MINUTES OF THE TAX INCREMENTAL DISTRICTS JOINT REVIEW COMMITTEE
AMENEDED

THURSDAY, JULY 9, 2020, 1:00 PM
Special Telephonic Meeting of the Tax Incremental Districts Joint Review Committee
The public may join this virtual meeting via Zoom

A. ZOOM MEETING INFORMATION.

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

B. ROLL CALL.

1. Members: Diana Ellenbecker, City of Green Bay; Bradley Klingsporn, Brown County; Peter Ross, Green Bay Area Public School District; Bob Matthews, Northeast Wisconsin Technical College; Brent Weycker, Citizen Member.

Members Present: Diana Ellenbecker, Brent Weycker, Bob Mathews, Peter Ross, Bradley Klingsporn
Others Present: Ald. Lynn Gerlach

C. APPROVAL OF THE AGENDA.

Moved by Bradley Klingsporn, seconded by Bob Mathews to approve the agenda. Motion carried. Yes- Bradley Klingsporn, Bob Mathews, Brent Weycker, Diana Ellenbecker, Peter Ross, No- None, Abstain- None

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the September 27, 2019 meeting.

Moved by Bob Mathews, seconded by Bradley Klingsporn to approve the minutes. Motion carried.
Yes- Bradley Klingsporn, Bob Mathews, Brent Weycker, Diana Ellenbecker, Peter Ross, No- None, Abstain- None

E. REGULAR BUSINESS.

1. Review the Tax Incremental Districts annual reports.

Moved by Bob Mathews, seconded by Bradley Klingsporn for Items 1 and 2 to be taken together. Motion carried.
Yes- Bradley Klingsporn, Bob Mathews, Brent Weycker, Diana Ellenbecker, Peter Ross, No- None, Abstain- None

Moved by Bradley Klingsporn, seconded by Bob Mathews to receive and place on file the Tax Incremental Districts annual reports. Motion carried.
Yes- Bradley Klingsporn, Bob Mathews, Brent Weycker, Diana Ellenbecker, Peter Ross, No- None, Abstain- None

2. Staff report on the performance and status of each district governed by the Board.

No action was taken.

F. INFORMATIONAL.

1. Set next meeting date and time.

No action was taken. Staff will reach out to members to determine next meeting date.

G. ADJOURNMENT.

Moved by Bradley Klingsporn, seconded by Bob Mathews to adjourn. Motion carried.
Yes- Bradley Klingsporn, Bob Mathews, Brent Weycker, Diana Ellenbecker, Peter Ross, No- None, Abstain- None

VERBATIM MINUTES

- Is turning red. Okay, I believe we are ready to start.

- Okay, welcome all here. We would like to call the order the JRB meeting for Thursday July 9 2020. I'll do roll call. Bradley Klingsporn.

- Here.

- Peter Ross.

- Here.

- Bob Matthews.

- Here.

- Brent Weycker. He's muted.

- Here.

- Okay and then Diana Ellenbecker's here I would like to entertain a motion to approve the agenda.

- Motion to approve.

- All right, unfortunately, I should have looked up who approved it.

- Bradley motioned and Bob.

- Thank you. All in favor?

- Aye.

- Aye.

- Opposed? Motion passes. I will entertain a motion to approve the minutes from the September 27 2019 meeting.

- So moved by Matthews.

- Thank you.

- Second Bradley Klingsporn.

- Okay, so we have a motion. Yeah. All. All approve.

- Aye.

- That passes. That'll take us on to the regular business. I'm guessing director Vonck. We would like to potentially take the two items together so that we can review the district's annual reports at the same time as Director Vonck is giving us a status and an update on what's going on in each one of our TIDs. So at that point, these are probably both items that we would receive and place on file. I guess we could take a motion to take the two items together so we could discuss again, performance status, what's going on in the TIFF and then also talk about the report at the same time.

- It proved that Bob Matthews.

- Second Bradley.

- Thank you. We have a motion in a second. Any discussion? If not, all in favor?

- Aye.

- Aye.

- Aye.

- That passes. Thank you, I'm gonna turn it over to director Vonck.

- All right, thank you, hopefully on your screen, you should see some slides TID projects update. Thank you again for for taking the time to go through this afternoon director Elanbecker and I felt really, you know, instead of going through the financials and then going through the projects, be better to take them together. Just talk a little bit. From my perspective, you know, what's been happening in terms of development in each of these tax increment districts. And then either director Ellenbecker or I, you know, can answer any specific questions in terms of the financial performance of each of these tax increment districts. Again, just as a reminder, this is a report for a year end of 2019. So there's some things you know, we'll end with what we usually talk about is okay, what's going to be in our cycle this year, in terms of adjustments, amendments, or new considerations for this upcoming year, but this is the report that was sent in part of the state mandate at the end of June. And so we're providing this update to the JRB members and have an opportunity to answer any questions about where we may be at. So what's that, let me So at the end of 2019, these are our tax increment districts. As we mentioned, last year, we added districts 22 and 23 to the mix. So here's a status of where we are at. And in terms of just state percentage, double check. We are just right around, I believe 5%, Diana of equalized value in terms of her value in the tax increment districts.

- We offer that yes.

- So in terms of, you know, I think we've tried to be especially over the last few years very strategic about, you know, creating new districts and how we create them, you know, making sure that we use them as a tool where appropriate, and make adjustments as necessary. So Tax Increment district four this is again, one of our now our oldest Tax Increment district created in the 1998 primarily to help finance and incentivize the Washington Commons apartments now Riverside plays condos, along with some other projects in the downtown. There's some debt service on here that is going to help support the Cherry Street ramp. But at this time there are really no other active or additional projects within this town. I don't know if and then I guess again, you know, you all have the report with you. I'll take a pause if there's any specific questions, you know, for myself or director Ellenbecker on the finances or the year end reporting for this. We'll take a pause to allow for those.

- I have a question on this one. And that's, it looks like the fund balance from this TID decreased in 2019. But it doesn't seem like there's a lot of activity going on there. Do we expect a further I see the projections show that there will be a surplus but is there a reason that it decreased in 2019? And when is that going to turn around?

- Actually, it'll start turning around next year in 2020. And has been going down each year slightly for 2019 with a tax increment of or increment taxes of about 520,000. And yet that service was 615,000. However, our 2014 borrowing ended in 2019. So this year we paid $408,000 in debt service payment is no longer required. So going forward, we only have about a $200,000 debt service going forward. And next year 120 tax increment is 529,000, basically 530 so it will you will see the fund balance increase every year if you're the as we'll have much more increment then expenses.

- Okay, if we have a building fund balances there a plan to terminate that or is there a plan to do something additional with that fund balance.

