AGENDA OF THE ECONOMIC DEVELOPMENT AUTHORITY

MONDAY, OCTOBER 5, 2020, 5:00 PM
Virtual Meeting. Public may join 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: Pam Parish - Chair, Michael Peot - Vice-Chair, Ald. Brian Johnson, Mahamed Rage, John Calewarts, Glen Sherman and Tara Yang

C. Approval of the Agenda.

1. Approval of the agenda for the October 5, 2020, meeting of the Economic Development Authority.

D. Approval of Minutes.

1. Approval of the minutes from the November 11, 2019, meeting of the Economic Development Authority.
2. Approval of the minutes from the March 2, 2020, meeting of the Economic Development Authority.

E. Regular Business.

1. Consideration with possible action on a request by GB Real Estate Investments, LLC, to obtain a planning option of 416 N. Monroe Avenue (Tax Parcel 11-92).

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.

F. Informational.

1. Director's Report.
2. Brownfields Program Update.
3. Commercial Market Study Update.
4. Date of next meeting: November 2, 2020.

G. Adjournment.

1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Economic Development Authority meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.

Virtual Meeting Instructions

Economic Development Authority 10-05-20

Zoom Meeting Information

Join Zoom Meeting
https://us02web.zoom.us/j/82648498507?pwd=ZmZJMDVuenpISGV0dWxqcUlLRGZEUT09

Meeting ID: 826 4849 8507
Passcode: 483400
One tap mobile
+16468769923,,82648498507# US (New York)
+13017158592,,82648498507# US (Germantown)

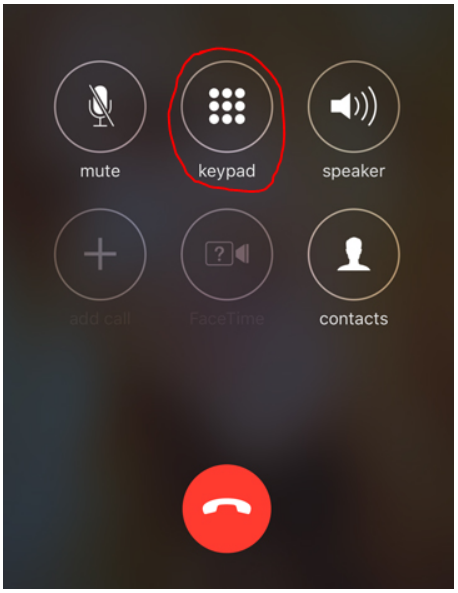
Dial by your location
+1 646 876 9923 US (New York)
+1 301 715 8592 US (Germantown)
+1 312 626 6799 US (Chicago)
+1 346 248 7799 US (Houston)
+1 408 638 0968 US (San Jose)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
Meeting ID: 826 4849 8507
Find your local number: https://us02web.zoom.us/u/kcKgDFBpar

