



AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, MAY 12, 2020, 1:30 PM

Telephonic Meeting

Public may also view at

www.youtube.com/CityOfGreenBay

A. Virtual Meeting Information

- I. This item contains a document which provides information to join this meeting via Zoom along with instructions.

B. 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.

C. Approval of the Agenda.

- I. Approval of the agenda for the May 12, 2020, meeting of the Redevelopment Authority.

D. Approval of Minutes.

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

E. Regular Business.

- I. Consideration with possible action on the reallocation of two hundred fifty thousand dollars (\$250,000.00) of 2019 Community Development Block Grant (CDBG) Revolving Loan funds.
2. Consideration with possible action on proposed allocation of 2020 Community Development Block Grant (CDBG) Cares funding of five hundred ninety five thousand, four hundred forty-six dollars (\$595,446.00).

3. Consideration with possible action on the approval and recommendation to the Common Council the City of Green Bay's Five-Year (2020-2024) Consolidated Plan and 2020 Annual Action Plan.
4. Consideration with possible action to approve the amended Citizen Participation Plan.
5. Consideration with possible action on communication from Ald. Johnson (District 9) on "Creation of an emergency relief fund to provide loans to assist small business owners with the impacts of coronavirus (COVID-19)" (referred to staff April 14, 2020).
6. Consideration with possible action to approve contract for the administration of the Home Improvement Loan Program.
7. Consideration with possible action on an additional \$15,000.00 HOME CHDO request by NeighborWorks Green Bay for the property located at 301-303 South Quincy Street (Tax Parcel 14-491).
8. Consideration with possible action on a development agreement with NeighborWorks Green Bay for the property located at 1064 Shawano Avenue (Tax Parcel 3-12) under the New Homes in Your Neighborhood program.
9. Consideration with possible action on a development agreement with LeMense Quality Homes for the property located at 3167 West Point Road (Tax Parcel 6H-4201) under the New Homes in Your Neighborhood program.
10. Consideration with possible action on communication from Ald. Johnson (District 9) "To direct the Redevelopment Authority to initiate negotiations to purchase 927 Liberty Avenue utilizing neighborhood enhancement funds, block grant or other funding resources available to the City of Green Bay or RDA" (referred to staff April 14, 2020).

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

11. Consideration with possible action on a report of current RDA owned properties.

F. Informational.

1. Financial report and check register.
2. Director's report and project updates.
3. Next meeting: June 9, 2020 at 1:30 PM.

G. 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.

Redevelopment Authority 5/12/2020

City of Green Bay is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/85345631257?pwd=K09Ud05ZL0lwZjJXS2dpdGlnZ0NHdz09>

Meeting ID: 853 4563 1257

Password: 508327

One tap mobile

+1 929 205 6099,,85345631257#,,1#,508327# US (New York)

+1 301 715 8592,,85345631257#,,1#,508327# US (Germantown)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 853 4563 1257

Password: 508327

Find your local number: <https://us02web.zoom.us/j/kybUXVxx4>

Zoom Meeting Instructions

For Committee members and persons attending the meetings

1. You will receive a zoom meeting invitation from the host. It will be scheduled the same time as your meeting time.
2. The zoom invitation and these instructions will be the first agenda item for all meetings.
3. You can receive the invitation in an email or in a calendar invite.
4. Here is what a zoom meeting invitation will look like:

Celestine Jeffreys is inviting you to a scheduled Zoom meeting.	The person who has invited you and is the host is named here.
Topic: A committee meeting 1/1/20	Host can choose a topic and description
Time: January 1, 2020 05:00 PM Central Time (US and Canada)	Host chooses the time and time zone. The host may allow you to join before the time. City meetings are recommended to let members join ahead of time.
Join Zoom Meeting https://zoom.us/j/810766649	This is what you'll use if you join via computer. City meetings are recommended to allow both phone and computer.
Meeting ID: 810 766 649 Password: 012345	This is the ID that you will input after you dial the telephone number Beginning in early April, Zoom has required a password for all meetings.
One tap mobile +19292056099,,810766649# US (New York) +13126266799,,810766649# US (Chicago)	If you're using a mobile telephone number, use can simply click on these numbers and they will appear on your smart phone. The pink is the telephone number and the green is the meeting id.
Dial by your location +1 929 205 6099 US (New York) +1 312 626 6799 US (Chicago) +1 669 900 6833 US (San Jose) +1 253 215 8782 US +1 301 715 8592 US +1 346 248 7799 US (Houston)	Use these numbers for all types of phones. The trick here is to dial the first number, and if that doesn't work, go down the list until you find a number that works. Usually the first or second number will work.
Meeting ID: 810 766 649	Repeating the meeting id.
Find your local number: https://zoom.us/u/adbdyTaAgU	If these above numbers don't work, click this link to find other, local numbers.

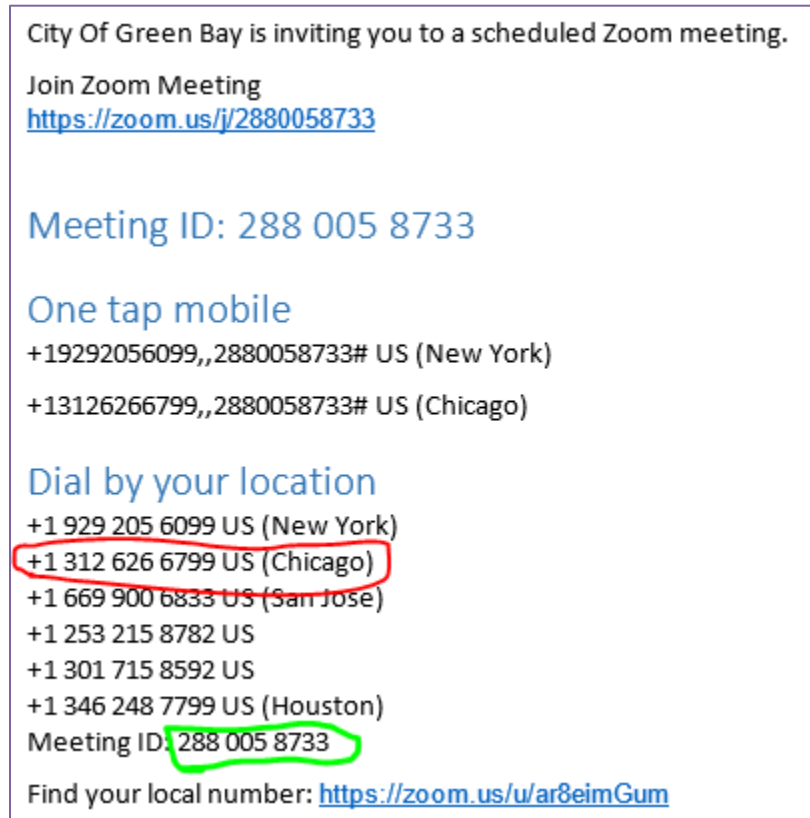
5. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must give their name and address
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order*
6. Once you are in the meeting please mute yourselves. City recommended practice is to:
 - a. Allow a waiting room—this means the host will admit you to the meeting
 - b. Mute upon entry—this means that your phone or computer will be muted when you are allowed into the meeting. You can still hear the meeting's proceedings.
7. Waiting room
 - a. Committee members will remain in the meeting until it's concluded
 - b. Persons on the agenda will be admitted to the meeting, and then once the item is concluded, the host will permanently mute you from the meeting (you can still hear the meeting). There is a

process the committee will undertake called “opening the floor.” Persons interested in listening to the meeting can go to www.youtube.com/CityofGreenBay

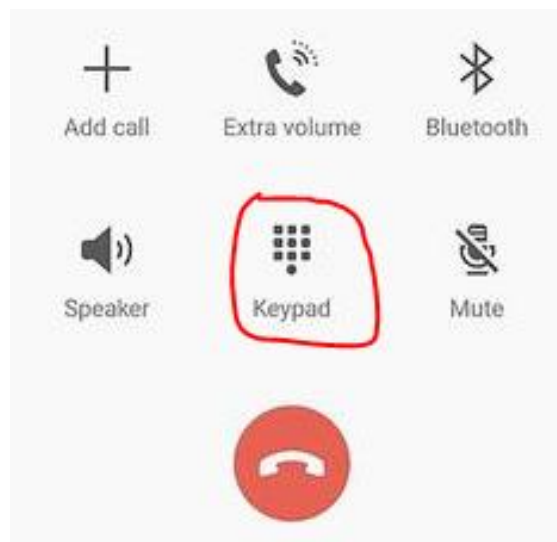
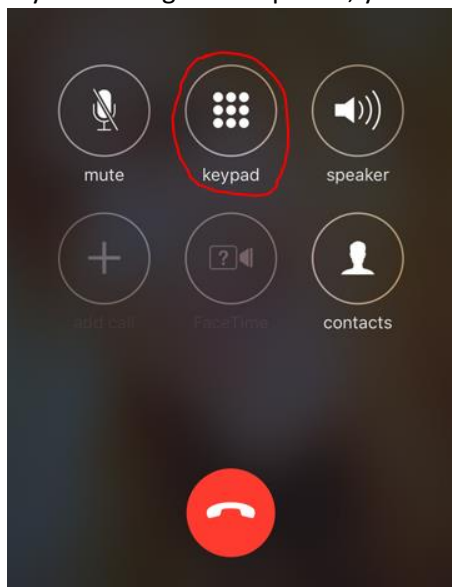
- c. The host of the meeting may ask you to identify yourselves, if you’re calling in with a phone.
8. Using Zoom with a tablet or computer
 - a. Tablet—you will be asked to sign in. Download the app either with the Apple Store or the Play Store
 - b. Computer—you will be asked to sign in. You may download the app or click on the link to open Zoom in your browser.
9. Registering
 - a. The host may ask you to register for the meeting. A registration link will be sent to you along with the invite. You’ll receive another email confirming that you’re registered for the meeting.
 - b. If you’re using a phone, your registration will still be tied to an email.
10. Raising your hand
 - a. Committee members—you can either use CivicClerk and request to speak or you can “raise your hand” in the zoom meeting (you’d need to use a computer or tablet) to let the host know you’d like to speak. You can also un-mute yourselves and start speaking.
 - b. Persons on the agenda—you can “raise your hand” but you’d need to use a computer. You will be allowed to speak, per Wisconsin Open Meetings Rules, once the committee has “opened the floor for interested parties to speak.” Once the committee is finished with your agenda item, the host will mute you permanently, unless the committee opens the floor again. Once muted, you can still hear the meeting.
11. Staffing
 - a. During a committee meeting, there will be at least one staff member in one of the recording rooms (council chamber, 207, 310, 604).
 - b. The staff members will be the hosts of the meeting and will manage callers with muting and admitting.
12. What devices should I use?
 - a. Smart phone (please see more detailed instructions on pages 3 and 4 for telephones)
 - b. Land line
 - c. Tablet—well in advance of the meeting, please download the Zoom Meeting app before you join a meeting by using either the Apple Store or the Play Store. You will be asked to input your name, thus identifying you for the meeting. You’ll also be asked to verify your email.
 - d. Computer—well in advance of the meeting, please download the Zoom Meeting app, but you can also click on a link to open the Zoom Meeting in your browser. You will be asked to input your name, thus identifying you for the meeting.
 - e. For tablet and computer users—if you download the app you will be asked to verify your email.
13. Zoom etiquette
 - a. Muting yourselves when you’re not talking will prevent your background noise from interfering with others’ ability to listen to and participate in the meeting.
 - b. If you’re using a telephone, please identify yourself with your phone number and name before you speak. Zoom meeting hosts can see only your telephone number.
14. Closed session
 - a. During this time when we are using virtual meetings, we may use YouTube (www.youtube.com/CityOfGreenBay) for the public. We can’t turn-off the You Tube recording, so all closed session items will be discussed in an adjoining room, where there is no video equipment.
 - b. Persons listening in will hear the committee take a vote to go into closed session and will then hear no voices until the committee returns.

Please allow yourself ample time to get set up before your meeting starts!
If you are a Board Member, please log into [CivicClerk](#) with a computer, laptop, or tablet device.

1. Review the calendar invite you received from the meeting host. DO NOT use the phone numbers listed in this image below – this is only an example!

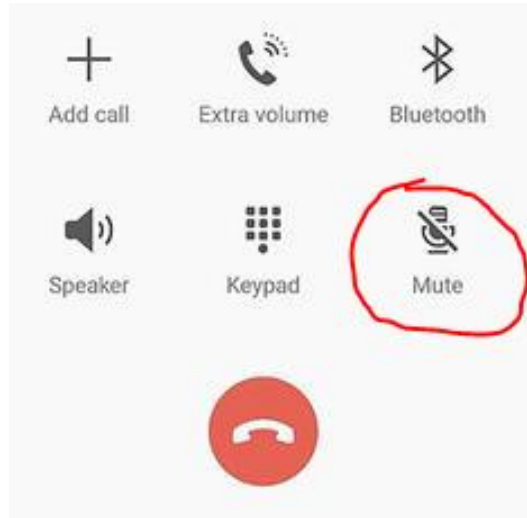
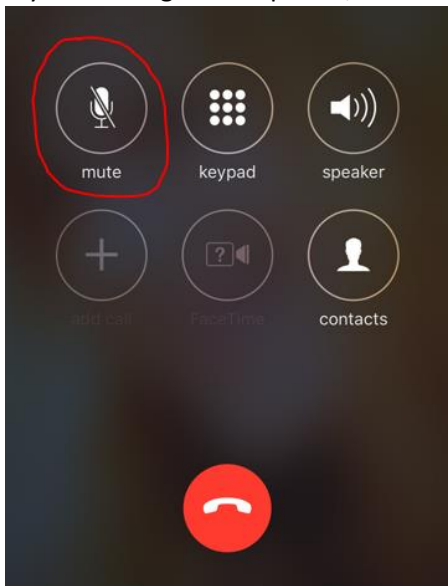


2. Use your phone to dial the phone number listed in Chicago location (red circle in example image above)
3. When prompted, enter the Meeting ID number (green circle in example image above) followed by #
 - a. If you're using a smartphone, you can access the keypad by clicking "Keypad" on your screen



4. Once you are in the meeting, notify the meeting host that you are in and state your name.
5. If you do not need to talk, please make sure your phone is on **Mute**

- a. If you're using a smartphone, look at your screen and click the Mute button



- b. If you're using a computer, you should see a Mute button in the Zoom application





MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, APRIL 14, 2020, 1:30 PM

Telephonic Meeting

Public may also view at

www.youtube.com/CityOfGreenBay

A. VIRTUAL MEETING INFORMATION

I. Please find information to join this meeting via Zoom along with instructions.

B. 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: Barbara Dorff, Deby Dehn, Matt Schueller, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, and Melanie Parma

Liaisons Present: Chelsea Kocken, Jeff Mirkes, and Leah Weycker

Others Present: Ald. Brian Johnson

C. APPROVAL OF THE AGENDA.

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

Moved by James Blumreich, seconded by Ald. Barbara Dorff to approve the agenda. Motion carried.

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

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the March 24, 2020, meeting of the Redevelopment Authority.

Moved by James Blumreich, seconded by Matt Schueller to approve the minutes. Motion carried.

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

E. REGULAR BUSINESS.

I. Selection of members to serve on various subcommittees of the Redevelopment Authority.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to approve the subcommittees as follows:

Funding Administration Subcommittee

Jim Blumreich, Melanie Parma, Ald. Barbara Dorff, Deby Dehn

Real Estate Subcommittee

Melanie Parma, Matt Schueller, Kathy Hinkfuss

Community Development Revolving Loan Fund

Matt Schueller, Jim Blumreich

Motion carried.

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

2. Consideration with possible action on First Amendment to Development Agreement 18-04 Whitney Park Townhomes: Phase IV with GB Real Estate Investments for a project at 827 Cherry St., 205 N. Van Buren St., 207 N. Van Buren St., 213 N. Van Buren St., 215 N. Van Buren St., 219 N. Van Buren St., and 212 N. Van Buren St. (Tax Parcels 10-71, 10-72, 10-72-A, 10-72-B, 10-72-C, 10-41, and 10-41-A).

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

Moved by Ald. Barbara Dorff, seconded by Melanie Parma to open the floor for discussion. Motion carried.

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

Moved by Ald. Barbara Dorff, seconded by Melanie Parma to close the floor for discussion. Motion carried.

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

Moved by Matt Schueller, seconded by Kathy Hinkfuss to approve First Amendment to Development Agreement 18-04 Whitney Park Townhomes: Phase IV with GB Real Estate Investments for a project at 827 Cherry St., 205 N. Van Buren St., 207 N. Van Buren St., 213 N. Van Buren St., 215 N. Van Buren St., 219 N. Van Buren St., and 212 N. Van Buren St. (Tax Parcels 10-71, 10-72, 10-72-A, 10-72-B, 10-72-C, 10-41, and 10-41-A), subject to minor legal and technical changes. Motion carried.

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

3. Consideration with possible action on Obligations of Developer to Development Agreement 19-04 TWG 2 @ The Rail Yard at 419 Donald Driver Way (Tax Parcel 5-1772).

Moved by Melanie Parma, seconded by Ald. Barbara Dorff to open the floor for discussion. Motion carried.

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

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to close the floor for discussion. Motion carried.

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

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to approve Obligations of Developer to Development Agreement 19-04 TWG 2 @ The Rail Yard at 419 Donald Driver Way (Tax Parcel 5-1772). Motion carried.

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

4. Consideration with possible action on Consent to Assignment of the Management Agreement for the Green Bay (KI) Convention Center and Conference Center.

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

Moved by James Blumreich, seconded by Ald. Barbara Dorff to approve Consent to Assignment of the Management Agreement for the Green Bay (KI) Convention Center and Conference Center. Motion carried.

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

5. Consideration with possible action on communication from Ald. Johnson (District 9) on "Creation of an emergency relief fund to provide loans to assist small business owners with the impacts of coronavirus (COVID-19)."

Moved by Kathy Hinkfuss, seconded by James Blumreich to refer to staff with a focus on covering businesses falling through the cracks of other programs, and to bring back to the RDA as soon as possible. Motion carried.

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

6. Consideration with possible action on communication from Ald. Johnson (District 9) "To direct the Redevelopment Authority to initiate negotiations to purchase 927 Liberty Avenue utilizing neighborhood enhancement funds, block grant or other funding resources available to the City of Green Bay or RDA."

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

Moved by Ald. Barbara Dorff, seconded by James Blumreich to go into closed session at 2:36 p.m. Motion carried. Ald. Barbara Dorff read the closed session language.