- I'm just looking at the mandatory term data of 25. We are probably at the window of almost no longer able to do expenses. I don't believe there are any additional expenses or planned projects in this TIF, but I will let Director Vonck to answer that.

- Sure. This would be one that we'll be discussing this year. In terms of the debt service, as I mentioned, a lot of that went towards the Cherry Street ramp which helps service some of the projects in this area. Given that that is rolling up. We will look if there's anything outstanding needed on the ramp, most likely. But yes, this is definitely a candidate then for potentially early termination. In terms of expenses, your last year would be this year. So we'll talk with public works and parking about if there's any work needed to to that ramp. It's hard to believe how old it is already. But after that, yeah, this would be a candidate for sure for potential early termination. All right, any other questions on TID 4? Okay, TID 5, this was TID 5, again, one of our older Tax Increment districts spanning quite a large area, both sides of the river downtown. One of the changes that was made last year was to actually take off a number of properties of TID five. And that was really to do so in order to help create TID 22. We really didn't feel the need for overlapping jurisdictions in terms of we didn't have any projects in those areas, and really wanTID 22 to stand on its own. So we did go through and make the amendment to remove parcels from that boundary. In terms of projects, again, This covers most of the downtown area, a lot of it is already built out. Some things that we had been talking about in this area are Adams street parking lot, that is currently owned by the Redevelopment Authority. It's managed by a parking utility, how we went through an exercise, got a request for proposals had some potential development projects on this site. With that, there's been a lot of flux with the bay Lake bank building to the north, both in terms of some ownership changes, and then also tenant changes now this year. So we did the RTA did put that on the back burner, but there is a chance we can come back around to that sometime this year. In terms of looking at those proposals. There are also some concerns about you know, parking and the replacement of parking in that area. Of course, everything's a little bit askew right now, given the pandemic in terms of utilization, but that is a potential development site that we would still like to keep on our radar. Again, this TID is older, so we're winding down with only about This year next year to encumber additional expenses. And so we're just seeing what might be the best for that. In TID 5, one project that has moved forward and actually be talking about later in creating a new TID is the one astor development. This is the old kershner metal building, right south of Adams, I'm sorry, rates Earth, a mason street on Adams Street. And so we've been working with a developer, Dean Miller, Miller land investments and the first phase is to demolish the existing structure, which you've been by, you've probably seen, take the property out of the floodplain and relocate the trail Fox River Trail all along the the fox River. So that phase of the work will be completed later this year. And then phase two is to look at a four storey residential structure proximately 100 market rate rental units, somewhere around the cost of about 20 million, maybe projecting about a $13 million assessment. With that the prot that project would not start until at the earliest next year, but still to be determined and in terms of exact timeline for that, and that's why they'll be request later for a new tax increment district down in this area. But in terms of other projects or developments, that is mostly it for tax increment district five.

- Why do the costs outpace the revenue for the balance in the projections? I'm just curious. That seems for such an old Did you wouldn't expect I would expect that the revenue would outpace the cost. So what's going on?

- I want an a director Vonck can step in also. Within this TID five is also our shipyard project. So in 2019, our expenses and the shipyard is included in here. As a one 120 the TID 22 was, as director Vonck just staTID, We move parcels out. So during our be in our 2020 year here, we will be stripping out all the expenses and revenues that go along with that. The shipyard and move it to 22. So right now you're kind of in in that in that project, you're seeing the whole shipyard for future costs. Director Vonck will give you a more to add to that.

- No, that was just a clear I'm sorry, is that are the costs are in there, but the revenue is all will all reside in 22. So what's going to happen is I'm going to pull some of the preliminary work I did in the shipyard out of this kit and move it over to 22 correct. So I don't lose any revenue. So I'm going to again, I the only reason I'm asking is that would be a good one to also look at Early closure if you're as you're as you're going down this path is you're looking at once a close because I would think that you'd be in a really healthy position if you backed out some of the shipyard costs.

- Correct and we didn't we started the project of moving out the dollars on pulling all the data and getting our journal entry ready. It's just not complete yet. So I know exactly have a projection on what it will be. But by the end of, you know, a year from now, or even later this year, we will have a cleaner picture on what two five is after we strip out TIF 22. But correct, it's mostly the expenses for TID 22 that it's driving the future project costs.

- Got it thank you appreciate it.

- Yeah, that's correct. And again, I think this one in terms of closure, you know, number one, the increment that's been generaTID in here is pretty substantial. So in terms of right for all the taxing jurisdictions to be able to get that money back on the levy would be excellent. And the other part is just you know, for future projects. Again, we've tried to make, you know, smaller, more nimble kids around the projects and the immediate development zones. And this is really one of the last ones in or from the city perspective that really kind of took on a ton of acreage. And so yes, once once those are backed out, I think you'll see at the end of 2020, but this one will be right before closure along with four as well.

- Okay, perfect, thank you. This might be a relaTID question, but I was wondering why we took out one and a half million of debt in this TID.

- To the shipyard , that was what we considered phase two of the shipyard. And so that is actually why you're also seeing the fund balance jumped up quite drastically in the TID five is because we took out the second phase, and we have not spent out everything that was part of that 1.5 million borrowing yet. And again, that did happen in 18.

- What do we have the total amount of debt relaTID to TID Five. The principal

- 2019.

- Yep.

- Everything just relaTID to TID five. We had payments of we have debt service. Let me back up. Yep, we have debt service of 1.2 million 1266 is how much we paid in 2009. To TID five, so we have $1.2 million worth of debt service and our increment in this TID was 1.786. We have almost 1.8 million of increment that comes into this TID five, and so we are not really seeing anything from the shipyard yet in our debt service to the pump, so that's why once we strip out the shop, the shipyard we should see this TID looking in much better situation.

- I guess my question was if we wanTID to pay off the non shipyard debt. How much of that is outstanding?

- One minute.

- Sure.

- Yes, we have debt service that goes out from 2020 to the end of this TID and we still have $8.9 million outstanding in debt service. Borrowings, if anything we have 2012 all the way through 2018 there is some borrowing or with outstanding balances Yes. Okay.

- Is that front loaded data?

- Let me take a look. Looks like in 20 Well, we pay about 1.3 1.2 the following year for me it's pretty it's pretty level. Okay, we know we have about eight different issues it looks like the day is over almost every year. I see by time we get out to toward the end. We do have some that If it does pop up, one more and about one point, I'm sorry. I'm just trying to make sure it stays flat at about 1.2 for the rest of the, the years 1.3.

- Okay, that will impact our ability to close early and obviously. Okay, thank you.

