



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, AUGUST 25, 2020, 1:30 PM
Virtual Meeting. Public may join via Zoom.

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.

Present: Gary J. Delveaux, Deby Dehn, Matt Schueller, James Blumreich, Barbara Dorff, Excused: Kathy Hinkfuss and Melanie Parma Absent:None

Liaisons Present: Leah Weycker

Others Present: Ald. Lynn Gerlach

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the August 25, 2020, meeting of the Redevelopment Authority.

Moved by Gary J. Delveaux, seconded by Matt Schueller to amend the agenda moving Agenda Item

E14 to the first item before the public Hearings. Motion carried.

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

D. PUBLIC HEARINGS.

Chair Gary Delveaux opened the public hearing asking for public comments regarding TID's 7, 8, 9, 12, 14, and 17. Chair Gary Delveaux asked two additional times if there was any present who wished to speak at the public hearing regarding TID's 7, 8, 9, 12, 14, and 17. Hearing/seeing no one, the public hearing was closed.

1. 1) Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

2) Consideration with possible action to adopt an Affordable Housing Extension Resolution for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

3) Consideration with possible action to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

4) Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Eight (8), Henry and Morrow Streets.

5) Consideration with possible action to adopt an Affordable Housing Extension Resolution for TID Eight (8), Henry and Morrow Streets.

6) Consideration with possible action to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Eight (8), Henry and Morrow Streets.

7) Consideration with possible action to adopt a Resolution amending the Project Plan for TID Nine (9), State Highway 54/57 Business Park. The proposed costs include projects within the proposed boundary and within a one-half (1/2) mile radius of the proposed boundary of the TID.

8) Consideration with possible action to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Nine (9), State Highway 54/57 Business Park.

9) Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Twelve (12), I-43 Commercial Development.

10) Consideration with possible action to adopt an Affordable Housing Extension Resolution for TID Twelve (12), I-43 Commercial Development.

11) Consideration with possible action to adopt a Termination Resolution for the dissolution of a TID Plan, for the closure of TID Twelve (12), I-43 Commercial Development.

12) Consideration with possible action to adopt a Standard Extension Resolution for TID Fourteen (14), North Broadway Redevelopment.

13) Consideration with possible action to adopt a Termination Resolution for the dissolution of a TID Plan, for the closure of TID Seventeen (17), 900 Block North Broadway.

E. REGULAR BUSINESS.

1. Consideration with possible action to adopt a Resolution amending the Project Plan for TID Nine (9), State Highway 54/57 Business Park. The proposed costs include projects within the proposed boundary and within a one-half (1/2) mile radius of the proposed boundary of the TID.

Items E1 and E2 were discussed together as they both pertain to TID Nine (9).

Moved by James Blumreich, seconded by Ald. Barbara Dorff to adopt a Resolution amending the Project Plan for TID Nine (9), State Highway 54/57 Business Park. The proposed costs include projects within the proposed boundary and within a one-half (1/2) mile radius of the proposed boundary of the TID. Motion carried.

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

2. Consideration with possible action to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Nine (9), State Highway 54/57 Business Park.

Moved by James Blumreich, seconded by Ald. Barbara Dorff to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Nine (9), State Highway 54/57 Business Park. Motion carried.

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

3. Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

Agenda Items E3, E4 and E5 were all discussed at the same as they pertain to TID Seven (7).

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors. Motion carried.

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

4. Consideration with possible action to adopt an Affordable Housing Extension Resolution for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

Moved by Matt Schueller, seconded by Ald. Barbara Dorff to adopt an Affordable Housing Extension Resolution for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors. Motion carried.

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

5. Consideration with possible action to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

Moved by Ald. Barbara Dorff, seconded by James Blumreich to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors. Motion carried.

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

6. Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Eight (8), Henry and Morrow Streets.

Agenda Items E6, E7 and E8 were discussed at the same time as they pertain to TID Eight (8).

Moved by James Blumreich, seconded by Deby Dehn to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Eight (8), Henry and Morrow Streets. Motion carried.

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

7. Consideration with possible action to adopt an Affordable Housing Extension Resolution for TID Eight (8), Henry and Morrow Streets.