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

Moved by James Blumreich, seconded by Matt Schueller to return to regular order of business at 2:59 p.m. Motion carried.

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

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to refer to staff and bring back to the RDA as discussed in closed session. Motion carried.

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

7. Consideration with possible action on communication from Ald. Wery (District 8) on "Request to purchase and remove 1077 and 1079 Shawano Ave."

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

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

8. Consideration with possible action on Commercial Facade Improvement Grant funds to Paul D. Jacob for enhancements to 715 S. Broadway (Tax Parcel 2-100).

Moved by Matt Schueller, seconded by Deby Dehn to approve a \$14,337.00 commercial facade grant to Paul D. Jacob, contingent upon successful completion of the HUD environmental review process. Motion carried.

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

9. Consideration with possible action to authorize a Request for Proposals (RFP) for the Home Improvement Loan Program (HILP).

Moved by Melanie Parma, seconded by Kathy Hinkfuss to authorize a Request for Proposals (RFP) for the Home Improvement Loan Program (HILP). Motion carried.

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

10. Consideration with possible action on a development agreement with LeMense Quality Homes for the property located at 827 9th Street (Tax Parcel I-950) under the New Homes in Your Neighborhood program.

Moved by Kathy Hinkfuss, seconded by James Blumreich to approve a development agreement with LeMense Quality Homes for the property located at 827 9th Street (Tax Parcel I-950) using \$25,000.00 of Neighborhood Enhancement Funds. Motion carried.

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

11. Consideration with possible action on "Abatement & Demolition Contract" RFP #3228.

Moved by James Blumreich, seconded by Melanie Parma to award the "Abatement & Demolition Contract" RFP #3228 to BEST Enterprises, Inc. for three years with an option to extend the contract for an additional two year period. Motion carried.

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

12. Request to use \$40,000 of Public Service CDBG funding for potential use with homelessness assistance related to the COVID-19 pandemic.

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to approve the request to use \$40,000 of Public Service CDBG funding for potential use with homelessness assistance related to the COVID-19 pandemic. Motion carried.

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

F. INFORMATIONAL.

I. Financial report and check register.

No action was taken.

2. Director's report and project updates.
 - a. RDA Property Disposition Plan
 - b. On Broadway, Inc. - S.A.S.S. (Street Art Silver Series)

Kevin Vonck provided the Director's report.

Ken Rovinski provided the update on RDA property.

Ald. Brian Johnson provided an update on S.A.S.S. (Street Art Silver Series)

3. Next meeting: May 12, 2020 at 1:30 PM.

G. ADJOURNMENT.

Moved by James Blumreich, seconded by Ald. Barbara Dorff to adjourn. Motion carried.

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



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

May 12, 2020

PREPARED BY

Kevin J. Vonck, CED Director, Cheryl
Renier-Wigg, Staff, Krista Cisneroz, Staff

AGENDA ITEM # E.1

Consideration with possible action on the reallocation of two hundred fifty thousand dollars (\$250,000.00) of 2019 Community Development Block Grant (CDBG) Revolving Loan funds.

BACKGROUND

Due to the withdrawal of a large revolving loan project, two hundred fifty thousand dollars (\$250,000.00) of CDBG funds are now available to be reallocated into other programs and projects. These funds need to be drawn down this year to meet HUD requirements for no more than 1.5 of an annual allocation to be remaining at the programmatic closeout deadline. Working with the Mayor's office, staff is recommending the following allocations:

Public Service Activities

\$11,000 NEW Shelter Cleaning Equipment: info sheet attached
\$29,000 Homelessness Assistance: funding for future use TBD

Eligible Activities

\$80,000 Gagnon Park Playground and walk: shovel-ready park project
\$30,000 Danz Park Gateway: shovel-ready City 100 years 100 trees/public art project
\$100,000 Small Business Pandemic Relief Fund: continuation of existing program

Some supplemental information is attached. Further details will be provided at the meeting.

RECOMMENDATION

Approve the reallocation of two hundred fifty thousand dollars (\$250,000.00) of 2019 Community Development Block Grant (CDBG) Revolving Loan funds as recommended.

FISCAL IMPACT

Reallocation of two hundred fifty thousand dollars (\$250,000.00) of CDBG funds. No levy dollars will be used.

ATTACHMENTS

1. New Community Shelter Cleaning Areas COVID
2. 7.1 - Gagnon Park - 21-1180-1
3. 7.1 - Danz Park - 21-304
4. 7.1 - Danz Park - 21-304 - Master Plan - 200507

NEW COMMUNITY SHELTER

The New Community Shelter is happy to report that we have not had anyone test positive for COVID-19, but we have been working very hard 24/7 to try to stay ahead of the virus.

- The shelter population has remained close to 70, this is a very vulnerable population because of health issues.
- In 2019 we helped 789 people in our Emergency Shelter Program and 35 people in our Transitional Living Program.



Community Meal Facts:

- Dinner served every day 5:00-6:00PM
- Lunch is served every weekend and all holidays 11:30AM – 12:30PM
- Meals served in 2019 = 108,811

The need has risen during the COVID 19 outbreak. The New Community Shelter put its plan in place on Monday, March 16, 2020. This plan was to stop serving dinner the public in Schneider Hall, our dining room. We implemented a plan that would serve meals to residents of the shelter in Schneider Hall, and prepared To-Go meals to community members who would otherwise go without a meal.

From March 16- April 19 we served 12,233 meals compared to 8,305 meals in 2019. This is an increase of 3,928 meals in 35 days.



Commercial Steam Cleaner, Kaivak KV17501 No Touch Pressure washer, Evaclean Sprayer & Mop buckets and wringers all used in these areas.



Classroom



Computer Lab



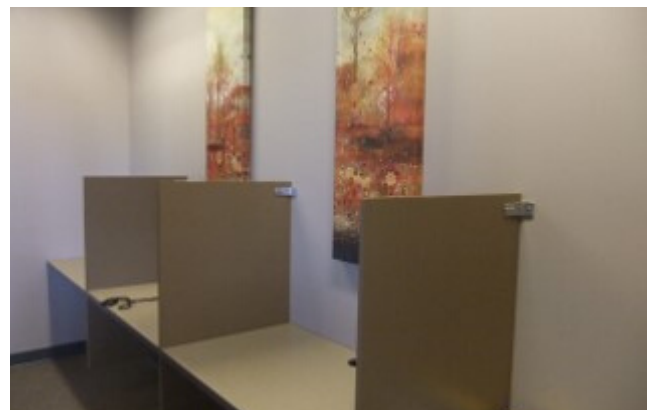
Lobby



Group Meeting Room



Front Desk



Resident Telephone Area



**Laundry Room 3rd Floor - smaller area
on 2nd Floor**

**Commercial Steam Cleaner, Kaivak KV17501 No
Touch Pressure washer, Evaclean Sprayer & Mop
buckets and wringers all used in these areas.**



We have 13 resident dorm rooms
capacity of 98



Common Area - puzzle/game room 3rd floor



Common Area -library 3rd floor

Commercial Steam Cleaner, Kaivak KV17501 No Touch Pressure washer, Evaclean Sprayer & Mop buckets and wringers all used in these areas.



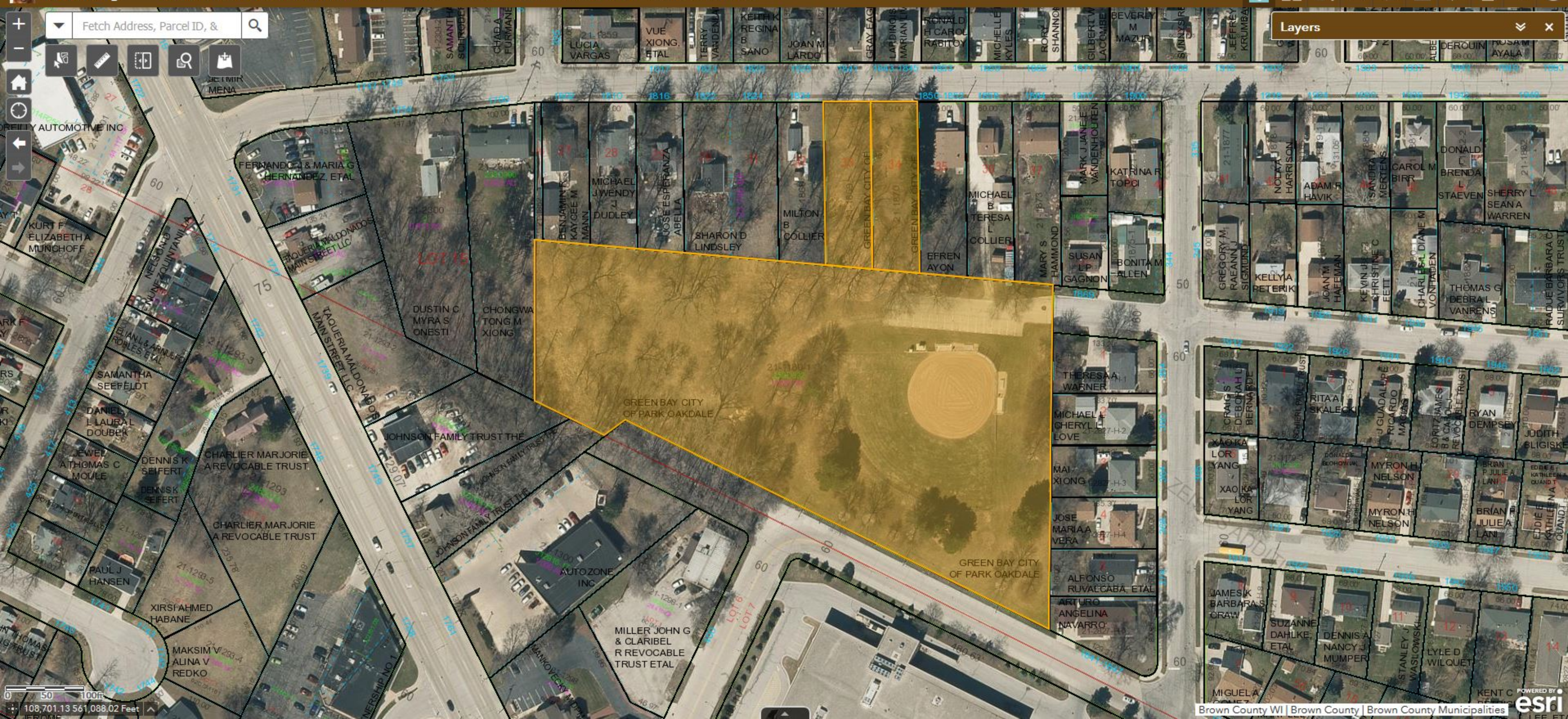
The one picture is one of 5 restrooms on our Transitional Living Program, 2nd floor. The men's and women's bathrooms in our Emergency Shelter program, 3rd floor, are much larger & college dormitory style with stalls, private shower area & open sink area

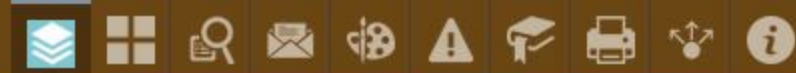


Common Area - TV room - we have 2 common areas in Emergency Shelter Program 3rd floor & one on Transitional Living 2nd floor



We have 20 Transitional Living Apartments





Fetch Address, Parcel ID, &

SPINNAKER APARTMENT HOMES LLC

SPINNAKER APARTMENT HOMES LLC

ALAN J TRAVIS VANDERKINTEN

CARAB ENTERPRISES LLC

TENJAK LLC

KEVIN KOSOUR	SANDRA L GREATHS	YENG MOUA	TONG LEE	HEATHER CRUZ LONGINO	ASS	GERALD A HOLLYA URMANSKI	JOHN R JANET L HYDEN	CRAW	GONZALO ROJAS, ETAL	SHIRLEY C MORGAN	THEODORE J MARILYN A WIGMAN	GREAT DOWELL
PAMELA M BLAND	CHENG HOUA LEE VANG	WA LENG VANG, ETAL	HOUA MOUA, ETAL	XAO YANG	DONALD J OLSON	JUAN M IMELDA CORTES	MARK J LYNETTE M KREUSER	ALBERT J J ORTIZ CARABALLO, ETAL	BRITTANY A ENDERBY	JUAN RODRIGUEZ	ROBERT O FRELICH, ETAL	DW ROTHE GALLIN BAY LLC ETAL
TERESE M COLLINS	LAWRENCE PUYLEART, ETAL	ALVIN D DOROTHY M MARTIN	ROBERTO G ROBERTS	DANIEL JANCE BOHACHEK	NICHOLAS J JESSICA J HOSKINS	BERNADINE M WATZKA	JAMES A SANDRA A RENTMEESTER	KENNETH J LOIS M GIESE	JUVENCIO CERDA, ETAL	SHARON A BURKART	EUGENE SNOWDEN	
	CYNTHIA M HOWELL	GERARDO G ROBLES	DONALD C GEORGIA CASANOVA		MARIBEL GUZMAN, ETAL	GERARDO IRIST GONZALEZ	GUSTAVO MORA AGREDANO	DAVID GLINSKI	MAYELA L GUZMAN	HAZEL M DEKEYSER	PAUL R JULIE A VICKMAN	
					DOUGLAS R NICK	ELIZABETH J DEKEYSER	RAMON TORRES NAVARRO	SALVADOR G BERTHAA FLORES	THOMAS G TIMOTHY J AMBROSIOUS	MARTIN D CECILIA MORALES	TIGER REAL ESTATE LLC	
					LEE W M COLLAR	AARON M LENS	GERALD D COUSINEAU	ANDREW H ANN V RIGDON	EDWARD M JR KATHLEEN ARNTZ			

Layers

21-1254-3580578 9.085 AC

2603508

962R532

DENNISONS INVESTMENTS LLC

21-296-110741-3 256,472 AC

GREEN BAY AREA PUBLIC SCHOOL DISTRICT DANZ

LOT 2 CSM 9070

GREEN BAY AREA PUBLIC SCHOOL DISTRICT DANZ

0 100 200 Feet

111,519.88 565,564.59 Feet

21-304 3580578 18,729 AC

GREEN BAY CITY OF

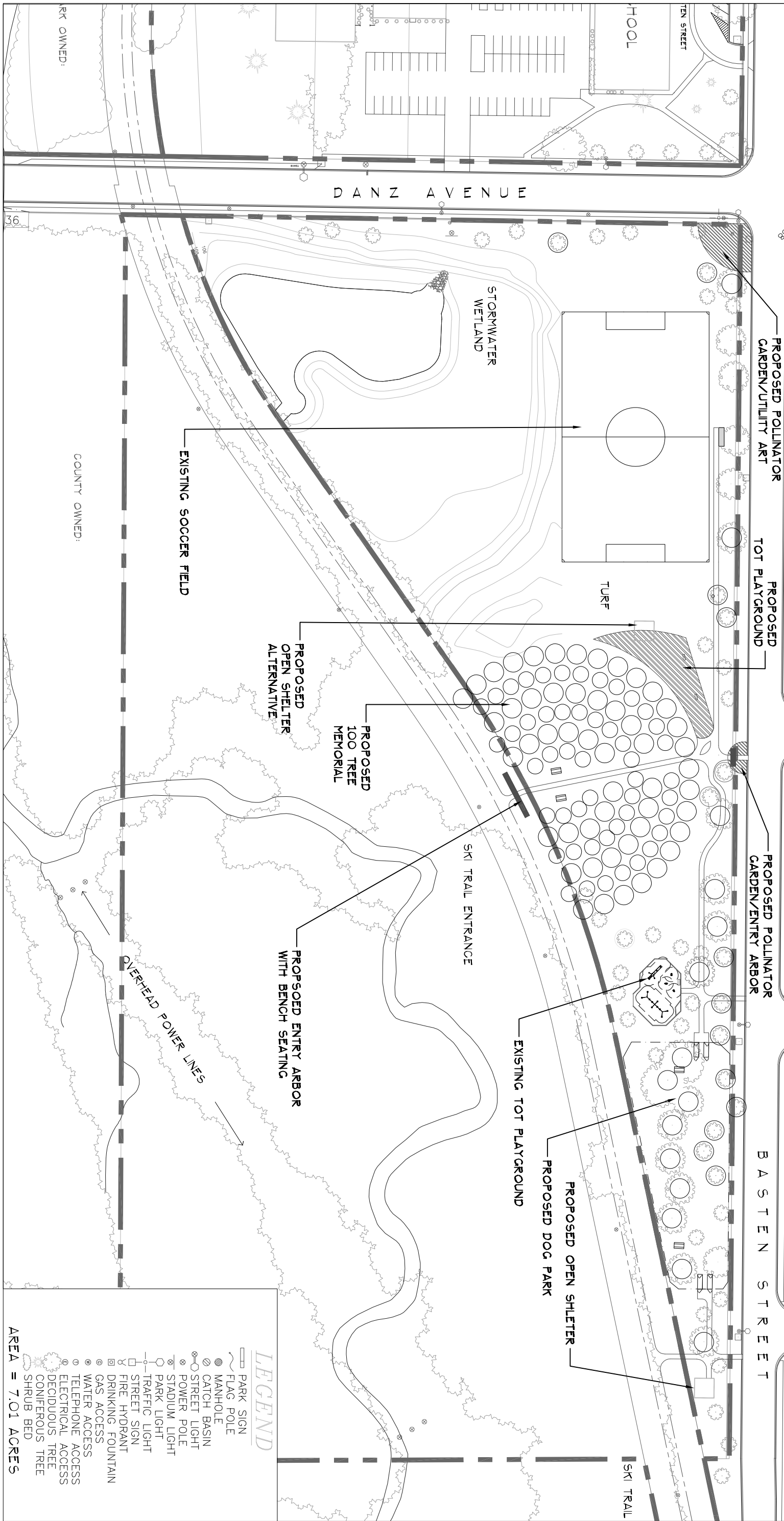
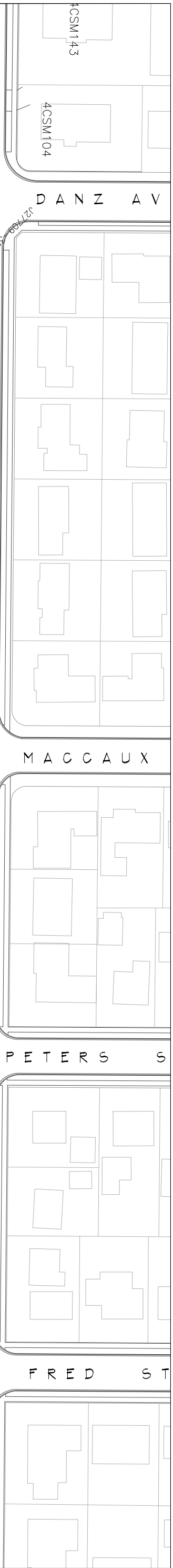
21-305 924R533 17,333 AC

GREEN BAY CITY OF

21-302 924R533 21,340 AC

GREEN BAY CITY OF

GREEN BAY CITY OF



LEGEND

- PARK SIGN
- FLAG POLE
- MANHOLE
- CATCH BASIN
- STREET LIGHT
- POWER POLE
- STADIUM LIGHT
- PARK LIGHT
- TRAFFIC LIGHT
- STREET SIGN
- FIRE HYDRANT
- DRINKING FOUNTAIN
- GAS ACCESS
- WATER ACCESS
- TELEPHONE ACCESS
- ELECTRICAL ACCESS
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB BED

AREA = 7.01 ACRES



GREEN BAY PARKS, RECREATION,
AND FORESTRY DEPARTMENT

DANZ PARK – EAST
MASTER PLAN CONCEPT



SCALE: 1"=100'-0"
0 50' 100'

DATE DRAWN:
AUGUST 1991
LAST REVISION:
NOV 2019

PAGE 1 OF 1
DANMP120



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

May 12, 2020

PREPARED BY

Kevin J. Vonck, CED Director, Cheryl
Renier-Wigg, Staff, Krista Cisneroz, Staff

AGENDA ITEM # E.2

Consideration with possible action on proposed allocation of 2020 Community Development Block Grant (CDBG) Cares funding of five hundred ninety five thousand, four hundred forty-six dollars (\$595,446.00).