- All right. So I forgot to bring this up. Just proposed. This was the latest concept plan for one at one, astor. Alright, TID seven. This is one and the reason we're going to talk about seven, eight and nine on here. We're going to talk about some of the things that we did last year. And and really one I mean, last year was a big I'll call it you know, correction and cleanup here for the city and trying to kind of align a path for, you know, making adjustments for closures of our tax increment districts, and really to tie those towards, you know, new things that we were doing. I'm glad that we did that and council and both Jeremy approve those changes. However, some state statutes limit us in terms of when we can actually complete those tasks. And there are some sTIDulations that some of the tasks have to be done actually in the year that you plan to do them. So you will see a little deja vu in terms of requests for fordable, housing allocation amendments and closure periods. Again, I think we set out a course last year just to make it clear to the taxing jurisdictions how we were going to do this. So I would consider it administrative, but we will go through some of the motions again, to make those actions official in terms of actually doing the allocations and closures which are scheduled to start this year. So TID seven is one of those. I believe, as we talked about last year, our outstanding debt service has significantly declined on and I think this was the last year For the tundra lodge project, and with that, we made a transition last year to create a new TID 23 towards the western edge of the legends district here to facilitate the legacy hotel and that development. And so this one is slated to run one more year. We have, I think we talked about some expenses in there towards infrastructure. You'll see those this year, some of the sidewalks going in to this area. That has been a big concern, just from a safety perspective of all the individuals that patronize this area, and hopefully will again someday for, you know, stadium events, expo hall events and rush Center events. And so we're working to use some of the fund balance that was allocated towards that and then run it a year for affordable housing and then shut it down. So with that, there are no significant other changes into seven. And so this one again will be slated for the one year, affordable housing and then termination.

- So then if we look at the financials on this one, we ended the fund on the beginning your fund balance was about 712,000 with increment and other revenue sources less expenses. Balance did jump up to about 1 million to 99. Again, so this is a very, no, this kid is doing very well. As director Yvonne kid mentioned, there is some money slated this year for both sidewalk costs and some varying some utility lines. That is expect Id this year if not early 2021. And then after that, we are seeing some large revenue over expenses in this TID.

- TID eight, again, the same thing will go through the process. There really is no development activity out in this area, the projects have been completed. So just to again justify within the timeline, proposal, some of the balance here was going to be allocated towards TID, nine University heights to help close out that, and then a year of affordable housing and shutting this one down as well. So in this TID, if we started the year at about 1.8 million, some increment less some some minimal expenses, and we ended close to almost 2 million in this fund. And at this point, we have like director director said there are no additional costs probably expected in this TID. So that definitely explains why we would be willing to you know, we have way to close it and have the one year of housing. Any questions on TID eight, five animals.

- All right TID nine. This is obviously we talked last year most distressed TID. And that's why we're looking at TID seven, eight and 12 to be donors to help right side this up and work on a path of closure. There is just drums of developments in the past year, a slight outside chance there could be a project, of course, now that we talked about closure out in this area in terms of affordable housing. So we may look at an affordable housing amendment, you know, to this tax increment district, regardless, it's still going to need the allocations to get it right sized and basically, back up to de zero. I think we talked about last year, the climbing is great. More expenses than revenues out here. And so we need to be able to get that right cited, and potentially then look at still terminating this per our discussion last year. So again, you'll see this along 789 and 12. Along the same lines we did last year. The exception here is we may have looked at a project plan amendment to potentially allow for some affordable housing projects within this area. But that would be the only change from what we did last year.

- So if we look at the financials, it really had a negative fun. Now, increments and some revenue comes in just under 200, just around 200,000. have debt service yet at 200, about 220,000, some other miscellaneous expenses. So this fun balance with slightly farther negative and it's sitting at 1.5. With the allocations, we will get this one back to zero, and be able to close this one down. Any other questions on TID nine?

- TID 10. Mason near east side of town. This project are listed as add a few projects come online or be fully assessed recently. Those include stretch of 1901 to 1931 Main Street GB real estate investments. They RBS familia dental and Northshore bank believe 119. We're now all fully assessed and bringing in some revenue to this area. I also believe some of our obligations are declining a little bit. Do not see any imminent or pending projects here. But this TID I think is still performing very well.

- So yes, if we look at TID 10 , we have started with a fund balance of about 539,000 increment in revenues over 200,000. We have one developer grant that was paid out in this year again last year when we had a larger one that ended so that we only have one developers brand, a couple miscellaneous expenses that have gone to 707,000 as an ending fund balance. The other thing that I would add director Vonck is we talked about there was some potential stormwater improvements that were slated for 20 in this area, so we have put in some expenses for that as a potential.

- Yes, that is correct. If you've been through this area after a major rainstorm, you've seen part of old pebble this stormwater infrastructure is an adequate for what needs to serve out here. And really to protect our investments and the development we need to make sure that this area is buildable. So we've been working with our public works department in terms of some stormwater infrastructure improvements in this area to help alleviate some of that flooding. TID 12 i43 Business Center. As you all know, this is one of our best performing TID's. Again, we'll go through the motions this year to work on the allocation fordable housing extension and closure as we had discussed in terms of capital expenses, we continue to work on using some of the the cash balance to fund improvements in terms of sewer extension and Road reconstruction out in this area, especially towards the east side of the TID Erie Grandview area, in order to facilitate future development out there, not this year, but perhaps in next year, we could look at a new tax increment district out there to help, you know, finance additional industrial park development. We are in the process right now of working with our economic development authority. We've been working with all the landowners out there, we did a wetland survey, we're currently going down the path of doing a market study right now to identify where that growth should happen. In terms of just activity, more recently, nature's way, which is a project that got off the ground a few years ago, their manufacturing facility is now fully up and operational. And as part of their development agreement that it did allow for some future phases. And so they came back through and got approval to construct a new office. building out in that area, it'll be pretty significant about 20,000 square foot office building, which will be able to have additional employees out there on that campus still have a lot of acreage left and willing to build, but this project will be likely to break ground later this year.

- So if we look at the two as an initial 10 for TID 12, we started at a fund balance of about 3.5 million incremental, almost 1.8 billion in revenues. And then if you look at expenses as director Vonck has staTID, what we did have increases of some Erie road construction of about $2.7 million. So in this case, the fund balance did drop down to about 2.5 million next year. We're still expecting at some, some additional project costs for the more that you're a road side But again, we still show a future costs less than the future revenues for this TID. Any other questions on TID 12?

- I don't have a specific question, I guess on the TID. But on the administrative costs that you're allocating you have posted as well $380,000 of administrative expenses that off of activity base or is it you know, how, how is it that you're allocating that? Is that based off of is there an effort component on that?

- So I see that I show that we've charged about 54,000 to this 10 I'm see where I'm not sure where you got the 288 from.

- All across all TIDs. So and again, I'm

- Yes, yeah. Yeah, it is activity based. I have a spreadsheet that we go through and it is logged on by project and that they that it is an estimate and it's charged back Different employees time, some departments a portion of their wages depends on if it's assessors or inspections or some other departments but it is. It is allocation back on time based on projects and activity that happened in that in that TID.