Moved by Matt Schueller, seconded by James Blumreich to adopt an Affordable Housing Extension Resolution for TID Eight (8), Henry and Morrow Streets. Motion carried.

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

8. Consideration with possible action to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Eight (8), Henry and Morrow Streets.

Moved by Ald. Barbara Dorff, seconded by James Blumreich to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Eight (8), Henry and Morrow Streets. Motion carried.

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

9. Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Twelve (12), I-43 Commercial Development.

Agenda Items E9, E10 and E11 were discussed at the same time as they pertain to TID Twelve (12).

Moved by Matt Schueller, seconded by James Blumreich to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Twelve (12), I-43 Commercial Development. Motion carried.

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

10. Consideration with possible action to adopt an Affordable Housing Extension Resolution for TID Twelve (12), I-43 Commercial Development.

Moved by Ald. Barbara Dorff, seconded by Deby Dehn to adopt an Affordable Housing Extension Resolution for TID Twelve (12), I-43 Commercial Development. Motion carried.

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

11. Consideration with possible action to adopt a Termination Resolution for the dissolution of a TID Plan, for the closure of TID Twelve (12), I-43 Commercial Development.

Moved by James Blumreich, seconded by Ald. Barbara Dorff to adopt a Termination Resolution for the dissolution of a TID Plan, for the closure of TID Twelve (12), I-43 Commercial Development. Motion carried.

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

12. Consideration with possible action to adopt a Standard Extension Resolution for TID Fourteen (14), North Broadway Redevelopment.

Moved by Ald. Barbara Dorff, seconded by James Blumreich to uphold the decision of the Joint Review Board to table the request to adopt a of Standard Extension Resolution for TID Fourteen (14), North Broadway Redevelopment. Motion carried.

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

13. Consideration with possible action to adopt a Termination Resolution for the dissolution of a TID Plan, for the closure of TID Seventeen (17), 900 Block North Broadway.

Moved by James Blumreich, seconded by Matt Schueller to adopt a Termination Resolution for the dissolution of a TID Plan, for the closure of TID Seventeen (17), 900 Block North Broadway. Motion

carried.

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

14. Consideration with possible action on a request for 12 months of deferred payments and interest on the RDA-TIF loan that was made to the Quality Inn & Suites at 321 S. Washington Street (Parcel 13-39).

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.

This item was moved to the first order of business prior to the TID Public Hearings.

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to approve the 12 months of deferred payments and interest on the RDA-TIF loan that was made to the Quality Inn & Suites at 321 S. Washington Street (Parcel 13-39). Motion carried.

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

F. INFORMATIONAL.

I. Next Meeting: Tuesday, September 8, 2020.

G. ADJOURNMENT.

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

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

VERBATIM MINUTES

Gary Delveaux: Okay, go. Roll call, please.

Cheryl Renier-Wigg: All right. Chair Gary Delveaux.

Gary: Yes, here.

Cheryl: Vice Chair Matt Schueller.

Matt Schueller: Here.

Cheryl: Alder Dorff.

Barbara Dorff: Here.

Cheryl: Jim Blumreich?

Jim Blumreich: Here.

Cheryl: Deby Dehn.

Deby Dehn: Here.

Cheryl: Then Kathy Hinkfuss or Melanie Parma? They're not here. I'm not sure if they're excused or not. I can check with Lisa beforehand, and they may come later.

Gary: I don't mind, we have a quorum. Cheryl and I talked earlier in regards to the agenda and the regular business number 14 is really unrelated to TIDs so we'd like to-- C2 actually. If C1 is approval agenda with that TIDs underneath C2 or the whole business if you will. It says that the rest of it is just the public hearing and then the agenda items in regards to the TIDs. I'm making the recommendation to the agenda--

Barbara: I'd like to second that recommendation to amend the agenda.

Gary: All those in favor by saying, aye?

Matt: Aye.

Jim: Aye.

Barbara: Aye.

Gary: Okay, the agenda has changed and we're going to do 14 right away. Cheryl, you want to explain it?

