a huge part in our schedule and even a shower in the morning can stop us from doing any work on a given day. Also saturating rains may require additional drying days before we can start work again.

COLOR SELECTION: Please complete color selection five days prior to the start of production so that we may uphold our commitment of scheduling. As part of our service we are happy to assist you in making color selections by supplying manufacturer's color charts. The samples on the chart are ink representations and only approximate the actual paint color that will be applied. One way to be certain that the paint color you have chosen will meet your expectations is to apply a Test Patch. A sample purchased from the paint store can be applied to the area that will be painted prior to making the final selection. If you choose to have your old paint can matched because it was the color used last time or use a surface paint chip that there maybe a difference in look due to sheen differences or fading.

NUMBER OF COATS: We quoted the project based on our conversation with you at time of estimate. The following number of coats required is being provided for you in case you change your mind as to what the color will be so you understand why the number of coats may change. **1 Coat** - Keeping same color that is currently on surface (This includes faded colors on surfaces that can be cause from many environmental reasons) - Surface must also be in good condition. Dry wood may absorb the first coat regardless of it being the same color. **2 Coats** - Color change (This includes using the original color if surface has faded) - We recommend a 2nd coat if the house has not been painted or stained within the last 5 years or if it is dry. **3+ Coats** - Shades of Yellow or Red or Orange or a Dark Deep Base color - Or if it is a significant color change. Very old dry wood may even require 3+ coats in special cases.

- Extensive carpentry may effect the number of coats based on the surface and color selection

COLOR AND COATS: The Customer is considering updating the color of their home/building. CertaPro highly recommends 2 coats of paint/stain to ensure uniform color/sheen and for longevity reasons between projects.

Due to the paint failure on the wood substrates, CertaPro highly recommends priming those areas prior to painting. We use Sherwin Williams Prime RX Wood Bonding Primer. This will extend the amount of time between painting projects.

SURFACE PREPARATION: We will power-wash the Customer's home using TSP or Simple Green before we commence any surface preparation to remove any surface dirt and kill any mildew. This will prepare the surfaces for painting. The Customer is aware that this will happen a few days before we actually start the other prep work.

As discussed with the Customer, their home/building is in relatively good shape, but there will still be some surface preparation (scraping, caulking, sanding and priming) needed to bring the substrate to a condition where it will readily and properly accept the application of the finish coat of paint.

DEPOSITS:

Commercial - A 50% deposit is required in order to secure a place on our schedule. Balance is due upon completion. Pricing assumes payment by check.

PAYMENT METHODS: We accept checks and credit cards. The credit cards we accept are Visa, MasterCard and Amex. If paying with check please provide check made out to CertaPro Painters to the Job Site Supervisor assigned to your project. If paying by credit card please contact our office at 920-964-9295.

CREDIT CARD FEES: We are pleased to offer you the option to pay for your project using Visa, MC or AMEX. If you choose to pay with this method there will be 3% credit card proccessing fee on the amount being processed.

COLOR CONSULTATION: When you work with CertaPro to enhance your exterior, we want you to paint with certainty - especially regarding your color choice. We understand color decisions can be overwhelming. This process is made a little easier when an experienced color coordinator brings samples to your home and helps you choose a color palette that best suits your home, personal taste and style. It is our pleasure to offer our customers a color consultation at NO CHARGE ($250 value) to provide expert paint advice and counsel to our valued customers prior to the start of their interior paint project (Limit 1). If additional color consults are requested, they will be done with a service charge of $100 per consultant.

DECKS & STEPS: Horizontal surfaces take a beating from foot traffic, rain, ice, and snow and will show wear before anything else. Many people choose to maintain them biannually or annually.

SEMI-TRANSPARENT STAINS: These stains do not result in uniform coloring of stained surfaces; some areas will be lighter and others, darker.

CARPENTRY: Any carpentry work to be done by anyone other than CertaPro must be 100% completed before CertaPro can begin the painting project. All carpentry will be done on a time and material basis at $75 per man hour + materials. The Customer will need to approve all additional work.

