MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, MAY 12, 2020, 1:30 PM
Telephonic Meeting
Public may also view at
www.youtube.com/CityOfGreenBay

A. VIRTUAL MEETING INFORMATION

1. This item contains a document which provides 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: Gary J. Delveaux, James Blumreich, Melanie Parma, Deby Dehn, Barbara Dorff, Matt Schueller, and Kathy Hinkfuss
Liaisons Present: Chelsea Kocken, Jeff Mirkes, and Leah Weycker
Others Present: Ald. Mark Steuer, Ald. Lynn Gerlach, Ald. Brian Johnson, and Ald. Jesse Brunette

C. APPROVAL OF THE AGENDA.

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

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to approve. 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 April 14, 2020, meeting of the Redevelopment Authority.

Moved by Deby Dehn, seconded by Kathy Hinkfuss to approve. 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. Consideration with possible action on the reallocation of two hundred fifty thousand dollars ($250,000.00) of 2019 Community Development Block Grant (CDBG) Revolving Loan funds.

Moved by Matt Schueller, seconded by Deby Dehn to approve the reallocation of two hundred fifty thousand dollars ($250,000.00) of 2019 Community Development Block Grant (CDBG) Revolving Loan funds as recommended by staff. 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 proposed allocation of 2020 Community Development Block Grant (CDBG) Cares funding of five hundred ninety five thousand, four hundred forty-six dollars ($595,446.00).

Moved by Ald. Barbara Dorff, seconded by James Blumreich 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 James Blumreich, seconded by Ald. Barbara Dorff 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 recommend Common Council adopt proposed allocation of 2020 Community Development Block Grant (CDBG) Cares funding of five hundred ninety five thousand, four hundred forty-six dollars ($595,446.00). 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 the approval and recommendation to the Common Council the City of Green Bay's Five-Year (2020-2024) Consolidated Plan and 2020 Annual Action Plan.

Moved by Melanie Parma, seconded by Kathy Hinkfuss to approve and recommend to the Common Council the City of Green Bay's Five-Year (2020-2024) Consolidated Plan and 2020 Annual Action Plan. 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 to approve the amended Citizen Participation Plan.

Moved by Melanie Parma, seconded by Deby Dehn to approve the amended Citizen Participation Plan reducing the citizen comment period from 30 days to 5 days. 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)" (referred to staff April 14, 2020).

Moved by Kathy Hinkfuss, seconded by Matt Schueller to receive and place on file. 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 to approve contract for the administration of the Home Improvement Loan Program.

Moved by Ald. Barbara Dorff, seconded by James Blumreich to award contract for the administration of the Home Improvement Loan Program to NeighborWorks Green Bay. 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 an additional $15,000.00 HOME CHDO request by NeighborWorks Green Bay for the property located at 301-303 South Quincy Street (Tax Parcel 14-491).

Moved by James Blumreich, seconded by Ald. Barbara Dorff to award an additional $15,000.00 HOME CHDO request by NeighborWorks Green Bay for the property located at 301-303 South Quincy Street (Tax Parcel 14-491), subject to environmental review and staff underwriting. 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 a development agreement with NeighborWorks Green Bay for the property located at 1064 Shawano Avenue (Tax Parcel 3-12) under the New Homes in Your Neighborhood program.

Moved by Ald. Barbara Dorff, seconded by Melanie Parma to approve a development agreement with NeighborWorks Green Bay for the property located at 1064 Shawano Avenue (Tax Parcel 3-12) using $25,000.00 of Neighborhood Enhancement Funds. 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 on a development agreement with LeMense Quality Homes for the property located at 3167 West Point Road (Tax Parcel 6H-4201) under the New Homes in Your Neighborhood program.

Moved by James Blumreich, seconded by Kathy Hinkfuss to approve a development agreement with LeMense Quality Homes for the property located at 3167 West Point Road (Tax Parcel 6H-4201) as part of the New Homes in Your Neighborhood program. 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 communication from Ald. Johnson (District 9) "To direct the Redevelopment Authority to initiate negotiations to purchase 927 Liberty Avenue utilizing neighborhood enhancement funds, block grant or other funding resources available to the City of Green Bay or RDA" (referred to staff April 14, 2020).

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

Moved by Kathy Hinkfuss, seconded by Matt Schueller to table this item. 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 a report of current RDA owned properties.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to receive and place on file. 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.

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

3. Next meeting: June 9, 2020 at 1:30 PM.

G. ADJOURNMENT.

Moved by Ald. Barbara Dorff, seconded by Matt Schueller 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

- I'm ready. All right chair Gary Delveaux.

- Here.

- Vice Chair Matt Schueller.

- Here.

- Alderperon Dorff?

- Here.

- Kevin Buleck.

- Is here, okay, Deby Dehn.

- Here.

- Kathy Hinkfuss.

- Here.

- And Melanie Parma.

- Here.

- Excellent turnout, fantastic. Motion to approve the agenda.

- To approve by Barbara Dorff.

- Alder Dorff and Kathy.

- Second.

- All of the piercing my saying aye.

- [All] Aye.

- Oppose, then approved. Approval of minutes from our April 14th meeting.

- Move to approve.

- Second.

- Debbie and, I'm sorry, Miss--

- Cathy.

- Cathy, all in favor say aye.

- [All] Aye.

- Opposed, minutes approved. Regular business. Consideration with possible action on the reallocation of $250,000 of 2019 Community Development Block Grant, CDBG. We've all been loaned funds. And who's got that?

- That would be me, Cheryl.

- Oh, Cheryl, please.

- Okay, so you've got an application for $250,000 in front of you. This came as a result of one of our revolving loans that pulled out. So we have on hand 250,000 that we thought we were gonna use for revolving loan. This is money though that needs to be shovel-ready and we need to spend this money which is why we looked at this reallocation in this fashion. So under public services, there's a request here from AW Community Shelter. We might have talked about that at the last meeting. That is the cleaning equipment that they had requested to get the shelter all cleaned regularly to help knock down the COVID virus. So that's on there. And then we also allocated 29,000. Because we don't have a specific use for that Homelessness Assistance, but we know that it's probably gonna be coming.

- Okay.

- Further down, you'll see eligible activities. These are shovel-ready Park projects. Gagnon Park Playground is a playground that they'd like to replace the equipment on. And this park is actually located behind the Pick & Save on Main Street, kind of in that neck of the woods there. And this

project was one that you probably know that when we were starting to reallocate our Block Grant dollars kind of in a different fashion, those items like parks and public works things we're probably gonna look at more of a bonding for those types of issues. So we can use our Block Grant funding in, I guess, a different capacity within that transition, Gagnon Park kind of got lost in the mix there. So this park is shovel-ready and ready to go. We think it's a great idea. That's an $80,000 allocation. There's also the Dance Park Gateway project. So the parks department is looking to plant 100 trees for their hundred year anniversary. And they'd like to place that, there's a park across from Dance School, Dance Park. So this $30,000 would be used to plant 100 trees. And then also we'd like to place an art piece in that area to beautify that park area. It's a great park, it's a big park. It's in a great neighborhood. We'd like to just beautify that a little bit more. We'd also like to allocate $100,000 for the Small Business Pandemic Relief Loan that's a continuation of the loan we're doing now. It's been successful, we're getting money out the door. So we'd like to make sure that the money stays in the program for that. Those items all totaled 250, they're shovel-ready, we can get them out the door quickly. So we're asking for approval for these funding.

- Questions.

- Any questions?

- This will also be approved by the counsel, right?

- I don't think the 2000, this is already been approved '19 funding. So I don't think this one goes back to council. Criss cross, is that correct, Kevin?

- On this one because it may shift some programmatic things. So the money that's gonna be reallocated... That still falls within the category of where it was initially allocated, but some of these might be a change from their initial formula. And well, that way we may just bring it back to council just to make sure that we're on board with this. I think part of it is also it fits in with some of the other things that we're doing with cares money and the 2020. So you kind of get the comprehensive picture of how all these pieces fit together.

- Either way, we have to approve it or make adjustments to our recommendation.

