



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

**TUESDAY, JUNE 9, 2020, 1:30 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM**

A. ZOOM MEETING INFORMATION.

I. This item contains documents which provide call in information and instructions for the Zoom Meeting.

B. ROLL CALL.

I. Members: Gary Delveaux, Chair; Matt Schueller, Vice-Chair; Ald. Barbara Dorff, James Blumreich, Deby Dehn, Kathy Hinkfuss, and Melanie Parma.

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

Members Present: Barbara Dorff, Matt Schueller, James Blumreich, Gary J. Delveaux, Kathy Hinkfuss,
Excused: Deby Dehn, Melanie Parma

Liaisons Present: Leah Weycker

Others Present: Ald. Brian Johnson, Ald. Lynn Gerlach

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the June 9, 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, No- None,
Abstain- None

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the May 12, 2020, regular meeting and May 27, 2020, special meeting of the Redevelopment Authority.

Moved by Kathy Hinkfuss, seconded by Matt Schueller to approve the minutes. Motion carried.

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

E. REGULAR BUSINESS.

1. Consideration with possible action on Resolutions designating the Redevelopment Authority (RDA) to perform all acts necessary for creating, amending, and/or closing Tax Increment District Seven (7), Eight (8), Nine (9), Twelve (12), Fourteen (14), Seventeen (17), Twenty-Four (24), and Twenty-Five (25).

Moved by Ald. Barbara Dorff, seconded by James Blumreich to recommend Common Council adopt Resolutions designating the Redevelopment Authority (RDA) to perform all acts necessary for creating, amending, and/or closing Tax Increment District Seven (7), Eight (8), Nine (9), Twelve (12), Fourteen (14), Seventeen (17), Twenty-Four (24), and Twenty-Five (25). Motion carried.

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

2. Consideration with possible action on Preliminary Concept Plan(s) for the Shipyard at 100 W. Mason Street (Tax Parcel 2-78).

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 Kathy Hinkfuss to enter closed session at 1:50 p.m.

Motion carried.

Ald. Barbara Dorff read the closed session language.

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

Moved by Ald. Barbara Dorff, seconded by James Blumreich to return to regular session at 2:43 p.m. Motion carried.

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

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to approve that staff proceed as directed in closed session. Motion carried.

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

3. Consideration with possible action on the acquisition of 719-723 S. Broadway (Tax Parcels 2-98 and 2-97) using funds from TID 22.

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 Kathy Hinkfuss to purchase 719-723 S. Broadway (Tax Parcels 2-98 and 2-97), subject to the completion of due diligence, using up to one hundred twenty thousand dollars (\$120,000.00) of funds from TID 22. Motion carried.

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

4. Consideration with possible action on a development agreement with Giveadaam Ventures, LLC for the property located at 320 South Webster Avenue (Tax Parcel 14-750).

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 Kathy Hinkfuss to open the floor. Motion carried.

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

Moved by James Blumreich, seconded by Ald. Barbara Dorff to close the floor. Motion carried.

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

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to approve a development agreement with Giveadaam Ventures, LLC for the construction of a two-family rental home on the RDA property located at 320 South Webster Avenue (Tax Parcel 14-750), subject to minor legal and technical clarifications. Motion carried.

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

5. Consideration with possible action on a new art installment and passive stormwater management landscaping in the Olde North Sculpture Park.

Moved by James Blumreich, seconded by Ald. Barbara Dorff to authorize DCED staff to utilize \$25,000 of 2019 Community Development Block Grant and \$10,000 of Neighborhood Enhancement Funding for the installation of a new art piece and landscaping in the Olde North Sculpture Park. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, 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: July 14, 2020 at 1:30 PM.

G. ADJOURNMENT.

Moved by James Blumreich, seconded by Kathy Hinkfuss to adjourn. Motion carried.

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

VERBATIM MINUTES

Kevin Vonck: Chair Gary Delveaux.

Gary Delveaux: Here.

Kevin: Vice-chair Matt Schueller.

Matt Schueller: Here.

Kevin: Alderperson Barbara Dorff.

Barbara Dorff: Here.

Kevin: Jim Blumreich.

Jim Blumreich: Here.

Kevin: Debbie Dean asked to be excused. Kathy Hinkfuss.