- All right, thank you, appreciate.

- TID 13 again, one of our larger downtown TIDs this one again, largely created to help take down the mall fund the Schreiber foods expansion, working on the convention center, along with some other residential development projects. One of the main projects within yours hotel Northland and of course, very glad to say that this hotel became fully operational in February of 2019. And they were doing quite stellar, of course, like everybody else in the hospitality industry, the pandemic as turned things upside down a little bit, but we expect them to, you know, bounce back really well. And just, you know, it's it's been very good for our downtown to have this project completed. Another activities and we talked last year about everyone's favorite downtown parking lot, the associated bank parking lot. And so with that, we did make the acquisition we put out a request for proposals for development on this site at two very good, very different proposals and in terms of a development and the RTA elected to move forward the proposal from Gorman to put in a mixed use facility that would be primarily residential targeted towards affordable housing with a number of apartment units and some town homes back along Van Buren street, and then mauers market which would be an urban grocery store a component of this. So we are working with Gorman right now in terms of putting together a timeline and some plans, of course the light tech credits and a new market tax credits they've taken some changes in the last few months. But hopefully we'll we'll get them on a path forward. Initially their proposal had looked at starting construction, securing financing and then moving forward certain construction in 2021. And then having this constructed being opened in 2022. This is one also because of TID 13. Being a little bit older, we can initially add purchased this to add to our parking needs parking facilities. And so if you've been over there you've seen those parking spots have been utilized. But we are looking to create a new tax increment district for this parcel and perhaps some surrounding parts. to fund this future project and those around it.

- So if you do look at the financials for this TID it was started off with a negative fund balance of about 3.1 million, we did have increments and additional revenues come in about $2.4 million. And some additional debt service on this fund balance did actually go to a larger deficit of two 3.9 million. However, we do expect that between future costs of additional the debt service and some money for help to replace a parking ramp that is necessary because of the Schreiber agreement. That That is why your future costs are so are larger. Still large for this TIF, but we still expect that it will end in a surplus. As I've just said, once we do have this parking lot and we did create a new TID, we would be stripping these expenses out of this TID. That would make this one look better. And we would be creating this new TID.

- Yeah, I think as director Ellenbecker indicated, I mean, we committed through our development agreement with Schreiber. There's some language in there that does call for the replacement of the main street ramp, which services they're needed. It's also the convention center. And so, you know, and you'll see projected expenses in here significantly higher than everyone else, because as everyone knows, it is not cheap to build structured parking these days.

- If you create or if we create a TID for this development is will that TID then purchase and the $1.2 million lot from this TID and therefore it'll show up as revenue that year.

- I believe as we did with the shipyard, there's potential for us to reallocate costs towards existing projects. And if we do move forward with the new TID, I think we would look at the cash flows and look at reallocating that over towards the new project. If for some reason that project does not move forward and we continue to use that for parking or some type of parking facility, then we remain here, but I believe the intention is like we did with TID, five and 22. Is that expenses that were ultimately became part of another project could be assessed back because the value what they were created for would be tied to that project. So I would have some further conversation, but I believe directly on Becker, that would be the intent for this associated parking lot for that 1.2.

- Yes, that is correct.

- And related to the parking is any net parking revenue going is revenue to this TID or does the city's parking division keep that revenue? Any revenue that is generated from this parking lot is going directly into the into TIF 13.

- Thank you.

- All right. TID 14 we did an expansion of the boundary last year and also renamed it the rail yard to reflect what it is. Looks like Mr. weicker is sitting right into 14 right now, not mistaken. This has been an area I think we've been very pleased with in terms of the progress of development. Again, the signature project here is the rail yard innovation district, really working on rehabbing these old cannery warehouses putting in some public infrastructure to facilitate future development. So in 2019, we're continued on renovating the additional warehouse buildings. These buildings are north of Kellogg straight, affectionately named building our s and t. And so again working from south to north building AR has been rehabbed and they're in the process of leasing up the spaces in that primarily for for office uses. But I believe there are some retail spaces available in their building is is quite small and actually might come down or just be second or third storey and then building t looking at some additional options there, including maybe some residential but that project continues to move along with the warehouse rehab. Also the first set of condominiums was completed along Donald's driveway, Donald driveway, of course being extended further to the north. That street being put in Kellogg street being put in and then work on on Bond Street. We'll be completed shortly. So there'll be an extension of the neighborhood and again, providing that infrastructure knowing the streets but the utilities to facilitate further development there. At the very far north end, we worked with TWG development out of Indianapolis Excuse me. They have two projects. The first project they worked on is Broadway lofts. This is about 109 units of affordable housing. And so it's a pretty significant structure at the very north end of the area. It's about a 220 $2 million project. And it's broken up between 93 units and the apartment building. And then the balance is in some town homes here with a few more bedroom units. And that is set to come online later this year. And then we also worked with them to get a development agreement for what they call the fort. And the fort is a mixture of 225 market rate units, mostly one and two bedrooms, including some retail space out along Broadway and other amenities. This is about a $44 million project projected to come in right around

$21 million of value. They're set to close on some financing later this month. And then construction will begin shortly on that thereafter with hopefully this opening and coming online sometimes next year. So a lot of activity. You know, again, building t in the northern part of this area, still waiting to be developed. But we've been working on some things and hope to see that turn turn shortly. With that we will probably we will revisit again and ask for an extension of the the timeline for this tax increment district. I think director could talk a little bit about the finances in terms of Have some of the community debt this year. You know, for a little while, we did use some cash balance to help pay for the infrastructure. But because of the speed of these projects coming online, a lot of infrastructure was needed. We thought it would be a little more phased. But really, we had to build out the whole street sewer utility section now, in order to facilitate this development. And so we did go out, I believe, in this year's borrowing, and some last year for to fund that infrastructure. So in 214, we started off with a negative fund balance of about 1.1 million, we had some increment and some industrial revenues, some developer agreement, all coming in, offset by you also see that we paid out about 2.3 million in developer grants, and that was all one all for infrastructure. So this kid did go into a much larger negative fund balance of 3.2. As director Vonck did state that in We did go out and borrow $3 million for the 2020 borrowing. So that will bring this fun balance up and that is really for infrastructure costs. Again, if you look future costs, we still have some additional infrastructure that is needed and and debt service for this TID. However we looked at was for all these projects, as noted by the director will bring in a surplus for this. Any questions on TID 14?