- Correct, and I think one of the things in there too, as we interact, we're starting to create some buckets. So with the money for Homelessness Initiative to be determined, we'll still have some conversations with this body about okay, what that particular application may be or the program may be, but then what's the Pandemic Relief Fund? This committee authorized basically that to be administered by staff. And so we've been processing those and we awarded three I think we've got probably five more that Wendy is going through right now. And again, our mails were on hold for a little bit last week, but there maybe some others in the queue, but we feel we can get this money out the door pretty quickly.

- Excuse me, Terry, about the AW Community Shelter.

- Yes, Theresa.

- Yes, I just wanted to thank you for the opportunity to apply for these funds. Couldn't be perfect timing, where we're dealing with that's eight to 15 years old. Then now's the time we need our

facility spotless basically, a lot of people that we're dealing with are unhealthy to begin with, long before the COVID outbreak, but I just wanna thank you for the consideration for our needs of the equipment.

- So, very good, any other questions or comments?

- One of them, commendation to you, Terry, for the great work that the community shelter has done especially during this really, really tough time and keeping a virus out. Second question, the money that we're allocating, these are more like grants. These aren't actual loans that have to be paid back, correct?

- Correct, the funds that are proposed here are to be grants and for the Homelessness Initiatives, these are a one time grant funds.

- Okay, so the relief loan now.

- The relief loan is a loan program. We've worked so there's no payments and no interest. I believe we put out for at least a year and then after that a pretty modest interest rate for the next two years. So the 100,000 hopefully circle back, but the other funds are one time expenditures.

- In that case, so we have 250,000 and of that... I'm just trying to understand the total amount.

- The total amount that we need to reallocate is 250,000.

- Okay, and of that how much is relief versus--

- 100,000 is going to the relief, and then there's two parks for 80,000 and 30,000.

- Yep, I got that.

- The Homelessness Assistance is 29, and the AW Community Shelter is 11. So that totals and all of those things total 250.

- Okay, I just wanna make sure that they don't have to pay them back.

- Well, the loan program is a loan program that they have to pay back. The rest of these are all grants. So for example, the shelter would be a grant.

- Okay.

- Okay, so when we're talking though, the consideration with possible action and reallocation of $250,000 of Community Development Block Grant Revolving Loan Funds. So 100,000 of that has to be returned. And 250 are grant or 150 are grants. Is that what I'm hearing?

- Oh, yes, correct.

- Okay, all right, I'm sorry, I just wanted to make sure of that.

- Can I speak please?

- Yeah, I really should have a motion to open the meeting. I missed the last time around.

- I'm sorry, but that's Alder Gerlach, so she is an Alder--

- Oh, I'm sorry to interrupt you, I apologize.

- I'll wait for a motion, it's okay.

- No, you don't need one.

- Oh, congratulations.

- Thank you, Kathy. So, if I may just ask a question about Gagnon Park because that is in my district. And in the interest of full transparency, I also serve on the Neighborhood Association for Olde Preble. And that's the only park in Olde Preble neighborhood and we are very proud of that little jewel. It has nothing it has no electricity or water or anything but it's beautiful. And so we looked at Dedy Dehn called me this morning and told me to look at the plan. And we understand the plan to take the playground and move it into the park proper and make that, what is now the playground, make that into residential property that would become part of the tax base and we support that wonderful idea. I just want to know if we're going to have any opportunity to talk with economic development, yes, the part that sticks up at the top, that's where the playground is right now. And and that would be yes, so wonderful. It would make sense to make it into residential property and just move the playground down in next to the ball field. And we just wonder if we're gonna have an opportunity to talk with you a little bit before the final decision is made. About how you're going to allocate that part that you just circled in red.

- Absolutely, I mean, that is something we will sit down, we wanna sit down with the neighborhood, and we wanna make sure that whatever we build there is compatible with the surrounding areas. So with regards to the new home build, for sure we will work with you guys. I am confident Parks will do the same thing with regards to the park plan.

- The only concern that I have is that if you noticed, along the Southern border, that there's no parking or entry into the park. I mean, you can walk into the park but there's no sidewalk, there's no parking. On the West side, that's Baird Creek and businesses. So the only entries to the park are in the North and the East, and of course the East, that's the little parking lot for the ball field, and that's fine. We just wanna make sure that we have a really nice welcoming entry to the park off of Oakdale. We don't want some skinny little sidewalk that nobody will ever see again because, again, this is the only park in... Is the Neighborhood Of The Year, in its first year of existence.

- We did talk with Parks about the width of that walk.

- Yeah, that's what we are concerned about.

- We're totally on board with making that a compatible walkway, so it's not a skinny little walkway. It's nice that a couple of people can walk on. I mean, we don't want it to be too, too big, so can fit the

two houses on there, but definitely will be big enough to accommodate people walking through that area.

- Okay, and to let them know this is where their park is so they can find it. Okay, thank you.

- Okay any other questions or comments? Otherwise, I'll adhere a motion.

- Chairman.

- Yes.

- Johnson here.

- Yes, Brian.

- Just a question for director Vonc, or just I know it comes down later in the agenda but the $100,000 for the Pandemic Relief Fund because this is an action item you're gonna take up now. I think it's important to ask a few questions. Will this particular funding have to abide by the same requirements as the existing fund allocation specifically, the requirement for low to moderate income qualifications, the five and $10,000 ceilings that we have, or would this, I guess, would this be allowed to have fewer restrictions and what the last allocation, given some of the some of the federal requirements that have come out from the, I believe it was the 2019 funds and beyond?

- Sure, so that is something we have discussed and may still tweak. If we can under eligible activities, you're correct, there are some things in terms of objectives for targeting jobs towards low to moderate income individuals. If we shifted and declared it as an urgent need, and then as we can say, "What, these funds are necessary because of the pandemic." The restrictions about low to moderate income individuals can come off. But then the new restriction comes on is that the receiving entity can receive no other federal funding. So if they have a small business loan or any other sources of funds from the federal government, then they would not be eligible for that. So far, the ones that we've dealt with have been fined with the LMI requirement. But as some start to come through, that may be one, I guess, tweak in terms of how it gets classified, which will be you'd have to repost or adjust. But right now we've been okay with that. Based on, it's fitting the needs because some of the applicants have received other sources of federal funding. So there's a little bit of flexibility with that. And I think Krista Cisneroz, who's our Block Grant specialist, can correct me if I'm speaking out of turn, but I believe that's how it is. If it stays as it is, it's gonna have the LMI requirement because as an urgent need that comes off, and you cannot get any more federal funding.

- Okay, thanks for that clarification. If there's one request then that I would make, is if the RBA and subsequently council takes action to approve this allocation. I would respectfully request that when the RTA makes the motion to approve this, put a writing under that motion that refers the $100,000 for the Pandemic Relief Fund back to the Revolving Loan Fund Committee to make a determination if that funding should be issued in compliance with those provisions we modified. Would that would that be agreeable with you Dr. Vonck?

- Yeah, I think, we're trying to put this as flexible as we can. I'll give the caveat. And that'll come board for the cares money, we're still waiting for the Federal Register to come out to say all the rules of what exactly you can and can't do. With that, we've had just a lot of discussion with our HUD reps

and WAKI about the programs we're looking at and all feel like they shouldn't comply, because they're based similar to other Block Grant programs that are going on right now. So yeah, I think we can take that direction. I'm just gonna have to talk with Krista Cisneroz about that timing if we have to repost anything in terms of the public notification, but I think we would be fine if it fits in either one of those categories. We're just trying to get it to the maximum amount of businesses possible.

- Yeah, and I agree. Essentially the reason I'm asking for that is that it provides some flexibility, right? If I'm not mistaken if we approve this as is then it would have to abide by the terms that have already been approved by RLF. If we at least refer that back to our reevaluate the terms that at least gives us some flexibility to determine if we wanna release some of those or not with this new allocation of funding.

- Yeah, and I think we'd be acceptable to that.

- Okay.

- The RLF look at the funding before going right now.