Kathy Hinkfuss: Here.

Kevin: Melanie Parma also asked to be excused.

Gary: Approval **[inaudible 00:00:32]**.

Jim: Motion to approve.

Barbara: Second.

Gary: Jim and Alder Dorff. All in favor say aye.

Kathy: Aye.

Jim: Aye.

Gary: Motion carried. Minutes from May 12th and May 27th. Actually, we had two meetings. We had a special meeting. Let's approve both minutes.

Kathy: Motion to approve.

Barbara: Kathy Hinkfuss moved it.

Gary: I'm sorry. Motion made by Kathy, seconded by Matt. All those in favor [unintelligible 00:01:05] by saying aye.

Matt: Aye.

Barbara: Aye.

Gary: Minutes from May 12th and May 27th have been approved. Regular business. Consideration with possible action on resolutions designating the Redevelopment Authority the RDA to perform all acts necessary for creating, amending, and or closing tax increments [inaudible 00:01:24] to 7, 8, 9, 12, 14, 17, 24, and 25.

Gary: I thought we did this once before.

Kevin: [chuckles] We did. What we're doing is just some housekeeping items. I'm going to go through and just talk a little bit of what we're planning to do. Attached in your packet are what we're doing today. Just so I'm clear, it's basically resolutions that the council will pass to allow the Redevelopment Authority to be really the agency that handles all the actions for the tax increment districts. Generally, by state statute, it's the Plan Commission but in the city, we've had a history of doing it through RDA so we just like to formalize it through this process.

[unintelligible 00:02:15] is to authorizing resolution. This is not creating anything, this is not terminating anything. It's just saying RDA is going to be the body that does this. What we're going to do is yes, we did a number of these last year but what we're really hoping to have is or what the DOR said is, "Look, you actually have to do it and pass some of the resolutions in the year that you're actually going to do it."

Last year was just a big, comprehensive picture of here's all we're doing. I think it's really just so for this body, our council and the Joint Review Board can get a better indication of why are we doing these things and how do they all fit together? Now it's actually following through on a number of those actions. Some of it you'll have seen before and just it'll be very simple and straightforward. With that, I don't know what's coming up. Is TID 7 on the screen right now?

Gary: Yes.

Kevin: TID 7 Lombardi Ashlynn. Again, just taking the actions to do the affordable housing resolution and close this property down. This was replaced by TID 23 in order to finance additional projects there. TID 8, which is Berger Morrow. Again, the same thing. The affordable housing resolution and shutting this one down. TID 9 potentially amendment before we shut it down. There may be just a chance of one project in here. I just want to explore that before we finally terminate this.

TID 12. Again, the affordable housing resolution. We're in the process right now of looking how to do a new TID out in this area and expand the I-43 Business Park. TID 14 we did it here, but we're asking for an extension resolution. GRB held that last year, they didn't vote it down but they didn't extend it in terms of an additional three years so we're going to be asking for that again.

Then discussion of two new tax increment districts TID 24 which is generally in the area of South Adams. That's the one Aster project, the old [unintelligible 00:04:30] building to bring that in. A portion of that is in TID 5 but we're going to review the project to a new TID. Bring in the Royal Cleaners site. We have property at Chicago in Monroe, so we'll discuss these boundaries later on, but this is generally the neighborhood on which we will be creating that district.

Then TID 25 to create one and around the Associated Bank parking lot, which will provide funding for the Gorman project that'll be moving forward. Those are the resolutions that are before you.

Staff has [inaudible 00:05:05] RDA recommends council adopt these resolutions so we can undertake that process this summer.

Gary: Questions on that, please. The Associated Bank one is a standalone at 25?

Kevin: Correct. We had potentially discussed amending the boundaries of I believe it's 20 which is Whitney Park. I don't know if [unintelligible 00:05:44] Diana is on. We talked about I think it

would be more beneficial to create an own standalone TID. **[inaudible 00:05:54]** it's just a little far off and then the concept is a little bit different than what we're looking at in Whitney Park. Where Whitney Park has really been focused a lot more on some residential development, this is a lot more mixed-use. Potentially in terms of some of the debt that may be incurred in terms of the parking lot acquisition, we felt it would be better to create its own TID in this area here.

Gary: Some comments. Do you have any comments, Diana? No? No comments. Okay [chuckles].

