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

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

B. ROLL CALL.

1. Members: Gary Delveaux, Chair; Matt Schueller, Vice-Chair; Ald. Barbara Dorff, James Blumreich, Deby Dehn, Kathy Hinkfuss, and Melanie Parma.
Liaisons: Chelsea Kocken, Jeff Mirkes, and Leah Weycker.

Members Present: 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.

1. 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.

1. 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.

1. 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 1-950) 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 1-950) 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.

1. 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

VERBATIM MINUTES

- All right.

- I would roll call that.

- All right, so I just get my agenda up here. And we are good to go with a Chair, Gary Delveaux.

- [Gary] Here.

- Vice Chair, Matt Schueller. Got a wave.

- He used his arm.

- Yeah.

- [Matt] Here.

- Okay, Alderperson Barbara Dorff.

- [Barbara] Here.

- And we have, Deby Dehn.

- [Deby] Here.

- Jim Blumreich.

- [Jim] Here.

- Kathy Hinkfuss.

- [Kathy] Here.

- And Melanie Parma.

- [Melanie] Here.

- All right, excellent. So the first thing in agenda is the approval of the agenda itself. Motion to approve, please.

- So moved, Blumerich.

- Sec.

- Sec.

- The motion is second. All those in favor say, aye.

- Aye.

- Aye.

- Agenda is approved.

- Minutes from March, 24th.

- Move to approve Blumereich.

- Okay.

- Who was second please?

- [Matt] Schueller.

- Okay. Motion Dehn second by Matt to approve the minutes from our March 24th, meeting. All those in favor signify by saying aye.

- Aye.

- Aye.

- Aye.

- Opposed.

- So carried. Good the first thing on regular order of business was the selection something that we talked a little bit last meeting, a selection of members serving on the various subcommittees. I didn't hear anybody make suggestions for changes. So on this here's what the how the subcommittee's are set up and kind of related to that, if a subcommittee is gonna meet and doesn't look like they have a quorum. Please contact me if I'm available. I'd definitely like to attend. So, we can keep the subcommittees moving. I would imagine the revolving loan committee's got quite a bit things going on matter. Let's have that group. Didn't you meet yesterday, Matt?

- All right.

- Anyway.

- [Matt] Yeah, we did meet yesterday, Gary and we did create a pandemic relief fund.

- Good.

- [Matt] With about $100,000 of CDBG money. So that is in place and underway and getting started now and will be available to, essentially small businesses that are physically located in Green Bay. And that's depending on the size of the business, loans of up to either $5,000 or loans of up to $10,000.

- Heads-up.

- Okay.

- [Matt] Certainly, there'll be more discussion going on there and looking for additional sources of funding as well with the potential that we could add to that fund. And then yesterday also the revolving loan fund went ahead and while this made simple, had a business that was coming forward, White Dog Cafe down on Broadway that was looking to acquire the land next to them, and expand and build an outdoor patio. That business had just been sold from, say, the parents, to their daughter and a business partner. So the business kind of stays in the same family but moves to the next generation and they're looking to expand and do more things. So even in the midst of this, there are still downtown businesses that are looking to expand and do some great new things in the community.

- Excellent, thanks for the update. I appreciate very much, all right. And if somebody does come up with they want some changes as far as being a different subcommittee wherever contact me we can see, we can do about it. As of right now we're gonna go with what's been proposed, which is really basically same lineup as we had last year. But I guess say someone has got ideas where different assignments, please let me know. Number two.

- Chair.

- [Gary] I think probably it would be appropriate just maybe to take a motion a second and vote just to approve the subcommittees.

- Good idea.

- [Drff] Move to approve, Dorff.

- [Kathy] Second, Kathy.

- Okay, hold older Dorff, and Kathy. I'm making motions to approve the assignments for the subcommittees all those in favor signify by saying aye.

- Aye.

- Aye.

- Aye.

- Opposed.

- So carried, thank you. Thanks, Kevin. Number two, consideration with possible action on First Amendment of Development Agreement. 18-04 Whitney Park Town Houses, Phase IV. With GE Real Estate Investments for a project at 827 Cherry Street, 205 North Van Buren, 207 North Van Buren, 213 North Van Buren, 215 North Van Buren, 218 North Van Buren and 212 North Van Buren Street. Tax parcels 10 to 71, 10 to 72, 10 to 72 A, 10 to 72 B, 10 to 72 C, 10 to 41 and 10 to 41 A, Kevin.

- [Kevin] Thank you chair. Mouthful, right? A lot of parcels but that's what happens when you're doing real redevelopment in a small neighborhood here. So we entered RDA in the city entered into a development agreement back in 2018. That was for we'll call it Phase Four of the Whitney Park Townhomes, working with GB Real Estate Investments Manager, Garrit Bader. He's done a lot of work in the Whitney Park neighborhood. And then really, phase one, two and three further north and Van Buren. This one started down a little further south at the corner of Van Buren and Pine Street. I'm sorry, Cherry Street and has worked its way northward. And right now, that initial agreement back in 2018 contemplated future phases of the development. And what we'd like to do is make an amendment to that development agreement to allow for the construction of five additional owner occupied units, again, in line with what's been constructed there. So, we've seen the project out there, it's been a great product, in the city we're very excited about it. And this would, continue to add some additional structures further to the north. What the amendment does is really what we looked at, initially. The property if you add in the additional parcels has an aggregate value of about $274,000 upon completion of the project, these nine units at approximately $1.8 million, that's assuming just around $200,000 a unit. They've been selling a little bit above that, but just that's what we're using for our calculations and our estimations here. And so with that they have been included in the Whitney Park Tax Increment District and are rerecommending continuing the incentive that was provided in the original agreement, which is a PAYGO reimbursement of 80%. What we would do then is propose raising the cap up to or $274,500. That pretty much stays in line with the proportion that was provided beforehand. So with that, we're, you've gotten a copy of the proposed amendment language in your packet, along with the, and staff would be recommending approval of this agreement. I believe Mr. Bader is available on telephone, if you have specific questions for him, but with that we would recommend moving approval and really excited to continue some further develops and that Whitney Park neighborhood.

- [Matt] This is Matt Schueller. Just a quick question on this project is one block to the south. Whitney Park Townhomes are but on the other side of the street?

- [Kevin] Correct, so it's between south of Pine, north of Cherry on the west side of Van Buren.

- [Matt] Okay, and then looking then across the street from where these will go in, will be the project that's going on at Whitney park at Whitney School.

- [Kevin] That is correct, yep those are be done by Milwaukee View. And there's some I think maybe six units up right now. And those are Milwaukee Views units.

- [Matt] Okay, and so basically both sides of that block of Van Buren now would have new projects on both sides of the street.

- [Kevin] That is correct.

- [Matt] Okay, and are these then more or less similar in design to the project that Garrit has already done just one block to the north of there.

- [Kevin] So these will be different in design, I think they're a little bit more modern tech, if you give me a second I can pull up I think I have a photo of what the latest units have looked like. I would say they're a little bit more modern in their designs. And so see if I can pull that up here. I think I've got hidden here. Give me one second and I'll pull it up but there a little bit more modern than the ones further north on Van Buren.

- [Matt] Okay, but similar in, properties.

- [Kevin] Similar in value and actually probably higher. Now things have been going really well and that neighborhood and values have been appreciating. I think initially and Mr. Bader could probably answer this better than I, some of the first units in the first phases sold for 130, 140, 150. I think the latest ones that have sold part of the new ones on towards Cherry Street have also sold for over $200,000.

- [Matt] Wow!

- Of course, this is a pig bowl, which we all like, that's a good thing.

- [Kevin] Yes, correct, so this would be a continuation of the PAYGO incentive that was, presented before. And with that we're just increasing the cap personally to what it was before, up to that $274,000.

- [Matt] Well, given that, Kevin that pay this is all being done proportionally. We've got a history, the city does with Garrit or quote unquote, this developer and again I think the various successful projects that he's pulled off, I'd make the motion, to go ahead and approve this first amendment to the development agreement.

- [Kathy] I would agree, Matt I'll second that Kathy Hinkfuss.

- Okay, there's a motion by Matt seconded by Kathy. Any other comments or questions?