- And if we're gonna be awarding it to them. Is that the first time they're seeing it or--

- We've creatively authorized the $100,000 and established those terms. So but that source of funding is different than this source of funding. So, though the requirements can be modified, but that's the piece where I'm requesting that it goes back to RLF just to determine if in fact we want to modify this new allocation or not.

- Okay, so there are modifications and we haven't considered them. That makes total sense.

- And in three of the folks, Matt, Jim and Brian are on that committee so we're talking most of the commission--

- Okay.

- All right.

- Thank you.

- Look at my motion.

- Anybody wanna make a motion?

- Gary, I'll make the motion to approve the reallocation of $250,000 of 2019 CDBG Revolving Loans, as recommended by staff.

- Second.

- And seconded by Deby. If not, all those in favor say aye.

- [All] Aye.

- Opposed, seeing none, motion carried. Thank you. And I have lots of confidence in a Revolving Loan Committee deal. Don't flush this. It's a lot tough, sure, right, Matt? It's a better issue to have funds to work with than no funds to work with. So figuring out the best way then to meet needs that's a fun thing to do.

- All right, excellent. Item number two consideration and possible action on proposed allocation of 2020 CDBG cares funding of $595,446. This middle, who's got this one?

- All right so this is going to be both Cheryl and I, again. And so what we have as part of the federal legislation stimulus, large chunk of funds, went to cares, or went into Block Grant programs. And these funds are allocated probably based on existing formulas that are out there right now and the city has a mind to receive just over $595,000 of funds. And so we've had a lot of conversation about this, both internally with our staff, with the department, with the mayor's office, with senior staff and development team. And look, there's a lot of ways you can slice this pie. And what we tried to do is bring forth a proposal that slices in a way that provides funding to a lot of different entities and individuals and serves really a lot of different functions in our community. And so, again, I'll talk a little bit about where we go in terms of the proposal and the buckets that we're proposing. Again, this is part of a plan that will be approved by this body and our city council within particular projects, to come through our specific allocations, to come through to be approved by the Redevelopment Authority. Again, right? Much like a lot of the things that we do here with the Block Grant, really here we're kind of approving a budget and then specific projects come back for staff and RDA to approve. So how we divide this up is, first of all, to take 10% and allocate that towards administration. HUD generally allows for Block Grant funds to allocate about 20% back to admin, staff time to oversee and implement some of these things. We took 10% and really would be potential for staff to charge back time on activities related to these activities or other COVID related activities that could help maybe offset some ready expenses. Public Service activities, we put a bucket of $120,000 to go towards business improvement district events. And really we looked at potentially then giving this up. So--

- Yeah.

- [Matt] We lost you Kevin.

- Yeah, we lost you.

- I can continue. Maybe he's going to jump back on. So you see we have $120,000 that we've allocated for the business improvement districts, knowing that our bids will be struggling with any number of things. Some of the things we talked about, the food security issues that we're dealing with with like the farmers markets and on events generate revenue for our bids. So we felt that was an important element that we added into this into the cares money application. We also, under urgent need, are looking at doing the Community Development Revolving Loan as well. We wanted to continue that. That's a program that's been successful, and that will help with job creation and our standard kind of Revolving Loan Program. Under eligible activities, we have something called the Frontline Employee Relief. And that that is we're kind of looking for direct assistance to people who are working those high risk jobs. Whether it be the folks working in meatpacking plants or for people that are working at the grocery stores, delivery drivers, any myriad of people that are gonna be in need of funding. Kind of an essential worker, frontline employee relief pool. I'd like to put that together forward. We

have 100,000 for Homelessness Assistance. We know that that is going to continue to be a challenge for us in Green Bay. Depending on how this COVID pandemic ebbs and flows, there may be situations where we need to have additional funding put forward for folks to find a safe place to stay, or to isolate. So we put $100,000 into that pool. And then a new concept we have is called the City Conservation Corps. So these would be limited term jobs for unemployed residents. And we'd be looking at people that would be working in like, for example, the Parks Department probably primarily, maybe public works, but this would be an opportunity for us to employ some people and to get some things done that we generally don't have time to do in the city. I know for example, the park stuff talked about, there's an area in one of the parks where there's a wooden walkway. That they have all the materials and they just don't ever have the time to fix that walkway area. So we're looking at a new program called the City Conservation Corps. That's 136,000 that would be probably primarily over the summer that that would operate. So these are the kind of the ideas that we have put together. We do not have, of course, the Federal Register yet. So we're kind of making assumptions that these will be HUD approved. We've had conversations with our HUD reps. So we're pretty confident about that. So that's the cares money.

- Okay.

- Hi, Kevin.

- Oh, I just stepped out for a moment, any thing happen?

- No, I just went through the list.

- So, yeah, so I mean.

- Questions. Should probably try to get them a lot of discussion on this. Again, and it's kind of an overall budget. There's a lot of nuance to be figured out here. But we really feel it's a lot of the spots in our community, in terms of direct assistance and needs across a wide spectrum of areas in need.

- Cheryl, In the previous agenda item, we had a homelessness to be determined planning 9000. They'll be in homelessness to be determined 80,000. You have some thoughts as to what 109,000 would be used for?

- Well, the 29,000 in the prior budget is money we have available today, right now. I know that when we funded New Cap, for that nightly assistance, I know that that money is probably gonna last them a month, maybe a little more than that, so I see them applying for that, that 29,000 is like quick money that we can get out the door.

- Okay.

- And we really haven't defined exactly how we're going to use this. We've put them in buckets.

- Right.

- We're gonna work of course with our providers to help us to find these needs for homeless assistance in the coming year. That'd be the difference between the two.

- Okay.

- So Cheryl, how specific would you expect the Federal Register to lay out how to use the money?

- I think that's a Krista question. Krista are you on? She's head conversations with our HUD Rep.

- Oh, yeah. She's here.

- Yeah.

- Yeah, I'm here. So yeah, and talking with our HUD reps. They believe it's going to follow closely to the that we have for Block Grant funding, or somebody from the previous few years ago, it should follow similar to that. So for exact answers, but we feel pretty confident with these line items in these buckets of money that these activities would be eligible. That's all objective.

- Thank you.

- Are there questions or comments?

- Mr, Chairman

- Yes, please.

- Yes, Alderman Jesse Brunette, how are you?

- Excellent, welcome Alderman Brunette.

- Thank you, so just have a few comments perhaps turned into questions for staff. The administrative cost of 10% charge back. I know that that is, as director Vonck said, 20% is what's allowed. 10% even still seems rather high. I understand our staff is using their time city forces to administer the program. What if we allow $59,000 to be charged back. I just would rather see that money go direct to the folks that are in need of that that funding. From what I understand a lot of our city staff is working from home currently. I can't imagine they're working at their full capacity at home as if they were in the office. The one thing I'd like the committee to consider is that if that amount could be reduced and the work distributed amongst our employee base right now in a creative way that allows more of that 59,000 to get into the hands of those who need it. The other thing too, we say direct assistance to those on the front line that makes a whole lot of sense. I guess my question for assistant director, Reinier-Wigg, is, will this funding go in over what they're making at their employer, In other words, if they're employed full time or drawing a paycheck, there are a lot of folks in the community. They'd be hairdressers, restaurant owners who are not drawing a paycheck. So will this money go in addition to the money that they're earning at their regular job?

- No, I can tell you that I don't think we've gotten far enough into this to actually define the specifics for it, I can tell you that the money, when we use Block Grant money, it has to be a direct assistance. And Krista jump in here with regards to how the money has to be distributed. I know it's really important that it's not, it's not money that we can give to an organization and hope that that money gets distributed. It actually needs to be directly provided to the person.

- You're correct. Access to either create a job, a full time equivalent position or have to retain a full time equivalent position. So those would be the two requirements on the funding.

- If I try an employee relief,

- So this would be for frontline employees who cannot report to work?

- Well, I think we're looking for the people who, right, cannot report to work or have lost their jobs as a result, potentially, of the pandemic. we'd have to lay that out. Of course, we wanna get the money to the people who need it the most. We're not gonna set up guidelines that are gonna provide funding for people who have been able to keep their jobs, for example, throughout this whole instance.