Barbara: Would you like a motion or are there still some questions?

Jim: Just so I'm clear, all we're doing today with these resolutions is making the RDA the responsible party for taking any subsequent actions. We're not doing anything relative to any one of these districts right now other than giving RDA the authority.

Kevin: Correct.

Barbara: I'd like to move to approve the resolutions as presented.

Jim: I'll second.

Gary: Motion made by Barbara Dorff, seconded by Jim, questions or comments. All those in favor **[unintelligible 00:07:15]** by saying aye.

Kathy: Aye.

Barbara: Aye.

Gary: Opposed? Motion carried. Thank you. Number two, consideration. **[inaudible 00:07:28]** concept plan. We are a shipyard at 100 West Mason tax parcel 2-78. We've got some beautiful drawings.

Kevin: This is May again. I'll pull up here.

Gary: **[unintelligible 00:07:58]**

Kevin: There's nothing new [chuckles] to present. I know there's maybe some confusion over what was going to be discussed here. I just wanted to make sure that the wording was correct in case there was action taken. This is the concept plan that the RDA and council approved last year. Here's just an overhead view and then, show-- This is the oblique view in terms of how this would all layout. For those of you who have been with this, at least during my tenure here [chuckles], this project has had some considerable evolution over its time. Really what I wanted to do today is just have a discussion about the path forward for the shipyard. As you can see, if you've been over there, we're in the process of doing the filling and grading on the site **[unintelligible 00:09:05]** to bring everything out of the floodplain. Really the mass grading was done to get that site really safe from the high-water levels. It took us forever to get on there because it was so wet last year and then we started and then we had that early winter.

We resumed and should be finishing up shortly with that mass grading. We've also seen some additional construction as long as you're tearing it up. The Department of Public Works is working on a **[unintelligible 00:09:34]** license station over in that neighborhood to provide some additional capacity for dealing with some of the flooding especially through our stormwater system over there. It's tough right now. That water level is so high, those big pipes they're filled up so there's no where for the water to go so it doesn't take much and they start backing up. Hopefully, this lift station is going to provide some relief in that though, and will be incorporated into this. That is the construction that has been undergone.

So far we're in the process of moving forward with, all right, having some discussions about what are the next phases for implementation and construction. I think like every project you'd want to be careful, one about the resources that you're allocating, but you also want to do so in a way that's smart in terms of scheduling that construction so that as long as you've got things torn up that you're tearing up a lot at once.

Trying to make sure that we're timing this well with the merge development who we've approved a term sheet and we're negotiating and putting together the development agreement on that coming

back to the RDA soon. I'm really going to spell out the timetable for when we're doing this construction.

We approved this plan. I don't know if anyone, probably some epidemiologists have heard of COVID-19. Things are different in terms of events and recreational spaces. We wanted to get some direction from the RDA and in terms of your thoughts about how we may want to phase certain parts of this project or if there are tweaks or modifications that we should do considering the new state of affairs. With that I think two things. One, there are some considerations we're going to have to take when it comes to groups of people and surfaces and then how we interact in large gatherings. In the same aspect I think there's a lot of potential with the site to do some things that people want to do in terms of concerts. Well, maybe I'm not going to go to a concert inside, but spread out on a lawn. Hey, I'm comfortable doing that. I'm not going to go to a crowded bar, but if I can spread out in a beer garden, I get some food and beverage that way there's potential to do that there.

With that what I had put together and the consultant had provided. They broke down the component into a number of different deliverables or project components, construction components which are, all right here's pieces that we could spec out and bit out all together or piece at a time. What I'm looking forward today from the RDA is some direction in terms of what you feel should be a priority in terms of us moving forward with that construction. Waves of well, maybe let's see what happens either with COVID or with merge or other pieces of development. Really just to give us some guidance on how you want to move forward with that.

I did have a closed session language on here. I think if you wanted to get down into some details and I've had some discussions with director Alan Becker in terms of where we are at in terms of finances for this. We're trying to borrow incrementally. We're not taking all this money out and being able to spend it as we use it. I can also say we've been successful. [unintelligible 00:13:30] department is helping us secure some additional grant funding. To move forward with this there's another we're still pursuing.