***** Carpentry Services, EIFS, Dryvit and Stucco Repairs are excluded from any discount(s) that may be offered. *****

LIFT: Lift will be required for reaching some exterior surfaces. The lift charge of **$1,337.22** is not included with the current quote but will be included once project is completed. Understand that this is only an estimated cost and may increase or decrease based on lift size needed and length of rental. Weather is out of our control and lifts are not discounted for weather by the rental company. Estimate also does not include delivery fees, cleaning fees, taxes, gas etc. If you do not approve the lift cost you can provide a lift yourself because to complete your project it will be needed.

To approve us renting a lift, please sign here:

____

ADDITIONAL NOTES

CUSTOMER SERVICE COMMITMENT: The goal for this job is to provide the best customer experience possible. This is accomplished by being friendly and courteous, by making the client feel part of the process with daily updates and excellent communication, by doing things right the first time, and by respecting your property and your home. We recognize that we are guests.
LEAD SAFE PRACTICES: Although not all home require LEAD SAFE practices to be followed, CertaPro Painters elects to educate all of its customers about the hazards of LEAD paint. Go to http://www.epa.gov/lead/pubs/renovatorightbrochure.pdf and read through the Renovate Right Brochure. Then please sign the Pre-Renovation Form and return to CertaPro Painters.
SAFETY: CertaPro Painters requires and practices safe working conditions for our customers and staff. CertaPro Painters practices the following safety procedures including but not limited to: Occupational Safety & Health Administration (OSHA), Environmenta Protection Agency (EPA) & Department of Health Services (DHS). In the event you ever witness a CertaPro Painters crew member not following safe practices please immediately call (920) 964-9295.
The terms and conditions on the back side of this document are incorporated into the agreement of the parties. All coupons and discounts must be provided at time of approving work. No combination of discounts are allowed.
LIMITED WARRANTY: QUALITY OF WORK. All work performed by CertaPro will be completed according to customary industry standards. Damage to CertaPro's finished work caused by other contractors or persons, or resulting from surfaces conditions which are not addressed in CertaPro's work, including dry wall pops, are not considered warranty repair and may, at CertaPro's option, require separate payment to remedy.
REMEDY. CertaPro must be given the first opportunity to correct any problem and the remedy will not be deemed insufficient so long as CertaPro is willing and able to repair, correct, or repaint the alleged defective area.
Entire Agreement; Change Orders. No modification of this agreement by Customer will be binding on CertaPro unless in writing and signed by the authorized representative of CertaPro.
Billing Service Charges; Collection Expenses. Full payment due upon completion of work described in proposal and change order (if applicable). Following final billing, all open accounts will be subject to service charges if not paid within 15 days after the amount becomes due. Amounts not paid when due will incur a service charge of 1.5% per month so long as the amounts remain unpaid. All collection costs, including attorney's fees and court costs, incurred by CertaPro in the collection of amounts becoming due will be the responsibility of Customer.
Indemnification. Customer agrees to hold harmless and indemnify CertaPro from any claim for injuries to persons or damage to property which is suffered by CertaPro's employees, subcontractor's or subcontractor's employees as the result of latent defects or hidden hazards which exist on Customer's premises, or which are caused by the negligent acts or omissions of Customer, Customer's family, property occupants or Customer's invitees.
Disputes. All disputes between the parties which relate to the quality of the work or the outcome of CertaPro's services must be submitted to mediation. If not resolved by mediation, the parties agree to submit to binding arbitration of all such disputes. This provision will not apply to any claim by CertaPro for the payment of money owed, nor any claim arising from the circumstances set forth in the Indemnification paragraph.
Credit Cards are gladly accepted for payment but will be assessed a 3.0% process fee of the total invoice for the project and will be charged in addition to the proposed amount.
If ladder work is deemed unsafe to access high points then a man-lift may be required. Costs for safety equipment are in addition to this estimate.
Windows, stormers, and doors are priced per side unless otherwise specified. Additional coats of paint beyond what is included in the proposal will incur additional costs.
LEAD SAFE PRACTICES: Although not all home require LEAD SAFE practices to be followed, CertaPro Painters elects toeducate all of its customers about the hazards of LEAD paint. Go to http://www.epa.gov/lead/pubs/renovatorightbrochure.pdf and read through the Renovate Right Brochure. Then please sign the Pre-Renovation Form and return to CertaPro Painters.
SAFETY: CertaPro Painters requires and practices safe working conditions for our customers and staff. CertaPro Painters practices the following safety procedures including but not limited to: Occupational Safety & Health Administration (OSHA), Environmenta Protection Agency (EPA) & Department of Health Services (DHS). In the event you ever witness a CertaPro Painters crew member not following safe practices please immediately call (920) 264-3886.
LIEN NOTICE: AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, CLAIMANT (ALSO DESCRIBED HEREIN AS "SELLER") HEREBY NOTIFIES OWNER (ALSO DESCRIBED HEREIN AS "BUYER") THAT PERSONS OR COMPANIES PERFORMING, FURNISHING OR PROCURING LABOR, SERVICES, MATERIALS, PLANS OR SPECIFICATION FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION, TO THE UNDERSIGNED CLAIMANT, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER THE NOTICE WITHIN 60 DAYS AFTER THEY FIRST PERFORM, FURNISH OR PROCURE LABOR, SERVICES, MATERIALS, PLANS OR SPECIFICATIONS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO PERFORM, FURNISH OR PROCURE LABOR, SERVICES,