Cheryl: Yes, this is item number 14, which is looking at the consideration and possible action for a deferral on a loan. The RTA gave in 2004. The quality inn and suites alone from TIF 5 for 500,000 right to make improvements to the building. That's the old Best Western. I like to call it the Downtowner. I'm an old-time Green Bay person, right? Of course, when COVID hit, hotels, along with other businesses really started to have some challenges that they were experiencing.

As the city, we gave a 90-day suspension to our businesses that were making loan payments to us to try to help them out. Well, we met with the owner, Paul Vann. Actually, Wendy Townsend and director Ellen Becker and I met with him to talk about this loan going forward, and how it's going to work? He's, of course, having some major challenges, and now that we know that the packer season's not going to be our regular packer season.

Of course, that's how our hotels make all the money this year. He's really asked if there's a way we could potentially defer this out 12 months which means we'd revisit this back in March. If something were to change, he, of course, would start making payments. He was current on his payments before COVID hit. As staff, we just think it's a good idea if we would defer this out for a year and look at this again in March and then figure out what we might need to do then, whether it's renegotiating the loan or have them catch up or whatever that is. Though our recommendation is the year deferral.

Gary: Alder Dorff.

Barbara: I would certainly be in support of that. I think we're doing everything we can to help our businesses in Green Bay right now and with certainly understandable due to COVID. I would not only be in support of that, I will make a motion that we do this.

Matt: I would second that motion.

Gary: Okay, motion by Alder Dorff. Second by Matt. Questions or comments? Deb, please.

Deby: I just have one comment. How much of that hotel is now an extended stay or apartments?

Cheryl: Wendy, do you remember the numbers? I know he has a number of units that are extended stay but he also has hotel rooms. The extended stay by the way is doing well.

Deby: Yes, that's what I thought.

Wendy Townsend: Do you want me to answer that?

Deby: No, I'm just wondering if he still had--

Cheryl: I just [inaudible 00:04:13] Deby for about-- Do you need to know the exact numbers or?

Deby: No, I just wanted to make sure that part is still doing good and then a portion of the hotel because I think that's really needed. Housing downtown that our mission is fulfilling, and he should maybe think about expanding that a little bit more.

Cheryl: Well, I think he's done some expansion on his hotel rooms in order to accommodate some more of this, but he's really at the max that he do that right now.

Deby: Okay. [crosstalk]

Wendy: [inaudible 00:04:49] I'm sorry, I was trying to get back to the first question. Chair, there's 79 hotel rooms tenor suites are the extended-stay suites.

Gary: Okay.

Deby: Okay.

Wendy: The balance sheet I did include in the packet. I know he's got 61 payments remaining at roughly 3,500. They're \$3,539.35 monthly. About 215 for balance.

Gary: Okay. Thank you.

Wendy: 258.70 actually.

Deby: All right. Thank you, Wendy.

Gary: Give me a second. Any other questions or comments? If not, all those in favor by saying aye to the motion?

Deby: Aye.

Matt: Aye.

Barbara: Aye.

Gary: Opposed? Motion carried. Thank you. Thank you very much. Okay, we're going to get to public hearing now.

Wendy Townsend: [inaudible 00:05:53] the motion carried. You're carried and you're approved.

Speaker 1: Then I'll be in touch.

Wendy Townsend: All right.

Gary: Okay. Anyway, I'll entertain public comments in regard TIDs 7, 8, 9, 12, 14, and 17. Any public comments with regard to those TIDs? For a second time, I'll entertain public comments in regard to TIDs 7, 8, 9, 12, 14, 17. The third call, I'll entertain any public comments in regard to TIDs 7, 8, 9, 12, 14, and 17. Okay, with that being done, I will close the public hearing. Thank you.

Now to the agenda items. I'm sorry. Now to the actual regular business. I know talking to Cheryl earlier, we're going to combine a couple of these. We're going to be voting on, unfortunately, all 13, one at a time, but Cheryl is going to do some explanations and do some combining with these explanations.

Cheryl: What I thought I'd do is, if you look at your agendas, you'll see that with each one of the TIDs, there's a number of actions that need to happen with them. What I'd like to do is just talk about the entirety of the TID, all the actions that we're asking for, and then have you guys go back and take the votes individually with regards to that TID. That's all right. We'll start with one and two, items one and two.