Then also just again long-term other revenue sources either from management or sponsorship. I don't know if I've shared initial thoughts in terms of where you feel would like us to take this conversation or if you want to discuss things [inaudible 00:13:56] of some funds in a closed session, I'll leave that to your discretion. Really we're just trying to have a check point in terms of how you'd like us to proceed with this development.

Gary: A couple of comments. One is that, I think the sooner that we can show some progress and that there's going to be some use of the property, I think the better, [unintelligible 00:14:22] by the citizens et cetera. A phase where we can start utilizing some of the property to show progress is very important. From a pure construction does public works have an opinion as far as the sequence of the pieces or not really?

Kevin: No. We're letting them do the messy work right now with the lift station because we're just doing the filling out so there's no fine construction going on. I think that is okay. I will just say the only comment or discussion point that we had is it's probably easier to work from the waterfront back towards Broadway. That you don't want to make things really nice and pretty and then drive heavy construction equipment for them to fix them.

I think that would be the only comment that we've discussed [inaudible 00:15:23]. That if you want to do some things along the waterfront it's probably best to do those sooner than later so you're not driving back over. You can do it via water, but it's just that much more expensive as you know. With city [unintelligible 00:15:36] to do that construction water-based than is land-based.

Gary: Couple other quick comments. One I personally really like the design and I appreciate everybody input in that. The other thing is I really appreciate the amount of listening sessions you had and amount of [unintelligible 00:15:52] that you put into this. I think the design is really good. I'm

not sure everybody else do as well, but I think the design is very good. It's addressing a lot of different audiences and that's important.

Great job with listening sessions and I think the design is good. I appreciate everybody else input from that perspective. Barbara Dorff, do you have an opinion?

Barbara: I love the design. I agree with it going from the riverfront in the promenade might be a nice thing to start with. People could walk around. Maybe do you need the parking to go in? It's all great as far as I'm concerned. I really like it. I'd like to know what staff thinks.

[crosstalk]

Gary: Is he on? [unintelligible 00:16:51] Johnson.

Barbara: He's there.

Johnson: I'm here.

Gary: Your opinion is always very much appreciated.

Johnson: Director Vonck and I had a conversation before this meeting about maybe some things that I was looking at. In particular I think that there's some modifications that might be necessary from a functionality perspective. That's not necessary something that would influence today's conversation very heavily, but if there was something that would affect, if it's something you want to talk about in open session is [inaudible 00:17:30] the discussion. Do we have any available price estimates for each of these components?

Kevin: We do have some preliminary numbers from our consultant given that they're still in draft stage and it's a discussion of in terms of where we're going to invest those. I think it would probably be best to discuss those in closed. I think also to respect the-- These are all projects, they're going to have to go out for public bid. That in terms of where we're negotiating things right now, I'd be in our best interest to do that in closed session in terms of discussing some of those numbers.

Johnson: I think it's important that we have a conversation around that. I don't know how we can reasonably decide how to piecemeal this without having a conversation about what cost structure might look like. In terms of the overall design, I agree, it's very sound, I think it reflects what the community and said that they wanted to see. I think that's a product of all the listening sessions that the chairman alluded to. That was a very important piece of this and I think the team did a great job with that.

Like I said the functionality things that I was referring to, these aren't substantial things that turn the design upside down, that was just, "Hey, if we place something here instead of there you'd get a little bit more efficiency." But we can deal with that really outside the large-scale decision that needs to be made today. I think having a conversation again around the cost that [unintelligible 00:19:05] closed session we'll be happy to do that. That to me sets the stage more than anything about how you piecemeal some of this together.

Barbara: [unintelligible 00:19:15]

Kathy: I'll second that.

Barbara: I can read the language.

Gary: Please. Barbara Dorff the motion [unintelligible 00:19:21] seconded by Kathy and Barbara Dorff. Please read the wording.

Barbara: The authority be convene in closed session pursue into sections 19.85 IE Wisconsin statutes. For purposes of deliberating or negotiating the sale of public properties, invest in a public funds or conducting other specified public business is necessary for competitive or bargaining reasons. The authority may thereafter reconvene in open session pursue into section 19.85 sub 2 Wisconsin statutes to report the results of the closed session and to consider the balance of the agenda.

Gary: Roll call, please. Kevin, want to do roll call?

Kevin: Gary Delveaux.