MATERIALS, PLANS OR SPECIFICATIONS FOR THE CONSTRUCTION AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY. CLAIMANT AGREES TO COOPERATE WITH THE OWNER AND OWNER'S LENDER, IF ANY, TO SEE ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

Wood rot will be repaired with customer's approval on time & material basis. Labor rate is $75.00 /Man Hour. Material is billed from supplier's invoice plus 50% for handling. If securing owner's approval proves to be a lengthy process CertaPro reserves the right to proceed with the repair work without approval. This is done for the sake of expediency, economy and to avoid damage resulting from adverse weather conditions that may be upon us if approval was not secured in a timely manner and the work was left exposed to the elements. The carpentry man-hours and material stated below are approximate and may vary either way depending on the extent of wood rot that cannot be fully determined from ground level at the time of the estimate.

SIGNATURES

Authorized Franchise Representative Signature Date

PAYMENT

Payment is due: In full upon job completion

DECLARATION OF CONTRACT

(I/We) Have read the terms stated herein, they have been explained to (me/us) and (I/we) find them to be satisfactory, and herby accept them.

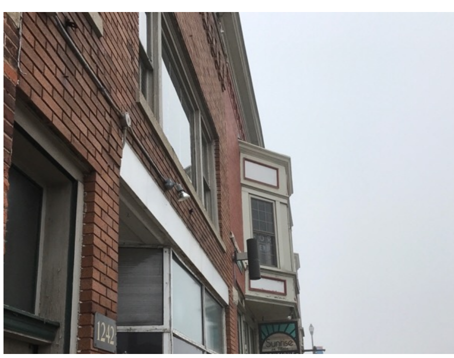
Customer Signature Date

OPTIONAL WORK

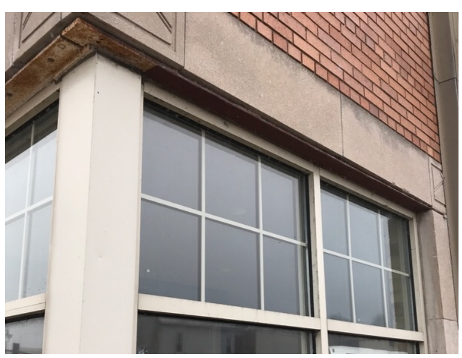
The following items are **NOT INCLUDED** in your project but may be added for the additional cost listed below.