- Right, thank you for clarifying that because as presented that you could certainly make that assumption based off of what was reported. One last thing, the Conservation Corps, whatever the title is. Great idea if we had a lot of extended funding. So $136,000, I think we should have a little more detail what that means exactly. Are you employing people at $10 an hour, $15 an hour? And from what I understand this would extend into summer, which again, great idea, I don't wanna be Mr. Negative, but if we can get that money in the hands of people right now, who are hurting. I think just to run a program like that, it just doesn't seem like enough money. So either we're gonna do it right and funded properly of the 595,000. Or we should just simply forego that and get it directly to the hands of people that need it. So again, good idea, I'm not trying to sound negative. Those are the questions I have. So thank you. Thank you for your time. I appreciate your time, Chairman,

- Alder Dorff

- Thank you. I just want to make a couple of comments. In response to the 59,000 being used for the city staff, the 10%, the that was important 46 I do believe that any of the directors or people that I have communicated with who are working from home, for example, Diana Ellen Decker, I believe was talking about seven different meetings she possibly had today, in addition to getting ready for our bonding this afternoon, which is a huge discussion we'll be having. I think they're working pretty hard. But aside from that, there's been concern by several Alders about the loss of revenue from the city. And how do you make up areas of loss such as we did not decide to raise the fees for the liquor licenses. And there was a concern about that $60,000. I think that I would have gone with 20%. I would have been fine with 20%. And I think 10% is a very good number. I think it's very generous that we went down to 10%. But the city also has to survive this. So, I believe that that should be allocated. And that way, I think all of your other ideas are absolutely excellent. And I certainly understand that this has not been flashed out yet. You cannot answer detailed questions right now, which you've said a number of times. So I'm not gonna ask any more detailed questions, but those are my opinions on the amounts. Thank you so much.

- Chairman, Eric Genrich here, if I could.

- Yes, please, Mr. Mayor,

- I appreciate the discussion here. And I would just sort of echo what Alder Dorff said with regard to how hard staff is working. So I would just suggest to Alder Brunette that he might wanna be careful in the way that he's characterizing how things are being done on behalf of the city. There's been a lot of

people obviously pushed out of City Hall, working from home. According to everything that I hear from department heads and supervisors, everybody's working incredibly hard to continue to serve the community. So I don't think there's any concern, or there shouldn't be any concern on our part that staff are not doing everything they can to continue to make sure that things function properly for the city. So just wanted to make that point. Also there are certainly some details that will be flashed out as we move through this process. But as I think Director Vonck and Assistant Director, Renier-Wigg stated and details will be brought back to the RDA for your approval. But it is really important, I think, to act expeditiously to get these funds allocated. I'm really proud of the work that staff has done. Very satisfied with the way that we've determined is best to distribute these monies. We're not naive enough to suggest that this allocation, this 595,000 is gonna meet all the needs that exist in the community, but I think they've vetted very appropriately meetings, a diverse set of needs here, so excited about what's been proposed, hoping that that RDA and council will see the wisdom of them as well.

- Well, one quick question on the administrative part of it. I would imagine this is fitting into the total budget that had been proposed, right? The city budget, I mean that the assumption that this administrative part is gonna be part of the budget, right? I mean, you're hoping that this gets approved because you need it to make the debits equal to the credits.

- Sure.

- Yeah, so I think that that is part of that was in there is that for COVID related activities, including staff who normally wouldn't charge back Block Grant activities could potentially use this to charge back their time spent on these efforts. Again, I think, trying to respect, get a fair balance of not eating up all of it in admin, which I think we easily could do based on some of the work we've been doing. And in the same way, trying to help out overall the city and saying, "Look, here's a potential source of funding." In terms of local government and helping us meet our levy budgets, again, it's a small portion in the scheme of, right? $100,000,000 budget, but there's a way to help potentially do that. Again, if this body has the desire to move some of those funds around, we'll work with what we get. This was just the proposal presented here to start that conversation.

- Yes.

- But the questions are coming to us.

- Do we know approximately when we're going to receive the funds?

- Krista, do you know when we're gonna, I don't know if we've gotten a date on that yet.

- No, we haven't gotten a date on it.

- Okay, and then secondarily, the mayor mentioned that it would be coming back to the RDA for final approval, is that correct?

- So, I think like what we'd like to do is like some of our other ways we program Block Grant is setting up kind of these buckets here. But before we maybe fund a potential entity or individual or organization, we'd wanna get the okay from RDA that, "All right, this falls in line with the funds that are..." We talked about, and I'll bring up just for clarification, I think two numbers get transposed on

the slide that you were shown. So it should be 80,000 for Homelessness Assistance and $100,000 for essential frontline employees. But for instance, so one of the discussions or partners we've been talking with is Casa Alba. But before we made a specific allocation to an entity, we get approval from this value to say, "All right, here's the amount of allocation "and here's what county would be using these funds for, "and this is what it means in terms of relief." Whether that's food, shelter, other things. I think one of the things overall too, that we would like to just kind of keep in the back of our mind is not adding too much of an administrative burden on us as staff to keep track of all the dollars in terms of we are working on hundreds of individual cases. We would want to work what we have been doing with new cash for the Homelessness dollars and that is okay, we provide a lump sum of money and they're responsible for the tracking and accounting and bringing that back to us. So that's one of the things in terms of having questions about a specific entity, that's where things would come back to our RDA for that approval.

- Thank you, that's helpful. Helpful to me, anyhow.

- Other questions or comments?

- Are you ready for a motion?

- Yes, please.

- Okay, then make a motion that we approve the action on the proposed allocation of the 2020 Community Development Block Grant Care's funding of $595,446 as entered.

- I second that.

- Seconded by Cathy. Motion made by Alder Dorff to approve the application as defined in agenda item number two, seconded by Cathy. Other questions or comments, please?

- Yes, Chairman?

- Yes, please. Two things, one is I think it would behoove the RDA to open up the interested parties. But secondly, I just have a question on the administrative component. Does the requirement to retain or create low to moderate income positions apply to that administrative component as well?

- It does not.

- Okay, and then have has staff considered the Conservation Corps component? Because it sounds like the intent is to target individuals that are unemployed. Has staff considered whether or not that there would be sufficient incentive there to encourage someone to leave unemployment to accept the role on that? Given the fact that, obviously, unemployment compensation right now, does have that additional... Again, just I don't know if that's been talked about.

- Yeah, Alder if I could, Eric, again, here, I think that's an important thing to keep in mind. I think they're also though a lot of young people say in the range of, 18 to 25, who were at school until things were recalled off from most universities. And so for young people, this could be another opportunity for them, people who aren't currently eligible for unemployment, but seeking

employment. This would be a way to employ them and put them to use, to the benefit of the community.

- Okay, thank you for that clarification there. And then like I said, I know that there's someone on the line that would like to see--

- I will entertain a motion to open the meeting.

- Jim and Alder Dorff. All in favor signify by saying aye.

- [All] Aye.

- Very good, meeting is open, any comments from the public?

- If you could just raise your hand, make a wave. I'll try and look for you if you'd like to make a comment and open up your mic.

- All right, we have Peter Nugent.

- Hi, Peter, welcome. Your mic. Yeah, yeah, Peter, your mic is off.

- Are we good now? All this tech guys, this is crazy. I just wanted to say thank you. It's good to see all of you. I appreciate the consideration, specifically for the bid funding. This is a strange situation clearly that we're all in right now. And these funds are critical for our district and for our organization to really fulfill the purpose that we have for our district. So I just wanted to say thank you. Awesome and for your hard work, thank you.

- Thank you, Peter, for your comments. Anybody else? If none, entertain a motion in the back to regular business,

- So move, Blumreich.

- Second, Dorff.

- All in favor signify saying aye.

- [All] Aye.

- Very good we're back to regular order of business. Now I will entertain a motion of any kind.

- We have a motion on the floor.

- Oh, yeah, we do, I'm sorry, you're right. We already have a motion on second. Alder Dorff and Kathy, am I mistaken?