Well, let me just back up and just say that we did do this. You have heard these before, but we are required to actually take these actions in the years that it's happening, which is why we're making these transfers this year. We're currently coming up on our timelines to get this done. We're looking at primarily making allocation amendments. Some affordable housing, extensions, terminations, and we've got one extension that we're asking for.

On a high level, a lot of what's happening today is really to help us out with TID 9. We're going to be moving money into TID 9, and then some affordable housing things. I'm going to try to screen share here. See if this works. All right, does everyone see that graph here? This is talking about what we plan to do for each one of the TIDs. Just kind of an info little slide sheet.

Then the proposed allocations. This is showing you how TID 9 is the benefactor of the money that we plan to move [inaudible 00:08:58] seven, eight, and 12, and then also we want to close 17 down, so we need to move some money from eight into 17 as well. Starting with TID 9, we have two actions we're looking for. We're amending the project plan and we'd like to terminate this TID.

This is TID 54 or 57. One that was started with good intentions, but unfortunately, has run into a bad economy of sorts. To the north, we were planning big box. To the south, we were looking at industrial. We have installed some infrastructure out here, but unfortunately, the development has not come. Dr. Vonck has told me that we have had some developers that have been interested in affordable housing within the last year, but that's gone cold at this time, so I can't say to you that we have anything in the hopper with regards to that. This TID was formed as an industrial TID and back then it was not eligible to receive donor TID dollars. Now apparently, we have the ability to transfer money into this TID. This is the balance sheet when you're looking at it. You can see in '19, our ending balance isn't so great but what we're looking at doing is an allocation of \$2.7 million to be placed in there. That would be 800,000 from TID 7, 1,480,000 from TID 8 and 420,000 from

TID 12. We'll have that allocation put in there and then the goal of this TID is to terminate this in April of 2021. There are provisions that allow us to transfer money into this TID now.

It's one of the three ways that we can do that. One is if this TID is considered distressed and although it appears to be distressed, I think property value is playing to that so it doesn't really qualify for that. If there may be potentials for affordable housing, yes that's possible in this TID and also if there's potentials for environmental remediation, which I believe there may be some farmland runoff types of issues in this neighborhood so that's a possibility as well. Based on that criteria the DOR has confirmed that they will allow this transfer to take place. Are there any questions?

Gary: Not really.

Barbara: Chair, it's alder Dorff.

Gary: Alder Dorff, yes.

Barbara: It's not a question. I'm just very much in support of this. I listened to this last week when they had their Joint Review Board and did find out that in the future if it became good for us to have a TID out there, we would be able to do that at some future time because I know [inaudible 00:12:00] and the people in the district, we're not happy about losing the TID but it may not be forever. There may be a moment in time that we [inaudible 00:12:10] up this TID. I am very very much in support of us doing this because we need to do this to help budget. That's all I got to say. Thanks.

Gary: Absolutely. I'll read the agenda item and then we can do the motions. Consideration of possible action to adopt a resolution amending the project plan for TID 9 State Highway 54/57 Business Park. The proposed cost includes projects within the proposed [inaudible 00:12:43] in a 1.5-mile radius of the proposed [inaudible 00:12:46]. I'll entertain a motion.

Jim: Gary, are we doing both one and two simultaneously?

Gary: No, we're doing separately. We're going to run the same thing with three, four, and five but we'll do each agenda item separately.

Jim: All right. I would move to approve item number one.

Barbara: I would second that,

Deby: Second.

Gary: Motion by Jim, second by alder Dorff. Questions and comments in regard to item one? All those in favor signal by saying aye.

Jim, Deby and Matt: Aye.

Barbara: Aye.

Gary: Opposed? So carried. Number two, consideration of possible action to adopt a Termination resolution for the dissolution of a project plan for the closure of TID 9 State Highway 54/57 Business Park.

Jim: Move to approve.

Barbara: Second.

Gary: Motion by Jim. Alder Dorff, any questions or comments? If not, all those in favor signal by saying aye.