Area	Item(s)	Price
45' Articulating	1 Week Rental	$1,337.22

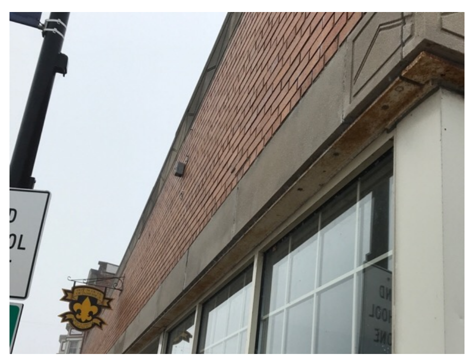
ADDENDUM - ALL PICTURES



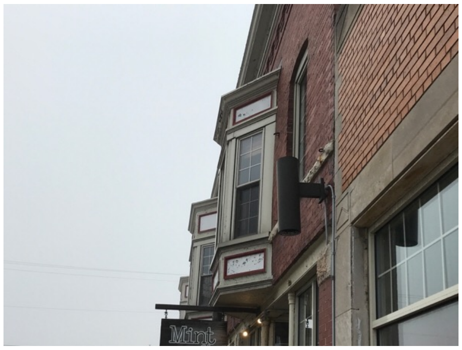
New Side



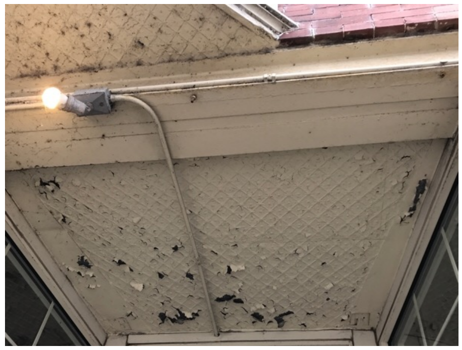
New Side



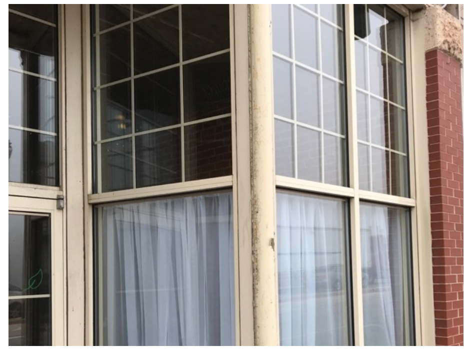
New Side



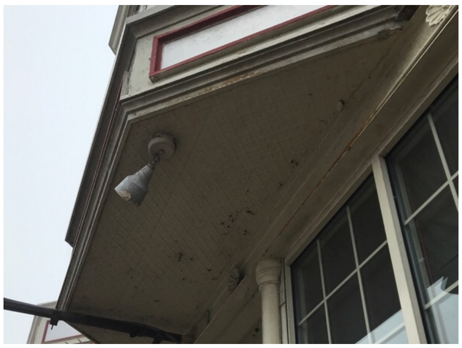
New Side



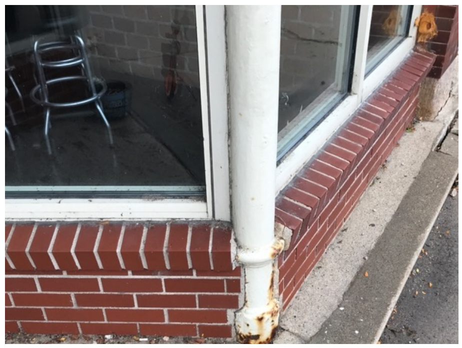
New Side



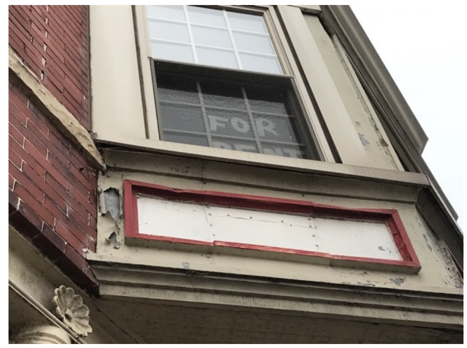
New Side



New Side



New Side



New Side

DEFINITIONS AND CONDITIONS OF THIS CONTRACT

RELATIONSHIP — The individual giving you this proposal is an independent contractor licensed by CertaPro Painters® to use its systems and trademarks to operate a painting franchise. The work will be completed by the independent franchised contractor. Please make any check payable to the franchise shown on the front of this proposal.

COLORS — Colors may be chosen by the client prior to commencement of work. If, after the job starts, a color change is required, the independent Contractor will have to charge for time and material expenses incurred on the original color.

UNFORESEEN CONDITIONS — Should conditions arise which could not be determined by visual inspection prior to starting work, the client must pay an agreed upon extra for the completion of such work.