- And I just wanted to be clear that the funds presented are the ones in your packet. Just the one I had on the slide was transposed. Just so you're aware that the one in the packet just so it's the 59,446 for admin, 120,000 for the beds, 80,000 for Homelessness Assistance, 100,000 for Community

Development Revolving Loan, 100,000 for Essential Frontline Employee Relief and then 136,000 For Green Bay Conservation Corps. I just wanted to make that very true. That's the allocation as presented in the packet.

- Okay, so we already have a motion on second. Any other questions or comments? If none on the motion, all those in favor, signify by saying aye.

- [All] Aye.

- Unopposed, so carried, thank you. Item number three. Consideration of possible action on approval and recommendation to Common Council of city of Green Bay. Five-year 2020-2024 Consolidated Planning and 2020 Annual Action Plan. I would imagine this is Kevin and Cheryl again.

- Not really, let Krista will lead on this one.

- Okay.

- Hi, good afternoon.

- How are you doing? How are you?

- Excellent, thanks. We are, for the last several months we have received input and had meetings, public meetings, input from department heads, the public, the mayor, for our Community Development Block Grants and home funds. Every five years, we have to do a Consolidated Plan which sets out the city's goals and objectives for the next five years. And then along with that, each year, we have to create an Annual Action Plan that breaks out the budget that the city of Green Bay will receive and Community Development Block Grant and Home Funds. So on your screen, you'll see our 2020 allocation, breakout, disbursements based on all of the input that we have received throughout the month. And if you look at it, it's a little bit different than we have in the last five years where Like Cheryl had mentioned, with Parks Department and DPW project, not funding those as significantly as we have in the past and putting a little bit more into our Public Service Activities. So in our 2020 Block Grant allocation fund, we have for fair housing services of 20,000, which fair housing services is a requirement with these Block Grant Funds. We also would like to fund the community garden, which is a great public service food option for low to moderate individuals within the community. We have an allocation in there for our Coordinator Program. And then we have another allocation in there for Homeless Prevention. We don't have that specifically identified yet. But we've been researching and finding out what we can use that 70,000 in our community to help prevent homelessness. We also have an allocation in there for acquisition and demolition of blighted housing within our area, within the city of Green Bay. And we're allocating $111,337 of entitlement money along with 75,000 of program income that we're anticipating coming in throughout the year. That's any like our Block Grant, pre-HUD loan payoff or any income that we receive off of any of our programs that are funded with Block Grant Funding. We have an emergency housing repair program, we put 50,000 in there for that. And affordable housing reconstruction. So along with the Housing Acquisition and Demolition, we would like to be able to use some of our Block Grant funding to rebuild a home that we would be using with that Housing Acquisition and Demolition money. And then we would like to put some money in for park improvements and possibly infrastructure improvements within our low to moderate eligible areas within the city of Green Bay. We put an allocation of 75,000 in there for that. Beautification and art, we put an allocation in there for 25,000.

Economic Developments Facade loans and or Facade grants and Demo. We put an allocation of 50,000 in there, and then the Economic Revolving Loan Fund, we put 150,000 and we're anticipating repayments of 100,000. So we have a total allocation of 250,000 and under the administration, we take a 20% admin fee off of our Block Grant Funds to support the staff that support these programs.

- Who runs this fund?

- So our total allocation entitlements, money receiving for Block Grant is 1,012,287, anticipating 190,000 of program income coming in. So a total of $1,402,280.

- Questions, comments, and Krista, right now is this an anticipated allocation or do we know that this sum is coming?

- No, we know that this sum is coming. Once the RDA approves the draft and recommends it to the council and the council approves it, goes out for 30 day comment period. And then I submit the plan. And then shortly after that we will be receiving these funds.

- Got it, thank you,

- Kathy. Oh, mic is still off, Kathy.

- Is there any way that we can, can you put a map with that? Because from my understanding is these improvements are only allowed in certain areas of Green Bay? Is there a way to put a color coded map just to remind us again?

- I do have that map, but I don't have access to get it on for the PowerPoint.

- Give me one second, and I may be able to get it up.

- Because I think it makes a difference on where it's allocated. I mean, I'm just, that's what I learned early on when I started this committee. So we'd be allocating, but does everybody know what that means?

- Might take me a minute to dig that up. If you wanna keep talking about something else, I'll make sure we get to it before we vote on it.

- Krista, do you wanna have Krista go through the Home Funding as well? The second Block Grant?

- Yeah, I can definitely continue on with the Home Funding. I just wanted to see if there were any questions with the Block Grant Funding. For the 2020 HOME Allocations, the city should be receiving or will be receiving 552,451 funding it. We have allocated 100,000 of that funding to our Single Family Rehab Loan program. Which last month, you approved us to go out for RFP because Kevin, who is our rehab specialist, his thing. So we put 100,000 there for that. Housing Development Advancement Projects this is a category to provide for profit and nonprofit federal funding to create affordable housing within the city of Green Bay. Community Housing Development Organization, 15% of our HOME Allocation needs to be distributed to CHDO within the city of Green Bay. So we allocated 85,000. Therefore, any eligible CHDO within the city of Green Bay to submit a home application to create or rehab affordable housing for LMI individuals within the city of Green Bay. And then through

the Home program, the administration is only 10% of the allocation. So we took out 10% of the allocation for that administration of the program. So that's $55,245. We're anticipating 100,000 of program income coming back into the program this year in 2020 payments, for a total of $652,451.

- Here we go. Anyway, questions or comments? Oh, Deby, Deby. Put your mic on, Deb.

- There you go, I'm trying. The Housing Development Advancement projects that would be to like subsidize Habitat projects.

- Correct, yeah like that project. Any affordable housing projects. I know that Neighborworks has done a couple, Habitat has done a couple where we subsidize the gap within that affordable housing.

- It also allows us to add, when you have a bigger project, let's say it's a fair market project, we could have a couple of those units be affordable so we can tandem that money with the private development.

- Nice.

- Alderman Johnson, you usually have a comment or two. Where is he?

- I'm stretching.

- Oh, you are stretching, okay.

- Kevin's still cranking there. Any other guy?

- I cut myself off that server 'cause I kept getting cut off. So I do not have that map on me, I'll keep digging.

- Isn't it basically the neighborhood map?

- No, I think it's a little different than than the neighborhood map. Let me pull it up.

- I mean, I just know there is--

- Able to show it on screen.

- All right, in the interest of time, I'm gonna entertain a motion.

- Gary, can I just ask a question for frame of reference, how the 2020 amounts compare with the prior year.

- Yep, thank you.

- At least in total.

- In total

- Here we go.

- So in total, in 2019, we received $1,013,190 in Block Grant Funding, and $519,455 in HOME. So there this year for Block Grants and a little more for HOME funding.

- Right, thank you.

- Okay, so this is the map. Yeah. So the ones in green are identified as low to moderate those are the block groups that have been identified.

- Okay.

- Okay.

- Unfortunately, it's more of the city. I would like it to be but it's actually a pretty big portion of the city.

- Yes, definitely.

- That it needs to be done some.

- Okay. I'll entertain a motion of search, any kind of motion.

- I'll make a motion to approve the recommendation to the Common Council of the five year consolidation and 2020 annual action plan.

- Okay, motion by Melanie.

- And I will second.

- Questions or comments? If not, we shall vote. All those in favor of the motion signify by saying aye.

- [All] Aye.

- Opposed? Motion carried. Thank you. Not a lot of work there. Okay, we appreciate everybody's effort. Thanks, number four, consideration with possible action to approve the amended Citizen Participation Plan.

- Okay, this is me again. so the city has a Citizen Participation Plan. It is we have to have it for the Block Grant and HOME funding. So we have this plan and in the plan, it identifies that the citizens participation comment period needs to be at least 30 days for any annual action plans or substantial amendments to your annual action plan. However, with this new cares funding, HUD has... It that provides the ability to change that 30 to, I'm sorry, I have 15 days on the report, but it is five days. So based on your allocations and your award of those allocations, instead of a 30 day comment period for Citizen Participation we can cut that down to five days so that we can get these funds out the door faster, and in order to have to amend our Citizen Participation plan. So what this is.

- Typically, do we get a lot of comments from citizens?