Matt and Jim: Aye.

Barbara: Aye.

Gary: Three, four, and seven are in regard to TID 7, so Cheryl, you're going to give us a little bit of background on that, and then we'll vote again on each individual agenda item.

Cheryl: These are the three agenda items. What we're asking for is Allocation Amendment, an extension for affordable housing with TID 7, and then to terminate it. TID 7 is the Legends District, Tundra, Shorewest, Ashland, and Lombardi. It's been pretty successful TID. We still have some work to do in this area. We have some sidewalks to do and some lighting. We have a Shorewest payout that we need to look at.

I'm looking at the info sheet here. We're doing pretty good this year. What we'll be looking is that \$800,000 allocation amendment which would move that into TID 9 and then we'd also like to hold this TID open an extra year, which would give us 765,000 that would go towards affordable housing and then the plan is to terminate this TID in April of 2021. Any questions?

Gary: I'll read agenda item three. Consideration of possible action to adopt an allocation amendment resolution and amend the project plan for TID 7 Ashland Avenue and Lombardi Avenue Corridors. I'll entertain a motion.

Barbara: So moved.

Matt: Second.

Gary: Alder Dorff second by Matt. Questions or comments? All those in favor signal by saying aye.

Matt: Aye.

Barbara: Aye.

Deby: Aye.

Gary: Opposed? Motion carried. Number four, consideration of possible action to adopt an affordable housing extension resolution for TID 7 Ashland Avenue and Lombardi Avenue Corridors. Deby? [laughs]

Deby: I'm reading it.

Gary: I'm sorry.

Deby: [laughs] I relying on my iPad down here.

Gary: I'll entertain a motion.

Matt: So moved.

Gary: Moved by Matt and Alder Dorff, questions, comments? All those in favor of the motion signal by saying aye.

Matt: Aye.

Barbara and Deby: Aye.

Gary: Opposed? Motion carried. Number five, consideration of possible action to adopt a Termination resolution for dissolution, whatever, in the project plan for a closure of TID 7 Ashland Avenue and Lombardi Avenue Corridors. I'll entertain a motion. Second by Jim. All those in favor signal by saying aye.

Barbara and Matt: Aye.

Jim and Deby: Aye.

Gary: Opposed? Motion carried. Number six, consideration of possible action to adopt an allocation amendment resolution and amend the project plan for TID 8 Henry and Morrow Streets.

Cheryl: All right so another set of three. Same thing, allocation amendment for housing and termination. This is the Henry Morrow. [unintelligible 00:17:11] we did a lot of housing projects out in this area, primarily housing projects. Our info sheet here is we're doing pretty good here. Again this allocation amendment is the 1,540,000 in which, of that 1,480,000 is going to TID 9 and then 60,000 will go into TID 17. Then this one again, we'd like to hold this one open an extra year to put 310,000 into our affordable housing coffers. Are there any questions with this one?

Matt: No.

Gary: If not, I'll read agenda item six. Consideration of possible action to adopt an allocation amendment resolution and amend the project plan for TID 8 Henry and Morrow Streets.

Jim: Move to approve.

Deby: Second.

Gary: Motion made by Jim, second by Deby. Any questions or comments? All those in favor signal by saying aye.

Jim and Matt: Aye.

Barbara: Aye.

Deby: Aye.

Gary: Motion carried. Thank you. Number 7, consideration of possible action to adopt an affordable housing extension resolution for TID 8 Henry and Morrow Streets.

Matt: So moved.

Jim: Second.

Gary: Matt second by Jim, I believe. I think I got it right. Any questions or comments? If not, all those in favor signal by saying aye.

Barbara and Matt: Aye.

Jim: Aye.

Gary: Opposed? Motion carried. Number eight, consideration of possible action to adopt a Termination resolution for dissolution of a project plan for a closure of Henry and Morrow Streets.

Jim: Can I just ask Cheryl a question? We've done a couple of these now where we're extending life of the TIF and have review board approved this yet or will they yet approve it?

Cheryl: The Joint Review Board met on the 18th of August. They've approved all of these agenda items with the exception of number 12, which is the extension of TID 14. That one they tabled. Otherwise, they've approved all of these agenda items.