- [Melanie] I guess if you could share, were you able to share those I didn't see the images into the room.

- [Kevin] Yap, Melanie till pulling through, I didn't, I thought I had them in one spot. But give me one.

- [Melanie] Okay.

- [Kevin] Second, if you want to make motion to open the floor, I believe the developer's here and you can correct me maybe on the plans. That'll buy me a minute just to pull those open.

- [Dorff] Move to open the floor.

- [Melanie]] Yeah, second.

- Older Dorff and a second by--

- [Melanie] Parma.

- Melanie, okay. All in favor signify by say, aye.

- Aye.

- Aye.

- The floor is open.

- Good afternoon my Hollywood Squares friends how are you?

- Right there he is down there.

- Yep.

- Well, thanks for hearing the request again Kevin and Gary both individually. And I'm completely Matt to your question this would be essentially identical to the two new buildings that were put up last year. So right in the corner Sherry and Van Buren, what you see there is what you get going forward.

- Okay.

- Kevin, you're working?

- Oh.

- He's on mute, he's working hard.

- [Kevin] Yes I am, I'll be back in one second.

- All right.

- I mean for me, I'd appreciate to see them, but hearing from Gary that they're gonna be the same as the latest ones that they've done that helps give us a visual and understanding of what's going on up there. And we know the quality of that work.

- Your curiosity more than anything you'll be seeing quite a bit of interest already.

- Yeah so what's driving this request today is two new buyers that have come forward and we're very close to executing agreements, all of us. So that would be two buyer. There's one new building two units in a building and then the ability to plan for another three going forward probably next year after that.

- Excellent.

- Congrats Gary

- Yeah.

- Thanks.

- [Gary] It's been fun as Matt was alluding to there where you now have your book ending both sides of the street and you're seeing the new development, both sides, it's starting to feel really good.

- Good. Ah, we're putting things on the agenda, Kevin so. I may call for the vote.

- We have to go back to regular order so I move back to regular order.

- Yeah older Dorff, you're right.

- I'll do that.

- Move that.

- Second by Melanie, all in favor signify by say aye. We're back to regular business. And actually we should rather redo those motions then. That was Matt.

- Yeah.

- [Matt] I'll make the motion again to go ahead with approval of the first amendment to the development agreement 18-04 townhouses.

- [Kathy] And I'll second that.

- And a second by Kathy. Motion by Matt. Any other questions or comments? If not, we shall vote, all in favor signify by saying aye.

- Aye

- Aye.

- Opposed? Motion carried, thanks Garrit. We have a pretty big agenda something to keep on rolling, okay?

- [Garrit] Yep, not a problem. Thank you all ,have a great day.

- Bye Garrit.

- Bye Garrit. And number three, consideration of possible action on obligations of developer development agreement 19 dash 04 TWG Two at the rail yard at 419 Bell driver way tax parcel five dash 1772. Our measures Kevin you're up.

- [Kevin] That is. So what I'd like to do is just discuss a little bit project. This is a project with TWG development back at the end of last year. The city RDA had a development agreement with TWG for another mixed use primarily residential project at the rail yard at the time, right we had a really boring name so we just called it TWG two, cause it was just moving very quickly. But with that, it's gonna be moving forward and it's going to be called the fort at the rail yard, which I think but it's respect to the history and knowledge of what that area used to be back and some of the early European settlement. So with that, the development agreement was approved This is a quite large project 225 is the studio, one bedroom, two bedroom, five storeys, lots of amenities, some retail on Broadway. And with that, we have in the packet request development agreement, some approvals in terms of the concept plan, construction, document budget and so those were included in your package for approval. I can go through both and if you'd like to just show a little bit we do have a representative from the developer of Michael Taft has been managing this project and then JB Curry is a principal available to answer any questions and provide additional details if you so desire. I think just for the interest of those who are on board, I'll just bring up real quickly I think what people want to see and then that is really kind of looking at the preliminary concept plan and development piece so I'm gonna pull those up. Share that, and so I think you should be able to see on your screen, yeah, concept plan? So this really just, kind of shows out the preliminary kind of the finalized now layout. We're dealing with two entities here, the Redevelopment Authority and the governing development agreement. And then also we've been working, through planning and the plan unit development that is in there that has certain stipulations. Again, for design requirements, we really wanted to make sure you know, put an emphasis that this area gets developed, urban standards really want to make this feel like a, you know, great urban neighborhood and also very, small tight setbacks, emphasis on quality materials and then facades and really making sure that we're building something to last year into the future. So this again we'll show the the layout of the facility itself. And going through I mean in there first floor basically has the retail up all along Broadway, some in house things in terms of the leasing office, mechanical storage areas, some community space along Kellogg this is area that we talked about in the future, perhaps this could be converted to commercial space. We wanna be sensitive to the demand in the area and then not overbuild. So it's designed with the way that it's community space now but could be converted in the future. And then back I'm done I'll driver which is more residential, those are all residential units in that area. And then in terms of just the overall layout and scope, this is where we're going into. About here is standing on the corner of Broadway and Kellogg, looking towards the Northeast. So really, I think you know making some great improvements since the original preliminary concept drawings and renderings that have come out, great use of texture and then different types of materials. You know, using the awning or cantilevered space in the front to provide some sheltered area for dining and retail. And really, I think, fitting in well and mixing with Historical area of this spot really a nod to the future and then how we're doing some things today. So I'm not gonna go through everything. I know we have representative. As I mentioned from TWG. Yeah any questions about details on things. But with that we're very excited about this project. You know, just a few minor like cleanup details to do, but we are recommending approval of the documents that were presented before you today.

- Would you like to hear the developers?

- Yes please, make a motion to open up the floor.

- Excellent, motion made on to open the floor and second by Bar older? I'm sorry.

- Okay, second.

- Yeah, I thought so. All those in favor signify by saying aye.

- Aye.

- Aye.

- Excellent the meeting is open. Mr. Developer, give us a little more info.

- [Michael] Great, well, my name is Michael Taft. I'm here in the Indianapolis headquarters of TWG. Well, my house, is that what I can say right now.

- Great.

- [Michael] But yeah. So I'm here on behalf of TWG representing the second project and the area development. I believe can be kind of hearing the images some as prompted once in a while but generally speaking, we kind of came before you back last fall as Kevin mentioned, at the moment or at that moment we are already underway on the Broadway loss just to the north, so they're still going very well. I hope that you've driven by recently.

- Yes.

- [Michael] You can really start to see what it will really feel like and the town homes and apartments both looking great. So very excited to be in Green Bay and excited to kinda walk through this final project towards getting shovels in the ground. Kevin, I don't know. Do you have the actual slides prepared? Or should I just?

- [Kevin] Yeah, so I've got the slide deck, I've got all the renderings if you want to go through, and then also have all available all of the, construction documents with the floor layouts. I think probably primary concern might be dealing with the architectural thing. So I don't know if you wanna talk about, just go through the renderings first.

- [Michael] Yeah, absolutely. So, just to recap briefly, this is 225 units, and that's with 4600 square feet of retail space. You can see in this rendering the retail space is primarily shifted towards Broadway, kind of full height, storefront glass there as well as kind of a corner element that looks pretty different from the rest of the building and the intention there was to mural some of the design cues of the existing building is the Larson Canning kind of facility. You see there's some cues there about industrial history. But then it ties back into more modern elements of, we kinda call them the portals or the frames that are used there to differentiate and give kind of a rhythm to the facade. And so that's kind of the focus of the Broadway frontage is that commercial feel. And with retail spaces, you can see right on the corner, that retail spaces bumped up. So they're actually not units on that second floor, where there's gray brick that is actually a lofted ceiling. So that retail space specifically, was 26 foot ceilings. and then the retail spaces to the left will have 15 foot ceilings. So still pretty generous. And so we're really excited about what those spaces will feel like in addition to kind of outdoor seating. You can see the kind of the odd thing hanging down from the corner that looks kind of like a banner with blue, a gradient with blue and yeah, there you go. That's kind of a placeholder for some public art. That we'll be working further with the Public Arts Commission and doing an RFP process more well we get into construction a great job of both for that piece and with for murals on other parts of the building, engaging with the local community and sending people to do interviews and actually making sure the artwork in the end is rooted and what the community wants to see there. So we're excited for that as a spot to kind of have a little bit flair on the corner of the building. And you'll hear more about that later. Moving on to Kellogg, I guess yeah, here's a couple of details. You can see we can probably just jump pass those. Yeah, moving on to Kellogg, you can see here as Kevin mentioned, we have storefront glass that continues along there and is where our leasing office, co-working space, community room there's a kind of community kitchen in there and where I think as all of our gym is all on Kellogg there, and it's specifically adapted so that HPAC systems and fire code are all easily transferable to kind of a commercial for you. So that if we did wanna flip the switch and make it least commercial space in the future, it wouldn't be horribly difficult. And because this is an opportunity zone, we know that we're gonna own this property for at least 10 years. And so we really have invested interest in making sure that we can have the building react to the market needs. And I think this is a really great way to do that. And then I think the next slides would be the rooftop deck, which is up.