BACKGROUND

On March 27, 2020, the President signed the Coronavirus Aid, Relief and Economic Security (CARES) Act, which provides additional funding to HUD to prevent, prepare for and respond to the national impacts of the Coronavirus pandemic. As an entitlement community, the City of Green Bay will receive five hundred ninety five thousand, four hundred forty-six dollars (\$595,446.00). The City must submit a plan of action on how we propose to use these funds before we can receive them.

Working with the Mayor's office, staff is recommending the following allocations:

Administration

\$59,446 Ten percent (10%) of total funds to allow staff to charge back time

Public Service Activities

\$120,000 Business Improvement District (BID) Programs: split equally among the four (4) BIDs, used to offset additional costs of modifying events (e.g. farmers' markets)

Urgent Need (COVID-19)

\$80,000 Homelessness Assistance Programs: funds for uses TBD

\$100,000 Community Development Revolving Loan Program: adding to existing fund

\$100,000 Essential / Front-line Employee Relief Programs: direct assistance to residents working high-risk jobs (e.g. food processing, grocery stores, delivery services)

\$136,000 Green Bay Conservation Corps: limited-term jobs for unemployed residents; working to complete one-time parks and public works projects

This proposal is subject to compliance with actual rules (forthcoming in the Federal Register), but given our knowledge of program guidelines and discussions with our HUD representatives, we do not believe major changes will be needed.

RECOMMENDATION

Recommend Common Council adopt proposed allocation of 2020 Community Development Block Grant (CDBG) Cares funding of five hundred ninety five thousand, four hundred forty-six dollars (\$595,446.00).

FISCAL IMPACT

Allocation of five hundred ninety five thousand, four hundred forty-six dollars (\$595,446.00) of CDBG funds.
No levy dollars will be used.

ATTACHMENTS

None



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

May 12, 2020

PREPARED BY

Krista Cisneroz, Staff

AGENDA ITEM # E.3

Consideration with possible action on the approval and recommendation to the Common Council the City of Green Bay's Five-Year (2020-2024) Consolidated Plan and 2020 Annual Action Plan.

BACKGROUND

The City of Green Bay is an entitlement jurisdiction that receives federal funds from the U.S. Department of Housing and Urban Development (HUD) to invest in the City of Green Bay. The funds are provided under the Community Development Block Grant Program (CDBG) and HOME Investment Partnerships Program (HOME) entitlement programs.

These programs provide funds to municipalities and other units of governments around the country to develop viable urban communities. This is accomplished by providing affordable, decent housing, a suitable living environment and expanding economic opportunities principally for low and moderate income persons. Each local unit of government develops their own programs and funding priorities through a five-year Consolidated Plan required by the U.S. Department of Housing and Urban Development (HUD).

Public input was received through public hearings and citizen surveys the year leading up to the submission of the plan. The objectives and outcomes identified in this plan are the results of needs identified by the public, local organizations and government departments.

2020-2024 Consolidated Plan Goals

Maintain/Support/Enhance Housing

1. Increase the number of quality affordable owner and rental housing units.
2. Incorporate universal design and energy efficiency in affordable housing projects (rental and/or owner occupied) for disabled and elderly.
3. Preserve existing housing (owner and/or rental) through rehabilitation programs and emergency repair programs.
4. Increase homeownership opportunities.
5. Increase the number of homeless shelters and or transitional housing units.

Public Services

1. Increase/support homeless shelters services.
2. Increase/support mental health services.
3. Increase/support abuse services.
4. Increase/support neglected/abused children centers and services.
5. Increase/support transportation services.
6. Increase/support childcare services.
7. Increase/support youth and senior services.

Create Physical Improvements

1. Improve drainage.
2. Improve water/sewer.
3. Improve street/alleys.

Neighborhood Services

1. Support anti-crime programs.
2. Provide community facilities for elder and youth.
3. Cleanup abandoned lots and buildings.

Economic Development Activities

1. Provide employment training.
2. Provide small business loans.
3. Create more job opportunities.

Affirmatively Further Fair Housing

1. Increase fair housing rights knowledge.
2. Increase fair housing compliance knowledge.
3. Assist households with fair housing complaints or questions.

The 2020 Annual Action Plan is attached and identifies how the CDBG and HOME Entitlement Allocations will be spent on activities that support the Five-Year (2020-2024) Consolidated Plan goals.

RECOMMENDATION

Approve and recommend to the Common Council the City of Green Bay's Five-Year (2020-2024) Consolidated Plan and 2020 Annual Action Plan.

FISCAL IMPACT**ATTACHMENTS**

- I. 2020 RDA Funding Draft

2020 Community Development Block Grant Allocations

Potential Projects	Staff Recommendations	Program Income	TOTAL
Public Service Programs			
Fair Housing Services	\$20,000.00	\$0.00	\$20,000.00
Community Gardens	\$12,000.00	\$0.00	\$12,000.00
Arts Coordinator	\$46,500.00	\$0.00	\$46,500.00
Homelessness Prevention	\$70,000.00	\$0.00	\$70,000.00
Subtotal for Public Service	\$148,500.00	\$0.00	\$148,500.00
Housing Acquisition and Demolition	\$111,337.00	\$75,000.00	\$186,337.00
Emergency Housing Rehabilitation	\$50,000.00	\$0.00	\$50,000.00
Affordable Housing Reconstruction	\$200,000.00	\$0.00	\$200,000.00
Infrastructure and Park Improvements in CDBG Eligible Areas	\$75,000.00	\$0.00	\$75,000.00
Beautification/Art Projects in CDBG Eligible Areas	\$25,000.00	\$0.00	\$25,000.00
Economic Development Façade/Demo	\$50,000.00	\$0.00	\$50,000.00
Economic Development Revolving Loan	\$150,000.00	\$100,000.00	\$250,000.00
* CDBG Administration	\$202,450.00	\$15,000.00	\$217,450.00
TOTALS	\$1,012,287.00	\$190,000.00	\$1,202,287.00

2020 CDBG Allocation - \$1,012,287.00

2020 Estimated Program Income \$300,000 (\$200,000 is restricted to Economic Revolving Loan fund)

Public Services-limited to a max of 15% total Entitlement + prior year PI

*** CDBG Administration amount is limited to a maximum of 20% total Entitlement plus Program Income**

2020 HOME Allocations

Potential Projects	Staff Recommendations	Program Income	TOTAL
Single Family Rehabilitation Loans	\$100,000.00	\$90,000.00	\$190,000.00
Housing Development Advancement Projects	\$312,206.00	\$0.00	\$312,206.00
Community Housing Development Organizations (CHDO) Set Aside	\$85,000.00	\$0.00	\$85,000.00
*HOME Administration	\$55,245.00	\$10,000.00	\$65,245.00
TOTALS	\$552,451.00	\$100,000.00	\$652,451.00

2020 HOME Allocation \$552,451.00

2020 Estimated Program Income \$100,000

* HOME Administration amount is limited to a maximum of 10% total Entitlement plus Program Income

CHDO set-aside must be a minimum of 15% (\$) of total Entitlement amount; Eligible activities include:

- Acquisition and/or rehabilitation of housing
- New construction of housing



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

May 12, 2020

PREPARED BY

Krista Cisneroz, Staff

AGENDA ITEM # E.4

Consideration with possible action to approve the amended Citizen Participation Plan.

BACKGROUND

The Redevelopment Authority has adopted a Citizen Participation Plan that sets forth the jurisdiction's policies and procedures for citizen participation in the development of its Consolidated Plan and Annual Action Plan along with the substantial amendments to those plans.

HUD has issued regulatory waivers to provide jurisdictions the ability to amend its Citizen Participation Plan to reduce the citizen comment period from 30 days to 15 days. The City of Green Bay has been awarded this waiver and is amending its Plan to reflect the 15 day citizen comment period.

RECOMMENDATION

Approve the amended Citizen Participation Plan.

FISCAL IMPACT

ATTACHMENTS

- I. Amended Citizen Participation Plan

City of Green Bay Citizen Participation Plan

The City of Green Bay has designated the Redevelopment Authority of the City of Green Bay as the administering agent for the Community Development Block Grant and HOME Programs. These programs have been designed to meet housing and community development needs of the community. The benefits are aimed at meeting the needs primarily of low to moderate-income persons. It is desirous to encourage input and participation from citizens. The following plan outlines how and when citizen participation will be sought.

I. Consolidated Plan

- A. Surveys will be mailed to past beneficiaries of CDBG and HOME funds, public housing residents, service organizations, neighborhood associations, elected and appointed public officials, city departments, schools, financial institutions, and others as appropriate in preparation of the 5-year plan.
- B. A public hearing will be held to obtain citizen views on how to address housing and community development needs and to develop proposed activities before publication of the plan for citizen comment, following the criteria for a public hearing listed in **Section IV. Public Hearings** below.
- C. Forums with special interest groups may be held to obtain views and address needs of specific areas, such as homelessness, lead-base paint, fair housing, etc.
- D. Personal contacts will be made with agencies and individuals to compile data as needed.
- E. The City will publish its proposed consolidated plan so that citizens have sufficient opportunity to review and provide comment. The City will publish a summary of the proposed consolidated plan in the official city paper or other paper of general local distribution. The City will make copies of the full plan available in the Office of the Redevelopment Authority, the central public library, and through other means if deemed practical. The summary will describe the contents of the consolidated plan and a list of locations where copies of the entire plan may be examined.
- F. Citizens will be provided a period of not less than 15 days to comment on the consolidated plan prior to submission to the U.S. Department of Housing & Urban Development. The City will consider any comments or views from citizens received in writing, or orally at the public hearings, in preparing the final consolidated plan. A summary of these comments or views, and a summary of any comments or views not accepted and the reason therefor, shall be attached to the final consolidated plan.

II. Amendments

- A. The City of Green Bay shall amend its approved plan, whenever it makes one of the following decisions:
 - 1. A change is made in the allocation of priorities. For example, an item identified in the consolidated plan as not being a priority is now deemed to be a priority.

2. A decision is made to fund an activity, using funds from any program covered by our consolidated plan, including program income, not previously described in the action plan.
3. A decision has been made to substantially change the purpose, scope, location, or beneficiaries of an approved activity in our Action Plan.
 - a) Substantial Change in Purpose occurs when the national objective or local objective is no longer applicable to an activity as originally identified in the Action Plan.
 - b) Substantial Change in Scope occurs when...
 - I. an activity is altered causing an increase or decrease in funding that is greater than 20%, except amendments that are less than \$25,000, are **not** considered substantial.
 - II. an activity is altered causing an increase or decrease in funding that will cause the elimination of a previously approved project. The elimination of a project is considered a substantial amendment without consideration of amount.
 - III. an activity is added that was not an approved project in the Action Plan. The addition of a project is considered a substantial amendment without consideration of amount.
 - c) Substantial Change in Location occurs when...
 - I. an activity ceases to take place in the City of Green Bay.
 - II. an activity changes to a location that is not within its defined service area.
 - III. an activity changes to a location that is not readily accessible to the clients it is intended to serve.
 - d) Substantial Change in Beneficiaries occurs when ...
 - I. an activity designed to benefit low and moderate-income (LMI) persons is altered resulting in a non-LMI benefit activity.
 - II. an activity designed to provide benefit to a specific group of persons rather than everyone in the area has been changed.
 - III. an activity designed to provide benefit to everyone in a specified service area is now being limited to a specific group of persons.
- B. Notice of substantial amendments shall be given through meeting agendas and other means if deemed necessary.
- C. A period of not less than 15 days shall be given to receive comments before implementing the amendment. Any comments or views received in writing, or orally at public hearings, if any, will be considered. A summary of these comments or views shall be attached to the substantial amendment, along with reasons for not accepting any comments or views.
- D. Upon completion, the City will make the amendment public through the meeting agenda and will notify HUD that an amendment has been made. The City may submit a copy of each amendment to HUD as it occurs, or at the end of the program year. Letters transmitting copies of amendments will be signed by the Mayor.

III. Performance Reports

- A. The City will provide citizens with reasonable notice and an opportunity to comment on performance reports. A notice of public hearing to receive comments or views on the performance plan will be published according to the criteria in **Section IV. Public Hearings** below.
- B. Citizens will be provided a period of not less than 15 days to comment on the performance report prior to submission to the U.S. Department of Housing & Urban Development. The City will consider any comments or views from citizens received in writing, or orally at the public hearing, in preparing the performance report. A summary of these comments or views shall be attached to the performance report.

IV. Public Hearings

- A. Public hearings will be held to obtain citizen views and to respond to proposals and questions, including the development of needs, the review of proposed activities, and review of program performance.
 - 1. Public hearings will be held at times convenient to potential or actual beneficiaries. Therefore, to maximize participation, public hearings will be held during weekday evenings.
 - 2. City Hall meeting rooms will be used whenever feasible. Accommodations for persons with disabilities will be made upon request. Requests require 24-hour notice to the Mayor's Office at (920) 448-3005.
 - 3. A notice of public hearing will be published in the City's official paper, or other paper of significant local circulation, one to two weeks in advance. Two weeks notice is desirable.
 - 4. When a significant number of non-English speaking residents are reasonably expected to participate, arrangements will be made to have an interpreter present.
 - 5. At least two public hearings will be held during the program year to obtain views and comments from citizens, public agencies, and other interested parties in regard to the following:
 - a) Identification of housing and community development needs.
 - b) Review of proposed uses of funds.
 - c) Review of program performance.

V. Access to Meetings/Information

- A. The City of Green Bay will afford interested participants with adequate, timely notification of meetings. Meeting notices will conform to the City's agenda publishing policy.
- B. All information, documents and reports will be made available to interested citizens during normal business hours for review and comment. This will include any proposed submission concerning the amount of funds available and the estimated amount of funds proposed to benefit low to moderate-income persons. The City's plan to minimize displacement and assist those displaced as a result of these activities is also available.

- C. Accommodations for persons with disabilities will be made upon request. Requests require 24-hour notice to the Mayor's Office at (920) 448-3005.

VI. Technical Assistance

- A. Technical Assistance will be provided to extremely low, very low, and low-income groups that request assistance in developing proposals under the consolidated submission. Assistance will be in the form of guidance in regard to requirements and recommendations for supporting documentation. The City will not provide monetary assistance or the writing of the application.

VII. Complaints

- A. The City will provide written answers to written complaints and grievances within 15 days where practicable.



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

May 12, 2020

PREPARED BY

Kevin J. Vonck, CED Director

AGENDA ITEM # E.5

Consideration with possible action on communication from Ald. Johnson (District 9) on "Creation of an emergency relief fund to provide loans to assist small business owners with the impacts of coronavirus (COVID-19)" (referred to staff April 14, 2020).

BACKGROUND

To be discussed at meeting.

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

- I. ALD JOHNSON 03172020



PETITIONS AND COMMUNICATIONS FORM
COMMON COUNCIL
CITY OF GREEN BAY

Date of Council Meeting: 03-17-2020
Request of Alderperson Brian Johnson
Refer to: RDA

Please state clearly the action requested. Requests should be turned in at the City Clerk's Office by 10:00 AM on the Thursday before a Council meeting. For late communications, present this form to the City Clerk after the request is read.

For consideration and possible action
on the creation of an emergency
relief fund ^{to provide loans} to assist small
business owners with the impacts
of coronavirus (COVID-19).



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

May 12, 2020

PREPARED BY

AGENDA ITEM # E.6

Consideration with possible action to approve contract for the administration of the Home Improvement Loan Program.

BACKGROUND

The RDA approved staff go out for RFP for organizations to administer the Home Improvement Loan Program (HILP). The RFPs were due on May 6, 2020. Unfortunately, City Hall was closed on Tuesday, May 5 and mail was halted until Monday, May 11, due to positive COVID cases in the building. Staff will review the proposals and bring a recommendation to the RDA meeting.

RECOMMENDATION

To award contract for the administration of the Home Improvement Loan Program.

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

May 12, 2020

PREPARED BY

Ken Rovinski, Staff

AGENDA ITEM # E.7

Consideration with possible action on an additional \$15,000.00 HOME CHDO request by NeighborWorks Green Bay for the property located at 301-303 South Quincy Street (Tax Parcel 14-491).

BACKGROUND

NeighborWorks Green Bay has submitted a HOME funding request to use \$65,000.00 in CHDO HOME funding to renovate and reconstruct two (2) 2-bedroom rental units at 301-303 South Quincy Street (Tax Parcel 14-491).

301-303 South Quincy was built in 1928 as a two-bedroom two-flat on the corner of South Quincy and Stuart Streets. Sometime later, an investor closed in the corner sunroom to add a bedroom to each unit causing undue concentration on the parcel and an unappealing exterior façade. This property is in the Navarino neighborhood on a highly visible corner. Recent nearby projects include the Navarino townhomes one block towards the new Navarino Park and across the street from a 2018 NeighborWorks new construction at 308 South Quincy. During the construction of 308 South Quincy, we experienced poor tenant behavior and an absentee landlord. More recently, this property had a first floor kitchen fire, which resulted in substantial damage to the interior. We intend to return the third bedroom back to a sunroom. This will be a long-term hold and be income-restricted, likely beyond the period of affordability.

