



# **MINUTES 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.**

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: Gary J. Delveaux, Deby Dehn, Barbara Dorff, Kathy Hinkfuss, Members

Excused: James Blumreich, Matt Schueller, Melanie Parma

Liaisons Present: Jeff Mirkes, Leah Weycker

## **B. APPROVAL OF THE AGENDA.**

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

Moved by Ald. Barbara Dorff, seconded by Deby Dehn to approve the agenda for the February 11, 2020, meeting of the Redevelopment Authority. Motion carried.

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

## **C. APPROVAL OF MINUTES.**

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

Moved by Deby Dehn, seconded by Ald. Barbara Dorff to approve the minutes from the January 14, 2020, meeting of the Redevelopment Authority. Motion carried.

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

## **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).

Moved by Deby Dehn, seconded by Kathy Hinkfuss to award the 2019 Fair Housing Services Request for Proposals (RFP) in the amount of \$20,000.00 to Metropolitan Milwaukee Fair Housing Council (MMFHC). Motion carried.

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

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.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to award the 2019 HOME Downpayment/Closing Cost Assistance Request for Proposals (RFP) in the amount of \$100,000.00 to NeighborWorks Green Bay. Motion carried.

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

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).

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to approve a \$8,664.00 grant to the Olde Town Crossing Business Condominium Association. Motion carried.

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

## **E. INFORMATIONAL.**

1. Financial report and check register.

No action was taken.

2. Director's report and project updates.

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

3. Next meeting: March 10, 2020 at 1:30 PM.

## **F. ADJOURNMENT.**

Moved by Ald. Barbara Dorff, seconded by Deby Dehn to adjourn. Motion carried.

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

## **VERBATIM MINUTES**

- [Jeff] All right chairing, Gary Delveaux.
- [Gary] Here.
- [Jeff] Vice-Chair Matt Schueller asked to be excused. Alderperson Barbara Dorff.
- [Barbara] Here.
- Jim Blumreich has to be excused. Deby Dehn.
- [Deby] Here.
- Kathy Hinkfuss.
- [Kathy] Here.
- [Jeff] And Melanie Parma has to be excused.
- [Gary] Excellent we have a core. Approval of agenda please.
- [Barbara] Move to approve.
- [Deby] Second.
- [Gary] Barbara Dorff and Deby, all in favor with saying aye.
- [Barbara And Deby] Aye.
- [Gary] Agenda approved thank you. We have minutes from January 14th. Move to approve.
- [Barbara] Second.
- [Gary] Deby and Alder Dorff all in favor with saying aye.
- [Barbara] Aye.
- [Deby] Aye.

- [Gary] Of course the minutes are approved, thank you. Regular business. Consideration of possible action on awarding the 2019 care and health and services request. Proposed RFP's in an amount of \$20,000 to Metropolitan Milwaukee Fair Housing Council MMFHC.

- [Krista] Okay so in December I sent out some RFP's, fair housing is a requirement for our block grant funds and we don't have anybody on staff, in staff that can do fair housing. So what we do is we send out an RFP every year, and we received one proposal back from Milwaukee Metropolitan Fair Housing Council. And we have used them in the past and they do a great job. They have a satellite office in Appleton. As well they do enforcement services, training, training and technical assistance, education and outreach services, and marketing campaigns in the city of Green Bay. So we recommend awarding our \$20 000 2019 CDBG funds to them.

- [Gary] Question, you had it for several years?

- [Krista] Yep correct.

- [Deby] Move to approve.

- [Kathy] Second.

- [Gary] Deby made a motion to approve, second to Kathy. Questions and comments?

- [Deby] Passed unanimously.

- [Gary] That's it, thank you. Number two, consideration of possible action on awarding the 2019 home down payment closing cost assistance request for proposals in the amount of \$100,000 to NeighborWorks Green Bay.

- [Krista] Okay so part of our annual action plan for 2019 was allocating a 100,000 for down payment closing costs assistance for residence of Green Bay. And currently we received the funds in September and NeighborWorks Green Bay used the 2018 funding, they used the last bit of it this last month, so in December we went out for RFP again on this just to get quotes from anybody else who might have a down payment closing costs assistance program. And we only received one back and that was from NeighborWorks Green Bay. We've used them in the past. They do about 15 loans, 12 loans a year so we recommend that we--

- [Gary] 20 loans.