Gary: Yes.

Kevin: Matt Schueller.

Matt: Here.

Kevin: Elder person Barbara Dorff.

Barbara: Yes.

Kevin: Jim Blumreich.

Jim: Yes.

Kevin: Kathy Hinkfuss.

Kathy: Yes.

Gary: All right.

Kevin: All right. I'm just going to get Shelby. If she's listening, we can get rolling again, and let everybody back in.

[silence]

Kevin: All right. Shelby, are you there to get rolling?

Shelby: Yes, we're rolling.

Kevin: Great. Thank you. All right. A motion and second to go back into open session. Gary Delveaux.

Gary: Yes.

Kevin: Matt Schueller.

Matt: Here.

Kevin: Elder person Barbara Dorff. Jim Blumreich.

Jim: Yes.

Kevin: Kathy Hinkfuss.

Kathy: Yes.

Gary: We're back to open session. I'll entertain a motion.

Barbara: I'd like to move that staff proceed as directed in closed session.

Matt: Second.

Kathy: I'll second it.

Gary: [unintelligible 00:21:24]. I'm sorry. Motion made by Barbara Dorff and a second by Matt. Any questions or comments? All of the [unintelligible 00:21:33] saying aye?

Kathy: Aye.

Matt: Aye.

Barbara: Aye.

Gary: Oppose? Motion carried. Thank you. Item three. Well, good comments for everybody with item two. Item three now. Consideration with possible action on the acquisition of 719-723 South Broadway, Tax Parcels 2-98 and 2-97, using funds from TID 22.

Ken Rovinski: All right. That would be me, Ken Rovinski.

Gary: Hey, Ken.

Barbara: Hey, Ken.

Kenneth: Shipyard talk today. We have an opportunity here to acquire another property in the district. This property 719-723 South Broadway [silence] tend to our property we purchased last year at 801 South Broadway. With the acquisition of this property, we would be able to vacate 3rd Street and merge the two properties together, and then we'd be looking to put out an RFP for a mixed-use development on the entire site.

In the interim between that time period, the structure is pretty solid on site. There are some issues with the roof. The previous owner did not properly winterize it, so there are some [inaudible 00:23:09] but we may be able to use that building. Ultimately, our goal would be to join this whole site together for another prime piece of real estate down in the shipyard neighborhood.

We have an accepted offer on this property right now for \$120,000. We've started looking at a phase [inaudible 00:23:40] when we're going to be doing those side by side to speed up the the closing process, so we're able to get this property. Hopefully, by the end of July is when we're looking to close. With that, if anyone has any questions on our future development there or any other questions regarding this property, otherwise, staff would be looking to recommend acquisition of 719-723 South Broadway using TID 22.

Barbara: Move to approve.

Gary: Wait.

Kevin: [laughs]

[crosstalk]

Barbara: -some discussion. I don't care. This sounds great.

Gary: Move to approve, but I got a question, Barbara. Is there a second? [unintelligible 00:24:30] ask the question.

Kathy: Yes, because I think we do need to.

Gary: Again, the whole idea that this could be--

Kenneth: Correct.

Gary: It's going to be a nice parcel especially with the one we previously purchased.

Kenneth: Absolutely.

Gary: Any idea what might be developed there or could be developed there from zoning perspective or anything?

Kenneth: Staff has looked at it. We're looking for something similar to 901 [unintelligible 00:25:00] apartment building with commercial or retail on the first floor.

Gary: That would fit in nice to it with the park.

Kenneth: Absolutely. It's very [inaudible 00:25:12]. You have the off ramp right there where when you're coming down to the shipyard, it's going to be the first thing you see. It's a nice piece of real estate there that we can have our hand in redevelopment.

Jim: What's the equalized value on the property?

Kenneth: I'll total. Shoot, I don't have--

Gary: [unintelligible 00:25:39].

Kenneth: Shoot. That's the one number I didn't include. It's just under the \$120,000 asking price. That includes the building and the parking lot.

Jim: [inaudible 00:25:51].

Kenneth: That's the assessed value.

Jim: Okay.

Gary: Motion is and a second? [unintelligible 00:26:06] other questions or comments?

[unintelligible 00:26:10] All those in favor [unintelligible 00:26:11] by saying aye?