At the April RDA meeting, the RDA approved \$40,000.00 of CHDO funding to this project. After a closer review of the rehab needed to the property, NeighborWorks will need \$65,000.00 to cover the gap in financing the project. Staff recommends the RDA award an additional \$15,000.00 to the project making the total CHDO HOME investment of \$65,000.00, subject to environmental review and staff underwriting.

RECOMMENDATION

Award an additional \$15,000.00 HOME CHDO request by NeighborWorks Green Bay for the property located at 301-303 South Quincy Street (Tax Parcel 14-491), subject to environmental review and staff underwriting.

FISCAL IMPACT

ATTACHMENTS

- I. HOME funding Application 301-303 S Quincy (5)

HOME Investment Partnerships (HOME) Program
Funding Application

301-303 S Quincy Street



Redevelopment Authority of the City of Green Bay
100 N. Jefferson Street
Green Bay, WI 54301

Revised March 2009

HOME FUNDING APPLICATION

INTRODUCTION AND INSTRUCTIONS

The City of Green Bay is a Participating Jurisdiction for HUD's HOME Investment Partnerships Program (HOME). The City receives HOME entitlement funds annually that can be used to promote affordable housing through activities such as homeowner rehabilitation and construction of new affordable units.

This application must follow guidelines set forth by the U.S. Department of Housing and Urban Development (HUD); please visit HUD's website at www.hud.gov for all regulations pertaining to the HOME program. It is the applicant's responsibility to be aware of the income, rent, occupancy, matching, affordability and resale restrictions, among others, that are requisites of the HOME program.

The City evaluates applications on a rolling basis throughout the year and decisions are made based on the project's viability and conformance with the City's Consolidated Plan.

Please follow the following instructions for submittal of an application:

- A copy of a complete application should be submitted to Ms. Krista Cisneroz, Community Development Specialist, 100 N. Jefferson Street, Room 608, Green Bay, WI 54301
- Do not revise or alter the application format; an altered application will be returned to you.
- Completeness of application is important.

You will be contacted after review of the application has taken place; an application alone does not guarantee HOME funding.

You can request a fillable version of this application by emailing Krista Cisneroz at kristaci@greenbaywi.gov.

HOME FUNDING APPLICATION

1. Applicant Name: NeighborWorks Green Bay

2. Address: 437 S Jackson Street, Green Bay WI 54301

3. Contact Person: Scott Schoeneman

Tel.: (920) 593-3703

Fax: (920) 448-3078

Email: Scott@nwgreenbay.org

4. Type of Application: (mark all that apply)

Acquisition ☒ New Construction ☐ Rehabilitation ☐ Pre-Development Loan/Grant

5. Type of Applicant: (mark all that apply)

☒ Non-profit ☐ For-profit ☐ CHDO Tax Exempt ID# _____

☐ Project Sponsor ☐ Project Developer ☐ Project Owner

6. Project Name: 301-303 S Quincy Street – Acquisition / Rehab / Affordable Rental

Project Location: 301-303 S Quincy Street, Green Bay 54301

7. Project Cost:

\$178,025

2

Total Cost of Project:

Total # of units in project: _____

HOME Funds Requested: \$65,000

Rental project ☒ Homebuyer ☐

8. Project Description:

a) Provide a narrative description of the project, including details of the existing neighborhood housing stock, its average age and general condition.

301-303 S Quincy was built in 1928 as a 2-bedroom two-flat on the corner of S Quincy and Stuart Streets. Sometime later, an investor closed-in the corner sunroom to add a bedroom to each unit causing undue concentration on the parcel and an unappealing exterior façade. This property is in the Navarino neighborhood on a highly visible corner. Recent nearby projects include the Navarino townhomes one block towards the new Navarino Park and across the street from a 2018 NeighborWorks new construction at 308 S Quincy. During the construction of 308 S Quincy, we experienced poor tenant behavior and an absentee landlord. More recently, this property had a first floor kitchen fire which resulted in substantial damage to the interior. We intend to return the third bedroom back to a sunroom. This will be a long term hold and be income restricted likely beyond the period of affordability.

b) Explain the need for the HOME funds and the intended use of the HOME funds. Please identify the total number of units in the project and the number of units that will be designated as HOME units.

We are requesting the building be transferred to NeighborWorks Green Bay along with \$65,000 of HOME funds to aid the renovation and reconstruction of fire damaged areas. Both units will be designated as HOME units as we complement the HOME request with \$20,000 of equity injection and another \$93,025 of long-term debt.

c) Describe the targeted population.

The target population is family serving those that need 2-bedroom units.

d) Households/Persons Benefited:

2 total # of households 5 total # of persons (2.5 estimated per unit)

9. Please list the following (do not include lenders):

a) Development Team

Architect: n/a

Engineer: n/a

Financial Consultant:

Project Attorney:

Construction Management or General Contractor: Tim Denissen - NeighborWorks Green Bay

Operational/Rental Management: Nelson Minahan Realty - Property Management

Other:

b) Please attach resumes of all Development Team members to demonstrate their experience and capacity in undertaking previous HOME projects or ones similar to the project for which HOME funds are requested.

Noel S. Halvorsen, President & CEO

Noel has led NeighborWorks Green Bay since October of 2000. Since that time, the organization has leveraged more than \$155 million of investment in Green Bay's Original Neighborhoods, renovating 150+ dwellings and assisting more than 1,800 families in realizing their dreams of homeownership. Noel is an experienced grant writer and program administrator who has signed contracts for more than \$5.6 million of HOME and CDBG funds (including NSP) and has secured more than \$5 million in additional gifts and grants from other public and private sources for housing and homeownership projects.

Tim Denissen, Project Manager

Tim has decades of experience in housing renovation and construction. Tim has written specifications, coordinated with architects, managed bidding and contracting, and overseen construction of more than 100 units of housing, including a dozen units with NeighborWorks Green Bay. Tim has knowledge of HUD's Housing Quality Standards, Lead-Based Paint Hazards, applicable labor standards and other considerations of development projects under the HOME Investments Partnership.

Scott Schoeneman, Chief Operating Officer

Scott has two decades of experience developing, constructing and selling homes. His has skills and experience analyzing and selling investment properties and facilitating high-end new construction. Prior to joining NeighborWorks Green Bay Scott combined his banking and real estate skills and created a system to sell distressed small businesses prior to bank liquidation.

c) Please explain who will be responsible for the day-to-day coordination of the project and identify whether they are the owner, sponsor or developer of the project.

Tim Denissen will act on behalf of the owner and coordinate the contractors and the project to completion.

d) Please provide an organizational chart for all partnerships formed or to be formed. If applicable and available, please provide an operating agreement.

NeighborWorks Green Bay will be sole owner of the project.

10. Project Market:

Briefly describe the households/individuals that will be targeted by the project, and how strong the local market demand is for your project. In your narrative please include references from supporting documentation such as feasibility or market studies and census data used. Attach copies of documents.

The need to maintain and add affordable housing units is a consistent theme in The City of Green Bay Consolidated plan presented to HUD.

11. Persons/Households Benefited – Indicate the number benefited by income group in the following table:

The information in the table below is in: X Households Persons (check one)

Targeted Income Level*	RENTERS				OWNERS			H O M E L E S S		NON-HOMELESS or SPECIAL NEEDS
	Elderly	Small Family (2-4 Persons)	Large Family (5 or more)	All Other Households	Existing Home-owners	With Children	All Others	Individuals	Families	

O to 30% AMI*										
31 to 50% AMI										
51 to 60% AMI										
61 to 80% AMI		2								
81% + of AMI										
TOTAL		2								
*AMI means Area Median Income. Please refer to annual HUD income limits at www.hud.gov										

12. Participant Marketing and Selection Process:

- a) Describe how the participants (tenants, homebuyers or program participants) will be selected.

Renters will need to qualify by way of an income calculation, credit, and background check.

- b) Will the selection process will be subject to preference policies? (check one)

X

No_____ Yes_____ Please describe these policies.

- c) Please provide a copy of the Affirmative Marketing Plan for this project.

- d) Services Provided: Describe any services that will be provided to the tenants, homebuyers or program participants of this project. (Summary can be provided in an attachment.)

All renters will have access to NeighborWorks Green Bay Financial Capabilities program.

13. Coordination with Other Agencies:

Describe how your organization will coordinate with other organizations to provide needed services to participants/residents (if applicable). (Additional information of coordination/collaboration can be included as attachment).

We will continue to work with ICS and regularly make referrals to private non-profit and governmental service agencies.

14. Proposed Project Schedule:

- a) Project Start-up

Completion Date

Purchase Contract/Option Signed	n/a
Property Acquisition Completed	5/30/2020
Zoning Approvals Obtained	n/a
Detailed Program Design Completed	n/a
Environmental Reviews Completed	Tbd
Building Permits Obtained	6/15/2020

- b) Financing Sources Obtained

Completion Date

Construction Loan	NW Green Bay to use LOC
Bridge Loan	n/a
Private Lender Financing	Perm debt upon Occ Permit
Gov't Grants/Loans	May 2020 RDA Meeting
Other Financing:	
Other Financing:	
Other Financing:	

c) Construction/Implementation

Completion Date

Construction Starts	June 15, 2020
Marketing of Units begins	n/a
Closing on First Sale (homebuyer projects)	n/a
Closing on Final Sale (homebuyer projects)	n/a
Initial Lease-Up of Units (rental projects)	November 15, 2020
Full Lease-Up Completed (rental projects)	February 15, 2021
Rehab Construction Completed (for units currently occupied)	November 15, 2020

15. Project Costs & Use of HOME funds:

HOME regulations require that every dollar of HOME funds must be matched with at least 25 cents of non-federal funds provided to a project. HOME funds will be paid out off of accruals at the close of the project, not to exceed the budgeted percentage of each line without prior authorization. A 10% retainage will be held until all paperwork is submitted on the project.

a) New Construction or Rehabilitation

	Total Budget	HOME Funding	HOME %	25% Match
Rehabilitation of existing units	\$123,661	\$65,000	52.6%	
Renovation of non-residential structures into residential units	\$0			
New construction of residential units	\$0			
Other: (Detailed explanation must be attached)	\$0			
Other: (Detailed explanation must be attached)	\$0			

b) Acquisition

	Total Budget	HOME Funding	HOME %	25% Match
Land				
Buildings	\$	\$		
Other Expenses: (Detailed explanation must be attached)				

c) Site/Off-site Improvements

	Total Budget	HOME Funding	HOME %	25% Match
Clearance/demolition				
Drainage improvements				
Installation/renovation of sanitary sewers				
Remediation				
Transportation improvements (on-site)				
Transportation improvements (off-site)				
Other: (Detailed explanation must be attached)				
Other: (Detailed explanation must be attached)				

d) Soft Costs

	Total Budget	HOME Funding	HOME %	25% Match
Market Analysis	\$0			
Architectural	\$0			
Engineering	\$0			
Application Fees for financing	\$0			
Permanent Financing Fees	\$4,954			
Appraisal and environmental assessment fees	\$0			
Tax Credit Syndication Fees	\$0			

Attorney Fees	\$0			
Developer's Fees	\$0			
Developer's Overhead	\$6,129			
Construction Management	\$18,549			
Other: (Detailed explanation must be attached)				

e) Reserves and Contingencies

	Total Budget	HOME Funding	HOME %	25% Match
Initial Operating and Repair/Replacement Reserves				
Construction Contingency	\$24,732			
Other: (Detailed explanation must be attached)				

f) Relocation and Loss of Rental Income

	Total Budget	HOME Funding	HOME %	25% Match
Relocation*	\$0			
Loss of Rental Income	\$0			
Other: (Detailed explanation must be attached)	\$0			

*Temporary Relocation Plan (if applicable): The project must not result in the permanent displacement of low or moderate income residents. Any temporary relocation of residents must be carried out in accordance with a temporary relocation plan that conforms to the HUD requirements under the Uniform Relocation Act and is approved by the City. Residents that are temporarily relocated must be offered a decent, safe and sanitary dwelling unit in the Project or another property comparable to the tenant's affected unit. In the event that the Project involves a broad geographic area, the unit to be offered must be located in close proximity to the affected unit, as such proximity is determined in the sole opinion of the City of Green Bay.

g) Tenant and Homebuyer Assistance

	Total Budget	HOME Funding	HOME %	25% Match
Tenant-based rental assistance*	\$0			
Security Deposit payments for renters	\$0			
Downpayment assistance for homebuyers	\$0			
Mortgage financing for homebuyers	\$0			
Other: (Detailed explanation must be attached)	\$0			

*If Section 8 vouchers are being used, please specify whether it is project-based or tenant-based assistance.

h) Other (Detailed expiation must be attached)

	Total Budget	HOME Funding	HOME %	25% Match

i) TOTAL COST AND TOTAL HOME FUNDING

	Total Budget	HOME Funding	HOME %	25% Match
TOTALS	\$178,025	\$65,000	36.5%	
Percentage of HOME financing Project	36.5%			
Total Number of units	2			
Total number of HOME units	2			
Other: (Detailed explanation must be attached)				

16. Sources of Funds: Sources and Uses can be included as attachment.

a) Please attach commitment letters

HOME funds will not be awarded until all funding sources are committed.

b) Grant Sources (complete as applicable)

Funding Agency	Amount	Application to be submitted /date	Application in review by agency/date	Approved for funding/date

c) Permanent Financing (do not include construction financing)

Name of Lender or Source of Funds, Contact Persons and Telephone Number	Amount Funded	Annual Debt Services	Annual Interest Rate	Amortization Period (yrs)	Loan Term (yrs)	Actual or Projected Commitment Date
Commercial Lender TDB	\$93,025	\$6,768	4.0%	20	5	11/1/20
HOME funds	\$65,000	\$0	\$0	Perm	Perm	Projected
Owner's Equity	\$20,000	n/a	n/a	n/a	n/a	Committed
TOTAL	\$178,025					

d) Construction/Interim Financing

Sources of Funds	Amount	Name & Phone Number of Contact
NeighborWorks Green Bay	\$300,000	Established Line of Credit – Associated Bank

e) Cash Drawdown Schedule

Please attach drawdown schedule for all funding sources.

90% of HOME funds drawn upon 50% of project completion. Remaining 10% retainage upon Occupancy Permit & HOME report.

- f) Describe the methods used and entities responsible for underwriting analysis of this project:
NeighborWorks Green Bay Asset Management Committee and Board of Directors approval process, This process includes the creation of a construction proposal inserted into a project pro forma using industry comparables.

17. Site Information: (Applicable to acquisition, rehabilitation or new construction projects)

- a) Do you have site control? – Site owned by City of Green Bay Redevelopment Authority

If yes, what form:_____

Please attach evidence of site control and/or lease if applicable.

- b) Sellers name: City of Green Bay Redevelopment Authority

- c) Seller's Address: 100 N Jefferson Street, Green Bay WI 54301

- d. Telephone: _____ Fax: _____

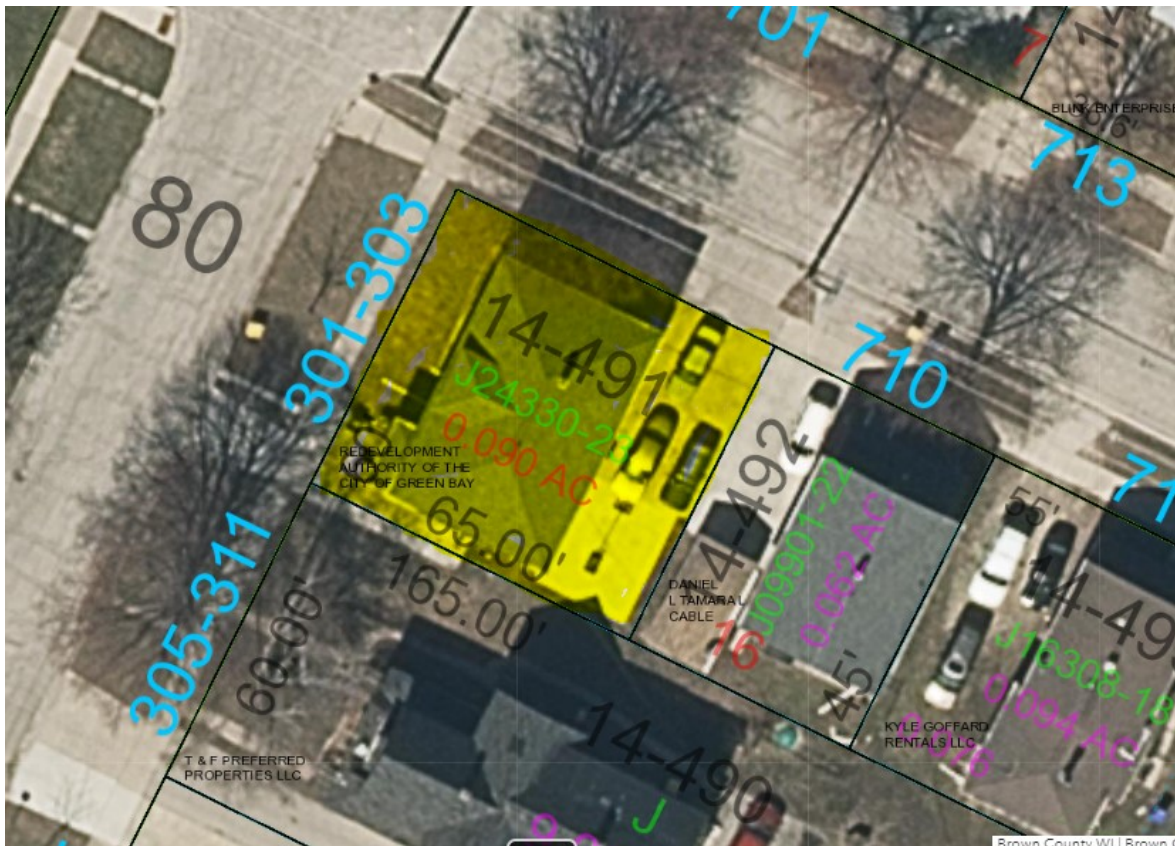
- e) Seller's relationship to applicant submitting request for HOME funds:

Seller is Green Bay RDA

- f) Size of site:

Attach map and legal description, if available.