- There it is yep.

- [Michael] The rooftop deck is just a really great feature. It has obviously views of the river. We will have gas heaters out there, which will hopefully make it a little bit more three seasons than your typical outdoor space and in Green Bay. There also will have either garage doors or some sort of easily foldable door system that opens into a large community kitchen that's kind of an entertaining space that's kind of straight ahead and that rendering and so that will be a pretty amazing space to host a Super Bowl party or host. Any kind of entertainment where you can kind of float in and off the deck. As the weather allows and as a party wants to do. That's just an exciting amenity. And then in the same view, you can see a really neat way that we managed to fit in essentially walk up stoops and kind of almost a Brooklyn brownstone kind of feel. In that you can walk straight up to your front door of your apartment unit, typically a minor apartment building in mesquite, going in one of two or three central entrances going down your long corridor, and then going in your, your little interior unit door. And this still gives that option we do have an interior corridor. But this also gives people the ability to just walk straight out their front door and go on a walk. And I think that makes it a lot more engaging have a neighbor for the condos across the street and for the whole community. It also breaks up a facade in a unique way. So I'm really happy with that design element. And then if we wanna jump back to the mural previously, the mural piece on the end there. And then both so on this tail you can see there, it's a kind of looks like a train. It's a stock image that I believe the architect selected. But that is a similar place where we're gonna have a large 50 flow that will be conditioned and will be extremely expensive. But I think it will look really good and we have a few partners here in Indianapolis we work with very frequently and then hopefully, we'll find some artists in Green Bay as well that can contribute to that. So we're really excited for that kind of the aha moment of when somebody is walking around the rail yard and they walk by that area and they see there's a huge beautiful mural there on the edge of the building. And I believe that's a stair tower. So it's that kind of area of the building would likely be one of the least attractive areas on a typical building and so I think we've done a really good job of taking what is typically not a gray area and maximizing that space. And then yeah, so I think that is the primary things to come through the renderings, I mean, you can see another detail of just the really great looking corner and kind of some of the detailed masonry work that we kind of dialed up a notch. You'll notice on the budget this building is actually about a million dollars more expensive than it was then we presented it in the fall. I think that's good for you guys. And we've made it work and I think we've really pushed that to meet the POD in every way and make it a really beautiful building. And I think that yeah, it's a really successful project.

- [Kevin] Michael, could you just talk real briefly, I brought up this slide just to talk about this opening here and some of the challenges, that we've dealt with and kinda gone back and forth and what the serves and how we're going to address this.

- [Michael] Yeah, so one of the major issues of modern development is really, it's hard to do without doing a pretty large scale project and typically kind of the 200 unit range. And because of the efficiencies of scale, the really the significant downside to some of those projects is that it's easy to lose some of the natural walkable, braking in buildings and permeability of blocks there's all kinds of urban planning terms for that. But really the idea is, you don't want to hit a building and not know how to get around it or get shifted off to the side. You want people to evolve with it easily flow in and out of the campus. I have a flexibility there. So because of the challenges of the site, the building kind of did ultimately lend itself to this big U shape, which primarily hides surface parking, which is amazing, but also does the scattering the navigability of the site. So we did put in this first floor breezeway that essentially functions as an easy way for people to get between multiple buildings within the rail yard. So if you were in the existing building to the north or the existing building to the south and traversing between different areas of the campus, walking to over to Elmore County, Ohio town there to the brewery all of that would be served by this kind of breezeway corridor or rather than being blocked off by this large barrier that you would have to kind of jog around. So that's the idea of that space.

- So Michael is there any public parking in that center section?

- [Michael] There would be some parking for the retail spaces. And there is not kind of explicitly public parking. I think that we actually did a parking analysis of all the parking available on Broadway and nearby side streets. And it seemed like the utilization is likely extremely low right now, on those existing street spots, as well as at the park along the river, there's seems to be a lot of parking and so we've worked pretty closely with bass companies to kind of make sure that we're planning ahead and collaborating to make sure that there's enough parking for all the users on the site.

- So in your presentation, you mentioned 4600 square feet of retail and our documents says 7000 on first floor retail.

- [Michael] I believe that was in the development agreement that you're referring.

- On the background for our agenda item it mentioned 7000 square feet. Just curious about the difference.

- [Michael] Yeah, so that was primarily we did originally designed for 7000 square feet. The main thing that caused that change that was basically where there's interior bike parking, That is basically right behind the current retail. We really want to encourage bicycle usage for residents and make sure we had enough space for those. So we added an extremely large room to that. At the same time, we were looking at the way that the reach heel filmed and what tenants look for and essentially it was this really long, deep retail space in that portion to the right. So that ended up being eliminated for interior bike room.

- Got it

- So reduced it from 7000 though.

- Thank you.

- Yeah.

- Melanie, any thoughts from America architectural point of view?

- [Melanie] Yeah, it's really nice. I really like it, I think it's interesting if we compare this to if we can think back to our last meeting and what we looked at and not, that there was specifically anything wrong, but the comments that I made from the last development that we were looking at was about, all the use of metal panel and masonry below which they've done here. There's a nice mix of materials that previous one we saw. Again, not to that we talked about, it was a lot of metal panel and maybe just different colored metal panel where here, they're using different materials. They're being very sensitive to what's happening elsewhere in the adjacency of the property. I like how they have that corner piece so that is different how it speaks to the language of the other buildings of the cannery warehouse spaces. I mean, it's really nice, it's very impressive. I think we're very blessed to have developments like this in our city.

- Excellent comments, thank you.

- Any other questions or comments for the developer?

- [Brian] Gary, this is Brian Johnson if I could?

- [Gary] Yes, please.

- [Brian] Thank you Michael, for the presentation is Brian Johnson. I'm not only an alderman for the city of Green Bay, but the executive director from Broadway. And of course, this building is located in the Broadway district so kudos to you and your team. I think when you look at general urban design theory, I mean, you've hit just about every checkbox that we could ask you to hit. And I really, I like the patio space along Broadway that is something that is currently missing. I appreciate the parking analysis, because that is every Main Street director across the country, that is one thing that they always struggle with cause everybody talks about a shortage of parking when in reality it's typically not what's really at play. And so I would love to talk with you about that offline in terms of the way that you've evaluated that. The breezeway I don't think can be understated. That is he hit it on the head there. Then these are comments more towards the RDA. That is one of the biggest obstacles you oftentimes see when you're putting in big buildings like this in urban areas. And I can see that breezeway actually being quite unique amenity you know incorporating some LED lighting or public art components. So I think that was a really important attribute to help ensure a project that flows well. One thing Michael that I would encourage you to do is the on Broadway design committee does a lot in terms of overall street scape design for the district as a whole. We'd love to have our design committee, talk with your team about how to incorporate some of those elements into your project. I'd like the way that you've embraced public art and you've incorporated into your project and you're looking to engage local as well as national artists. I think that's a really important piece of what we try to do here in the district. So overall, I am actually and I don't always say this you hit a home run here. I think the elements of this project just hit every box for me. The one question though that I would ask if you could elaborate on a little bit is talk about how this project connects to the neighboring building or doesn't connect it couldn't quite, I guess may kind of the way that that lays out there. So, Kevin if you're able to put down the blueprint, the top down perhaps? So they could see again how it connects to the existing warehouse building that's in that area.