- We don't get a lot of comments from citizens. It is a requirement of the funding by HUD. So it's giving us some flexibility in order to get this money right out the door faster once it is approved and in hand.

- Right, okay--

- Yeah, I'll make a motion to approve the amended Citizen Participation Plan.

- And I second.

- Who seconded?

- Deby.

- Oh, sorry, Deby, I didn't recognize your voice.

- Okay, motion Melanie. I got you. A motion by Melanie, seconded by Debbie. Any questions or comments? If not all those in favor signify by say aye.

- [All] Aye.

- Opposed, so carried, thank you. Number five, consideration of possible action and communications Alder Johnson District nine and creation of emergency relief fund to provide loans to assist small business owners with impacts in COVID-19, referred to staff April 14, 2020. Talked a little bit about this earlier did we Alder Johnson? Alder Johnson are you there?

- Sorry, it's gonna hit my buttons Yeah, I see that staff has made the recommendation to receive and place on file, but I'm looking for maybe some feedback to see what information has been learned with respect to borrowing from the Wisconsin Trust Fund as well as allocation of funds. I think that Dr. Vonck And I talked about the city Wisconsin.. Some TIF funding, so I would just refer to staff for some additional information there.

- Sure.

- So, big picture is, I think, after some discussion with our staff, we feel good about where we're at in terms of the Block Grant allocations that we have, in order to be able to meet the needs that are out there. Again, we can't predict everything in terms of the duration of, the illness might be going on or there are other things that may come forward. Based on the, I guess, the requests that we've had so far for the Pandemic Relief Loan and the additional allocation, if approved by council to go into... That should be sufficient to really provide those who are looking for those funds, the funds that they need. I mean, there's there's no shortage of I should say, funds available, but there's a lot of different resources that businesses have access to right now, again, I mean, we're still maybe early in this in terms of the long-term economic impact. And so we felt comfortable with what we have right now that we would be able to get that money out the door in a timely manner. Without having costs at or just having money, worst case scenario, arbitrage. So I guess the two things that we did discuss one was with director Alan Becker in terms of using the state Trust Fund, that would be an eligible source and the use of those funds would be an eligible expense. And so I think the thought was okay, the city

could potentially borrow from the state Trust Fund, and then create a fund itself to lend out, at an equal or slightly higher interest rate, really, in order to capture the cost. I think from a logistics standpoint, that is something that we could do and could administer. I think there was some flexibility and that is with the state Trust Fund. once you made that initial request for funds, there would have to be a process where it'd go through council twice. And then so with that, there would be some timing in terms of, Okay, maybe if we didn't need enough, we could adjust that amount. And then by a certain date, we would only be responsible for the money that we actually withdrew. So even if we kind of overshot and didn't pull everything through, there could be some savings so we didn't find ourselves stuck with a lot of extra money. But I'll get back to the previous point, we felt that maybe at this time, it wasn't necessary. And there are also some, I guess, questions additionally, about, I mean this maybe a little bit more philosophical, about what role the city should have in terms of being a lending institution. I know, we've done some things with our loans here, I think with the pandemic relief, we're placing some smaller allocation. So in terms of what we're hopeful, and we're, feeling good, though the money that we're putting in is going to go into businesses that will pull through this, but I think there was some overall concern about potentially if money went into businesses that did fail, we may not have a lot of standing in terms of... That debt surface going to be paid, in terms of is that an additional burden that we wanted to have, either spread on us or the taxpayers. The second, what we looked at is potentially some tax increment district financing. I think right now, we did talk with the Chamber, Green Bay chamber. And they have a relief fund loan program, grant program that is eligible for all businesses throughout the Chamber region. And so we had discussed with them and said, "Look, we could potentially allocate maybe $20,000, "up to $20,000 of our funding from our TID accounts for businesses that were in those tax increment districts." In accordance with their guidelines to help there. So the Chamber is looking through their applications right now and to see "All right, which ones may be eligible "to be funded through the city?" So I think depending on the demand that comes through there, that may be another alternative for potentially providing some relief. But I think, if we were to go any higher than that, we'd have rather have a bigger discussion, because then it goes beyond just kind of some immediate relief, it's more of a policy change in terms of how those those funds are allocated. So I guess the reason for receiving and placing on file was we felt good about where we're at at the moment, and and felt that it's still a little early to tell we need to put additional funding into business relief at this time.

- Thank you for that overview. I think where I'm at right now is that I'm comfortable with that action as well, recognizing that we can always bring something back. And I agree, and this is something I've been thinking about a lot is that we're probably on the very front end of this business recovery process. And so I'd hate for us, to play all of our chips too early in this process. So I'm good with that. If there's one thing though, that I would say about the existing funding that we have allocated. One thing that may be still create some pause for concern for me and that is the heavy restrictions that do come with the the source of our funding right now. Because I think you probably have more businesses stepping forward, if you stripped out some of those requirements. But of course, we can't do that. And I think one of the things that we'll probably need to consider as this starts to unfold, and we recognize where the real additional need is is probably shifting more from this loan type of component or even grant component and really start thinking about what do incentives look like? Because I think that the business environment is really gonna change over the next 12 to 18 to 24 months. And so, we may be able to perhaps look at some of those funding sources and be able to determine, Okay, what are the actual incentives that we need to put out there to encourage a certain type of activity. So again, I support the receiving and placing of file, recognizing that it sounds like... Assuming that the funding that we've allocated, the RD is allocated here today would get approved by Council. And then we can revisit this topic at a later date. So thank you.

- So it doesn't sound like we really need a motion on this agenda item at this point in time, Alderman Johnson, do you need it?

- Well, you just need to receive and place on file that'd be the motion. Okay, I thought we, okay.

- Okay, I'll make a motion to replace, or place it on file.

- Becca.

- Motion by Kathy, I second. Say Aye.

- [All] Aye.

- Opposed, so carried. Thank you.

- Okay, I'm sorry. I just have one last question.

- Sure.

- The state trust funds that you're talking about that is through the board of Commissioner of Public Lands. Is that correct?

- Yes.

- Okay, just to be clarified on that. Alright, that's usually used for tangible assets or infrastructure, though, isn't it?

- It is, but we discussed and they said that that would be an eligible activity.

- Okay.

- Very good, thanks. Item number six, consideration of the possible action to approve contract for the administration of the HOME Improvement Loan Program. Yeah, sure.

- So last month, we asked if we could go out for RFP to see if we could find an organization that would administer our help. We were lucky we actually had two very qualified organizations apply for this. We had Neighborworks Green Bay and Wisconsin Partnership for Housing Development. If you had a chance to read through those applications there are a lot of good points on both of them. Neighborworks Green Bay is a Green Bay based organization and Wisconsin Partnership for Housing is based out of Madison. The team got together actually yesterday afternoon. Unfortunately, we didn't get these back due to the City Hall being closed and the mail not coming. So was a little later than I had hoped. So I'm sorry, for getting that to you so late. But the team did meet yesterday and went through organizational capacities, qualifications, marketing, references and how they work with minority and women-owned businesses. And then the cost proposals. Looking at out of 100 points, Neighborworks scored 92 and the Wisconsin Partnership for Housing scored 88. They were very close, four points apart. We feel like Neighborworks, is actually, we wanna recommend them for this. We feel that the benefits of working with Neighborworks, of course, is that they're local. They have

all these relationships built with contractors, and vendors and lenders. They already know these things. They're readily available here in town. I actually ran this program myself. Before Kevin for many years, there's a lot of work between our homeowners and contractors. And there's a lot of one on one work that's involved. And sometimes you need to be there every day to work with these guys. So that's something that they're capable of doing. They have a very well established marketing plan. They do face work, Facebook, a radio, TV, all those kinds of fun things. And then bottom line is their hourly wages were less than the partnership proposal was. So overall, we think, again, two good applications, but we feel like Neighborworks is the body to go with so our recommendation is to award this contract to Neighborworks.

- Questions, comments?

- There being a motion.

- I will move to approve.

- Alder Dorff.

- Second Blumreich.

- The word to Neighborworks, thank you.