Parcel 14-491



Attach sketch or site plan, if available.

Attach at a minimum two (2) color photographs of the site to be built on, if available.

Photos:



g) Is the site properly subdivided/zoned?

Zoning Classification of site: OR (Office Residential)

Attach evidence of proper subdivision and zoning.

Find a Parcel
Current Parcel: 14-491

301 S QUINCY ST
(301-303 S QUINCY ST)
REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY
100 N JEFFERSON ST RM 608 GREEN BAY WI 54301

Assessment Records
Zoning and Districts
Brown County Parcel Data
Inspection Records
Special Assessments
Request

Zoning and Districts

Zoning and Districts

Opportunity Zone: N/A	Business Improvement District: N/A	Community Development Block Grant Area: CDBG
Zoning: OR (Office Residential)	Wellhead Zoning: N/A	Archeological: N/A
Conditional Use Zoning: N/A	Central Business District: N/A	Historic District: N/A
Planned Unit Development Zoning: PUD	Development Districts: N/A	Liquor Moratorium Area: N/A
Industrial: N/A	Tax Increment Finance District: 6	Neighborhood Association: Navarino

If no, explain the schedule in the space below:

h) Are all utilities presently available on the site? YES

i) Answer the following environmental questions and provide information as appropriate:

	Yes	No
Are there designated floodplains areas on the site?		X
Are there designated wetland areas on the site?		X
Is the project/surrounding area listed on the National /State/Local Registers of Historic Places? National_____State_____Local_____		X
Is the project affected by a noise source? (airport, railroad tracks, major street/highway)?		X
Are you aware of any environmental hazards that are on or near the site?		X
Are there any soil, slope or erosion concerns associated with the site?		X

Has a Phase One Environmental Assessment been done for the site?		X
Are there any other environmental issues you wish to bring to our attention?		X

18. Acquisition, Rehabilitation or New Construction of Homes for Sale (to be filled out for this type of project only):

a) Use of HOME funds

Activity	Total Cost Per Unit	Maximum HOME Cost Per Unit	Average HOME Cost Per Unit
Renovation of 2 units	\$65,000 / 2 = \$32,500	15 YEAR POA = 15 Years	\$32,500

b) How long will your organization hold title to the homes before conveying them to qualified homebuyers?

N/a – Rental

c) Describe the carrying costs that will be included in the price to the homebuyer (e.g. insurance, maintenance, financing charges etc.)

N/a - Rental

d.) Description of the homes to be sold. (Complete one row of table for each type of home. **N/A**)

Size of Home (in # of bedrooms and baths)	Type of Home (SF attached, SF detached, TH, etc.)	Average Square Feet of Home	Anticipated Selling Price	Anticipated Appraised Value

19. APPLICANT'S CERTIFICATION

The Applicant certifies that all the information in this application, and all information furnished in support of this application, is given for the purpose of obtaining a loan or grant under the City of Green Bay's HOME affordable housing program and is true and complete to the best of the Applicant's knowledge and belief. Verification may be obtained by the City from any source named herein. The Applicant agrees that this application is a public document and is subject to the Freedom of Information Act.

Scott Schoeneman

COO

Authorized Applicant Representative

Title



4/30/2020

Signature

Date



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

May 12, 2020

PREPARED BY

Ken Rovinski, Staff

AGENDA ITEM # E.8

Consideration with possible action on a development agreement with NeighborWorks Green Bay for the property located at 1064 Shawano Avenue (Tax Parcel 3-12) under the New Homes in Your Neighborhood program.

BACKGROUND

This property was acquired in 2016 from the Brown County Treasurer as a tax foreclosure. The property was a vacant lot upon acquisition and has been advertised on the City website.

NeighborWorks Green Bay had submitted an application for the NHIYN program. They are requesting a grant of \$25,000.00 to be used alongside the Adopt-A-Home program. NeighborWorks has successfully completed similar projects at 719 and 720 North Broadway, 308 South Quincy Street and is currently finishing a project at 505 5th Street. The project will again utilize the Green Bay Area Public School District's BRIDGES program.

Upon completion of the project the home will be sold to an owner-occupant.

RECOMMENDATION

To approve a development agreement with NeighborWorks Green Bay for the property located at 1064 Shawano Avenue (Tax Parcel 3-12) using \$25,000.00 of Neighborhood Enhancement Funds.

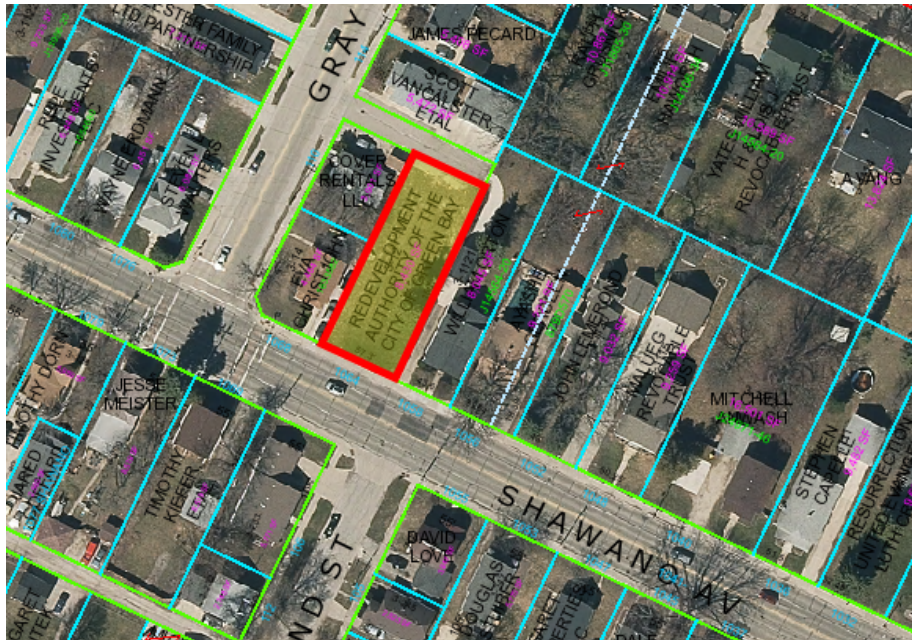
FISCAL IMPACT

The RDA approved the purchase of this property for \$5605.83 in 2016.

ATTACHMENTS

1. 1064 Shawano Ave - Report Info
2. NHIYN 20-03 - Application
3. NHIYN 20-03 - Plan
4. NHIYN 20-03 - Plan 2

1064 Shawano Avenue



Property Information:

Parcel ID 3-12
Lot Size..... 57' x 150'
Zoning..... Residential One

Tax Information:

Land Value..... \$15,200

Date Received: _____
Option Awarded: _____
Payment Received: _____
(For Office Use Only)



NEW HOMES IN YOUR NEIGHBORHOOD PROGRAM
Department of Community and Economic Development
100 N. Jefferson Street, Room 608
Green Bay, WI 54301



PLANNING OPTION APPLICATION FORM

Name/Company NeighborWorks Green Bay

Current Address 437 S Jackson Street, Green Bay WI 54301

Telephone Number (Home) 920.448-3075 (Work) 920.593-3703

Email scott@nwgreenbay.org

Source of funding (provide proof of available funds w/ application) Adopt-a-Home Program

Estimated amount of investment \$ 255,000.00

Address of chosen RDA parcel 1064 Shawano Avenue

Briefly describe the project. Provide preliminary plans. 2 Story 3 Bed, 2 Bath, new construction

NeighborWorks will use existing plan used at 308 S Quincy, 720 N Broadway,
and 719 N. Broadway from previous program projects. Strong consideration to
use City of Green Bay plan book design called 'Shawano'.

Will you be able to start construction in the next 6 months? ☒ Yes ☐ No (circle one)

Will you be occupying the house? Yes / ☒ No (circle one)
IF NO,

Will this home be sold for owner occupancy? ☒ Yes ☐ No (circle one)

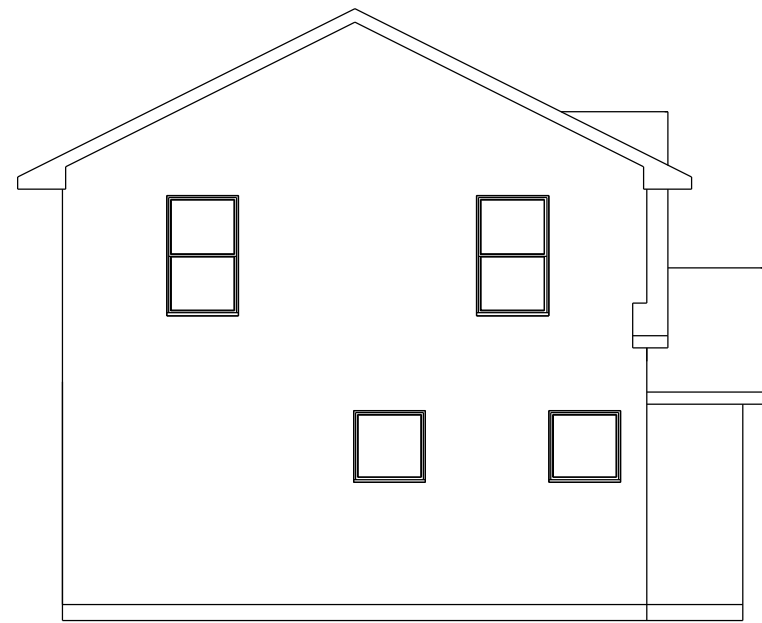
I certify that I have received a copy of the "New Homes in Your Neighborhood Grant Program Guidelines" and understand and accept the "Guidelines" as the basis for acceptance into the Program.

Scott Schoeneman - NeighborWorks Green Bay 4-17-2020

Signature Date

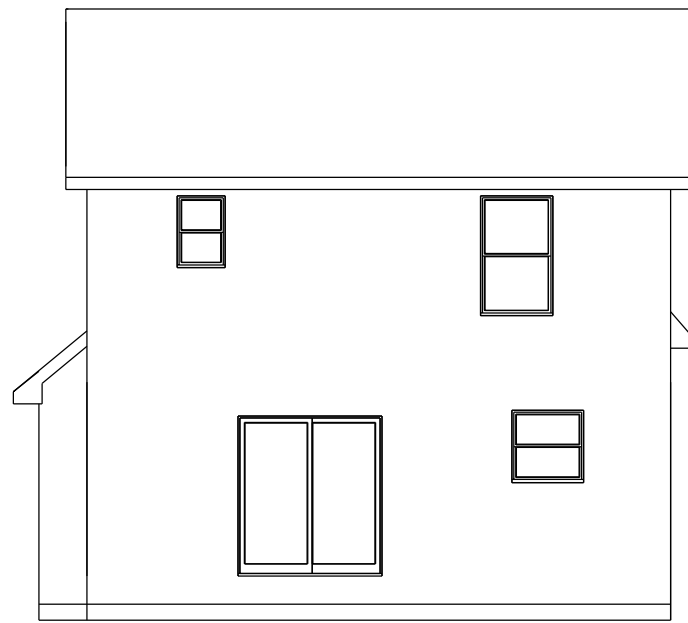
Signature Date

****PRELIMINARY PLAN ONLY****
(NOT TO BE USED FOR CONSTRUCTION)
(MAY NOT BE SUFFICIENT FOR ESTIMATES)



LEFT ELEVATION

SCALE: 1/8" = 1'



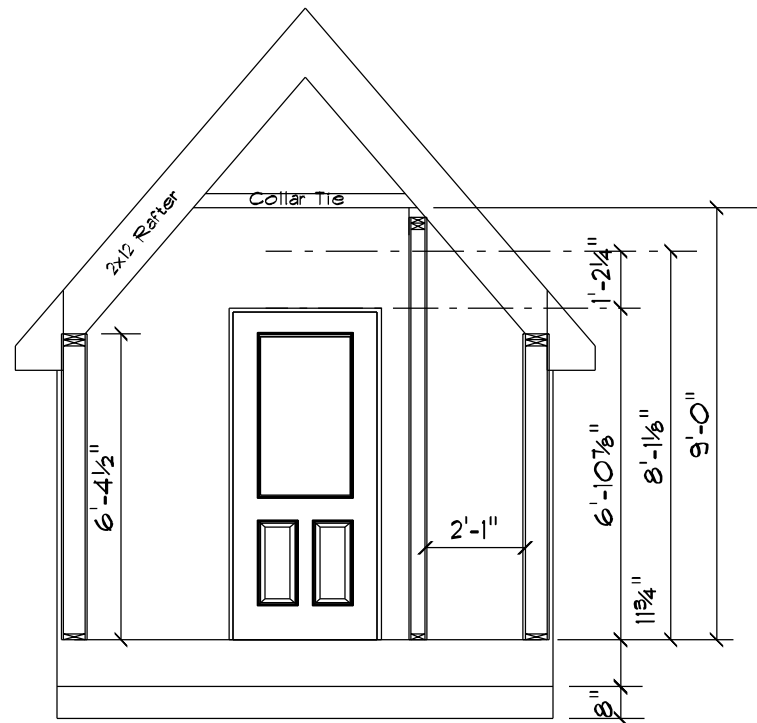
REAR ELEVATION

SCALE: 1/8" = 1'



FRONT ELEVATION

SCALE: 1/4" = 1'



RIGHT ELEVATION

SCALE: 1/8" = 1'

SQUARE FOOTAGE:

FIRST FLOOR: 623
SECOND FLOOR: 580
TOTAL: 1203

IMPORTANT NOTE:

- IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
- IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

OFFICE:
1930 LARSEN ROAD
GREEN BAY, WI 54303
PHONE (920)436-5080
FAX (920)434-9510

COMPONENTS:
TIVE MOJAVE TERRACE
GREEN BAY, WI 54303
PHONE (920)436-5084
FAX (920)436-1215

MAILING ADDRESS:
P.O. BOX 10001
GREEN BAY, WI 54301-0001



CITY OF GREEN BAY

JOB NAME: SHAWANO

DATE: JULY 10, 2018

DRAWN BY: SYP

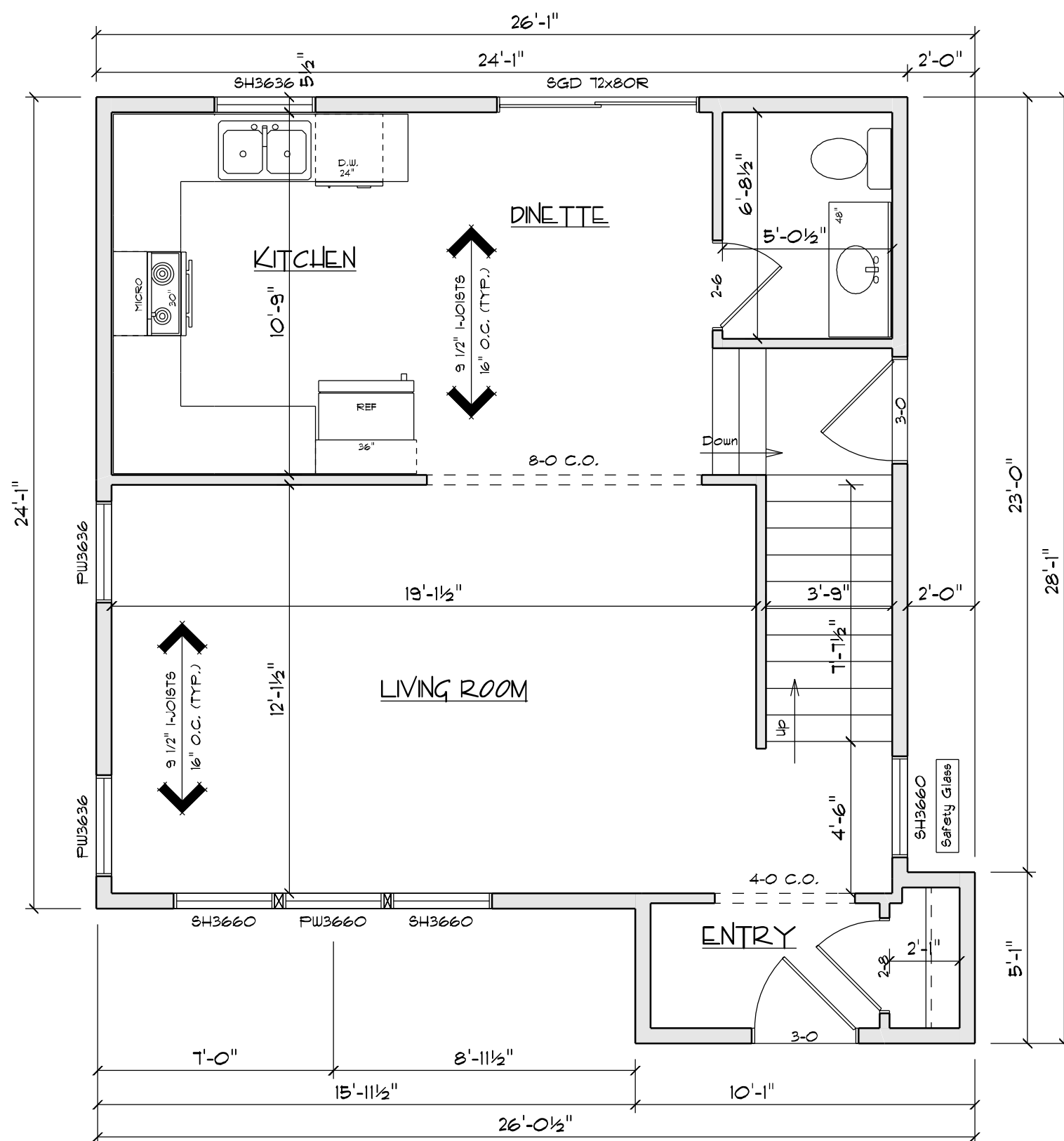
PLAN #:
(BASED OFF OF
PLAN XXXXXXX)

REVISIONS:

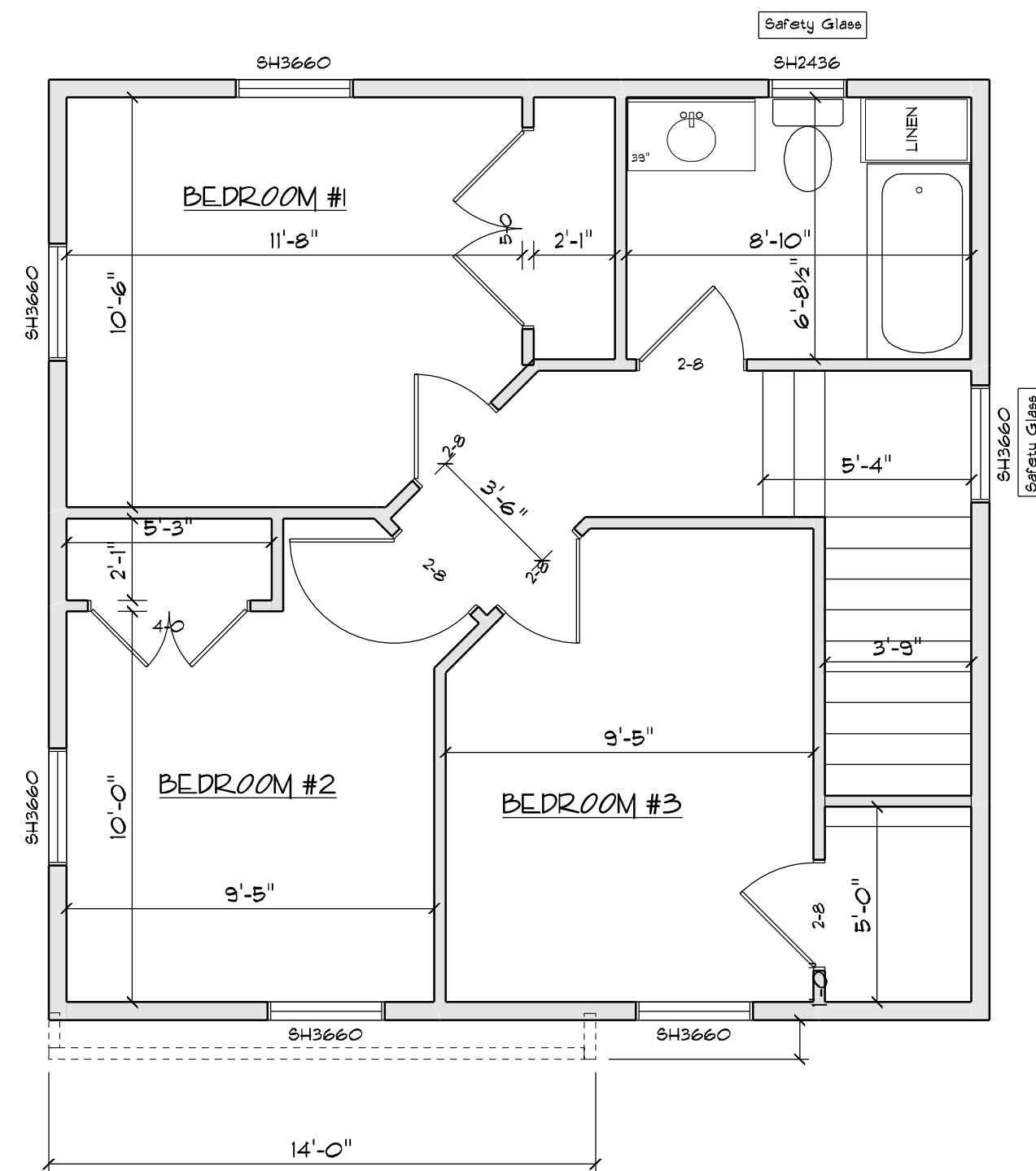
8-2-18 MJK

1-24-19 SYP

18-296-T



****PRELIMINARY PLAN ONLY****
(NOT TO BE USED FOR CONSTRUCTION)
(MAY NOT BE SUFFICIENT FOR ESTIMATES)



SECOND FLOOR PLAN

<u>SQUARE FOOTAGE:</u>	
FIRST FLOOR:	623
SECOND FLOOR:	580
TOTAL:	1203

IMPORTANT NOTE:

- IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
- IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

OFFICE:
1990 LARSEN ROAD
GREEN BAY, WI 54303
PHONE (920)496-5080
FAX (920)494-9570

COMPONENTS:
1745 MORAINES TERRACE
GREEN BAY, WI 54303
PHONE (920)496-5094
FAX (920)498-1219

MAILING ADDRESS:
P.O. BOX 10007
GREEN BAY, WI 54307-0007

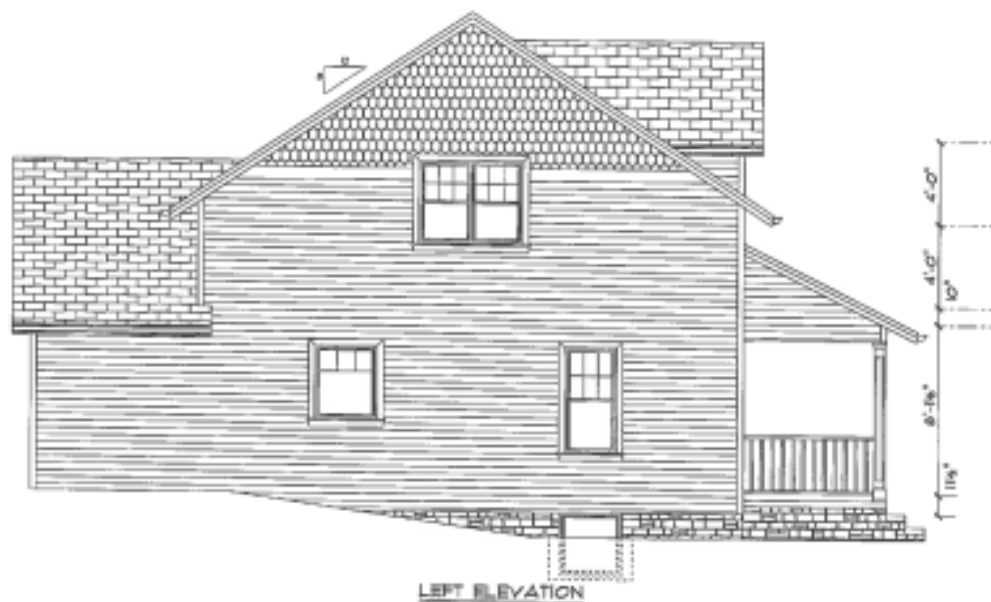




RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

REVISED	BY
10-24-17	

DESIGN:
www.mcmnaglelumber.com
DRAWN:
mcmnaglelumber@earthlink.net

McMonagle
RIDGE TRAIL JUST LUMBER

1100 N. ARCADIA AVE., SE PEEK, WI 54155
(920) 333-3133 (920) 333-4133 FAX

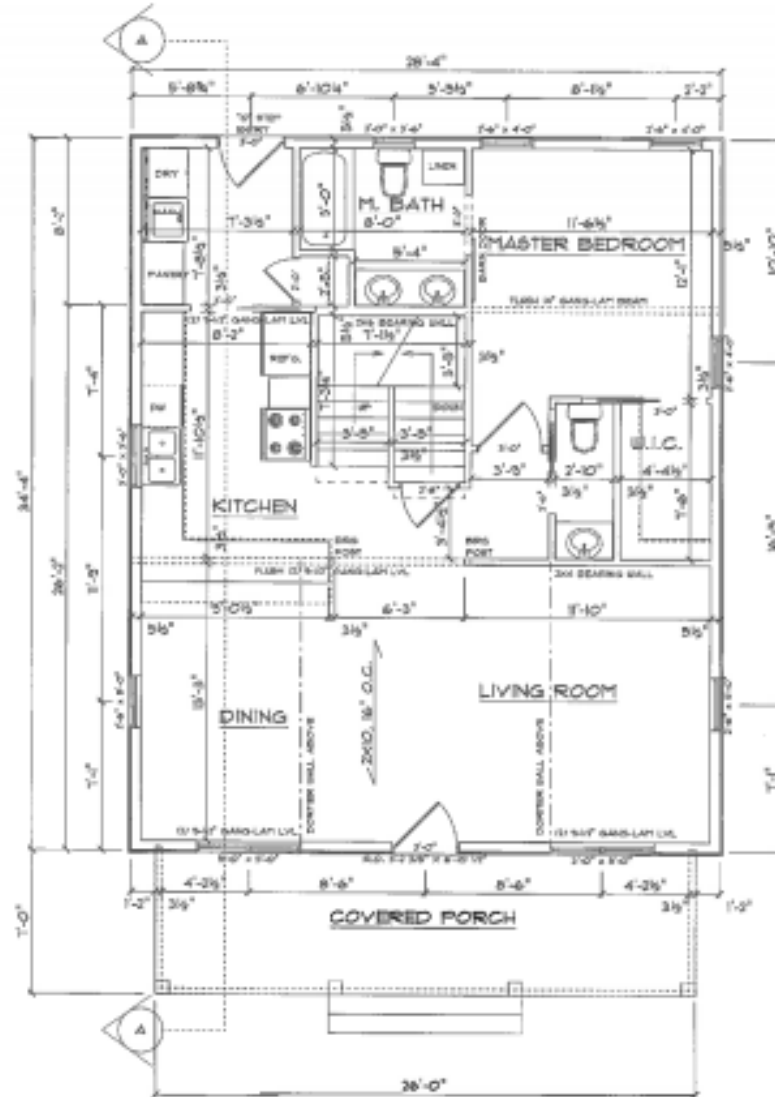
NEIGHBORWORKS

308 N. GENE STREET GREEN BAY, WISCONSIN

DATE:	M.A.P.
DATE:	9-27-17
DATE:	1/4" = 1'-0"
PROJECT:	17-159

ALTHOUGH EVERY EFFORT
HAS BEEN MADE IN
PREPARING THESE PLANS
AND CHECKING THEM FOR
ACCURACY, THE
CONTRACTOR MUST CHECK
ALL DETAILS AND
DIMENSIONS AND BE
RESPONSIBLE FOR SAME.

1	7
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1ST FLOOR PLAN
913 SQ. FT.

ALL HEADERS TO BE 2 PLY 2X10
4 D.A. OR BETTER UNLESS NOTED

NOTE: NO HOLES MAY BE BORED THRU BEARING WALLS
(INTERIOR & EXTERIOR) UNLESS ENGINEERED

REVISED	BY
10-24-17	

OWNER:
www.mcmnagle.com
S.P.N.
www.mcmnagle.com

McMonagle
MORE THAN JUST LUMBER

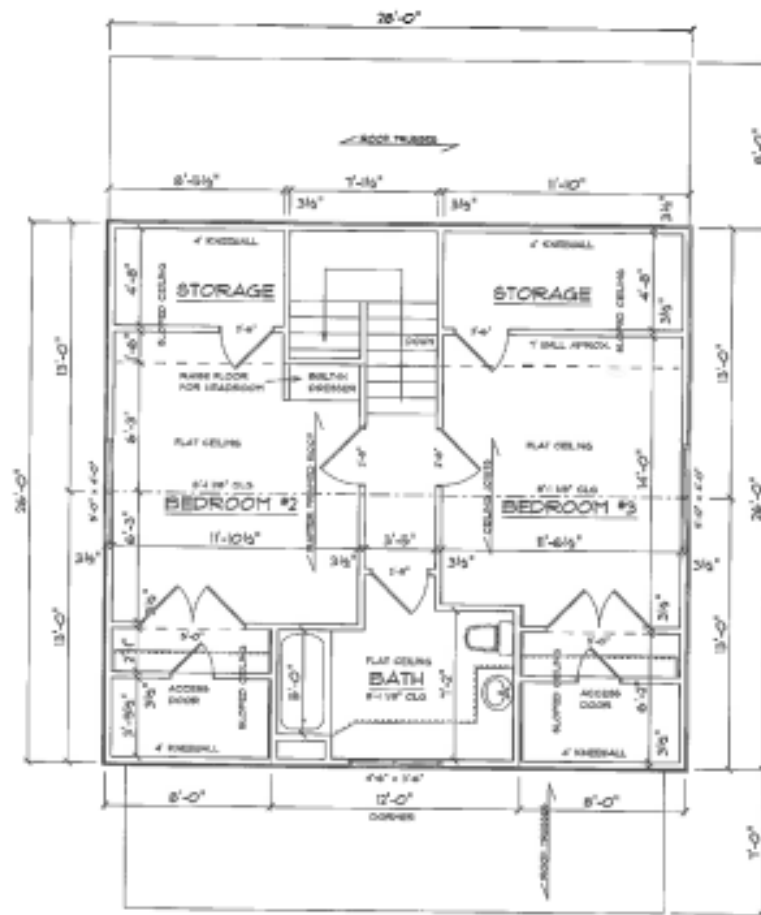
1710 N. ASHLAND AVE., IN. 46118
(317) 338-3134 (317) 338-3134 FAX

NEIGHBORWORKS

1000 N. GENTRY STREET, GREENSBORO, NC 27409

DATE:	M.A.P.
DATE:	9-27-17
SCALE:	1/4" = 1'-0"
WORK NO.:	17-159
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR SAME.	

2
1



2ND FLOOR PLAN
728 SQ. FT.

REVISED	BY
DRAWN BY: McMonagle 1100 N. ARRLAND AVE., DE PERE, WI 54158 (800) 328-2124 (920) 328-2124 FAX	
NEIGHBORWORKS 18 NORTH BRICKMONT, GREEN BAY, WISCONSIN	
DATE:	11-18-16
DATE:	11-18-16
DATE:	11-18-16
DATE:	11-18-16
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR SAME.	
DATE:	11-18-16
3	6



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

May 12, 2020

PREPARED BY

Ken Rovinski, Staff

AGENDA ITEM # E.9

Consideration with possible action on a development agreement with LeMense Quality Homes for the property located at 3167 West Point Road (Tax Parcel 6H-4201) under the New Homes in Your Neighborhood program.

BACKGROUND

This property was acquired in 2017 from the Brown County Treasurer as a tax foreclosure. The property was a vacant lot upon acquisition and has been advertised on the City website.

LeMense Quality Homes submitted an application for the program proposing to build a single-story, three bedroom ranch home with a two-stall attached garage. The plan adheres to the requirements set in the covenants for the subdivision. The developer has a client that will occupy the home upon completion. Due to the property requiring sewer work that is over and above normal hook ups, LeMense is requesting that the property be deeded at no cost. No other grant money is required for the build.

LeMense has shown success with City properties, completing and selling homes at 929 N. Broadway, 1227 S. Greenwood Avenue, and 520 Hubbard Street. They currently have a house listed 1231 S. Greenwood Avenue and will be beginning construction on another spec home at 827 9th Street.

LeMense can begin building as soon as permits are submitted and approved.

RECOMMENDATION

Approve a development agreement with LeMense Quality Homes for the property located at 3167 West Point Road (Tax Parcel 6H-4201) as part of the New Homes in Your Neighborhood program.

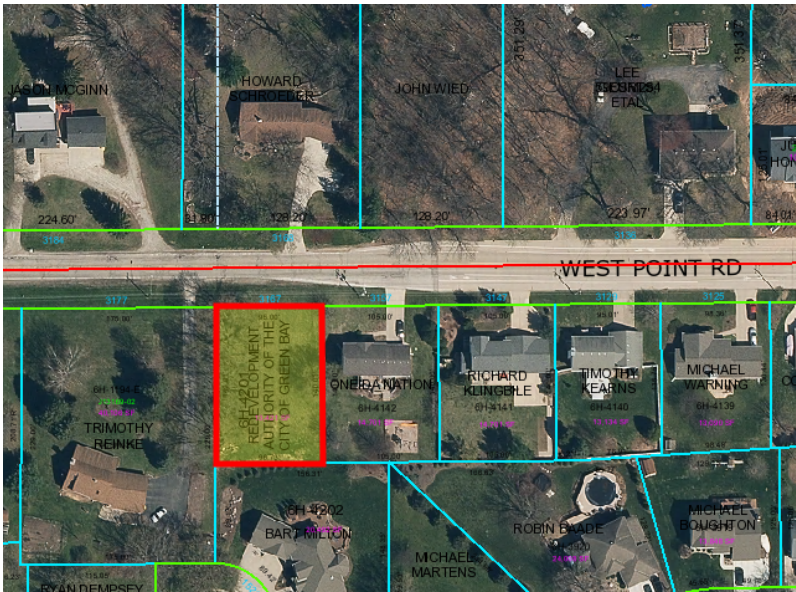
FISCAL IMPACT

This property was acquired for \$18,000.00 using Neighborhood Enhancement funds. The applicant will be leveraging \$213,750.00 of bank loans for construction.

ATTACHMENTS

1. 3167 West Point Rd - Report Info
2. NHIYN 20-02 - Application
3. NHIYN 20-02 - Plan

3167 West Point Road



Property Information:

Parcel ID 6H-4201
Lot Size..... 95' x 140'
Zoning..... Residential One

Tax Information:

Land Value..... \$45,000

Date Received: _____
Option Awarded: _____
Payment Received: _____
(For Office Use Only)



Equal Housing
Opportunity

NEW HOMES IN YOUR NEIGHBORHOOD PROGRAM
Department of Community and Economic Development
100 N. Jefferson Street, Room 608
Green Bay, WI 54301



PLANNING OPTION APPLICATION FORM

Name/Company Lemense Quality Homes - LOH Homes

Current Address 3109 Glen Oaks Pass, GB, WI 54311

Telephone Number (Home) 920-609-8007 (Work) _____

Email lemensequalityhomes@icloud.com

Source of funding (provide proof of available funds w/ application) Line of Credit

Estimated amount of investment \$ 145,000.

Address of chosen RDA parcel 827 9th St.

Briefly describe the project. Provide preliminary plans. The Jackson plan w/ added second bathroom. Also going to try and attach garage if allowable. Side entry garage off S Norwood Ave. Start home once 1231 + 1227 Greenwood are complete first of April.

Will you be able to start construction in the next 6 months?

☒ Yes / No (circle one)

Will you be occupying the house?

Yes / ☒ No (circle one)

IF NO,

Will this home be sold for owner occupancy?