Jim: That's good for me to hear, I should have asked that question before because you have vested interest by some of the members of the Joint Review Board in closing the district so they have access to that revenue in the subsequent year. I feel good about that and I guess Gary, you had a motion and a second on this one then.

Gary: Number eight, I don't think I got a motion or a second yet, on eight.

Barbara: So moved.

Gary: Second by Jim. Any questions or comments? All those in favor, signal by saying aye in regard to item number eight.

Matt: Aye.

Jim: Aye.

Barbara: Aye.

Deby: Aye.

Gary: Opposed? Motion carried. Didn't you use to be on the Joint Review Board, Jim?

Jim: I did, yes. That was my role at NWTC.

Gary: I thought so. Really. Sorry for digressing. Number nine, consideration of possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Twelve, I-43 Commercial Development.

Cheryl: All right. We are on the home stretch, I think. This is similar to the other ones we've just done, an Allocation Amendment, Affordable Housing, and a Termination. This is I-43. We've been pretty successful out here in this district. We've had a lot of successful stuff, more recently, the Nature's Way of Course project. We have more work to do out here though, more infrastructure work that needs to be done. You can see we're at about two and a half in '19. We think there's going to be more expenses with some sewer work done, some road construction, some infrastructure that will help us for future expansion of I-43, so we'd like to get that done.

This allocation amendment is 420,000. That's going into TID 9 and then we would like to hold this one open as well for affordable housing. This allocation would be 2.1 million that would go towards the affordable housing and the only difference between these and the other ones is that this TID would terminate in April of 2022 instead of 2021.

Gary: Right.

Cheryl: Are there any questions on that?

Gary: I'll entertain a motion on item number nine.

Matt: I'll make that motion Gary.

Gary: Motion by Matt second by-- Any questions or comments? If not, all those in favor, signal by saying aye.

Matt: Aye.

Barbara: Aye.

Jim: Aye.

Deby: Aye.

Gary: Motion carried. Thank you. Number 10, consideration of possible action to adopt an affordable housing extension resolution for TID 12, I-43 Commercial Development. Cheryl?

Cheryl: 10 is part of the three that you need to approve.

Gary: Motion **[inaudible 00:22:40]** item number 10.

Cheryl: 10 and 11 all pertain to that last TID.

Barbara: Move to approve.

Gary: Motion by alder Dorff.

Deby: I'll second.

Gary: Second by Deby in regard to agenda item number **[inaudible 00:22:55]** or comments? All those in favor signal by saying aye.

Matt: Aye.

Barbara: Aye.

Jim: Aye.

Deby: Aye.

Gary: Opposed? Motion carried. Number 11, consideration of possible action to adopt this solution with a TID plan for the closure of TID 12, I-43 Commercial Development.

Jim: Move to approve.

Gary: Motion made by Jim. Second by Dorff? Any questions or comments? All those in favor signal by saying aye.

Matt: Aye.

Deby: Aye.

Jim: Aye.

Gary: Opposed? Motion carried. Thank you. Number 12, consideration of possible actions to adopt the standard extension resolution for TID 14 North Broadway Redevelopment.

Cheryl: This is the agenda item that the JRB held or tabled for a year and I'm going to try to give the justification here. Diana, you can weigh in, if you will. I think Dr. Vonck's reasoning on this was he wanted to get this extension in place now just in case things might happen with the economy or recession, those types of things because this TID does not close, I don't believe until 2033. What has happened is with all of the development that we've done within this TID-- we've had quite a bit of development from the TWG projects to the warehouses being remodeled, the condos that were built, there was a time period of a couple of years when we were in a little bit of limbo with this.

When the first owner defaulted, the RDA purchased it and then we were trying to get this development in place. That extended some of our development agreements out further than this TID. I think the request is to actually do a three-year extension on this TID to coincide with what we've got out there for development agreements. This was tabled by the JRB. They thought, "There's a lot of time between now and 2033." so they voted to table that. Really, it's up to the RDA on what you like to do in this because there is a lot of time between now and then. Is there anything that I missed on that one, Diana?