- Okay, TID 16 military Avenue director Ellenbecker can discuss a lot about this. I mean, it's been been a long road in terms of this was one of our two that did become distressed. But I think we're, you know, starting to have been getting on the right track and getting very close to being right side up on this. In terms of projects, I mean, there's been some small projects, you know, small real models up and down military and some investments made there. We continue to work with the new owners of Green Bay Plaza, of course, even pre COVID 19, the retail world was, you know, quite a mess. But we continue to have conversations and are hopeful that sometime later this year, we could potentially move forward with a project on this site, which would again, definitely help in terms of making sure and solidifying this as a retail anchor for our near West Side. But other than that, I believe in turn other projected revenues or expenses, we do not have a lot to at this moment.

- Correct. Again, this was a TID that was in large negative fund balance during through, be distressed. Now it has been around and we are showing increment of about 350,000. Our debt service is very small here. So it did go from a negative 373 to a negative 85,000. It will become positive by the end of 2020. The only additional costs that you're seeing in the future costs is some additional storm water that is needed out here in the military in a couple years out. But those are the that's the future costs very limited debt service on this fund around this TIF.

- So just to just to strengthen the TID Are you going to have to invest additional money for development to for developer grants to kind of take you know utilize some of the empty space Or is that a fact in or not?

- So one of the challenges out here, kind of like Mason on the east side is stormwater. And so in terms of infrastructure, as you can see, you know, I like my chops at this surface parking lot and see room ripe for development. But however, since that was built and how you built now, you do need to do stormwater management. And so we're running into some issues as you start to do redevelopment in terms of the stormwater requirements. And there's not a lot of space for that. If we did look at any upfront money, it would be for those infrastructure purposes. Otherwise, I think we've been doing really well in terms of our PAYGO, TIF incentives. But that would be as directed on Becker said in terms of the debt service, I believe that was allocated towards the street reconstruction is pretty much done. This would be for stormwater infrastructure out in this area, if anything would be needed.

- I guess my question is, I know you're going to spend the in stormwater to, you know, to build that out, but maybe some opportunities to read about that space. None of those, I'm assuming that none of the development costs or increments are built into your projections.

- That is correct.

- That yeah, that is correct. If you go look at our debts, our cash flow at this point, because when no projects in the works, we have no method additional increments for any development on this area. But we do work nor have we built in any pagans, any developer grants at this point until we had have a project in place, we have not projected those out.

- So regardless of whether you did any development or not, you would do the stormwater work is that is that the right assumption? You have to do that or you do that to reinforce the development because the you've got the storm water in but you don't have any of the other issues permits coming back in just for clarification.

- Sure. My, understanding and our discussions with public works is that this area needs help from storm from a stormwater management perspective as it was built out prior to a lot of our regulations. If you have a large area like this, and I'm just using this parking lot as an example, this could serve as an area either for upon but preferably, you know, underground storage. So we would likely regardless of that, look at some infrastructure improvements, stormwater here without potentially the revenue sources.

- Thank you. I just have a question quick about that TID. And that's the Sears building is vacant. And I think that there's probably a couple other empty buildings in the area, or any of these impacted by if there's A challenge to the valuation of those buildings, you know, the black box idea and was there to us keeping this TID there if the incremental value is hit by that.

- All I can say is at this point, no one challenged, we did not have any challenge at the border review for this building for 2001, one of 20 values, cancer, that's not going to happen, but at least one more year moving forward, they did not challenge it at at this time for the dark store or for any of them for being not filled or unoccupied.

- That is correct. And that is something that we do consider with this TID, then as we get to it with 19 as well, right the the potential of big box vacancies. With that I will say without too much. I mean we've had a good relationship. But the property owner and in terms of looking at repurposing that, to continue that relationship so yet to director on Becker's point we have not had a challenge and do not expect one.

- Thank you.

- TID 17, we talked about a process for closure last year. So this, we didn't come to terms of the court settlement on that. So that will be going through just again to get the year done approvals for that this year. I'm just a repeat of what we did last year to tie this project or to set this one to bed finally.

- Yeah, so the financials on this one are relatively small, we have a negative fund balance of about 68,000. We do have slightly more increment coming in that expenses. And if we left it out enough years, it would certainly it would start being a negative positive fund balance. But I direct you're wrong. Is this one that I believe that it is on path to be shut down correct?

- Correct. Yes, yep, we're going to look at once the court case was settled, what remained and probably take a small allocation from seven or eight. As you mentioned, it's only about 60,000 in the hole just to plug that but to put that one determinated finally, TID 18, University Avenue on the very far east side. This again, started as kind of a redevelopment of our major corridor, gateway into the city. Dealing with a number of brownfields in this area. We've had a lot of success. Obviously the catalyzed by the festival development. The new grocery store the outlet chaps, the aerials a little bit dated now, because to the right the Kwik Trip has now been in our operating, and then the parking lot the vacant parking lot just to the west of a store that will be filled with $1 tree and so that will be fully built out on the festival site itself. We've also at the JBS campus. It's called University heights at Bear Creek. We've had the first set of apartment buildings go in at that we've targeted towards UW Green Bay students. But hopefully we'll we'll get working on the next phase of of that, again, there's about 20 plus acres of developable land out there, housing markets been strong. So we'll continue to see that grow out there as well.

- So TID 18 was started off with about negative 1.4 million we had with increment and some other revenues. We have about 260,000 that we read from In expenses were slightly less than that bringing our fund balance just under 1.4 million negative. This is a TIF in that we move forward with upfront infrastructure and project grants without borrowing for this TID. So what that is what drove the negative fund balance instead of taking out long term debt on this TID, however, we are expecting even for one one a 20 hour event taxes jumped up well over $100,000 and 411 a 21 we are expecting another large jump. So this TID does look like within about four years it will turn into a positive fund balance if nothing else changes just by what is already out there and what is being already has been built.

- So is there a lot of interest in this area?

- There is, again, without disclosing too much. This year later, you'll probably see maybe two more projects in this neighborhood start to move forward. I think, you know, the festival catalyst is doing what it was meant to do. And people want to be, you know, near grocery store and anchor got great access to 43. And there's still a number of I'll call it vacant and or underused properties in this area. And so I think we'll have one or two more major development projects coming through.

- And none of that's factored in at this point in time. Is that correct?

- Correct. Nothing?

- Nope.

- Yeah, we don't put anything right. The assumptions at least until we've got a term sheet or something comes publicly.

- Thank you.