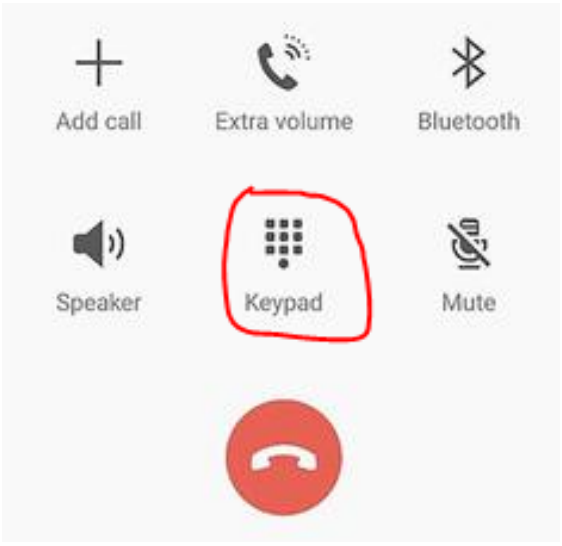
Additional Information

1. Wisconsin Open Meetings Law still applies
    a. Persons interested in speaking to an item must give their name and address
    b. Committee/Commission/Board members will still follow *Roberts Rules of Order*
2. All zoom meetings will have a password in the instructions. Please enter when prompted.
3. Please log into the Zoom meeting 10 minutes before the meeting starts to ensure proper technology is working.
    a. If you are a Board Member, please log into CivicClerk with a computer, laptop, or tablet device.
4. Once you are in the meeting please mute yourselves.
    a. You may unmute yourself when you are called upon to speak.
5. Waiting room
    a. When you call in, all callers/participants will be placed in a "waiting room."
    b. Persons on the agenda will be admitted to the meeting, and then once the item is concluded, the host will permanently mute you from the meeting (you can still hear the meeting).
6. Using Zoom with a tablet or computer
    a. Tablet—you will be asked to sign in. Download the app either with the Apple Store or the Play Store
    b. Computer—you will be asked to sign in. You may download the app or click on the link to open Zoom in your browser.
7. Registering
    a. The host may ask you to register for the meeting. A registration link will be sent to you along with the invite. You'll receive another email confirming that you're registered for the meeting.
    b. If you're using a phone, your registration will still be tied to an email.
8. Raising your hand
    a. Committee members—you can either use CivicClerk and request to speak or you can "raise your hand" in the zoom meeting (you'd need to use a computer or tablet) to let the host know you'd like to speak. You can also un-mute yourselves and start speaking.
    b. Persons on the agenda—you can "raise your hand" but you'd need to use a computer. You will be allowed to speak, per Wisconsin Open Meetings Rules, once the committee has "opened the floor for interested parties to speak." Once the committee is finished with your agenda item, the host will mute you permanently, unless the committee opens the floor again.
9. What devices should I use?
    a. Smart phone (please see more detailed instructions on page 3)
    b. Land line
    c. Tablet—well in advance of the meeting, please download the Zoom Meeting app before you join a meeting by using either the Apple Store or the Play Store. You will be asked to input your name, thus identifying you for the meeting. You'll also be asked to verify your email.
    d. Computer—well in advance of the meeting, please download the Zoom Meeting app, but you can also click on a link to open the Zoom Meeting in your browser. You will be asked to input your name, thus identifying you for the meeting.
    e. For tablet and computer users--if you download the app you will be asked to verify your email.
10. Zoom etiquette
    a. Muting yourselves when you're not talking will prevent your background noise from interfering with others' ability to listen to and participate in the meeting.
    b. If you're using a telephone, please identify yourself with your phone number and name before you speak. Zoom meeting hosts can see only your telephone number and will ask you to identify yourselves.
11. Closed session
    a. Persons in the Zoom meeting will be put into a waiting room while the committee meets in Closed Session. Participants will be admitted back into the Zoom meeting once the committee reconvenes in Open Session.
    b. Persons watching live on YouTube will see a gray screen with the City logo during closed session.
12. Persons interested in listening to the meeting can go to www.youtube.com/CityofGreenBay

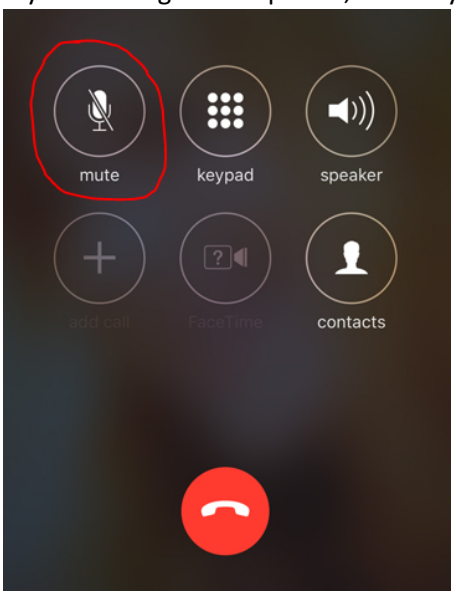
Calling into the Zoom meeting using a smartphone

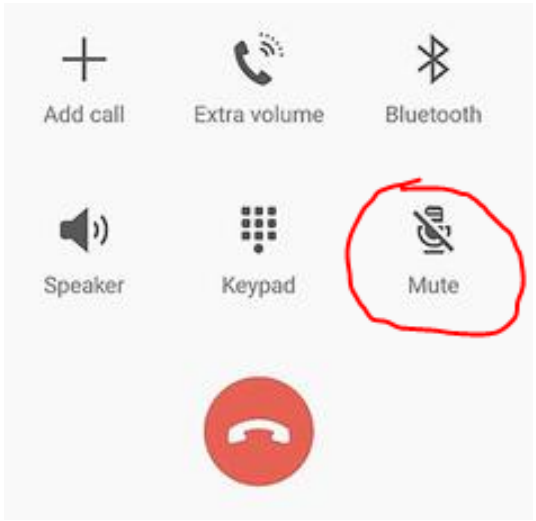
1. Dial the phone number listed at the beginning of this document.
2. When prompted, enter the Meeting ID number followed by **#**
    a. If you're using a smartphone, you can access the keypad by clicking "Keypad" on your screen





3. Once you are in the meeting, notify the meeting host that you are in and state your name.
4. If you do not need to talk, please make sure your phone is on **Mute**
    a. If you're using a smartphone, look at your screen and click the Mute button





    b. If you're using a computer, you should see a Mute button in the Zoom application

MINUTES OF THE ECONOMIC DEVELOPMENT AUTHORITY

MONDAY, NOVEMBER 11, 2019, 5:00 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM

A. ROLL CALL.

1. Members: Vacant - Chair, Pam Parish Vice-Chair, Ald. Brian Johnson, Mahamed Rage, Michael Peot, John Calewarts and Glen Sherman

Members present: Glen Sherman, Brian Johnson, John Calewarts, Mike Peot (arrived at 5:32 p.m.), Excused: Pam Parish, Mahamed Rage

Ald. Brian Johnson chaired the Economic Development meeting.

B. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the November 11, 2019, meeting of the Economic Development Authority.

Moved by Mike Peot, seconded by Glen Sherman to approve the agenda. Motion carried.
Yes- Brian Johnson, Mike Peot, John Calewarts, Glen Sherman, No- None, Abstain- None

C. APPROVAL OF MINUTES.

1. Approval of the minutes from the August 12, 2019, meeting of the Economic Development Authority.

Moved by John Calewarts, seconded by Mike Peot to approve the minutes. Motion carried.
Yes- Brian Johnson, Mike Peot, John Calewarts, Glen Sherman, No- None, Abstain- None

D. REGULAR BUSINESS.

1. Election of Chair for the Economic Development Authority due to a vacancy.

Moved by Glen Sherman, seconded by John Calewarts to hold the Election of Chair for the Economic Development Authority, due to a vacancy, to the next scheduled meeting. Motion carried.
Yes- Brian Johnson, Mike Peot, John Calewarts, Glen Sherman, No- None, Abstain- None

2. Consideration with possible action on University Heights Commerce Center development strategy.

Moved by John Calewarts, seconded by Glen Sherman to open the floor for discussion. Motion carried.
Yes- Brian Johnson, Mike Peot, John Calewarts, Glen Sherman, No- None, Abstain- None

Moved by Glen Sherman, seconded by Mike Peot to close the floor for discussion. Motion carried.
Yes- Brian Johnson, Mike Peot, John Calewarts, Glen Sherman, No- None, Abstain- None

Moved by John Calewarts, seconded by Mike Peot to refer to staff to work with the property owners and analyze current and future land use. Motion carried.
Yes- Brian Johnson, Mike Peot, John Calewarts, Glen Sherman, No- None, Abstain- None

3. Consideration with possible action of resolution for nomination for the 2019-2020 Community Development Investment (CDI) Grant.

The Committee 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 Committee may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

Moved by Mike Peot, seconded by John Calewarts to open the floor for discussion. Motion carried.
Yes- Brian Johnson, Mike Peot, John Calewarts, Glen Sherman, No- None, Abstain- None

Moved by Mike Peot, seconded by John Calewarts to close the floor for discussion. Motion carried.
Yes- Brian Johnson, Mike Peot, John Calewarts, Glen Sherman, No- None, Abstain- None

Moved by John Calewarts, seconded by Glen Sherman to reopen the floor for discussion. Motion carried.
Yes- Brian Johnson, Mike Peot, John Calewarts, Glen Sherman, No- None, Abstain- None

Moved by Glen Sherman, seconded by John Calewarts to close the floor for discussion. Motion carried.
Yes- Brian Johnson, Mike Peot, John Calewarts, Glen Sherman, No- None, Abstain- None

Moved by Mike Peot, seconded by Glen Sherman to go into closed session. Motion carried.
Yes- Brian Johnson, Mike Peot, John Calewarts, Glen Sherman, No- None, Abstain- None

Mike Peot read the closed session language into record.

After the closed session, Ald. Brian Johnson called the meeting to order and presented roll call:
Present: Glen Sherman, Brian Johnson, John Calewarts, Mike Peot

Moved by Glen Sherman, seconded by Mike Peot to advance the Merge Urban Development project as the City's CDI nomination and adopt the nomination resolution for the Merge Urban Development project to the Wisconsin Economic Development Corporation (WEDC) for the CDI grant. Also, to refer to staff to work with the Farmory and their application for further review. Motion carried.
Yes- Brian Johnson, Mike Peot, John Calewarts, Glen Sherman, No- None, Abstain- None

4. Consideration with possible action on the I-43 wetland study and business park expansion.

The Committee 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 Committee may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

Moved by Mike Peot, seconded by John Calewarts to hold the I-43 wetland study and business park expansion update to the next scheduled Economic Development Authority meeting. Motion carried.
Yes- Brian Johnson, Mike Peot, John Calewarts, Glen Sherman, No- None, Abstain- None

E. INFORMATIONAL.

1. Update on Brownfields Program.

Wendy Townsend presented the Brownfields Program update.

2. Director's Report.

No report was given.