Jim: Aye.

Barbara: Aye.

Matt: Aye.

Gary: Opposed? [unintelligible 00:26:16] motion carried. All right. Number four.

Barbara: Gary, could I say something?

Gary: Yes, please.

Barbara: There is another Zoom meeting scheduled in this family at three o'clock. I may have to give up the computer to the other person in this family. Is there still going to be a quorum if I have to leave at three?

Gary: Yes, we will.

Jim: Gary, I've got to leave at quarter after three.

Gary: Okay. We're going to move [unintelligible 00:26:45].

[crosstalk]

Gary: Four. Consideration with possible action on a development agreement with Giveadaam Ventures, LLC for property located at 320 South Webster Avenue, Tax Parcel 14 [unintelligible 00:27:02]

Kenneth: All right. That's me again, Ken Rovinski. Marissa Michalkiewicz of Giveadaam Ventures is proposing a two-family rental home at 320 South Webster. She was a student at UW-GB. She had noticed that there was a need for decent, affordable housing between campus and downtown when she was there. She had proposed a similar project to this on our Harold Street property a while back. At that time, the RDA, they had directed staff to work with the developer for a multi-family structure. Staff had identified a few sites for this developer, and she has chosen the 320 South Webster site to build a two-family energy-efficient home. Staff also worked with the developer on the design, and we do feel that this would be a good fit for that South Webster block. Let's see. We're looking at a total construction budget cost here of about \$230,000.

In order to keep her rents down, she's asking that the RDA deed the property at \$0, but then the rest of the construction costs will be from the developer. We've worked with her quite a bit on this with design and everything. We do feel very comfortable with this. Staff is recommending that we approve a development agreement with Giveadaam Ventures for their construction of a two-family rental home on the RDA property located at 320 South Webster Avenue.

Gary: We've got a designer already, don't we? [unintelligible 00:28:59] plan. It's just straight down with 15,900 with just land, right?

Kenneth: Correct. The RDA purchased this property back in 2007 and demolished the building at that time. We've been marketing it in our website since then. The developer feels this is a great site for her rental unit here. It's great connection with Webster connecting the University, really a good connection for students here to, hopefully, attract and retain the students from UW-GB.

Gary: You feel really good about [unintelligible 00:29:42], right?

Kenneth: We do. Marissa met with a real estate team. We hashed a few things out, placement of where parking would be and even flipping the design so there would be more windows on because the elevation here, there's going to be exposed basement on the one side, so we worked with her on that as well.

[crosstalk]

Gary: I'm sorry. Jim, please.

Jim: Ken, when you marketed the property for sale, what was our listing price?

Kenneth: We had it listed at the land value.

Jim: At 15?

Kenneth: Yes.

Gary: There weren't any other takers, I take it?

Kenneth: There were not.

[crosstalk]

Matt: Ken, the big thing here is right, this has been off the tax rolls for 13 years. While we might not sell the property for anything, we're going to put this back on the tax rolls, correct?

Kenneth: Yes. That is correct. I should also mention, Marissa, the principal of Giveadaam Ventures is on the call with us here today, so if you had any other questions for her, we could open the floor.

Kathy: I have one more question, is there a garage?

Kenneth: Right now it is--

Kathy: Marissa, you're on mute.

Barbara: Move to open the floor.

[crosstalk]

Barbara: [unintelligible 00:31:09] open the floor.

Gary: Barbara Dorff open the floors, second by.

Kathy: I'll second.

Gary: Second to Kathy. All in favor **[unintelligible 00:31:17]** by saying aye.

Jim: Aye

Barbara: Aye

Kathy: Aye.

Gary: Open the floor. Please. Could you answer the question in regards to parking?

Kathy: It's a beautiful home, and I'm just wondering if there's also parking included with that or a garage.

Marissa Michalkiewicz : Yes, absolutely. On our site plan, we actually have right now it's a car port. Just because this is a rental property, it can always be converted into a garage if that's the deciding factor. But right now **[inaudible 00:31:46]** Then we had plenty of parking on the parking pad for three additional vehicles. That's on our site plan that we can share too.

Gary: Any other questions for developer? If not, **[unintelligible 00:31:59]** motion back to regular business.

Jim: Motion moved.

Barbara: Move to get back, I second?