- TID 19. He's telling me all this I mean, was created a few years ago, the cub foods is now as a one 119 all fully assessed, that building was rehabbed and built out and is doing well. The East Towne mall itself, obviously has been more of a challenge. From a development perspective, obviously has moved slower than we would have liked or anticipated. It'll still continue to work on things there. But when you don't own the property, I mean, you're still working with with the private entity on that, given that, you know, the area continues to do well, and we continue to get interest here in this area. And I think just also from a financial perspective, we did not have a lot of I don't think any capital outlay initially for this area, and it's been structured as a peg voted. So there's been some administrative costs with that. It's just don't have a lot of debt service or any debt service, I think outstanding on this one, too. We protected ourselves that way from from making that investment. But again, I mean the demographics around this area are very strong and still continue to work on making strides forward in terms of getting that development moving forward. Just to respond to Mr. Klingsporn you know also again kind of question about you know, the the nature of somebody coming in you know, trying to dark store challenge, the way that these properties got assessed initially, I think we did go down a path right of settling on this so, I don't really think they can go much lower in terms of the the mall properties themselves. With that since we started this TID Shopko has come up as a new vacancy. But with that, again, there's been some potential discussion about redevelopment there, so we did not get a challenge on that one.

- Yeah, so as director had stated, East Town Mall admited with a negative fund balance of about 57,000 end of the year and are positive at about 91,000 more increment coming in then any debt service or grants because this is 100 on this we took out no debt on this one and we are only paying at Tom pay go to what used to be the the cub foods. So, this one is continued on to unless we have some other additional project. This will be continued to be in a positive fun balance until another project comes online and we would move forward but again this at this point we have done this strong solely as a Peggle TID.

- Now you should know this but the hundred and $25,000 of developer guarantee revenue what what does that mean?

- This is a unique structure that was set up by the attorney of the ecub foods.

- Correct.

- They pay us a shortfall because they that did not meet their meeting a minimum guarantee of how much development, the increment that they were going there, the assessed value did not go up as much as was in our gear or to the structure is they pay us money because they were shortfall but then we turn them on and then we still pay them up pay go. So at some point, it ends up being the 2019 we actually had two years worth of this shortfall. So it should have been the 18 and 19. So we had to do a little catch up here but that you're seeing it it's the way the structure of the pay go was set up and it was specifically done by their attorney. I don't know if Kevin is director of ONC if you wanted to step in a little bit on that's one.

- Sure I mean, it's it's a unique agreement in the sense of, you know, kind of talk about dark store, this is almost the opposite where they feel like we may have access to them too low. And look, that's a challenge in our area because of our market. And sometimes our cap rates are higher than other places. And so in terms of whether it's for their tax purposes or other legal purposes, they feel that their building should be worth a certain value. And if we come in with a lower assessed value, they have agreed to pay the difference saying like, No, we believe our building should be worth this value. They pay the taxes on that higher value. And as director Ellenbecker says, you know, we will refund provide the incentive as a pay go according to that percentage and that higher value. So in terms of the cash flow, it looks a little bit different in terms of that, that revenue and exporting, but that is the way that their agreement was was written and approved. So it's it's a unique situation, but in turn for us, you know we're comfortable with how it works.

- Right TIP 20 Whitney Park. This was created in 2018 really around just to the east of the city's Whitney Park. This is also an area where we've seen a lot of activity since its creation over the last few years. When you park town homes, phase four that was moving forward, taking down some older, dilapidated housing stack, replacing it with some town homes. Those were fully online and we actually entered into an amendment of the development agreement to expand those and provided an additional anywhere from two to four units north of these that will be under construction. Later this year 901 main also came online This is at the curve next to the Greyhound station kitty corner from Whitney Park. This is a project that is also now open as you can see it here it's a tight spot tight sight but fit in 20 apartment units work really well. This area here is about was about a $3 million build about 2.3 million restaurant waiting to come on mine. And I believe this will be correct me if I'm wrong. This was not fully online one one of 19 only partially. So we'll have this fully online next year. And then Whitney school 21 apartment units within the building is about $5.6 million project are estimating around about 2.5 million valuation. So it was a historic rehab of the school had been inside. I'd recommend It's awesome, beautiful rehab inside that building. And then they've also begun constructing a number of their town homes. On the back end of the property. There's six units that are going up right now and will be available for purchase this year. But then they'll start on the next phase of another six town homes. All in, we're estimating somewhere around 100,000 to a million dollars of new value with these town homes. So adding a lot of residential units to this area, Director Ellenbecker can discuss all of these deals for pego deals. And so we're very pleased with the progress that's been made here and continue to hope to see some momentum.

- Correct so on so this TID that because of that has just begun we actually had no no increment or no revenue that came in for one and a 2019. But we did have some miscellaneous expenses, some admin some Dr. fee is some other a couple of minutes. Get a small fees. So that did end up with a $29,000 negative fund balance. However one one of 20 we do have about about seven of increment that will be coming into this TID. The following year we are expecting as everything will be fully online on the projects that have already in and are in the works to jump up to a wall over set up with very limited there's no debt service and our pay goes projected out for the first year would be about $20,000. So we are expecting by probably 2021. If that 2022 This will be a positive fund balance. So this is just some startup costs with no debt service, no upfront grant or infrastructure costs and just really wait. It's a timing of waiting for the increment to start hopefully online.

- Curious why the costs are so closely tied to the incremental incremental revenue the future revenue. I mean, it's those types of things. It just seems like it's really close is that just the developer fees are that closely aligned to what you are expecting in the revenue?

- So, as from a agreement standpoint, I believe a lot of these and again, in terms of shaping the development agreements themselves. These agreements are pretty heavy in terms of the developer city split. And so a lot of them are either 70 or 80%. Pay go because there's no debt service upfront. RTA made and city approved the decision instead of having a 50/50 split go out for 20 years or close to the life of the TID. They looked at doing an 8020 split which then the payback period either through a monetary cap or a time Cap would be set more at like 12 to 15 years. And so that way, it was a way to, you know, get these projects kind of off and done in the TID. And that way, if there's no more projects, it would allow us to close them down earlier. So they're pretty tight. And you'll see that with the next one, with packaging as well. And that was a thought as to, you know, make them heavy in order to shorten the time period in which the agreements would need to be going.

- To these of the developer guarantees like we were talking about where if the incremental value doesn't go up, that it decreases the pay go or?

- Yeah, so it's tied to a net, you know, really is a philosophy that we've taken on is to protect ourselves and that is, if you don't create what you said, you're going to do, well then you're not going to get the incentive and you If you do create more potential, you could get more incentive and or that incentive back fastor. And again, you know, we have language in there to prevent going to nonprofits or other things like that. But yeah, if for some reason that the increment would decrease, let's just say perhaps tenancy would go into to lower rents and result in a lower assessment. That PAYGO would be decreased.

- Correct.

- TID 21 for Green Bay packaging. Again, I don't have any current photos out there, but the largest release single development project in the history of the city. They are moving quite rapidly on that project. A lot of the equipment and machinery is being put together the structure is coming together with the hopes of most of that being enclosed and up and operating, by the end of this year believe by next year, they want to be fully up and operational. Again, in this one. We did not borrow any funds for this. There's some administrative costs. Obviously, this is a very big project to work through. And there's still a few things in the development agreement to continue to get set for moving forward. One of the things in here that's a little tougher for us, is because it's all industrial, we do not control the assessment harness. You know, prior to this, you know, we tried to work with individuals from packaging and the Department of Revenue to kind of give us some estimates of where things would be and those are the estimates that we're using. And as Mr. Matthews said, you know, talked about, really here, it's a PAYGO that's tied to that exact value. And so that's why you'll see the the project costs really close. line with the future revenue.