- [Michael] Yeah Brian thank you. I'll send you an email about that, right after this. And definitely connect about that. I would say, generally speaking there is not a really strong connection, because of kind of the the characteristic of, I think it's building R, is the code name that's used internally. And I believe there's a raised concrete patio that is actually immediately south of that existing building. So because of that significant great change, we really didn't have a strong option to really engage it in any way. And then there was also there are some transformers and things like that where we just had to put them somewhere there's only so much on the site. So you can see that there is a beneath grade parking ramp that connects from our garage down into their sub grade parking. And then some a network of sidewalks that kind of goes over that and connects the two areas. Yeah in terms of function or use there honestly is not a super strong connection at the moment. And I think that's partially because that building to some degree is still fluid and is still being. Yeah, I've kind of figuring out how it's gonna end up in terms of use.

- [Brian] Land section there is immediately adjacent to Broadway Street between your building and building R.

- [Michael] Yep.

- [Brian] The one that Kevin circling there. Do we envision that? First off, I guess who continues to own the rights to that piece of property? Is it you or is it DDL Holdings? And then secondly, do we envision any type of utilization on that particular space in front of those transformers?

- [Michael] Yeah, absolutely yeah. That space, I thought you're referring more connection to the other building, but that will be only a green space until we have a tenant for G2. So the idea is that that adjacent tenant would ideally be somebody who could use additional extensive patio space. And that could be built out as outdoor patio space there. But it's a kind of initially it's left as green space. It's on the north phase, and yeah. we kinda wanna reserve that for any kind of potential retail tenant and they wanna use that.

- [Brian] Okay, and so then that property is owned by you then.

- [Michael] Yes, I believe our property line essentially goes up to the actual structure, yeah there you go.

- [Brian] Okay perfect, thanks for the clarification, great job.

- Yep. Thank you.

- Any other questions or comments for the developer, for Michael? If not.

- [Michael] The only thing I.

- [Garyl] Yes, please.

- [Michael] I would just like to add, I believe, Kevin and I talked extensively about this, but I'm not sure it's been brought up the RDA actually proposed the project. It was intended to be a kind of workforce housing project that was near market rate essentially. And so we talked about how the majority of the units essentially at market rate rent but there is some affordability levels built into it. Unfortunately, that was enabled by a specific lending program facilitated by Freddie Mac. And it has proven to be so incredibly popular that it was instantly oversubscribed. And we did not make the cut to get into that particular loan program. Thankfully, we've been able to make pretty minor adjustments and convert it to a purely market rate development. And it still works and we're still moving forward and we're extremely thankful for that. But we were really looking forward to the opportunity of bringing more income diversity and more affordable housing and workforce housing to this area. We are still providing that with Broadway loss. But this now is a purely mercury development. The silver lining I would say is with that we did a full new market analysis and market study from a third party expert, and they affirmed our identification of extremely strong multifamily demand and observed that. Essentially, I believe there is not a single market rate apartment available in downtown Green Bay right now. That's not my claim, I can send you the report. And there are some being built closer to like further to the south closer to the stadium and obviously some other areas but in terms of walkable CBD, Green Bay, there's not a single apartment.

- Interesting.

- [Kevin] So, yeah I think along those lines, there's been some adjustments I think reflected in the budget. Michael, you can correct me if I'm wrong I think the original plan had somewhere between 10 maybe 20% of the units right that like 80 to 120 Euro kind of looking to make that transition between Broadway loss and a full market rate peace? So in terms of the change I think it's impacting a small portion of the units with that, I think two things. One, just all the more important for Broadway loss and then for us to continue some pieces which I think we're gonna continue to talk about housing and affordable units, I think, for this unit, it will probably assess out higher than our original projections If those rents continue to increase. With that you know overall it still fits in kind of the portfolio in terms of rents crowd are looking for and then so just yeah thank you for bringing that up Michael and that's something that was kind of unknown until we really went through and decisions were made in terms of the financing piece, but it's something that you know just as the market changes, we all adjust.

- All right, any other questions or comments for the developer? If not motion to get back to regular business.

- Motion to return to regular order?

- [Dorff] Motion by Barbara Dorff

- [Matt] Second, Schueller.

- Second is Schueller, motion and a second to go back to regular business all those in favor signify by saying aye?

- Aye.

- Aye

- Oppose? One quickly I comment that Melanie, I really appreciate your comments and Brian Johnson as well. They're doing, experience. Your comments are very, very powerful. So enter in to a motion.

- [Dorff] Motion to approve by Dorff.

- Dorff.

- [Kathy] Second by Hinkfuss.

- [Gary] Motion to approve by older Dorff and a second by Kathy. Any other comments or questions? If not we shall vote, all of those in favor signify by saying aye.

- Aye.

- Aye.

- Oppose? So carried, thank you. Excellent presentation Michael, great job. Keep up the good work and good luck. General item number four, consideration of possible action on consent to assignment of the management agreement to the Green Bay Convention Center and Conference Center. Who's got this?

- [Kevin] That would be me, Kevin. So included in your packet. She may be familiar, we own some property called CAA Convention Center. We have a management agreement with the adjacent property owner, hired which is owned by Hyatt Corporate to manage that convention center. And so there's agreement and then they manage it and there's some payments made to the city for that has requested to assign that management agreement to another entity, Hyatt Corporate would like to create a new LLC, which will be a wholly owned subsidiary of Hyatt Corporate and with that they would like to transfer the management agreement obligations to that new LLC. They've also made a request and that was I believe approved through a proven service committed for a parking agreement that we also have to do the same to assign that to LLC the original agreement, it's not quite clear in terms of how that consent can be granted, mostly in our development agreements now, if as long as it's a wholly owned subsidiary of the parent company, they actually can just do that without consent but because it's not clear in this agreement, Attorney Chavez advised us that it would be best to go through and get formal approvals on this. So we are asking for your approval and then this will go to city council next week for their approval. This will not have any implications in terms of change on an operations and other doing things. I think they are looking just overall corporate and how they are operating and rather put these entities into separate LLC and not be owned by corporate as a whole. But because it's still a wholly owned subsidiary. We believe that recommendation of approval is warranted.

- [Jim] Blumreich, so moved.

- [Dorff] Second by older Dorff.

- [Gary] The motion by Jim and a second older Dorff. Any questions or comments in regards to the motion? If not, we shall vote, all in favor signify by saying aye.

- Aye.

- Aye.

- [Gary] Opposed? Motion carried, thank you. Number five, consideration with possible action on communications from older Johnson? By the way Brian, congratulations well deserved. I'm a very happy one personally, I shouldn't get into that but congratulations. Done it. Regional Emergency Relief Fund by loans to assist small business owners with the impacts of Cronus virus, COVID-19. Peggy, you brought this up last the last meeting?

- So a few things I think, Commissioner Schueller provided a little insight into what actions were taken yesterday at the loan committee. We also have Miss Townsend who can talk a little bit more about how we intend on using that fund then I think now would be the appropriate time what Miss Townsend speak just about what we have done. And I think older Johnson would also like to speak on maybe the future just to make sure you're being as comprehensive as we can in terms of addressing some of the needs that are out there. So I'll turn it over to Miss Townsend first and then older Johnson.

- [Wendy] Thank you. As we found out yesterday, the revolving loan fund committee which I appreciate everybody that took the time out to kind of work through that process and created a Small Business Pandemic Relief Program. We are taking $100,000 from our community development block grant fund and creating this particular program. With this program, it has some of the HUD guidelines and strategic there and strings that would be with that program and then maybe limiting to some of our businesses and may even have a little bit of a delay in some of the processing. So we're trying to be efficient, we're trying to be sensitive and we're trying to make things available to businesses that are really useful. And I think Brian has some ideas about maybe some other programs that we can implement and so that's really where we went yesterday and where we're looking to go with this new program that he's proposing.