☒ Yes / No (circle one)

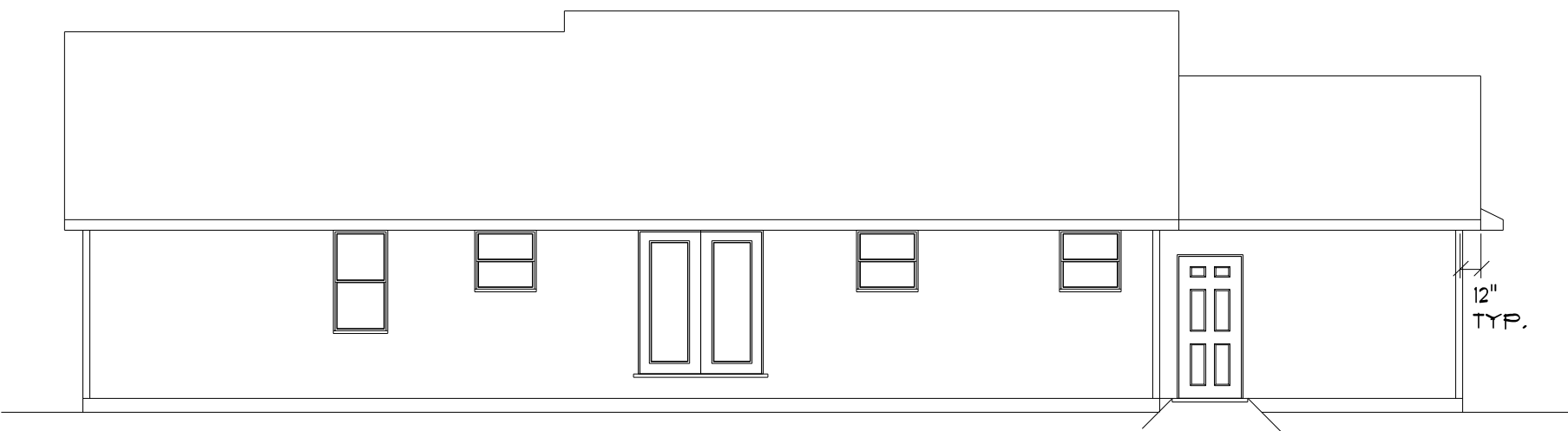
I certify that I have received a copy of the "New Homes in Your Neighborhood Grant Program Guidelines" and understand and accept the "Guidelines" as the basis for acceptance into the Program.

[Signature]
Signature

3/1/2010
Date

Signature

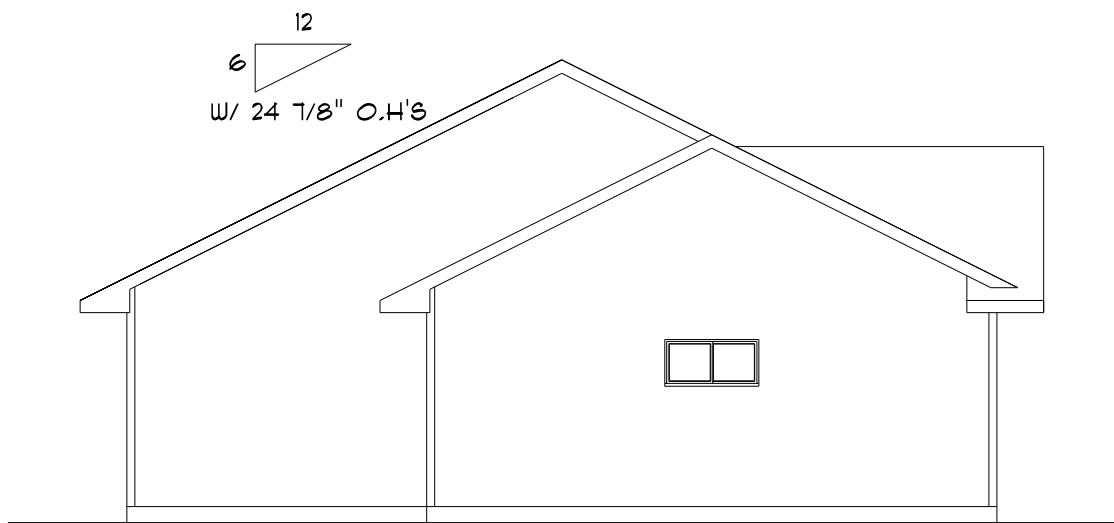
Date



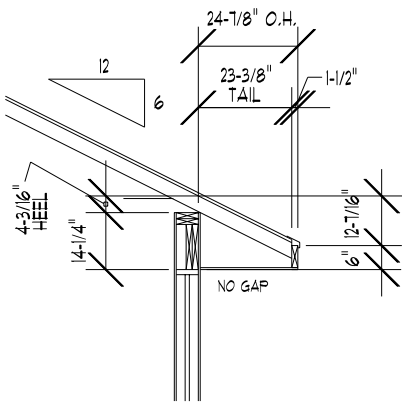
FRONT ELEVATION
SCALE: 1/4"=1'-0"

NOTE:
THESE ELEVATIONS ARE CLOSE FACSIMILIES ONLY
AND ARE FOR GENERAL REFERENCE PURPOSES.
THESE ELEVATIONS ARE NOT INTENDED TO BE
COMPLETELY ACCURATE REPRESENTATIONS
OF DESIRED END RESULT.
BUILDER TO CONSULT OWNER FOR EXACT DETAILS.

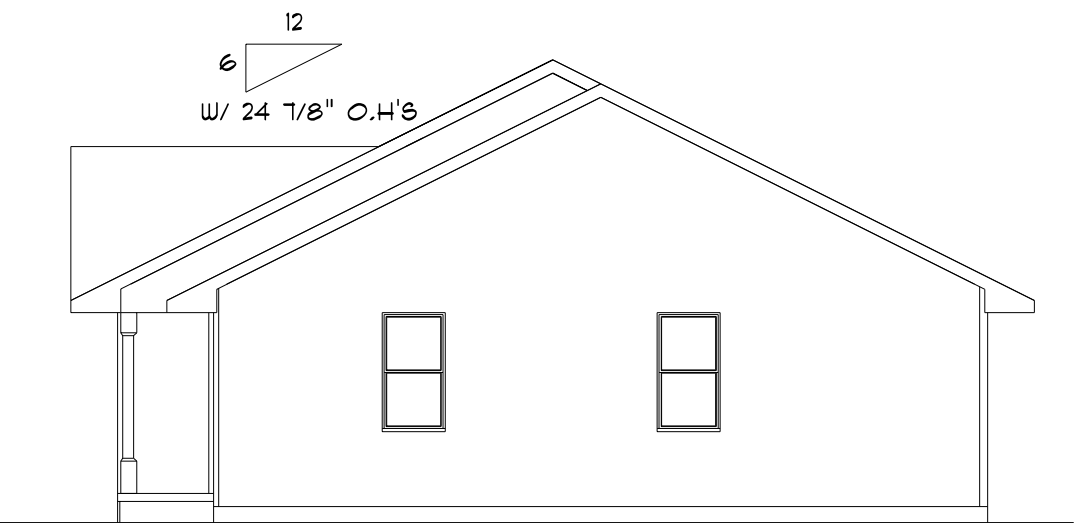
NOTE:
BUILDER TO CONSULT OWNER FOR EXACT DETAILS
ON BRICK STYLE, SOLDIER COURSING, QUIN CORNERS, ETC.



LEFT ELEVATION
SCALE: 1/8"=1'-0"



OVERHANG DETAIL
6:12 PITCH #92-5/8" STUDS
1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8"=1'-0"



FRONT ELEVATION
SCALE: 1/4"=1'-0"

NOT FOR CONSTRUCTION

IMPORTANT NOTE:

- IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
- IT IS UNDERSTOOD THAT THE WISCONSIN UNIFORM DWELLING CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

CUSTOM DESIGNED FOR:

LEMENSE QUALITY HOMES

JOB NAME: SPEC 1 BASED OFF OF PLAN NO.: 01-015-R

DRAWN BY: JCZ SQ. FT.: 1525 SQ. FT.

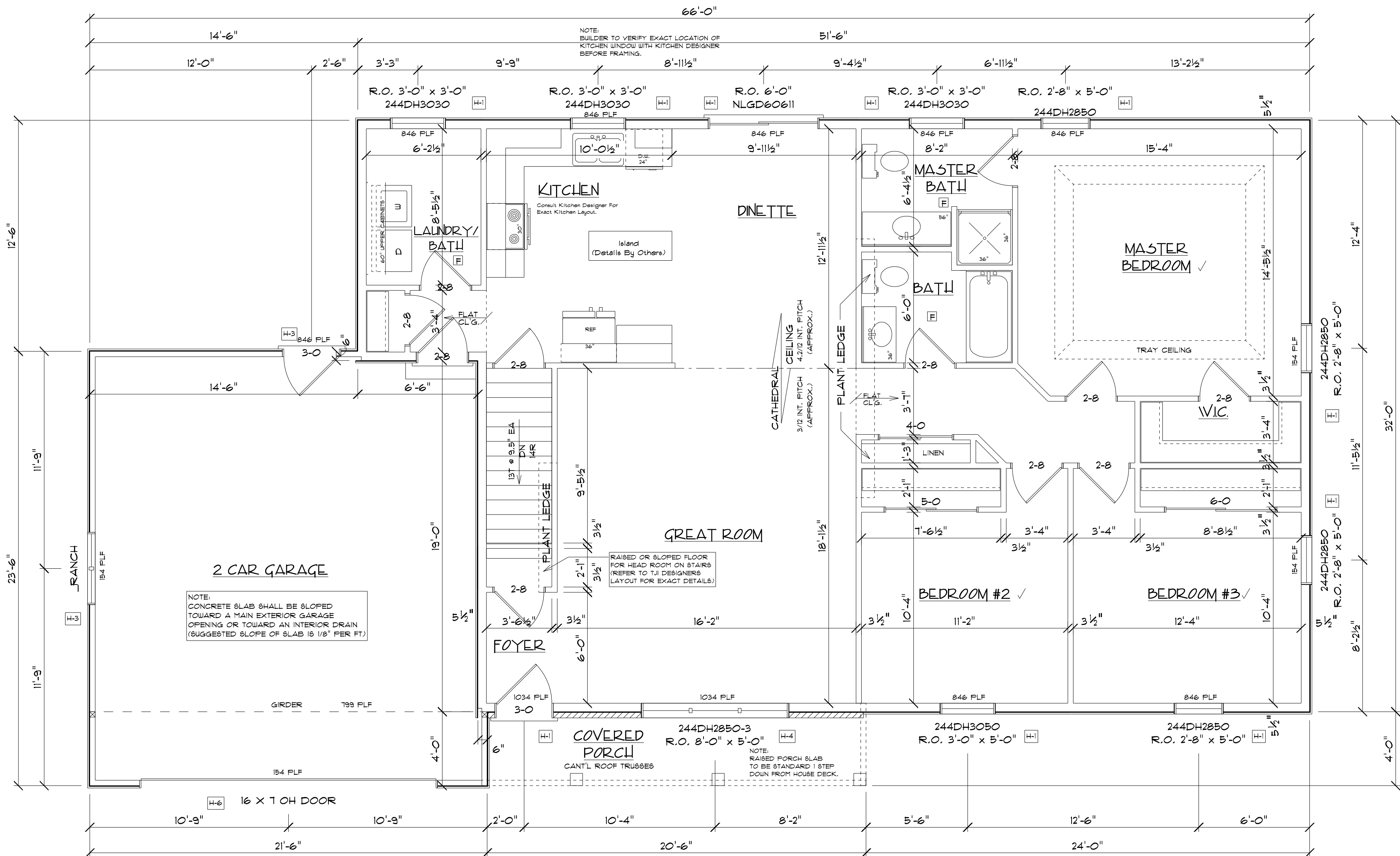
DATE: 04/20/20 (NLD) SCALE: AS NOTED

REVISIONS: 04/21/20 (NLD) PLAN NO.: 20-198-R

OFFICE:
PHONE (920) 496-5080
FAX (920) 494-9510
1980 LARSEN ROAD
P.O. BOX 10001
GREEN BAY, WI 54301

COMPONENTS:
PHONE (920) 496-5084
FAX (920) 498-1215
1145 MORRINE TERRACE
GREEN BAY, WI 54303

Wisconsin
BUILDING SUPPLY



BEARING SITUATION HEADER SIZES		
NO.	SIZE	SPECIAL NOTES
H-1	(2) 2 x 12 *DF DRP'D. HDR	
H-3	(2) 2 x 8 *DF DRP'D. HDR	
H-4	3 1/2" x 9 1/2" L&L Timberstrand DRP'D. HDR	
H-6	(2) 11 1/8" 1.9E LVL M.L. DROPPED HEADER	

NOTE:
BUILDER TO CONSULT TRUSS DESIGNER FOR PROPER ANCHORING REQUIREMENTS OF ROOF TRUSSES IN THIS COVERED AREA TO WITHSTAND WIND UPLIFT LOADS.

NOTE:
ALL DIMENSIONS ARE ROUNDED TO THE NEAREST 1/8" AND ANY DIMENSIONS ON BRICK WALLS ARE MEASURED FROM THE INSIDE OF BRICK LEDGE

NOTE:
BUILDER TO CONSULT TRUSS LAYOUT PLANS TO VERIFY EXACT LOCATIONS OF GIRDER TRUSSES AND THEIR RESPECTIVE SOLID STUD LOCATIONS.

FLOOR PLAN

2 x 6 x 92-5/8" EXTERIOR HOUSE STUDS @ 16" O.C.
SEE HEADER CHART FOR ALL BEARING SITUATIONS
ANDERSEN "LOW-E" PERMASHIELD WINDOWS AND PATIO DOOR SHOWN.
BROWN COUNTY / ZONE 2 (30 P&F TC LL + 1 P&F TC DL + 10 P&F BC DL) = 41 P&F @ 1.15%

NOT FOR CONSTRUCTION

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GREEN BAY, WI 54301

COMPONENTS:
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FAX (920) 498-1215
1145 MORRIS TERRACE
GREEN BAY, WI 54303

Wisconsin
BUILDING SUPPLY

CUSTOM DESIGNED FOR:

LEMENSE QUALITY HOMES

JOB NAME: SPEC 1

DRAWN BY: JCZ

DATE: 04/20/20 (NLD)

REVISIONS: 04/21/20 (NLD)

EQ. FT.: 1525 SQ. FT.

SCALE: 1/4" = 1'-0"

PLAN NO.: 20-198-R

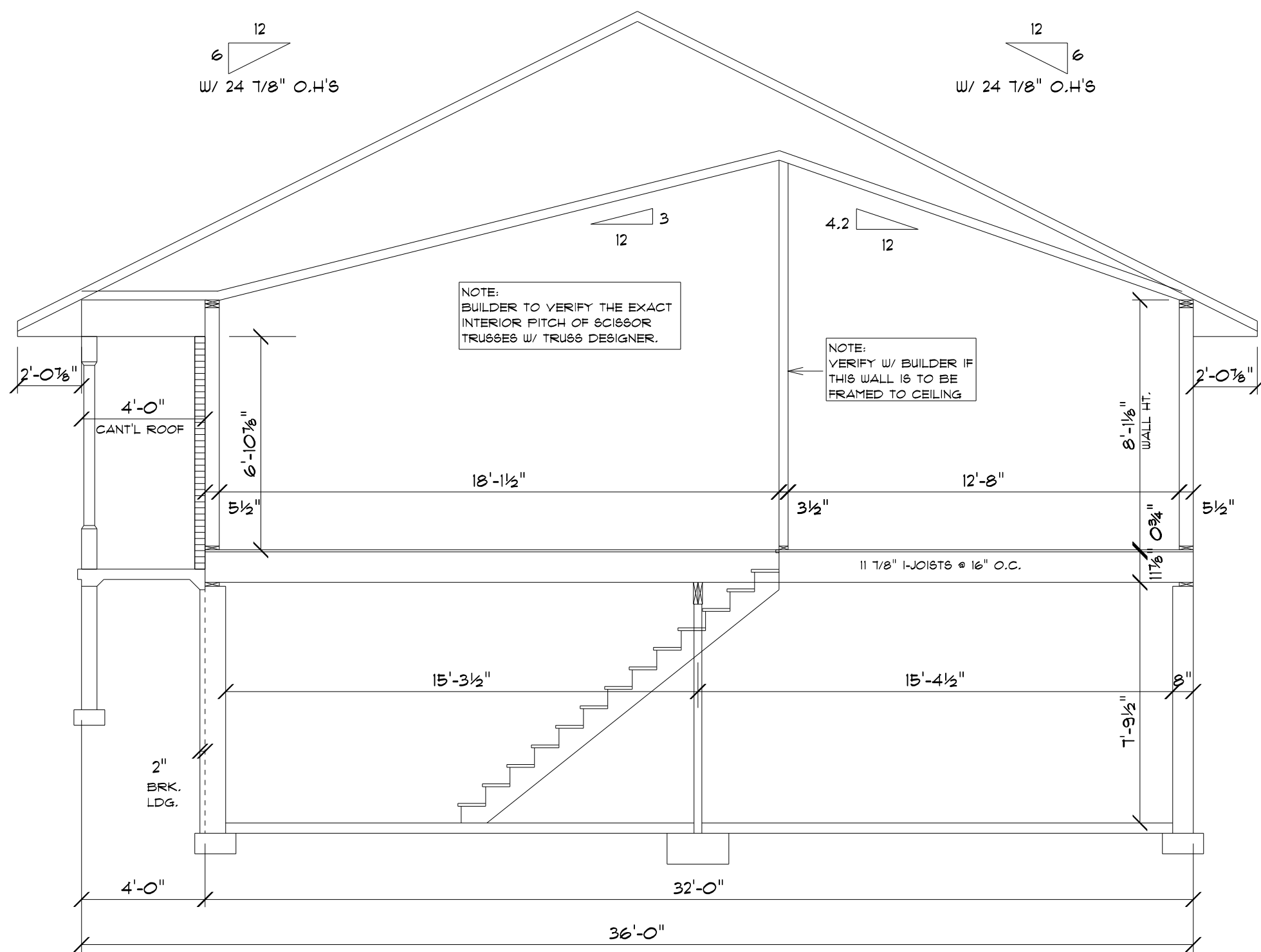
BASED OFF OF PLAN NO.: 01-015-R

IMPORTANT NOTE:

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IT IS UNDERSTOOD THAT THE WISCONSIN UNIFORM DWELLING CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

- IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
- IT IS UNDERSTOOD THAT THE WISCONSIN UNIFORM DWELLING CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.



CROSS-SECTION

NOT FOR CONSTRUCTION

OFFICE:
PHONE (920) 496-5080
FAX (920) 494-9510
1990 LARSEN ROAD
P.O. BOX 10001
GREEN BAY, WI 54301

COMPONENTS:
PHONE (920) 496-5084
FAX (920) 498-1215
1145 MORRINE TERRACE
GREEN BAY, WI 54303

CUSTOM DESIGNED FOR:		LEMENSE QUALITY HOMES	
JOB NAME: SPEC 1		BASED OFF OF PLAN NO.: 01-015-R	
DRAWN BY: JCZ		SQ. FT.: N.A. SQ. FT.	
DATE: 04/20/20 (NLD)		SCALE: 1/4" = 1'-0"	
REVISIONS:		PLAN NO.: 20-198-R	
04/21/20 (NLD)			

IMPORTANT NOTE:

IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.