- Correct when we go into TID 21. Here, we have some administrative costs. And at this point we don't see the any increment as a 20, we start seeing increments coming in about 36,000. And starting in 21, than it would expect to jump up and again, it's an estimate based on what we feel that the manufacturing will come in at. However, this is a rather large split between the city and the developer or percentage. So, it is linked directly whatever the increment comes in a large portion goes back out. So you will see this continue to be as once it becomes positive, we think that by 2021, if not 20 by 2022, this will look to be a positive fund balance and going forward, it would just continue to slowly go larger unless another project came online. And then and revenue is based on the project. Actually, as I say that, I don't believe that Really additional projects would go into this. This TID, director, I believe this is all really just limited to Green Bay packaging.

- Yeah, it's it's encompasses their properties. You know, there is some room if they were to make improvements, perhaps at their headquarters, I know there was some expansion of their box plant or some other smaller improvements. But this yes is tied to the properties that they own. So that is all of the tax increment districts that were reported out to Dr for 2019. I do want to talk just a little bit about some of those that were approved last year projects and moving forward and what we could expect on our docket for this year. Again, you know, appreciate everyone's time on this. I know some communities do it differently and they do it a two at a time. I think this works. Well here to kind of do them all together, I really feel it's important to tie together comprehensively, where we've come where we're going, just so we're, you know, on the same page in terms of making these adjustments. So last year, we created text and current district 22. This is the shipyard area. This probably has the funkiest map of any. Because we have a piece of railroad in there. I call it the tail that goes all the way down pretty pretty far south, down to Liberty Avenue. So that's how I got the inset map of where the main properties are. This was created to fund development of the shipyard. Again, this is a blight district crawl from last year, there's probably about 60 plus acres of land here. A lot of it is in the hands of the city Redevelopment Authority and nonprofit entity or it's a surface parking lot. So in those 60 acres, I think our base value was 100 Alright, around like $3 million. So there's not a lot to start with. But we're very hopeful in terms of this is an area that needs some investment. And we hope to see some pretty substantial increment in the future. This is different than maybe some of the other kids that we have created in the past. I will say, this is one where we are incurring some debt out front part of that, given the, you know, challenge of that area and the need for the city and Redevelopment Authority to make an investment in that area to really start to turn things towards driving additional investment, something that the Redevelopment Authority and council felt strongly about. And so you will see as we come through, you're talking about the beginning some of the debt service from TID, five getting shifted over to this particular site. So with that, this is the core of the shipyard area. This has been an evolving project, I think, to say the least even Since I have gotten here, I think we've been through six iterations of this and different combinations. But I think you know, where we are moving forward with this concept plan, that in 2019, was really through a lot of public outreach and engagement. We shifted away from an athletic field and a stadium to more of a outdoor arts cultural entertainment recreational center. It was very clear, and we worked a lot with the public. I think we had several hundred people at our meetings and a few thousand comments. They did not want to see another stadium. And so this is the concept that we have decided to move forward with. We've been having some discussions, especially given two pieces, one COVID-19 and then the ability of people to gather in places with that this is primarily outdoors so there's lots of space, but also secondly, high water levels. prevented us. high water levels prevented us from getting on this site for a long time in terms of doing the filling and grading for the site. We're still having some talks about when is the right time to move forward with construction given those high water levels. And so that's why I think we're working towards doing the bonding on this project. We've been doing it very incrementally and doing it in a way that we know that we can spend those funds in the next you know, year to be able to get that work done. So the money so far, initially, it was used for property acquisition, the design services, and then filling in grading of both this site and the north side of the slip. So we're hopeful then to start to work on on how we're going to do the phasing for this and what construction would perhaps happen later this year and next year, on the shipyard site. Again, one of the features of this as a container Park we're looking for a space for creating some type of different you know, small scale space for food, beverage and retail, which really we think helps the community and actually now could be a good spot in terms of people who are looking to be more mobile and maybe not plop down a lot in terms of brick and mortar on the north side. This is where a year ago, we're talking about breakthrough. They made their announcement that they were going to work to find a different location, and we continue to work with them on an alternative location in the city. After that, we did have another developer who was interested in the site all along, but we had already called Ben to the dance with another partner. But when the opportunity opened up, merged urban development out of Iowa, step forward and their proposal to look at a pretty significant mixed use complex. What they would be looking at, it's about a $41 million investment, projected value about $21 million dollars to four story structures about 225 market rate, apartment units, and then with some restaurant and retail space in that area as well. Right now, we approved a term sheet with this year and we're in the process of working on a development agreement that would spell out you know, kind of phasing and next steps. You know, with that it's a pretty significant acreage here. And so we talked about, you know, what phase this would be, but then also potential future phases for development in this area, working with the shipyard working with merge, you know, starting at the waterfront, you know, then moving to the next projects the city on some property along Broadway, badger sheet metal building, along with some smaller scale projects in kind of the core of the district. We believe that this one will start to turn very quickly once we get these two initial projects up and moving. And TID 23 was created for basically to kind of replace the outdated TID seven This was looking at the facilitating development of the breakfast Steakhouse into the legacy hotel. We also included parcels a lot of parking lot and or grassy area that did not have a ton of value. So redevelopment in the future with the February glove company, also land that's owned in private hands as you can see just even from the area itself. There's a lot of grass or deteriorating pavement in this area where we continue to have some discussions about future development projects. And so we've been down there you'll see the stakeouts came down and work on the legacy will begin very shortly after that. Was and this is what will be in its place. So, two TIDs that we're potentially going to talk about on the docket this year. Council provided Redevelopment Authority, the authority to really explore these and see if they will come to fruition. One is we'll call it TID 24. I think we named it or calling it maybe Adam Chicago, Chicago Adams, something along those lines, which is to look at a TID for the one astor project, given the TID five is quite old, and potentially we'd like to shut that down sooner than later. It did to capture that development project. As you can see, there's also a lot of remediation going on at the old oil cleaner site, which is another future development pad and then the city owns some space at Monroe, and Chicago as well. So we feel a TID with a boundary to be formally discussed yet in this area, can help facilitate development of a few of those sites and we'll bring forth a proposal on the docket later this summer. The second one would be for TID 25. And this would primarily look at the associated bank parking lot. I think we'll call this one Monroe cherry or something along those lines. And really to to look again, to 13 being potentially a little bit older, we did have some discussion about expanding the Whitney Park tin. But I think in terms of what you're looking at for purposes and projects, Whitney Park is really fueling a lot of residential development. It's different than what would be proposed here in terms of mixed use and some additional density. Again, also with potentially as Mr. Clink spurted noted, you know, shifting some debt on to this and we would rather have that, you know, kind of standalone on its own TID and work on its own merits. So this one could be as small as a square block, we're evaluating potentially some of the parcels around it. But this would be the other two that would be proposed on the docket later this summer. So with that, just kind of a capture 2020 JRB this first page is really going through the motions to meet with Dr. requirements, things that we talked about last year during the allocation amendment really to close out to nine affordable housing resolutions and termination resolutions. Again, for some of these determination resolution may need to come before you again next year, just because it's the year that it actually happens. But again, I just I like to keep doing these all together because I think it makes it clear where we're going as a city and for the Czech taxing jurisdictions. You know, we've passed resolutions on these, you know, take it as you will, what a resolution is worth, but I think publicly stating like we're going to do these things. it reaffirms our commitment to continuing to go down that path with that I would like to discuss again got tabled last time, potential extension resolution for TID 14, the final termination for 17 and then discussion on creation of TID 24 and TID 25. And so is what we're proposing on the upcoming docket this summer. So that is what I have. And happy to take questions for myself and for director Ellenbecker.