Gary: Motioned by Jim and second by Barbara Dorff. Back to regular business. All those in favor **[unintelligible 00:32:09]** by saying aye.

Barbara: Aye.

Kathy: Aye.

Jim: Aye.

Gary: Closed. Now, I entertain a motion.

Kenneth: One other thing I should mention before we go forward, sorry. Marissa has met with the neighborhood association, and they are supportive of this project. They're excited to see something develop there, and a good quality unit in the neighborhood.

Gary: Excellent.

Barbara: I move to approve the project.

Gary: A motion to by Barbara Dorff. Second by Matt. [laughs] Did you, Matt?

Matt: I didn't, but I'm willing to.

Gary: [laughs] I thought so. Motioned by Barbara Dorff, second by Matt. First of all, any questions or comments? If not, all those in favor **[unintelligible 00:32:50]** by saying aye.

Matt: Aye.

Barbara: Aye.

Kathy: Aye.

Gary: Opposed? Motion carried. Thank you. Good luck.

Marissa: Thank you.

Kathy: Congratulations.

Marissa: Thank you so much.

Gary: Number five, consideration possible action and a new art installation passage stormwater, management, landscaping in the Old North Sculpture Park. Who might that be?

Laura: That would be me. Last fall, the RDA approved or allocated about \$75,000 towards art projects. Some of that money has already been utilized for our sidewalk poetry program. We've also received approval from you to utilize it for our art installation in the alley. This project that we're proposing is a new sculpture to be installed at Old North Sculpture Park. There's already two sculptures with that location.

In addition to that, we're also requesting utilizing of \$10,000 of neighborhood enhancement funding to incorporate stormwater, plantings and other greenery within that space.

Gary: This has been approved by park recreation? All in favor of this?

Laura: This property is RDA property.

Kenneth: I'll add in, we have been working with parks and DPW as far as the passive stormwater management. They have both had input on techniques that we need to do and what types of plants and grading.

Gary: Excellent. Obviously, the staff is fully supportive, right?

Laura: Absolutely.

Jim: Gary, I'll move to approve staff recommendation?

Gary: Second by, I'm sorry, Barbara Dorff?

Barbara: Yes.

Gary: Any other questions or comments? If not, all those in favor [unintelligible 00:34:55] by saying aye.

Barbara: Aye

Jim: Aye.

Gary: Oppose. Motion carried. Thank you. I had no problem with the financial report. Director's report, project updates. We've had a lot of input right here [unintelligible 00:35:09] want to talk to us about?

Kevin: Just a heads up. I know annually we go through tax increment districts and reporting. We'll be having a joint review board meeting later this month, and then in July, [unintelligible 00:35:27] will go through with the RDA, and then just talk about where things are at right, performance [unintelligible 00:35:32] projects in the queue. Today, potentially these new tax increment districts know what the next steps are for that.

Gary: Anything new with associated parking lots?

Kevin: Part of our part is the path to create the tax increment district for that. I've been exchanging some contacts with the developer, and he's putting together some different financing packages, options at the moment. We should be able to move forward with the development agreement this summer.

Gary: Break through fuels.

Kevin: They have been in a little bit of a holding pattern, obviously. Just a few combination of things. The parent company with their development project in [unintelligible 00:36:25] cities, and then also just given impact of COVID conditions on oil and fuels and things of that nature. Nothing to report at this time.

Gary: Any other questions for Kevin or staff from the rest of the group?

Kenneth: Gary, one last thing I mentioned. Sorry, not the director, last month I had mentioned that I would have a video walkthrough of my house. I do have that if I'm allowed to screen share if you guys want. We probably don't have time.

Gary: We'll do it next week. I know Jim's has to leave. Barbara's going to be leaving. We'll cover that next time when we can.

Kenneth: I'll put it out next month.

Kathy: I definitely want to see it. Looking forward to it.

Gary: Our next meeting is July 14th. With that in mind, I'll entertain the motion to adjourn.

Jim: Move.

Kathy: Second.

Gary: Second by Kathy. All those in favor [unintelligible 00:37:33] by saying aye.

kathy: Aye.

Jim: Aye.

Gary: We are adjourned. Thank you very much.

Jim: Stay well.

Gary: Yes.

[silence]

[00:38:40] [END OF AUDIO]