Diana Ellenbecker: No, I think what really happened is director Vonck wanted to get that approved last year already prior to signing a development agreement. In the meanwhile, because it didn't get approved we ended up still assigning a development agreement that went past the TID. It really doesn't matter one way or another at this point. The development agreement does go past that, we would just ask for the remaining balance and make sure that money was paid out if it did get closed in '33. Like you said whether we make this decision to extend it now or extend it in a few years from now, I don't think there really is a big deal on this one.

Because some of these development agreements just getting online now, to make them work out better, of course, the more years you have for increment to come in and help those development agreements, it's more favorable. He really just wanted to button everything up and make sure that it was all put in place first. What we're thinking now to then but whether we decide it again, this year, three years from now, five years from now, I don't think it really matters when we would want to, whether or not this extension will be allowed. Again, a lot of things could happen in this TID between now and then.

Jim: Just from an authority standpoint, we don't have the authority to overrule the Joint Review Board on this.

Cheryl: I believe that's true. JRB makes the decision on this.

Jim: Yes, so from a political standpoint if we were to go ahead and approve this it'd be like poking a finger in their eye.

Gary: Yes. I agree.

Jim: I'd say we preserve their eyesight for now.

[laughter]

Cheryl: That's a good idea.

Barbara: A motion to table till next year, that's what they did?

Cheryl: Yes.

Barbara: I'll make that motion to table.

Jim: Second.

Gary: Second. Motion by alder Dorff second by Jim to table item number 12 until a year from now. Any questions or comments?

Deby: No.

Gary: All those in favor of the motion signal by saying aye.

Matt: Aye.

Diana: Aye.

Jim: Aye.

Deby: Aye.

Gary: Opposed? Motion carried. Thank you. Number 13, consideration of possible action to adopt a Termination resolution for the dissolution of a TID plan, for the closure of TID 17, 900 Block North Broadway.

Cheryl: This TID was formed specifically for one project that was out there and unfortunately the project defaulted, they didn't meet our expectations for taxing. The city's been in litigation on this one to recover some of the taxes owed on it and there has been a settlement but nothing more is going to happen within this district here. We're looking at really a Termination on this one with that allocation coming, that 60,000 coming from TID 8 but we're just looking to terminate this one in April of 2021.

Gary: Cheryl, could you refresh our memory what that development was?

Cheryl: Vanessa, do you remember what that was? I don't know if it was a print shop or was a small thing.

Vanessa Chavez: I do not recall.

Gary: 60,000?

Diana: The only thing I can add is just North Broadway past Mather, they took a couple of buildings, they did put some structures up. They just didn't meet our minimum expectations and then along the lines as they ended up turning around and they sold it. They did not meet minimum expectation so they've sold it. That's why we haven't had to continue to follow up on this one but they put a few structures up there, a small warehouse maybe.

Cheryl: I think it was some light industrial. It's a weird area because it's right across the street from residential so it was very specific to that [inaudible 00:29:12] itself.

Gary: Reason to keep this TID open at all?

Cheryl: No.

Gary: Should we close it? Motion item number 13.

Jim: So moved.

Gary: Motion made by Jim by--

Matt: Second by Matt.

Gary: Second by Matt. Any questions or comments? If not, all those in favor of item number 13 signal by saying aye.

Matt: Aye.

Jim: Aye.

Barbara: Aye.

Deby: Aye.

Gary: Opposed? Thank you. Even though it was a lengthy agenda, we did pretty well.

Jim: My compliments to Cheryl. She runs a much faster meeting than Kevin did.

[laughter]

Barbara: Definitely. Thank you, Cheryl.

Gary: We're going to expect that bow tie every meeting too.

Cheryl: That's right. That's right.

Gary: Anyway, motion to adjourn, I guess.

Barbara: Move to adjourn.

Gary: Motion alder Dorff, second by Deby.

Deby: I do.

Gary: All those in favor signal by saying aye.

All: Aye.

Gary: Thank you. We're adjourned.

Cheryl: See you in September.

[pause 00:30:23]

[00:31:16] [END OF AUDIO]