- So I have a question. It's more a broad question about how the city is doing with new construction this year, or have slowed down sped up. I know that construction companies seem to be busy but COVID done so much to to move things around. Are we seeing a demand for for developers Or what what's the broad impact on the city of Green Bay.

- So I can talk anecdotally and then maybe directly on back and give some numbers. I think everybody's sitting home saw that they needed to do work on their home or something and decided to get a project done. You know, our inspection staff has been quite busy in terms of the phone calls and the permits that are being issued. You know, and in terms of just where things are at, we are pretty close to year over year where we were at last year. And so we have not seen that demand slip. I would say the types of projects are different. I mean, they may be more, they may be smaller. But But overall, I think we're holding pretty close to where we were at for last year in terms of actual permit activity and construction activity. I did also make sure just from a big picture, to look at some of these development projects and talking with these, you know, developers, despite, you know, the pandemic, the the need for housing has not diminished. A lot of these are residential. And that demand is still very strong. actually just got a draft report, which hopefully we have some additional details come our meetings this summer, conducting a housing study that's going to help us really kind of focus where to put those affordable housing funds or what types of products we still need in the city. But But overall, yes, I mean, we've been very busy upstairs and I say upstairs from kind of our inspection division. But with that, I think I can affirm with director Becker that the numbers are still pretty close as they were last year.

- Correct. And just by looking at our our budget, for revenues that have come through basically today we're well over budget, which was an increase of over 100,000 over the previous year's budgets. So you have a large increase and we're well over 50% of budget on revenue in so I'm well on track of exceeding our we're going to definitely exceed where we ended last year. Or and our revenues coming in.

- All those good different question Kevin into the shoes take a look at kind of the economic activity within the city. Are there any concerns coming out of COVID just in terms of, you know, payroll changes, you know, people more comfortable with online shopping some of those types of things that, you know, some of the development that we have and the valuation will go down because people just, they're not gonna be able to maintain the businesses and we lose such value that way.

- Sure. A loaded question, right. So, actually during this time had a conference, of course virtually right because you couldn't, couldn't be there to congressman urbanism. And there's a lot of discussion about, right, what's the future of like urban retail, and also I'll use retail broadly enough to say, Good services, but also, you know, kind of food and beverage and, you know, I won't pretend to know everything, because obviously Mr. clinks born as a business owner, you know, knows a lot more about that than I do. But some of the kind of the broad things that we talked about, you know, in terms of activity in space, I think just, there's going to be it's going to be messy, you know, for the next year for sure. And for some maybe even hospitality industry out to like five years, that there could be enough things that shift around really to get you know, people where they're at, and this was, you know, kind of looking historically at the last pandemic and and when things kind of get back to quote unquote, normal after that. What it does do, I mean, it provides a shake up and there are a lot of things in terms of big boxes, corporations, that just They were teetering right before this happened. And this is the nail in the coffin and just gonna push them right over the edge. And you've seen that. Thankfully, we don't have a lot of big box retail in the city. So I feel really good about that. But what they did say is, you know, for those who are in those businesses and industries, this is also an opportune time for the entrepreneurs really to say like, Alright, well, Now's my time to make it and step out. And so I think, you know, we've been trying to work really closely with our business improvement districts, and looking at space and changes in those areas. Because I think, you know, you could potentially have some changes in the retail space. But with that, I think there's also a matter of it was discussed there as a matter of trust when it comes to knowing local and shopping local and having relationships of like, you know, with certain retailers or individuals that I can trust that the products will be there, that they're safe and that they're clean, and that there's You know, a lot of businesses who have just right and flip of a switch, change their business model or pivoted to make it through these times and been really successful at doing so. Others you know, it's really hard to pivot or you really have to think creatively. The bigger picture, though, I think, you know, a lot of our value, you know, being in residential. In some of these TID's, the housing market still remains strong. And the whole COVID thing really doesn't change the need or demand for housing products. So, you know, without prognosticating too much I don't see this, you know, being super detrimental to the performance of a lot of our valuations I think we're protected because we don't have a ton of big boxes, I think there's gonna be some changes or shifts, but overall, I don't think I see a big devaluation coming in the foreseeable future.

- Any other questions for the director? Otherwise I would consider a motion for item number one into which we took together. These are both information, you know, probably recommendation to receive and place on file.

- So moved.

- I second.

- All right, we have a motion by Bradley and a second by Bob Matthews. Any discussion? If not, all in favor say aye.

- Aye.

- Aye.

- Think that passes. Our next item would be informational to set the next date. Director Vonck any suggestions here?

- Yeah, I think what I will likely do is send out just in or kind of like it did last time, just maybe get some weeks identified and people take vacations in the summer. And just try and identify when the next time to meet may be good. I'm guessing it's probably going to be sometime in August. And that is we'll probably schedule them the JRB meeting the first meeting sometime in August, have our public hearings for all the changes that we're making at Redevelopment Authority that month. Then there's the mandatory waiting period so those can go to Council in September and we'll finish this up in September again. So I do not think we need to set a date exactly right now, but I will work to get that on the calendar. This week, at least just to get some dates out there to set the schedule up.

- Any other questions? A motion for adjournment?

- Motion to adjourn.

- Second.

- We have a motion by Bradley Klingsporn and a second by Matt Matthews. All in favor?

- Aye.

- Aye.

- That passes. We're adjourned.

- Thank you.

- Thank you.

- Thank you, everybody.

- Thank you.