- Okay, Alder Dorff in the motion, second by Jim. Any other questions or comments? If not, all in favor, signify by saying aye.

- [All] Aye.

- Opposed, motion carried, thank you, excellent. I think they're gonna be great partners, they always have been. Number seven, consideration of possible action in additional 15,000 home sugar request by Neighborhood Works, property located at 301-303 South Quincy Street. Tax parcel 14-491.

- All right, hello, Ken Rovinski.

- Yeah.

- This one here. We had brought this property in front of you last RTA meeting in April. We have acquired the property. The initial request was $40,000 of total CHDO funds. Neighborworks has dug a little deeper into some of the structural issues with the property and some of their numbers came back just a little bit higher for the structural and the abatement of some of the fire damage. So they are requesting another $15,000 for the rehab of this property using CHDO funds. We currently have funds available. So we are recommending approving the additional $15,000 of HOME CHDO funds for Neighborworks for this property.

- Move to approve.

- By Jim seconded by Alder Dorff. Questions or comments. Ken, you personally looked at this you agree with it?

- Yes.

- Yep.

- I think we're all good to go. We wanna get this one back out there. Get it contributing to the neighborhood again.

- Okay.

- The motion made by Alder Dorff seconded by Jim. No other questions or comments. All those in favor signify by saying aye.

- [All] Aye.

- Opposed, motion carried.

- Nice job, Ken.

- Thank you.

- Number eight, consideration of possible action the development agreement with Neighborhood Works being paid for the property located at 1064 Shadow Avenue, tax parcel 3-4, under new homes in Neighborhood Works. Neighborhood program.

- All right, yeah, Ken Rovinski again here. So, this another property that we had acquired from the Brown County Treasurer back in 2016. Neighborworks has submitted an application for the new homes in your Neighborhood Program, requesting $25,000 of grant money. They'll be pairing that alongside the Adopted Home program, where they've been working with the Green Bay Area Public School District. I've been in close conversation with both Scott and Kim from Neighborworks on this one. If for some reason the school district to get this program going again next school year with, going on, Neighborworks in still interested and can make this project still work. So the the bridge is a portion of it, that's kind of just the added bonus if they're able to do that. So we reviewed it at the staff level and we are looking for recommendation to approve a development agreement with Neighborworks.

- Questions, comments?

- I guess one other thing I'll add here, there are two design proposals that they put in here. One of which came out of our design book. And the other is one that Neighborworks has actually built on a few other of our sites. They're just kind of putting the numbers, they like the plan that we provided. They're just putting some numbers to it to make sure it can work. That's their number one option. But number two, they'll build what they've already built because they know how to do it.

- Kevin, what's the Bridges Program?

- Yes, the Bridges Program is with the Green Bay Area School District where students actually work on the build.

- Neat, neat.

- Yeah, it's a really great program. Gives them some really good experience.

- I move to approve

- Motion by Alder Darff.

- Melanie.

- Melanie, seconded by Melanie. Any other questions or comments? If not, all those of a similar opinion say aye.

- [All] Aye.

- Opposed none, motion carried, thank you. All right, number nine, consideration of possible action in development agreement with the Lemanns Quality Homes for the property located at 3167 West Point Road, tax parcels 6H-4201 Under New Homes via Neighborhood Program.

- We've worked with these folks before they're good people. Right, Ken?

- Yeah, yeah. Ken Rovinski again, here. Yes, we have. So Lemanns has been showing some of their other properties to potential buyers. And as they're selling, they need more properties and the number of people interested in continuing with our programs. This site was ideal for... There's a couple that's looking at this design here, works for them. Works for us. There's no grant funding that will go with this. This will actually just be Lemanns requesting to take the property at no cost. There's a connection to the sewer line that needs to be installed. That could be upwards of like 35, $40,000. So basically deeding the lot that will offset those costs.

- So who pays a 35 to 40,000, Lemanns?

- That will be the builder and the homeowner. That would not be a cost for us.

- Okay.

- Initially we had this site listed for sale. We've had other people interested in it, but with the amount of site work that has to go into basically where this is, the city street and sewer kind of ends and it tapers down into like a more of like a country road. And our city's sewer stops at that point. They need to put in basically an underground lift station to get the sewage out into the sewer line. So that expense, now was going to be at the builder's costs. So to kind of balance that out, they're requesting that the property be deeded at no cost.

- Yeah, I live nearby. In fact, I'll be driving by there in about 15 minutes. And you'd never sell that lot for $46,000. All because of the issues that Ken has mentioned. I would motion to approve.

- Second. Is that Alder Dorff? I'm sorry.

- No, Kathy Hinkfuss.

- I'm sorry, Kathy.

- That's okay.

- Motion made by Jim, seconded by Kathy. Any other questions or comments? If not, all those in favor signify by saying aye.

- [All] Aye.

- Opposed? Motion carried, thank you. Number 10 consideration possible action and communication Alderman Johnson district nine, through direct the Redevelopment Authority initiate negotiation to purchase 927 Liberty Avenue utilizing Neighborhood Enhancement Funds, Block Grant or other funding resources available to the city of Green Bay already referred to staff. I think we talked about this one at the last last meeting. So we need an update.

- We did and so we had a little further discussion on it. We also have assistant city attorney, Chaves, here with us today. With that the motion recommendation is to receive and place on file and not pursue this property. I know Alder Johnson, I believe he's still on if you'd like to discuss alternatives or other options would probably be best to talk about that in closed session. In terms of why or why not we would continue to pursue this acquisition. So our recommendation is to receive and place on file and then give up to chase. If you did wanna talk about it in more depth, I'd recommend that we go into closed session to do so.

- Alder Johnson you still there?

- Yeah.

- Is it a necessity to go into closed session if the RDA billing rather than receiving place in file to simply hold this item, I would be amenable to that just because of something that we are working on with another department. I think it's important that we keep both of these things open and moving in tandem. So again, if the RTA is agreeable to simply holding it not taking any action today, then I think you could avoid going into closed session.

- Kevin, can you live with that?

- I can live with anything pretty much.

- Pretty agreeable, huh? All right.

- I motion that we hold it.

- Oh, yeah, Deby motions we just hold it.

- Second.

- Maybe the recommendation I would make instead of holding it if we would just table it so that way--

- Oh, yes table it.

- We don't have to keep bringing it back until we're ready to--

- Okay, so Kathy, the motion to table it.

- Yep, I make a recommendation to table it.

- Question for our attorney, does that have to be to a date certain

- No if you have it. So you can either hold or you can hold to a date certain. So if you're just holding it until it's ready to be brought back, that's fine. If you hold it to a specific date, essentially, if you hold it when you don't specify it, it's the same thing as tabling it.

- Thank you.

- Okay, so Kathy made the motion to table it. Was there a second?

- I had seconded it, Gary.

- Oh, Matt, what happened? Yeah, I don't see you, Matt, are you still here?

- I'm still here.

- He just doesn't have his video on.

- I look exactly the same, Gary.

- I see that.

- I'm not lying down on the couch.

- Okay, motion by Kathy second by Matt to table agenda item number 10. All those in favor signify by saying aye.

- [All] Aye.

- Oppose? Great.

- Now we get to see Ken again, and all the spreadsheets. Nice job Ken. I really enjoy going through those. I'm sure you're gonna walk through this with some of that, Ken? Number 11, consideration of possible action on report of current RD on properties.

- Yeah, so I have this broken into different groups of RDA on properties the act of in development and hold. These are properties that we're listing they're on our website. We're ready for development on these. We're trying to find a user, connect all the pieces together. The in development, you'll see these are sites that either have a development selected, things that were considered today, or planning options on the properties. And then the hold items, these are ones

that we just need a little bit more research on. Some of the items we're looking at are floodplain issues what we can do with floodplain lots, those are also ones that if we can, if we have a homeowner who's looking at acquiring some extra yard next to their property, perhaps we could divide these and sell those or even just deed them, get them back on the tax roll. We are looking at a few other possibilities with some floodplain properties of bringing ones that maybe are only partially in the floodplain, if we can elevate that portion that needs to come out of the floodplain and then get it on to our active list. I'm currently working on that. You'll see on the hold list there's also some extended leases. We have KI convention centers on there, some of our rotating art programs, art gardens, East of the trail, parking, a number of properties that are serving the community. They show up on our list, as only bound to get that in front of you. So you can see, although, we have upwards of 90 properties, a lot of a good number of them are being put to good use even while we own them. And then just to complete the report here, I went around and got some pictures, some of the most recent completed projects. some of these, they're still some landscaping and stuff they need to finish up, but we have homeowners placed in majority of these. And some of them are under construction as part of the new Homes In Your Neighborhood Program. Yeah, we've got four of those going on. Any questions, I guess? We'll open it up for questions.