PROPOSAL — This proposal is valid for 60 days after it was written. In addition, the Independent Franchised Contractor should be informed of your desire to have the work done and receive a signed copy of the proposal before work is to be started.

ATTENTION CLIENT:

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE BELOW NOTICE OF CANCELLATION FOR AN EXPLANATION OF THIS RIGHT. (SATURDAY IS A LEGAL BUSINESS DAY IN CONNECTICUT.) THIS SALE IS SUBJECT TO THE PROVISIONS OF THE HOME SOLICITATION SALES ACT AND THE HOME IMPROVEMENT ACT. THIS INSTRUMENT IS NOT NEGOTIABLE.

NOTICE OF CANCELLATION

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE. IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED. IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE; OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK. IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREED TO RETURN THE GOODS AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT. TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM TO:

Name of Seller **Alan Phillips**

DATE OF TRANSACTION ________________
NOT LATER THAN MIDNIGHT OF ________________

I HEREBY CANCEL THIS TRANSACTION

(Buyer's Signature) (Date)

LIMITED TWO YEAR WARRANTY

Subject to the limitation set forth below, for a period of 24 months from the date of completion of the work described on the front of this contract, the Independent Franchise Owner named on the front of this contract (the "Contractor") will repair peeling, blistering or chipping paint resulting from defective workmanship.

THIS LIMITED WARRANTY DOES NOT COVER:

- Any work where the Contractor did not supply the paint or other materials.
- Any work which was not performed by the Contractor.
- Varnished surfaces.
- Surfaces made of, or containing, galvanized metal.
- The cost of paint required to perform the repairs.
- Repairs to horizontal surfaces or any surface that, by virtue of its design permits moisture to collect. Surfaces include, but are not limited to, decks, railings, stairs, porches, roofs and wood gutters.
- Exact paint match as environmental conditions will affect the color and finish of all paints over time.
- Any repairs which are necessitated as a result of a defect in the paint regardless of whether the paint was supplied by the Contractor or the customer.
- Bleeding caused by knots, rust or cedar.
- Cracks in drywall, plaster or wood.
- Peeling, blistering or chipping where they are caused by:
  - mill-glazing from smooth cedar
  - ordinary wear and tear.
  - abnormal use or misuse.
  - peeling of layers of paint existing prior to the work performed by the Contractor.
  - structural defects.
  - settling or movement.
  - moisture content of the substrate.
  - abrasion, mechanical damage, abrasive cleaning, abuse or damage resulting from use of chemicals or cleaning agents or exposure to harmful solids, liquids or gases.
  - damage or defects caused in whole or in part by reason of fire, explosion, flood, acts of God, extreme weather conditions, misuse, alteration, abuse, vandalism, negligence, or any other similar causes beyond the control of the Contractor.

Repairs under this limited warranty will be performed only on the specific areas where peeling, blistering or chipping has occurred and only to the level of surface preparation described in the preparation section of the Contract.

FOR THIS WARRANTY TO BE VALID, YOU MUST:

- Pay the full contract price.
- Retain a copy of the original contract.
- Retain a copy of your cancelled check or other evidence of payment in full.
- Pay for all materials used to perform the repairs.
- Make the property accessible to the Contractor, or his employees, to perform the repairs.

THIS LIMITED WARRANTY IS THE ONLY EXPRESS WARRANTY MADE BY THE CONTRACTOR AND IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED. THIS WARRANTY COVERS ONLY THOSE SERVICES PROVIDED BY THE CONTRACTOR TO THE ORIGINAL PURCHASER NAMED ON THE FRONT OF THIS CONTRACT. IN NO EVENT SHALL THE CONTRACTOR BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES IN EXCESS OF THE ORIGINAL CONTRACT PRICE. THIS WARRANTY MAY NOT BE ALTERED OR EXTENDED FOR ANY PURPOSE UNLESS DONE SO IN WRITING IN A DOCUMENT EXECUTED BY ALL PARTIES TO THIS CONTRACT.

This warranty gives you specific legal rights. Some jurisdictions do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you. Some jurisdictions do not allow the exclusion or limitation of incidental or consequential damages, so the above limitations or exclusions may not apply to you.

For warranty service, you should contact your Contractor to schedule an inspection of your property by calling CertaPro Painters® at 800.462.3782.