- Okay, Brian

- [Brian] Yeah. So first off it just thank the revolving loan fund committee of which I'm a member as well, for reallocating the $100,000 of half the funds that we had I think that's a good first step as Wendy had alluded to though, it comes with a lot of the federal government restrictions, including the job retention, job creation requirements, which oftentimes don't serve small businesses very well particularly those that might be sole proprietorships. So I think with this particular program, I we've kind of talked about how with that fund could sort of be the the COVID-19 immediate response but then there's sort of that recovery period, that we're gonna have to start to talk about that as our economy starts to emerge from this. And what are the the gaps that we can fill locally. The federal government obviously continues to come out with programs now that planning another round here in the near future. And so I don't think we need to replace what the federal government is doing, the idea is that again, we fill gaps that aren't being met by federal and state agencies. One of the things that we've taken a look at, is the utilization of the Wisconsin Trust Fund. We've used that fund prior for neighborhood enhancements that allows us to get access to capital. That's almost what I would call strings free, meaning it doesn't come with a lot of the requirements that the federal funding does with dollars. And so it would allow us locally to have a little bit more latitude in terms of determining program parameters that can best serve our community and not necessarily, what a particular fund might might dictate. There's certainly some some risk that might come with that. In the case of neighborhood enhancement funds though, we would still take those out as catalytic investments for certain neighborhoods, without any expectation at that funding would get repaid or restored, and so I think this one could be viewed the same and except that obviously a big chunk of it if it were a loan it would get repaid, If it's but at least if we take it out we have the ability with this particular fund set to consider a balance of loans versus grants and again programs that can can help meet the needs of certain gaps. So my recommendation today at least recognizing that we'd be looking at this more of a recovery thing, is that we would refer this to staff to kind of explore what that looks like. I think one is determining what's an appropriate amount. How can we pull that out in phases perhaps so that way we don't for the sake of using round numbers I wouldn't wanna see us take out a million dollar loan, and then of course pull that out not have any of it go out the door and now we're paying interest on it. So it'd be good to know if we can pull that out in phases, whatever that that recommended amount is I think it's good to have some time to obviously work with staff in our small business community to determine what programs are in need and going to be in demand. So again, I'd be comfortable with referral to staff, just having the committee recognize that if we are going to leverage the Wisconsin Trust Fund, it does require approval by two successive council meetings as well. So just kind of keep that in your mind when you're thinking about what the timeline on leveraging this account looks like.

- Brian, did you said that being done by a revolving loan committee as well?

- [Brian] Yeah I think it could be, I mean, that committee obviously has representatives from the EDA, from the RDA.

- Yes.

- So you've got a strong cross section there.

- It does.

- Very instant handling these types of loans. It makes a lot of sense to me.

- Matt, any comments, any thoughts?

- [Matt] Communicator I though unmute. Sorry about that, yeah I think in general, it's gonna depend on the amount of funding and how we wanna think about it. In overall from hey, what's the risk that the city is willing to take with that funding? Because I think this could get us into situations that are very risky on repayment of funds. And we're gonna have to think about that as we create this funding. And I think whatever group is responsible is gonna need to understand what that tolerance is before it goes into approving or not approving loans.

- Okay.

- And I would echo that sentiment and I think that there are some calculations that our finance department could do that kind of looks at okay, what default rate could we withstand before we get into an upside down situation? And of course, there's that risk tolerance discussion about how far are we willing to go upside down recognizing the catalytic investment that we are making into the community. And just one other thing that I've mentioned too, is that it was confirmed with us from the state that not only is this illegal and an allowable use, but it is a use that many communities across the state are already they already use the funds for this specific purpose. So if in fact the committee does recommend referral to staff, I think it would be worthwhile to talk with those other communities that currently use the Wisconsin Trust Fund for this purpose to determine how they currently leverage it.

- I now need a motion and a second here probably the first step but, Diana do you have a thought on this at all?

- [Diana] I'm Diana, I reached out to the Board of commission and they said yes absolutely. This is a public purpose and it can be used for that. And other than miss fairly do, whatever interest rate we pay that they typically will do an uptick to help cover some administrative costs. This is more flexible it really we can borrow it, whatever we borrow as older Johnson said, it doesn't have to get to one year to get permission to apply for the loan and then second, you have to have permission to accept the but that is timely As you can see. What happens is no matter what dollar amount you choose to take out, you have up to four months to pull the dollars, and at that point, if you don't pull it then your application you can even pull a portion of it and if you don't pull the full amount that you applied for, it just goes away and you have to reapply for more money. The advantage and the flexibility within a state trust fund loan is a nine months of the year you can pay back a loan at any coin. So let's say you pull, I don't know half a million or $200,000 and we decide we only need half of it once we decide we no longer want to do that there's a window I think for my choice number that you can't pay it back but if we decide in September we're not going to need it all you can pay it back, you pay that real small interest you had for the few months that you had the money. So I will just clash and same thing that Mr. Schueller had said this which we've been trying the city has been trying to get out of being a bank and that loan it to two other people. So, and that is a big concern I have 'cause if they can't get a loan somewhere else it might be a risky loan.

- Okay.

- I thought its gonna be my next question is there's so much going down for the federal government, there things coming from state government now we're the local government, is it assumed that this money would be doled out to the people that fell through those cracks? And do they got through.

- Yeah so this stricter rock. I think this is that's one of the things that we've really been cognizant about and it's this balance versus timeliness versus like appropriateness. and that is we want to be there to help our businesses because you know, there may be some real things with true cash flow right now and I think the program that we've got in place right now is to help with that. But to kind of, analyze the situation we'll have some block grant emergency block grant money coming through, and really right now just trying to get our arms around what's in that federal stimulus package and feel that our, appropriate spot as a city is to fit those individuals those businesses that do fall through the cracks. And especially ones, that right now are most impacted primarily food, beverage, entertainment the retail that involves walk in, walk up kind of things those that really feel the most impacts and so trying to balance that with all right finding out just exactly where are the gaps and who's falling through the cracks and know from a demand perspective what is the demand going to be? I think in terms of not really knowing that dollar amount right now, if we can get this initial program up and rolling and get a sense of okay, how quickly is that money going to go out the door, seeing what to peers doing you know some of our neighboring communities what's really the demand for it? I really do like the fact that the state trust fund has some flexibility in it right, that if we don't dry and so I think yeah, just getting a sense of I think, motion to refer to staff and come back in May, to align this maybe with how we may wanna spend some emergency block grant dollars, just really want to look at things comprehensively And then I think, also long term, if we draw some of this state Trust Fund money, what's the immediate use for it but also things stretch out a little bit further or there's some other uses that we can have. I wanna have money that we've drawn and now can't lend out to somebody else, cause it's restricted on what we can do. So just being able to draw the appropriate amount, I think is really important. And then on the flip side, you know when we lend, I think what we're doing right now you know the loans are quite small, that we're hedging our bets and we're not putting a lot of money into any one business and that for some there may be taking a more calculated risk because like it is riskier food, beverage, entertainment, those types of things. But if we're doing it in a way that they're smaller loans really to kind of gain help with this gap funding here I think it's really good that most all of our loans and Wendy you can correct me if I'm wrong, most people have put cash in the bank almost all of our business partners that we work with also work with a financial institution. And so that gives me some comfort and saying like look there's somebody else going through and betting the financials and betting, you are doing the risk analysis on this that we can say, right every investment it's never 100% but at least you know it can be 80 90% sure that this is gonna work out.

- So comments please?

- Barbara Dorff please.

- Thank you I think this is a very supportive and appropriate step to take. And it's good to refer to staff and I'm so glad that we as a city are looking at something like this to help the small businesses in our city especially those who might be falling through the cracks of the various other programs that were mentioned. So I'm very supportive at having staff look at this. Do you need a motion Gary?

- [Gary] Yes it is.

- Before we do that.

- Jeff please.

- [Jeff] I have a number of comments, so first of which is time is of the essence. And so I don't know that we need to wait until the main meeting to take action on this. So long has staff has got the time to appropriately put all the parameters together that we're looking for. And to that point, Wendy at the revolving loan fund committee had to draft guidelines for us, so we didn't have to reinvent the wheel and those guidelines incorporated what other communities were doing and also included kind of a grading scale that would be used to qualify the request for the loan money. So, to me those are important things So to the extent that staff can act fast to actually put something like this together, I think it's very appropriate given given the timing. The one concern I would have is the State Trust Fund alone used to not be very flexible at all once the money was borrowed. And so, I think we have if it's still that way, we have to be very careful about our draw downs.