- So you have some properties that you'd like to get developed. How do you promote them? I mean, I'm curious, how do you get the word out?

- Website mainly, website we do Facebook blasts you know anytime we have any of these projects that are completed if Neighborworks is maybe listing a house for sale, we'll post it on our Facebook page and then link to our programs. But yeah, we've been really trying to get some good website and Internet-based pushes out there. We've also been working with Bill Doyle and his team with Coldwell Banker. They have a number of our residential sites listed on the MLS, and then some of our commercial sites majority of our commercial sites we have listed on Costar Loop Net as well.

- Ken is also a member of the Home Builders Association. And so I think we've continued to make good contacts with different home builders, that every home is in a new subdivision. I think there's some great infill lots and I think, as they discover the potential for these and then really seeing how they've been selling, we're starting to make some connections directly with home builders and maybe I think, Ken's filled. Some requests coming up all right, what do you got for lights or what's what's next in the queue?

- Good, yeah, absolutely. And we have our plan book, we are looking at expanding that. I've been working on some some narrower homes, that those are gonna take a little bit of work, we're gonna have to look at our ordinances to see how we can make some of these projects work. But we're just kind of coming up with some creative ideas for some of our narrower smaller lots. To get get some new--

- In general, is our overall list been going down or staying about same or... I hear you completed a number of projects last year, give us a report on that beautiful projects. I would imagine we're making progress on knocking these off this list and get them back on the tax roll, right? Is the list growing or staying the same or above the same.

- I would say it's hovering around the same but we have been moving more lately than have been coming in. So some of these we're looking at consolidating some of these parcels, some of them that

maybe are part of the park, maybe we get those deeded over to Parks. So that's part of the bigger, looking at all of the city properties that were sold.

- Yes.

- The most part, I mean, we've had, I think this last year, we're the most successful with new builds that since I've been on board all of the ones that you see in the report here, happened in the last year. So that's, I think, the most new builds I've seen in a year.

- A video walkthrough of the 520 Hubbard street for the next RDA meeting.

- Debbie, you had a question?

- No, I have to sign off for another meeting.

- Same here, Gary.

- Okay.

- Thank you.

- Nice job.

- I'm sorry.

- Ken, can we get this properties in the PDF? Thanks, bye.

- Any other questions or comments for Ken? Great work Ken, can keep up the great work you're doing. Super job, excellent job. Do we need to a motion on number 11? It's just that--

- I just put on notice there to receive and place on file for now.

- I agree with you to receive and place on file.

- Motion by Delveaux, second by Kathy. Hey, is that placed on file? Thanks, Ken, great update, appreciate it very much. I had no questions with financial report or check register. Nobody else did a Director's Report, please.

- Okay, yeah. So things are good, things are busy again, I really appreciate the discussion we had today And the Block Grant funding, really felt it was important to bring all those together just to kind of paint that comprehensive picture of what we're doing. As we said, we're just hoping to identify some buckets, but then, individual projects as the rules come out, coming back here for approval. I mean, this is not nearly enough funding to take care of all the needs in our community, but I think hopefully, with some leveraged dollars it can go a long way towards making a real substantial difference. So just, I mean a big thank you to my staff, Cheryl, Krista, especially for going through and just working on just coming up with these ideas and vetting them and going through, so thank you for your support. This is gonna go to a council next week, and then after that, hopefully we will, like I said, get our cheque or briefcase full of dollar bills, and then we'll figure out how to divvy those up. So, really, that

I mean, it's taken up a lot of our time over the last few weeks working on this, but it's really important to get that moving. From the development side in terms of projects, just again, trying to touch base with all of the major development projects going on. Really not any signs of shutting down. I mean, maybe some small tweaks in terms of some start dates may be getting pushed back a little bit but other than that, everything does seem to be still on track. Just really good for us. In particular with the shipyard, we've been successful.

- I know that Dr. Ken's on the line about receiving some additional grant funding, both targeted towards this but also some brownfields funding that we can start Revolving Loan Fund to help fund different other projects in our community geared towards actually cleaning up. We've been really successful getting funds to do assessment but now we actually have some funds that we can put into cleanup activities throughout the city. So, continuing really to generate a lot of funds to get money back on the tax base there. Probably coming up, we will wanna talk about the shipyard again, I think now with the merge project to just kind of evaluate where we are hopefully and I think, if not already started this week, back to moving dirt. It's finally dry enough, not windy enough to define to do the major filling and creating. But look, when we started to this, a pandemic wasn't part of the plan. And I think we need to have a conversation about creating an outdoor events center and space, how we wanna roll that out, and then roll that in. So, having some conversations about, maybe some timing on when we do certain things, I think we do have some leg time built into there based on mergers schedule. But I think, we should have that conversation with this body, and then how that impacts, what we're doing in the neighborhood. Again, right? As a planner, I'm always in it for the long haul. Or what that means in terms of the next few steps. With that, overall, yeah, all the projects seem to be going really well. In fact, we probably have a few other things, you don't have to tell me now, but potentially, maybe a special RDA in two weeks, in two Tuesday's just to get some things accomplished and we need to get them to the council in June, so I'll follow up or have Lisa follow up, with an email on that, to keep these agendas as light as we can, right? I know we're all zoomed out having to pay them them to go through these. So try not to load too many things up. And so spread it out. But happy to answer any other specific questions that you might have.

- Rachel Fields?

- No, no I didn't. Still looking potentially at something in the city. I do know without saying too much, right? The oil industry and logistics industry has been turned upside down a little bit in the last few months. So they've had their hands on deck with that. But conversations still do get in the city.

- At one point in time we're looking for some state funding for mediation at the Pullian Plant anything to add there?

- So our legislature as you know, it's pretty stalemated in terms of split legislative and executive branch, we were not able to secure specific funding through the legislative process like we maybe thought that we would, we have an alternative in terms of going through and applying for some grant funds that may be available coming up this next cycle, so we're gonna pursue that. In addition, we have some conversations coming up with the parties to see about the next steps for moving forward.

- Okay, I see, and Marcus is there. I just wanna give a big hand of applause. He did a great job on Solanke's Sunday morning Show, as well as the Business News article. Both of those are extremely well done, Jeff.

- Thank you very much, Gary. It's great to see entrepreneurs who are still committed to their projects, there's something very special about a one mile stretch of Main Street, Green Bay. We have seven businesses in a one mile stretch that are still carrying out their initiatives. And we've got a TV station covering that last night and tonight and it's gonna be our lead story in What's Up Downtown this week. But at a time when so many businesses are challenged when we have a stretch of an area like this, where there's positive progress, and a number of property owners are investing and improving. It's a really fun story to tell. And we are going to continue to get that out there.

- Kudos to you and your group, excellent job. Any other comments or questions for Kevin or staff?

- Hey, just congratulations to the whole staff. And you're getting obviously a tremendous amount done while you're off site. And so really just hats off. There's just tremendous progress and momentum in like working differently, obviously, but still being very very efficient and productive. So thank you, and--

- Thank you, sometimes I have to admit Cheryl and my team and we have socially distanced porch meetings. So you get to get out of our house and go for a walk. We just say "Hey, I'm walking by if you need anything."

- Oh, neat it'll be a stack of papers.

- I guess motion.

- Motion to adjourn.

- Alder Dorff and, Matt, Matt, I got to involved.

- Thank you, sir.

- All those in favor signify by saying aye.

- [All] Aye.

- All right, excellent job, everybody. Thank you, everyone.

- Bye bye.