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
February 11, 2020	Krista Cisneroz, Staff

AGENDA ITEM # E.1.

Financial report and check register.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Check Register
2. RDA Financial Report 2020

City of Green Bay RDA
Check Register
1/31/2020

CHECK NUMBER	CHECK DATE	VENDOR NAME	AMOUNT
21177	01/02/2020	CITY OF GREEN BAY	1,835.98
21178	01/02/2020	CITY OF GREEN BAY	24.59
21179	01/02/2020	CITY OF GREEN BAY	14,072.69
21180	01/02/2020	WISCONSIN MEDIA	50.48
21181	01/02/2020	ENVIRONMENTAL HAZARDS SERVICES, LLC	8.00
21183	01/02/2020	NEIGHBORHOOD HOUSING SERVICES OF GB, INC	500.00
21184	01/02/2020	REMODEL SHOP	28,653.40
21185	01/02/2020	BADGER STATE BREWING COMPANY LLC.	60,971.00
21186	01/02/2020	BOSLEY PROPERTIES / RICCI BOSLEY	5,447.89
21187	01/13/2020	GREATER GREEN BAY HABITAT FOR HUMANITY, INC.	33,990.00
21188	01/13/2020	BROWN COUNTY TREASURER	3,000.00
21189	01/13/2020	CITY OF GREEN BAY	28,581.74
21190	01/13/2020	CITY OF GREEN BAY	329.16
21191	01/13/2020	ENVIRONMENTAL HAZARDS SERVICES, LLC	56.00
21192	01/13/2020	BROWN COUNTY REGISTER OF DEEDS	180.00
21193	01/13/2020	WISCONSIN PUBLIC SERVICE CORPORATION	141.52
21194	01/13/2020	NEIGHBORHOOD HOUSING SERVICES OF GB, INC	500.00
21195	01/13/2020	BOSLEY PROPERTIES / RICCI BOSLEY	2,741.44
21196	01/13/2020	MIKES SEAMLESS GUTTERS & MAINT. LLC	723.00
21197	01/31/2020	CITY OF GREEN BAY	564.85
21198	01/31/2020	NEIGHBOR-WORKS GREEN BAY	5,000.00
21199	01/31/2020	LIGHTHOUSE TITLE INC	130.00
21200	01/31/2020	TWG CONSTRUCTION, LLC	85,000.00
			272,501.74

Redevelopment Authority
Financial Report
CDBG
1/31/2020

	2020 Budget	2019 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Park Improvements	-	156,023.45	-	-	50,000.00	106,023.45
Public Works Improvements	-	130,736.79	-	-	50,000.00	80,736.79
Public Service	-	101,065.25	-	9,053.96	-	92,011.29
Fair Housing	-	24,100.00	-	-	-	24,100.00
CDBG Eligible Areas	-	280,426.93	10,848.52	229.16	-	291,046.29
CDBG Eligible Areas-Beautificatio/Art	-	54,394.00	-	-	-	54,394.00
Economic Development	-	423,499.08	10,826.83	-	-	434,325.91
ED Blight Elimination-Walnut Street	-	85,525.36	-	-	-	85,525.36
ED Façade & Demo Loans	-	77,846.50	-	-	-	77,846.50
Administration	-	177,746.91	-	15,271.38	-	162,475.53
	$ -	**$ 1,511,364.27**	**$ 21,675.35**	**$ 24,554.50**	**$ 100,000.00**	**$ 1,408,485.12**

Redevelopment Authority
Financial Report
HOME
1/31/2020

	2020 Budget	2019 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Single Family Rehab Loan Program	-	327,051.10	24,867.90	6,372.83	115,870.87	229,675.30
Housing Development Projects	-	414,917.96	-	33,990.00	188,998.00	191,929.96
CHDO Projects	-	114,824.72	-	-	-	114,824.72
Downpayment Closing Cost Assistance	-	105,000.00	-	-	-	105,000.00
Administration	-	35,711.84	2,763.10	7,454.40	-	31,020.54
	$ -	**$ 997,505.62**	**$ 27,631.00**	**$ 47,817.23**	**$ 304,868.87**	**$ 672,450.52**