- Okay I think right now, is to enter into a motion to refer to staff and flushes out live better.

- [Kathy] I'll make a motion that we referred to staff?

- [Jim] Would second.

- Motion by Kathy, second Jim. Give your comments.

- Just that we as long as we're recovering those that are falling through the cracks you know those businesses that are uneligible because that's my big worry is that we get people in Green Bay they're gonna fall through the cracks and they're not going to be able to reopen again. So thanks, Brian.

- Okay. And just this is Kevin, so doesn't fall into the abyss, would you like us to come back in May with maybe a full kind of proposal that's ready to go in terms of how we don't mind this maybe some parameters on things. Just you know, I wanna have a deadline to come back to May meeting or again, if not potentially sooner to address Mr. Blumreich's concerns about timeliness. You know if we need to have a special one to get this through and get through and then get through the channels to make sure.

- [Kevin] Yes

- Despite take, trust fund is gonna take two readings at council to do it.

- Yeah.

- You know just so as soon as possible?

- Yes soon as possible then necessary we'll pull together a special meeting.

- Sounds good.

- Okay, motion and a second. First step, all in favor signify by saying, aye.

- Aye.

- Aye.

- Thank you, excellent, excellent comments for everybody. Number six, conciliation the possible action and communication of Moeller Johnson District Nine to directory Redevelopment Authority to initiate negotiations to purchase 997 Liberty Avenue utilizing neighborhood enhancement funds block grant or other funding resources available to city of Green Bay or RDA. Is this just gonna be another further step or dimension?

- No, so this one we discussed a little bit at staff and really feel based on that, it's probably more appropriate in terms of the negotiations to talk about this in closed session. So I would ask that somebody make a motion read the language and kind of discuss our strategy in closed session on this.

- Okay.

- Find a closed session.

- All the dots?

- Anyone, do I need to wait for a second read? Yes, second please?

- I can second.

- All right.

- Okay

- Jim will make a second. Older Dorff if you can, in reading if you don't mind.

- [Dorff] Sure, the Authority may convene and hold session pursuant to Section 19.85 sub one sub e Wisconsin statutes for the purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business is necessary for competitive or bargaining reasons. The Authority may thereafter reconvene an open session pursuant to Section 19.855 sub two Wisconsin statutes to report the results of the closed session and consider the balance the agenda.

- Brooke Hall please.

- [Brooke] All right Chair Gary Delveaux?

- [Gary] Yes.

- Vice Chair Matt Schueller?

- [Matt] Yes.

- Older person Barbara Dorff?

- [Dorff] Yes.

- Jim Blumreich.

- [Jim] Yes.

- Deby Dehn?

- [Deby] Yes.

- Kathy Hinkfuss.

- [Kathy] Yes. And Melanie Parma.

- [Melanie] Yes.

- All right.

- Okay. All right, just gonna get everybody back in so we can get on the record.

- Okay,

- So let me get the participants and everybody in the waiting room and give me one second. All right, and then. All right, so back in open session. Chair Gary Delveaux,

- [Gary] Yes.

- Vice Chair Matt Schueller,

- [Matt] Yeah.

- Older person Barbara Dorff.

- [Dorff] Yeah

- Jim Blumreich.

- [Jim] Yes.

- Deby Dehn.

- [Deby] Yep.

- Kathy Hinkfuss .

- [Kathy] Yes.

- Melanie Parma?

- [Melanie] Yes.

- Excellent, okay so we're gonna enter into motion based on discussion into closed session.

- To move to refer to staff and have staff come back as directed in closed session.

- I'll second that.

- So Kathy, motion by older Dordd and second by Kathy. All in favor signify by saying aye.

- Aye.

- Aye.

- Opposed? Motion carried, excellent, thank you. Number seven, consider appreciation from older worry, district eight on request to purchase or move n77 intense anything shallow. Who's got that?

- That would be be Cheryl.

- [Cheryl] So these are two properties that are located next to Lincoln school and we've had conversations with the district they actually may have an interest in working with us on purchasing these, but we're not ready to come to the RDA with a recommendation at this point. We would just like you to refer this we'll bring it back in May. if they have a deal that we can put together.

- Okay.

- Motion to refer to staff, Deby.

- Motion, refer to staff.

- And a second.

- Okay, second older Dorff.

- Older Dorff, all those in favor signify by saying aye.

- Aye.

- Aye.

- Thank you, opposed, motion carried. All right, number eight, consideration of possible ex-commercial facade improvement grant funds to Paul D. Jacob for enhancements to 750 and South Broadway tax parcel two dash 100.

- All right, this will be Matt Buchanan. So I'm just gonna grab up a slide for him and turn it over to him.

- [Buchanan] All right perfect, everyone hear me?

- Yes.

- Yep.

- Thank you, all right, so here we are. This is 715 South Broadway, you might know it as rum runners. This is really right in the heart of our shipyard reinvestment area on South Broadway. The owner has applied for our facade grants program. They really plan to complete the reface that first floor facade on the storefront area to match what they believe is the building's original design they plan to, windows also some decorative paneling and a stained glass, they're also planning to repaints that dome with some new copper paint and repaint the south facing wall. There's a total eligible proud $3,312. Our design review team has reviewed the application, when you feel it's a really strong project, we find that this is really a gem of a building in our shipyard area and the proposed project would really spruce it up quite nice. Ana so we're recommending approval contingent upon the environmental review process we're still in the middle of that, but we anticipate that wrapping up here soon. But once that is completed approval of a grant from $3,337.

- You know just an aside, I would say we have.

- Run barilla.

- That was good Jim.

- That was good, yeah.

- I believe it meets all the criteria, right?

- Right

- And you're recommending approval?

- Yes we're recommending approval.

- I'd make the motion then to grant approval for the facade grant.

- Second.

- In a second by Deby, and motion by Matt, to approve the grant, second by Deby. Any other questions or comments? if not all in favor to signify by saying aye.

- Aye.

- Aye.

- Opposed, motion carried, thanks.

- Thank you.

- Number nine consideration possible action to authorize requests approvals for RFP, for home approval loan program, Each ILP.

- All right, that will be Miss Neawig.

- [Neawig] That is me, so this request for proposals is actually initiated because we are losing one of our staff persons to retirement Kevin King Kevin, put your video on man so people.

- Kevin! When is the party?

- So yeah, hopefully we'll be able to have one Kevin's I think planning on leaving in June, retiring in June.

- So this presents us with the ability to potentially let me back up so we have two Neighborhood Development Specialist position, one Kevin holds, which is a rehab based position and then one that if you remember Billy Joe Horseman's held, which was more of a broader base neighborhood position. So if we can find a contractor who can administer this home or rehab loan program, then that would give us the ability to fill the other vacant position, which would allow us to do more broader based activities which would include affordable housing work and work with homelessness. So we're trying to find out if there's an interested party. I know neighborworks has done this in the past. They've been other agencies that have done this Rehab Loan Program. So we would like the ability to send this RFP out to see if we can get anyone interested. And bring this back to the RDA in May if we have a successful candidate.

- All right, enter in to a motion.

- I'll make a motion.

- Recommendation.

- Go ahead.

- Now I'll make a motion to authorize the RFP for the home improvement loan program.

- Motion by Melanie.

- I'll second.

- It's second by Kathy. Is there questions or comments? All those in favor of the RFP signify saying aye.

- Aye.

- Aye.

- Opposed? Motion carried, thank you. Number 10, consideration with possible action in developing an agreement with Lumens Quality Homes for the property located the 27th Ninth Street tax parcel one dash 950 on the new homes in your neighborhood program.

- That'd be Mr. Rovinski.

- [Ken] All right, yeah that's me, Ken here. So Lumens Quality Homes. They've been working on a few properties for the Redevelopment Authority now through the new homes in the neighborhood program.

- Yes.

- [Ken] Are you and I'm sorry are you guys able to hear me? I am.

- Yes.

- Okay I just switched cameras in a new microphone so.

- No, you're good.