- [Krista] 20 loans, okay sorry. 20 loans a year so--

- [Gary] With this?

- [Krista] Yeah with this funding.

- [Gary] Is there a bigger demand than the 20 or is it, that's average?

- [Jeff] Take 100 if I get to have it, but...

- [Gary] Okay.
- [Jeff] But yeah we try to use a number of different sources besides this so this is one of the options for people out there.
- [Barbara] Okay so annually how many loans do you close with the program?
- [Jeff] With this program it would be 20. Well we assisted over 250 families purchase homes every year.
- [Kathy] Great work, very good success.
- [Krista] Yes.
- [Barbara] Move to approve.
- [Kathy] Move to approve.
- [Gary] Motion made by Alder Dorff, and a second by Kathy.
- [Kathy] Yes.
- [Gary] Any questions or comments? That's resolved. Thank you .
- [Deby] Passed unanimously.
- [Gary] Excellent, thank you very much. Number three, 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. Oh Kevin, thanks.
- [Kevin] Hello.
- [Gary] Hey Kevin.
- [Kevin] So the commercial facade grant was applied for by the Olde Town Crossing Business Association, and it was approved I believe by the sub-committee that deals with that. The environmental approvals are approved and we're just asking for your approval for the funding. They are going to, if you could go to the next picture. This is a building it's on the corner of Dashwood, is that St. George in Maine next to the east river. And the facade is due for a clean up a little bit so. It's a nice brick building they're going to do all the trim work on the face of the building so that's the plan. And you know that's eight grand.
- [Gary] Is that totally occupied? Is that building totally occupied?
- [Kevin] From what I understand there is a buyer for tomatoes or whatever--

- [Speakers At Table] Oh.

- [Eric] Actually I'll just give you a little bit of an update on this particular property. It was owned by a local bank for many years and it was just purchased recently. So it is under private ownership. There are a few vacancies but they're very helpful. They bought it right they're going to lease it right. Space shows very nicely this will be a very nice clean up. But very familiar with the manager there and he actually bought 48% of the condo space there, but they have a couple of vacancies but some good space.

- [Barbara] It's a good location.

- [Kathy] Yeah and that is a pretty building.

- [Kevin] So our recommendation is that you approve the grant.

- [Barbara] Move to approve.

- [Kathy] Second.

- [Gary] Motion by Alder Dorff and second by Kathy. Any other questions or comments?

- [Krista] I have a question. Will there be more funds put into this besides 2020?

- [Kevin] I believe so.

- [Deby] 'Cause it only leaves you with \$796 or something like that.

- [Jeff] Yeah we've been getting them out the door. After being dormant for some time I give credit to Kevin, out the door, so we'll probably look at putting some more funds in for the next plan.

- [Gary] It's a great program, great opportunity for businesses.

- [Deby] Passed unanimously.

- [Gary] Excellent, thank you. Information on the financial reports Questions or comments?  
Director's report.

- [Jeff] All right, whole lot today just some things. Ship yard, EPA building blocks for US EPA here last week go through. The last week or 2 weeks ago?

- [Gary] I think it was two weeks.

- They came in they were awarded a grant for some technical assistance and so we brought a lot of community stake holders together to really talk about the neighborhood assets of shipyard investment. They ran a very successful public meeting, nearly a 100 people in attendance, really good conversations, you know about how we invest our funds in the neighborhood, what we're doing there. But then also as we start to move further south, and further west, there were some things that we as a city can be should be doing in that neighborhood there. So continuing to move ahead with