IT IS UNDERSTOOD THAT THE WISCONSIN UNIFORM DWELLING CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

May 12, 2020

PREPARED BY

Kevin J. Vonck, CED Director

AGENDA ITEM # E.10

Consideration with possible action on communication from Ald. Johnson (District 9) "To direct the Redevelopment Authority to initiate negotiations to purchase 927 Liberty Avenue utilizing neighborhood enhancement funds, block grant or other funding resources available to the City of Green Bay or RDA" (referred to staff April 14, 2020).

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

BACKGROUND

To be discussed at meeting.

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. RDA-JOHNSON
2. I-1600

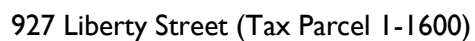


PETITIONS AND COMMUNICATIONS FORM
COMMON COUNCIL
CITY OF GREEN BAY

Date of Council Meeting: 03/03/2020
Request of Alderperson Brian Johnson
Refer to: RDA

Please state clearly the action requested. Requests should be turned in at the City Clerk's Office by 10:00 AM on the Thursday before a Council meeting. For late communications, present this form to the City Clerk after the request is read.

To direct the Redevelopment Authority
to initiate ~~the~~ negotiations to purchase
927 Liberty Ave utilizing
neighborhood enhancement funds, block
grant or other funding resources
~~available~~ available to the City of
Green Bay or RDA.



100 North Jefferson Street, Room 608, Green Bay, Wisconsin 54301-5026
(p) 920.448.3400 (f) 920.448.3426 greenbaywi.gov



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

May 12, 2020

PREPARED BY

Ken Rovinski, Staff

AGENDA ITEM # E.11

Consideration with possible action on a report of current RDA owned properties.

BACKGROUND

The attached spreadsheets describe properties currently owned by the RDA. They are divided into three categories: Active, In Development, and Hold. The "Active" spreadsheet describes properties currently marketed for redevelopment. The "In Development" spreadsheet describes properties that have projects or developers selected. The "Hold" spreadsheet describes properties that need more research and planning from Staff. Also attached is a photo gallery of projects that have been completed in the last year or are currently in progress.

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

ATTACHMENTS

1. RDA Properties - Active
2. RDA Properties - In Development
3. RDA Properties - Hold
4. Completed Projects

RDA PROPERTIES - ACTIVE							
Parcel	Address	Dir	Street Name	Acq Date	Acq Price	Fund Source	Proposed Use
2-181	421		4th St	6/19/2019	65,000.00	NEF	New Homes in Your Neighborhood
2-871	417		5th St	4/1/2015	10,575.00	CDBG	New Homes in Your Neighborhood - LMI (partially floodplain; site work required)
2-874	427		5th St	10/31/2003	77,000.00	NEF	New Homes in Your Neighborhood (partially floodplain; site work required)
2-552	840		13th	10/18/2019	49,821.54	CDBG	New Homes in Your Neighborhood - LMI
3-698	410		15th Av	10/17/2018	4,260.75	NEF	New Homes in Your Neighborhood
3-622	300	S	Ashland Av	10/31/2016	60,000.00	NEF	New Homes in Your Neighborhood
2-283	518-520	S	Ashland Av	7/28/2017	4,000.00	NEF	New Homes in Your Neighborhood
14-186	114	N	Clay St	7/28/2017	2,000.00	NEF	New Homes in Your Neighborhood / RDA New Build
14-87	216	N	Clay St	9/20/2019	44,930.00	CDBG	New Homes in Your Neighborhood - LMI
7-63	1164		Day St	11/27/2013	90,000.00	CDBG	New Homes in Your Neighborhood - LMI
7-62	1162		Day St	10/30/2013	25,000.00	CDBG	
8-156	1409		Elm St	10/7/2016	1,496.42	NEF	New Homes in Your Neighborhood
5-945	508		Kellogg St	7/28/2017	19,000.00	NEF	New Homes in Your Neighborhood / RDA New Build
5-146	716		Mather St	5/13/2016	15,000.00	NEF	New Homes in Your Neighborhood
19-273	235		Newhall St	6/23/2016	10,237.61	NEF	New Homes in Your Neighborhood (partially floodplain; site work required)
14-244	1308	E	Walnut St	9/29/2015	40,000.00	Earmark	New Homes in Your Neighborhood
14-230	1375	E	Walnut St	11/15/2007	66,346.84	CDBG	New Homes in Your Neighborhood - LMI
14-1356	1200		Doty St			CDBG	Request for Proposals - Townhomes (to be issued) / RDA New Build
4-95	158	N	Maple Av	7/31/2018	129,900.00	NEF	Request for Proposals - Rehab (issued 2019; update pending) / RDA Rehab
14-309	115	S	Van Buren St	10/7/2016	21,959.84	NEF	Request for Proposals - Townhomes (to be issued) / RDA New Build
6-475	1634		6th St	10/7/2016	14,554.98	NEF	Request for Proposals - Townhomes (to be issued) / RDA New Build
2-177	422		4th St	5/4/2015	8,900.00	NEF	Request for Proposals - Mixed Use (to be issued)
2-175	414		4th St	10/30/2007	0.00	NEF	
2-176	418		4th St	10/30/2007	0.00	NEF	
2-178-A	815	S	Chestnut Av	10/15/2010	9,324.53	NEF	
2-178	821	S	Chestnut Ave	6/28/2019	79,500.00	CDBG	
12-118	109	N	Adams St				Request for Proposals - Schauer & Schumacher (multiple issued; update pending)
12-119	227	E	Walnut St				
12-122	101	N	Adams St				
12-109	231		Cherry St	9/11/1980	90,000.00	TIF	Request for Proposals - Mixed Use (issued 2018)
12-110	227		Cherry St	10/29/1980	89,000.00	TIF	
12-111	225		Cherry St	3/4/1981	45,500.00	TIF	
12-112	221		Cherry St	9/28/1980	246,000.00	TIF	
12-51	104	N	Washington St	8/2/1981	35,000.00	TIF	
12-26	115-117	N	Washington St	2/28/1982	0.00	TIF	
12-27	115-117	N	Washington St	2/28/1982	228,305.00	TIF	
12-55	116	N	Washington St	3/4/1981	213,000.00	TIF	
12-71	216	N	Washington St	1/29/1981	296,100.00	TIF	
12-108	211	N	Adams St	1/14/1981	191,000.00	TIF	
12-63	230		Cherry St	1/12/1981	18,575.00	TIF	
12-52	106	N	Washington St	1/8/1981	47,200.00	TIF	
12-68	212	N	Washington St	1/7/1981	254,000.00	TIF	

12-107	215	N	Adams St	1/1/1981	217,875.00	TIF	
12-66	206	N	Washington St	1/1/1981	87,250.00	TIF	
12-67	208		Washington St	12/18/1980	87,250.00	TIF	
12-54	114	N	Washington St	11/30/1980	77,650.00	TIF	
12-57	120	N	Washington St	11/13/1980	51,400.00	TIF	
12-53	110-112	N	Washington St	11/13/1980	207,500.00	TIF	
12-65	204	N	Washington St	10/23/1980	132,800.00	TIF	Request for Proposals - Mixed Use (issued 2018)
12-62	210		Cherry St	9/25/1980	90,000.00	TIF	
12-61	126	N	Washington St	9/15/1980	217,000.00	TIF	
12-60	126	N	Washington St	9/14/1980	0.00	TIF	
12-58	122	N	Washington St	8/21/1980	128,400.00	TIF	
12-64	200	N	Washington St	8/7/1980	265,600.00	TIF	
12-28+	105-113	N	Washington St	3/29/1979	223,000.00	CDBG	
13-169	436	S	Monroe St				Request for Proposal - Mixed Use (issued 2019)
14-232	100	S	Baird St	12/31/2012	150,000.00	Earmark	
14-232-A	100	S	Baird St	12/31/2012	0.00	Earmark	Request for Proposals - Townhomes (to be issued)
14-234	1368	E	Walnut St	11/14/2012	68,000.00	CDBG	
14-202	111	N	Roosevelt	2/19/2010	53,000.00	Earmark	
14-195	1147-1149	E	Walnut St	8/31/2007	98,000.00	CDBG	
14-196	1159	E	Walnut St	1/29/2010	46,450.00	Earmark	
14-197	1161	E	Walnut St	5/15/2009	40,000.00	Earmark	Request for Proposals - Mixed Use (to be issued)
14-198	1165	E	Walnut St	10/17/2008	99,910.00	CDBG/Navarino	
14-199	1167	E	Walnut St	10/17/2008	0.00	CDBG/Navarino	
14-200	1173	E	Walnut St	10/29/2010	41,000.00	Earmark	
14-201	1177	E	Walnut St	10/31/2008	60,000.00	CDBG	
3-551	239		Arndt St	12/13/1995	0.00	City Bond	
3-556	119		Bridge St	12/13/1995	0.00	City Bond	
3-569	420	S	Broadway	8/20/2018	0.00	TIF	
2-70	515	S	Broadway	9/6/1999	98,000.00	City Bond	
2-949-A	511-513	S	Broadway	7/29/1999	60,000.00	TIF	
2-946	505	S	Broadway	11/18/1998	1.00	City Bond	
2-71	517	S	Broadway	9/29/1998	92,000.00	City Broadway	
2-76	525	S	Broadway	4/28/2017	70,000.00	NEF	Shipyards Redevelopment
2-77	531	S	Broadway	4/28/2017	70,000.00	NEF	
2-107	607	S	Broadway	5/30/2017	300.00	NEF	
2-109	613	S	Broadway	4/28/2017	5,000.00	NEF	
2-217	801	S	Broadway	5/13/2019	89,383.81	NEF	
2-947	419	S	Maple Av	8/20/2018	0.00	TIF	
2-78	100	W	Mason St				
2-945		S	Pearl at Arndt	12/13/1994	650,000.00	City Bond	
2-179	833	S	Chestnut Av	11/18/2016	45,000.00	CDBG	Sell Vacant Lot to Adjacent Owner
6-469	901		Irvington St	6/23/2016	6,308.88	NEF	Sell Vacant Lot to Adjacent Commercial Owner
11-95-A			Main St	6/22/2006	17,300.00	NEF Commercial	Combine with Adjacent City Lot
7-322	1031	N	Webster Av	8/25/2006	30,000.00	NEF	Sell Vacant Lot to Adjacent Owner

RDA PROPERTIES - IN DEVELOPMENT							
Parcel	Address	Dir	Street Name	Acq Date	Acq Price	Fund Source	Proposed Use
7-411	1361-1363		Smith St	6/23/2016	11,695.77	NEF	Planning option - NHIYN
5-586	321-325	N	Broadway	10/8/1998	0.00	TIF	Planning option - Multi-family Infill
5-587	321-325	N	Broadway	10/8/1998	46,000.00	City Bond	
14-750	320	S	Webster Av	11/15/2007	90,000.00	NEF	Planning option - Two-family Infill
14-750-A	322	S	Webster Av	11/15/2007	90,000.00	NEF	
11-191	605		Cherry St	6/1/2019	200,000.00	TIF	Developer selected - Mixed-Use
11-160	616		Pine St	6/1/2019	200,000.00	TIF	
11-159	618		Pine St	6/1/2019	200,000.00	TIF	
11-158	624		Pine St	6/1/2019	200,000.00	TIF	
11-157	221	N	Quincy St	6/1/2019	200,000.00	TIF	
11-156	227	N	Quincy St	6/1/2019	200,000.00	TIF	
1-950	827		9th St	12/16/2019	3,861.83	NEF	Developer selected - NHIYN
6H-4201	3167		West Point Rd	7/28/2017	18,000.00	NEF	Proposed developer - NHIYN - No Grant
3-12	1064		Shawano Av	6/23/2016	5,605.83	NEF	Proposed developer - NHIYN

RDA PROPERTIES - HOLD							
Parcel	Address	Dir	Street Name	Acq Date	Acq Price	Fund Source	Use/Plan
7-96	807	N	Irwin St	11/20/2008	101,000.00	CDBG	Leased to Community Policing Center
7-183-A	913	N	Irwin St	11/6/2014	0.00	CDBG	Storage Garage for Various RDA / City Uses
17-880	445	S	Baird St	12/16/2019	5,262.84	NEF	Potential New Homes in Your Neighborhood
22-160-7			Durham Rd	11/1/2017	1.00	NEF	Potential New Homes in Your Neighborhood - No Grant
3-572	402	S	Broadway	8/20/2018	0.00	TIF	Leased to Edge Barbershop
5-599	314	N	Chestnut Av				Leased to Glass Nickel Pizza; Portion desiganted as Public Parking
4-180	100	W	Walnut St Block	4/30/1979	471,580.00	CDBG	Rivers Edge Apartments
4-181	100	W	Walnut St Block	4/30/1979	0.00	CDBG	Veterans Memorial Parkway
12-163	300		Elm Block	2/4/1999	1,385,000.00	City Bond	KI Convention Center
2-502	701		12th Av	9/24/2015	8,846.32	NEF	Rotating Art Program Site
3-63	711	W	Walnut St	3/30/1999	0.00	NEF	Rotating Art Program Site
3-62	715	W	Walnut St	3/30/1999	0.00	NEF	
3-61	719	W	Walnut St	3/30/1999	80,000.00	N/E & MNRB	
7-581	727	N	Webster Av	5/29/2007	75,500.00	CDBG	Neighborhood Art Garden
7-580	729-731	N	Webster Av	11/18/1999	26,000.00	NEF	
7-580-A	735	N	Webster Av	11/2/1999	45,000.00	NEF	
8-444	1516	E	Mason St	6/4/2004	96,000.00	NEF	East River Trail
7-706-1			University Av	6/30/1992	467,008.00	CDBG	
16-1-B	600-800	S	Adams St	12/21/1993	62,500.00	City Bond	
13-183-2			Washington St/Fox River	11/5/1992	110,000.00	City Bond	
13-184			Washington St/Fox River	11/5/1992	0.00	City Bond	
4-211	103	N	Broadway	9/1/1983	80,000.00	TIF	Parkway
4-79	204	N	Chestnut Av	7/23/1981	18,600.00	TIF	Public Parking
4-160	148	N	Chestnut Av	6/30/1981	58,000.00	TIF	
4-91	211	N	Chestnut Av	6/11/1981	18,000.00	TIF	
4-78	154	N	Chestnut Av	5/31/1981	50,000.00	TIF	
4-161	152	N	Chestnut Av	5/28/1981	40,000.00	TIF	
4-77	158	N	Chestnut Av	5/19/1981	38,000.00	TIF	
21-1218-4	314		Berger	11/10/2003	745,000.00	TIF 8	Storm Water Pond
7-421	1004	N	Irwin St	9/21/2007	11,700.00	CDBG	UW Extension Community Garden
7-422	1010	N	Irwin St	10/21/2006	16,300.00	CDBG	
18-49			Gallagher Av	6/23/2016	456.84	NEF	UW Extension Veterans Garden
18-50			Gallagher Av	6/23/2016	456.84	NEF	
18-51			Gallagher Av	6/23/2016	456.84	NEF	
18-52			Gallagher Av	6/23/2016	456.84	NEF	
1-857-A	415		8th St	8/17/2006	15,000.00	NEF	US EPA Building Blocks Study in Progress
1-767	1108	S	Broadway	7/28/2017	4,000.00	NEF	
1-765	1112	S	Broadway	11/23/2007	39,900.00	NEF	
1-766	1116	S	Broadway	11/23/2007	0.00	NEF	
1-855	1200	S	Broadway	5/15/2009	30,000.00	NEF	
1-851	1216	S	Broadway	9/1/2006	15,000.00	NEF	
1-936-C	1319	S	Broadway	7/28/2017	3,000.00	NEF	
1-936-B	1321	S	Broadway	12/16/2019	5,801.91	NEF	
1-925	1305	S	Chestnut Av	10/17/2018	3,358.54	NEF	
1-878	1209	S	Maple St	7/24/2014	22,000.00	CDBG	
21-3380	2123		Imperial Ln	3/12/2010	80,000.00	NEF	Strategic Neighborhood Study Required
21-3381	2111-2121		Imperial Ln	7/31/2009	150,000.00	NEF	
21-3348	2081-2091		Imperial Ln	10/1/2007	272,500.00	NEF	
18-31	821		Shea Av	6/23/2016	1,706.62	NEF	
18-1476	1370		Thrush St	7/28/2017	1,500.00	NEF	Floodplain - Researching New Passive Storm Water Program
2-275	503	S	Ashland Av	11/3/2017	0.00	NEF	
7-740	1132		Harvey St	6/23/2016	4,973.48	NEF	
7-738	1142		Harvey St	6/23/2016	500.00	NEF	
21-2165	1915		Harold St	10/16/2015	32,500.00	NEF	
7-328	909		Smith St	6/23/2016	500.00	NEF	
7-231	1008		Smith St	8/31/2009	25,000.00	NEF	
20-64	1151		Reber St	6/23/2016	500.00	NEF	
20-23-A	1109	N	Webster Av	12/29/1999	10,350.00	MNRB	
20-18	1124	N	Van Buren St				
20-19	1118	N	Van Buren St				
7-462	1112	N	Van Buren St				

Completed Projects



1229 & 1231 S. Greenwood Avenue



929 N. Broadway



1209 Chicago Street



429 S. Roosevelt Street



1655 Debra Lane



900 S. Greenwood Avenue

Under Construction



619 Roy Avenue



1031 Winford Avenue



520 Hubbard Street



505 5th Street



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

May 12, 2020

PREPARED BY

Krista Cisneroz, Staff

AGENDA ITEM # F.I

Financial report and check register.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Check Register

City of Green Bay RDA
Check Register
4/30/2020

CHECK #	CHECK DATE	VENDOR NAME	AMOUNT
21224	04/15/2020	BROWN COUNTY TREASURER	3,000.00
21225	04/15/2020	WISCONSIN PUBLIC SERVICE CORPORATION	133.95
21226	04/15/2020	SHEFCHIK INC.	22,966.00
21227	04/15/2020	TRANS UNION, LLC	100.00
21228	04/15/2020	ANDERSEN BASEMENT REPAIR INC	13,000.00
21229	04/15/2020	MJELDE LLC	20,769.00
21230	04/15/2020	MARY ANN KANOUGH	50.00
			\$ 60,018.95