- Okay, perfect. The Lumens they have built and sold two properties, one on 929 North Broadway and one 1227 South Greenwood Avenue which that one's actually right around the corner from this property. They have one other new build on Greenwood that is also, they just recently listed it and had some inquiries on it. They're hoping to close on that one soon as well. So also 520, Hubbard street are familiar with that one.

- Yes.

- They're building over there as well This property 827 Ninth Street we purchased from the Brown County Treasury. Our treasure as a tax foreclosure it was a vacant lot when we purchased it Lumens Quality Homes they're looking at doing a build that they did both on Broadway and Greenwood. They have improved the curb appeal as far as making it a little bit more appealing on the side because this is on a lot. So they have taken one of our existing plans, added some modifications to it. Just to make it pop a little bit more from the corner there. We are going to be working with them on the zoning we had for a CUP this is zoned RS three but the entire block face there actually has either single family or duplex upper lower units. So a single family home would fit here. We've worked with zoning administrator, Paul Neumayer, to make sure that this would be a good fit. And he was supportive of that and we're going forward with the CUP. Other than that, I guess staff is recommending going forward with the development agreement with Lumens and the use of the $25,000 of neighborhood enhancement to fund the project.

- We've used the Lumens several times in the past I remember correctly, the ones I've seen that they did quality work. Even quite happy with them.

- Yes yeah, they've been able to make the program work for them. Their work is nothing but quality, they're doing all the right things and making it work for us and themselves. So this I'm hoping they can continue that and we can get all of our lots moved here. This just another one that we can get off our plate and put another exceptional home back on the top tax roll.

- Excellent, absolutely. Okay, questions or comments?

- My only comment is, how in the world are they able to build a new build for 145,000? Because nobody else can seem to wrap their heads around that.

- [Ken] Yes, well so their construction costs are they're putting in 160,000 of their own funds.

- Okay.

- And I know on some of the other one, the grant money is really what makes this possible.

- Right?

- They do also, so they're a family business. The owner and his wife run the company and their two sons actually work for them. So they do a lot of the labor they're doing the staining of the doors so they're sons are out there with the excavator removing dirt around doing framing, doing finished carpentry. So there's some things that other builders might have to sub out that they.

- Right.

- Have to so they're overhead cost there come down a little bit. But yeah, I mean they they're making it work. So I'm hoping.

- That's crazy.

- It's great.

- It's amazing.

- And beautiful work.

- They were the ones I walked through before in open houses. Beautiful work they do.

- Yeah, so they used one of the one of the well, they've been using all of our designs, but one that hadn't been built before our last design that's the one that's for sale right now on Greenwood that's had some pretty positive showings, but they have a good good idea of what fits a neighborhood. They just they've done their research. They're great to work with.

- Also now that the neighborhood enhancement fund, If I and I could be wrong about this, but if the house is sold, doesn't the loan have to get paid back?

- No, it's actually a grant. It comes at the start of construction. It goes as a soft second mortgage against the property. Once the developer or contractor is finished with the project, and they get an occupancy permit that grant actually gets that gets satisfied and it is a true grant. So there's no repayment.

- Okay.

- Can the grants for 25,000, right?

- Correct, yeah.

- Okay, that's awesome.

- Okay, so we're gonna make a motion.

- I'll make a motion that we approve this.

- I'll second.

- Okay, motion by Kathy, and second by Jim. Any other questions or comments? If not all those in favor signify by saying aye.

- Aye.

- Aye.

- Opposed, motion carried, thank you. Number 11, consideration of possible action on Bateman and demolition contract, RFP 2D2 28.

- All right that's also me, Ken.

- Yeah.

- [Ken] So as a lot of the work that we do in our neighborhoods usually involve some kind of demolition. A lot of the properties that we're purchasing are properties that require demolition. We also the art department, handles tearing down houses for the city. If there are any nuisance abatement or inspection properties that need to be demolished. In the past what we've done basically, we pull a number of properties together, put out an RFQ and have demo contractors bid on getting those projects usually as a lump sum. With that, typically that process takes anywhere from to get everything get all the houses ready to go to, in the past we've also handled all of the environmental testing and that's a process that we have to initiate once we get that, once we get those results back then that's when we can actually start the RFP process with this contract to do is hire one demo contractor for it's, we have it set up as a three year term with the additional options to extend that for two year periods after that. What this would do is, help us speed up that process. So, when an inspection demo comes through or if the RDA purchases a property we can send an email, make a phone call and tell our demo contractor hey, we need this house taken down please start the process and then it can go right into their queue will be taken care of quicker. Although they speed up and help us just be a little bit more efficient with getting these demos taken care of and more. You know a lot of the times we call them attractive nuisances these properties, as they sit the people can see that they're abandoned. It's just not good for the neighborhood to have these properties sitting for this longer period of time. So this contract would just help us speed up that process. We've worked with our purchasing department to put this RFP out. We ended up with add three or four qualified bidders and Best Enterprises Inc. in our scoring, and staff would be recommending going forward with the three year contract with Best Enterprises Inc. for the demolition or abatement and demolition contract.

- Fortunately I'm just curious, how did they come up with their cost that they submitted on their bids?

- [Ken] Yes, so as part of the RFP, we put together some parameters of what we were looking for as far as looking at like tipping fees, mobilization fees and so we put put together a list that they bid on both at the same time we had another we had a group of demolitions that we were looking at as examples, and they use those to also bid on those and we looked at those prices and pricing was part of the RFP but we also looked at size of the company, experience of the company, and number of employees how much equipment they have, whether or not we've had any issues with them in the past. You know, we've worked with a number of different demolition contractors over the years. Myself running the demo program Kevin King, he was in on the initial when we put this RFP together, Bill Pappy who's also on this call right now, was part of that he actually manages all of our demolitions now, so this definitely helps with his process speeding up the demolition that time period. So, yeah. We've put extensive effort into making sure the contractor someone that has worked with the city before and we know that they're a good contractor they do quality work and in a timely manner.

- So what happens if a property's loaded with us asbestos?

- [Ken] Yes so that now in the past we would have had to get that report back and then go out for bid to have that removed as well. That's all part of this contract now. So the demo contractor would be responsible for that and then invoice the city. So that's something we would have had to pay for anywhere in the past we just don't have to coordinate it anymore with this contract.

- Okay so if Best Enterprises gets this contract, they don't absorb the cost of any environmental remediation then.

- [Ken] Correct that those fees would come back to the city and they have in the past as well. So that would be typical sort of what we had done the only thing that changes is that we don't have to do the testing and coordinating of that removal.

- Right, thank you.

- So that would also speed up the process If they're working with multiple vendors they can pick and choose who they're working with their costs however, in this contract they set where their costs would be. Now, you know there are some unknowns there if there is a lot of asbestos or any other environmental issue that we'll review as that comes up, but the costs are pretty set and it won't change what the city ends up paying for these. The same if we're doing this contract or if we group them all together and then RFP him out one time.

- Yep thank you.

- [Diana] I guess that was just my question too and just so the the cost that they stated is based on a specific scope of work in the RFP, but there's potential for additional costs based on the actual work that we see over these next three years.

- Correct yeah and those are all things that we would review as they come up. But we don't anticipate that there should be anything out of the ordinary.

- Yeah I mean I like the idea, obviously, being able to streamline some things and obviously, it's difficult to anticipate what's going to happen over the next three years but it's like you said, you can create some parameters now so that you can move through that efficiently make sense.

- And they have the ability to scale whatever we do?

- Absolutely, yeah. They have been one of our contractors that has worked really well with the city. And I should mention as part of this RFP we worked with Department of Public Works. It's a lot of these, all of these jobs involve erosion control and this contractor has worked well with that department as well. So we are definitely comfortable going forward with this company.

- Okay

- Just as a note that this is just residential properties that we'll be taking down. So any commercial properties, this RFP doesn't include that, because if it is a larger one, we still have the ability to go out for an RFP for that this is just for residential.

- Okay.

- Okay that's a good point thank you.

- Any questions or comments, otherwise I'll enter into a motion.

- I would move to approve.

- Jim.

- I'll second, Melanie.

- Melanie. Motion by Jim, second by Melanie your questions or comments, all those in favor signify by saying aye?

- Aye.

- Aye.