that as far as the piece, the RDA piece stay on tech has been working on their preliminary designs based on the concept that was approved last year. So we'll probably be coming back this spring to talk about the next steps and phasing and planning for that project. The other parks, Whitney Park, Whitney school had their own open house also the other week so got a good chance to go ahead and I sent the number out, go through, it's beautiful. And then we have, 901 month, yeah it's awesome. The 901 meeting, they'll be having an open house Wednesday the 25th so they'll let you know about that as well. So again thanks for your support for those projects. I think Jeff probably attests it's great to see what's happening in that neighborhood in the last few years and we look forward to the next phases of it. Speaking of housing, we also kicked off work with our consultant on our housing study. So we, mentioned we're contracting with MSA and professional services out of Madison to do that. So really kinda just set the table for the scope of the study. My consultant will be, will be starting to get some data together and then my consultant will be up here on March fifth really to start forming what we're going to be looking at and then how we approach this. So I think this is really good in terms of helping us you know kinda putting together what we need in terms of being able to address the needs and we go after programs or developers to give us a better sense of what needs are in the community. And I think this also parallels again as I talked about the plan, the homelessness an issue that the foundation has been working on. There's a lot of things that will be coming together this year to really help kinda shape, all right what we need to be doing in terms of actions and projects that will be coming up in the near future.

- [Gary] What I like about that study is it's not just Green Bay, it's the surrounding areas as well. I think it's a great information. And also on the ship yard I thought the Crest newspaper or whatever, had a great article on that and thought you captured it really well.

- [Jeff] Yeah I think, look man it's always good to continue to have those checkpoints in terms of making sure we're doing is working in the neighborhood. So yeah ultimately our goal is, again, continuing to work with neighborhood associations that those become kinda self-driving, where they're the ones you know leading the meetings and making sure that they're representative at the table when we're talking about these types of projects.

- [Deby] The results of those studies as well the homelessness and the housing study is going to help us craft how we would like to use those TIF dollars for housing. And kind of where those needs are as well, which we need to bring back .

- [Jeff] Correct and that's on the agenda for next month.

- [Gary] Anything new on Sharon Schumacher?

- [Jeff] Actually yes, while we continue to show people through. We actually had, Ken and I had a very good meeting with NWTC, about maybe a potential short-term partnership to help some things in the interim until we get it, you know a developer in there. So they're having some internal conversations within the next few weeks we might have something to report about getting some work done. It might be a really good partnership between us and the technical college.

- [Gary] Excellent.

- [Kathy] Yeah.

- [Jeff] Until then we'll use it as our display window for our .
- [Gary] What's leased on Maple Street?
- [Deby] I think we're looking at doing that interior demolition. I don't think that's started yet. Our property at 900, that's the new build that we actually contracted is completed. So Ken actually asked if we could maybe after the meeting find a time next week sometime, where we can take you guys through it as a tour.
- [Gary] That would be great.
- [Deby] We're really excited about that. Before it was completed, so that was good. We didn't know how successful we'd be if this property . He said it turned out very nice.
- [Barbara] And the sales price was?
- [Deby] I'm not sure. What was that mood listening? What was the list price?
- [Jeff] 170? 175 yeah.
- [Deby] 170's?
- [Kevin] I think we got 179.
- [Jeff] 179? Okay, that's great.
- [Kathy] That's really good.
- [Jeff] I just have a quick word.
- [Gary] Yeah Jeff please.
- [Jeff] Kevin mentioned the building and I mainly just wanted to confirm that there is an accepted offer on that property. It is a retail establishment. They are hoping you know if the inspection goes well that they would be moving in Memorial Day weekend. Then just a couple others on the hospitality side of things. Last night I had a protection policy, a liquor license was approved in the former presidente building, and that was Player Two, an arcade that is interested in being in that space. And then another liquor license got approved for the former Mendical building, a property that has been vacant for 10 plus years. Old Main Street has a signage program called, envision your business here, and we received a grant from the public service and put a sign up and within two weeks there was an interested party we introduced to the property owner and Dual Sports bar had their liquor license approved last night and they're under construction as well.
- [Kathy] Nice job.
- [Gary] So is it going to be a restaurant?
- [Jeff] No that is retail so yeah, it's a retail entity.

- [Gary] Anything else Jeff?
- [Jeff] No it's all okay.
- [Gary] Keep up the good work and we'll see everybody on March 10th. Motion adjourned please.
- [Barbara] Moved.
- [Kathy] Second.
- [Gary] Alder Deby all in favor say aye.
- [Kathy] Aye.
- [Gary] You're adjourned, thank you.