- Opposed, so carried. Informational, I didn't have any questions. with the financial report, check register and law payment statement.

- There's one more item on the amended agenda.

- We missed it, sorry. I guess I don't have the amended agenda. Please tell me. I printed this off later.

- Chair, so there is one more item regular business.

- Okay.

- And that would be consideration of possible action request is $40,000 of public service Community Development Block Grant funding for potential use with homelessness assistance related to the COVID-19 pandemic?

- Okay.

- Yeah I did see online but the more they printed I must've printed before they came out, sorry about that. Okay.

- I can speak to that. Director Voc and I have actually been involved in a few meetings with emergency management personnel and homeless shelter representatives, just basically talking about a lot of things with regards to how we work with people that need isolation, how to separate people in the shelters those types of things. But we believe that there there may be a need coming up in the next few weeks for not some bigger items, like finding additional places to house people that may be coming down the line and we may have to use some of our block grant dollars to do that that are coming. But currently we have $40,000 of public service money available today that we could get out into the community for things like food for shelters, sanitation, cleaning, potential extra security work. Right now we've got for example St. John's shelter is working their staff like 24/7 you know when some of them are quarranting and so you know it's a stressful time for people that are helping people in shelter. So, staff would just like the ability to use this $40,000 allocation for assisting our existing shelters and Green Bay for those kind of lower level needs that may be coming down the line.

- Okay.

- Yes.

- I think that's a great idea. That's an awesome idea and I think that I certainly trust the judgment of staff and I feel very comfortable putting it in their hands. Great idea thank you for whoever came up with this idea.

- I have a question just from a learning perspective.

- Yes.

- From a homelessness perspective, but I think this is the first time we've ever talked about just a blocked out amount. and I'm trying out, is that normal?

- Well, the money that I'm referring to is actually money that we have set aside under public service dollars in our block grant. It's not specific for homelessness.

- Okay.

- Services in general.

- And we can authorize that.

- You can and yes.

- Okay, great idea.

- Those are eligible expenses and of course, we'll work with Krista Cisneros who's our block grant coordinator to make sure that whatever we use are appropriate under the HUD program, but that's our plan.

- And especially if it's for COVID, wow.

- All right I'd like to make a motion then end, to approve this use of the $40,000 of public service CDBG block fund the block fund granting, flawlessness assistance during the COVID-19 pandemic.

- Second.

- Second by Matt. Motion by Barbara Dorff, second by Matt.

- And yes, if that was Jim, do you here me?

- Nope

- Okay, all the favor signify saying aye.

- Aye.

- Aye.

- Opposed, motion carried. All right, now wanna go to directors report. You've been busy Kevin.

- What are we talking about?

- Financial report, check register first.

- I mentioned that was funny I really say what questions or comments, let me know.

- [Kevin] So with that project updates available if you wanna continue discussions about the RDA property disposition plan, I'll just chime in quickly about that.

- Ken.

- [Ken] Yeah and I do have to apologize. I don't have the list in front of me right now. I can try to pull it up on the previous agenda. Were you all able to access that? Already members?

- Was it on the?

- It was a while ago.

- Yeah that was last meeting right? It was the attachment for last meeting.

- It should have been yeah otherwise I can email it to you if you'd like.

- Yeah we're into two hours in this I think we'll cover it in me but let's you want some highlight comments you wanna make about it but we'll let's go in detail on the main meeting if you don't mind.

- Okay I mean I think the main thing right now is, you can see we have another new homes in your neighborhood program. Property going back, we've been moving some properties. We're still working on developing a, passive stormwater management program for some of our floodplain properties. I'm hoping we can roll that out mid late summer that some things we're working on we have some more RFPs that will be going out some updated RFPs are larger sites. So I'll email that list to everyone and if you have any questions email me directly otherwise yeah, we can we'll circle back at the next RDA meeting.

- Good. Yes good. Excellent. Kevin.

- [Kevin] Yes, also on there on Broadway Inc. SAS obey any SAS till next year I don't know. older Johnson can play anything towards that.

- Yeah I mean it just obviously, with everything going on. The funding source that we had identified for that just was not gonna be able to materialize so we've decided to postpone the event rather than trying to force something through prematurely so.

- Okay. The housing study, Kevin.

- Yes. So that has been going quite well, Assistant Director, really the charge on that we've had the survey out. I am we have over 850 responses. I was just translated into Spanish this past week. So I'm gonna keep it open for another week Just really making sure you know it all members of our community, the other thing really had to figure out yet is just some meetings for focus groups. Initially we're gonna be having those right now in person. So we may have to do those. But at least the survey will give us a lot of data to work with and again, I think we're on pretty good track to have some findings back on that later this summer.

- So far, your involvement with the consultant you're satisfied what they're doing?

- Very much so yes, yeah, they're doing very well and yeah, please know we looked at some of the other work that they did. And then yeah, they're gonna be very thorough and I think really provide what we need.

- Associate bang, you're just about you're gonna have to see the rest of the group what's happening associate being popular.

- Sure so I'm gonna touch base with this madam and Garmin with that and just think some of our other major development projects We really don't anticipate any slowdowns and things, as of yet the most of them involving housing that the market hasn't shifted too much yet and so we really have not had from that project or other projects, any delay in action. In terms of some of the financing piece I know initially that we're gonna look at some light tech tax credits. There's some technical things that we had some disagreement with Rita on so they're gonna be in the cycle for next year. But they'll also have some other alternative too, that they're exploring right now. It's was always contemplated that this project wasn't break ground until next year and they still felt confident and in keeping that on track. In addition, the grocery stores is still very interested in getting up into this market. And suddenly we've seen ourself moving, but that is just. As these things shift some other priorities, but we yet continue to move ahead with that. I think another piece, just update things follow up with merge based on those conversations, we'll get working on the development agreement based on some of the comments that were brought about here working, connecting them with our consultant really to work on some of the technical stuff. Hopefully, if water holds off, we can start back doing some of the filming and grading resuming some of that, in the next few weeks. We actually still have some success It looks like we're gonna be able to take some of the excess dirt at the rail yard and all at the shipyard. There might be a few more dollars involved with that for the shipyard project but we may be able to reallocate or do some load costs overall back to the rail yard. And I guess overall what I wanted to say, they'll get to like haul dirt away and then all dirt in separately. I think, kudos to our demand Karen and then our consultant for figuring out how we can make that work. But you should see some work on there in terms of the filming and grading and then, as I mentioned before, we'll probably be coming back in the next month updates in terms of how we're gonna proceed with our piece on the southern end of that.

- And a little bit later, from a confidentiality point of view with breakthrough fuels, so Ed you can tell us without breaking confidentiality.

- Sure so yeah I mean we talked about since they moved on from the shipyard site, I think we're working with them on the city sites, they've looked at a few places. I think they're making really good progress and very hopeful within the next month or two that we could have an agreement to come come back here but I think things look it up in the city here.

- Okay, we'll.

- [Gary] Excellent job like always the whole group. Motion to adjourn.

- Hey Gary, can I say? I just wanna compliment a group, this has been the best meeting I've had for any public entity meeting. Everybody's either got their earbuds on or have their speakers tone to the right. The presentation I think went very well.

- [Gary] Absolutely,

- It's in so I have the benefit of having two laptops here which actually I wouldn't have the room at the table. Harry's conference room saying, I think this is pretty slick. We need to learn from this for the future.

- Excellent.

- And just a quick follow up on that thank you. We all will be learning next time first thanks to Shelby and then IT for getting us hooked up and then running things in the background. The city is gonna be transitioning over to go to meeting. Future public meetings. So I'm glad everybody learned this system will have an opportunity to learn a new system. Probably the upcoming weeks so you know just this quarantine is a learning experience for all of us. So we'll be able to have another tool in our pocket coming up so yeah, again I just appreciate everyone meeting room etiquette, everything with that this has been really good again I really appreciate taking the time to do this and then just making sure that we can do our part to keep moving city things forward.

- Move to adjourn.

- Move by, second by?

- Second.

- Older Dorff, I think somebody. All in favor signify by saying aye.

- Aye.

- Aye.

- All adjourned, thank you, excellent job everyone. Kevin, great job.