3. Date of next meeting: December 9, 2019.

F. ADJOURNMENT.

Moved by Glen Sherman, seconded by John Calewarts to adjourn. Motion carried.
Yes- Brian Johnson, Mike Peot, John Calewarts, Glen Sherman, No- None, Abstain- None

MINUTES OF THE
ECONOMIC DEVELOPMENT AUTHORITY

MONDAY, MARCH 2, 2020, 5:00 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM

A. ROLL CALL.

1. Members: Vacant - Chair, Pam Parish Vice-Chair, Ald. Brian Johnson, Mahamed Rage, Michael Peot, John Calewarts, Glen Sherman, and Tara Yang

Present: Tara Yang, Mike Peot, Pam Parish, Brian Johnson, Excused: Glen Sherman, John Calewarts, Absent: Mahamed Rage

B. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the March 2, 2020, meeting of the Economic Development Authority.

Moved by Ald. Brian Johnson, seconded by Mike Peot to approve the agenda. Motion carried.
Yes- Ald. Brian Johnson, Pam Parish, Mike Peot, Tara Yang, No- None, Abstain- None

C. APPROVAL OF MINUTES.

1. Approval of the minutes from the December 9, 2019, meeting of the Economic Development Authority.

Moved by Ald. Brian Johnson, seconded by Mike Peot to approve the minutes from the December 9, 2019, meeting and hold the approval of the November 2019 minutes until the next meeting, as they were not included in the packet. Motion carried.
Yes- Ald. Brian Johnson, Pam Parish, Mike Peot, Tara Yang, No- None, Abstain- None

D. REGULAR BUSINESS.

1. Election of Officers - Chair and Vice-Chair.

Pam Parish asked for nominations for Chair of the Economic Development Authority.
Michael Peot nominated Pam Parrish for Chair of the Economic Development Authority. Pam Parish asked 3 times if there were any other nominations for Chair. There were no other nominations.

Moved by Ald. Brian Johnson, seconded by Mike Peot to elect Pam Parish as Chair of the Economic Development Authority. Motion carried.
Yes- Ald. Brian Johnson, Pam Parish, Mike Peot, Tara Yang, No- None, Abstain- None

Pam Parish asked for nominations for Vice-Chair of the Economic Development Authority.
Michael Peot nominated himself for Vice-Chair of the Economic Development Authority. Pam Parish asked 3 times if there were any other nominations for Vice-Chair. There were no other nominations.

Moved by Ald. Brian Johnson, seconded by Tara Yang to elect Michael Peot as Vice-Chair of the Economic Development Authority. Motion carried.
Yes- Ald. Brian Johnson, Pam Parish, Mike Peot, Tara Yang, No- None, Abstain- None

2. Consideration with possible action on the acquisition of 1300 Block S. Huron Road (Tax Parcel 21-183).

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.

Kevin Vonck asked for a motion to enter into closed session.
Moved by Mike Peot, seconded by Ald. Brian Johnson to enter into closed session. Michael Peot read into record the closed session language.
Motion carried.
Roll call vote done by Kevin Vonck: Yes- Ald. Brian Johnson, Pam Parish, Mike Peot, Tara Yang, No- None, Abstain- None

Moved by Tara Yang, seconded by Michael Peot to return to regular session. Motion carried.
Roll call vote done by Kevin Vonck: Yes- Ald. Brian Johnson, Pam Parish, Mike Peot, Tara Yang, No- None, Abstain- None

Moved by Ald. Brian Johnson, seconded by Tara Yang to have staff proceed as directed as discussed in closed session. Motion carried.
Yes- Ald. Brian Johnson, Pam Parish, Mike Peot, Tara Yang, No- None, Abstain- None

3. Consideration with possible action on the I-43 Business Center Expansion.

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

Moved by Ald. Brian Johnson, seconded by Mike Peot to proceed with contacting homeowners that have not responded to the "Interested in Selling" letter and start discussions with those who have returned the "Interested in Selling" letter. Motion carried.
Yes- Ald. Brian Johnson, Pam Parish, Mike Peot, Tara Yang, No- None, Abstain- None

4. Consideration with possible action on a Commercial and Industrial Market Study.

Moved by Ald. Brian Johnson, seconded by Mike Peot to have staff proceed with the drafting of the Request for Proposal (RFP) for the Commercial and Industrial Market Study, with the condition that items for the RFP will be priced out separately. Motion carried.
Yes- Ald. Brian Johnson, Pam Parish, Mike Peot, Tara Yang, No- None, Abstain- None

Ald. Brian Johnson left the meeting at 5:49 p.m., after Agenda Item D4.

E. INFORMATIONAL.

1. Brownfields Program Update.

Matt Buchanan presented the Brownfields Program update.

2. Director's Report.

Kevin Vonck presented the Director's Report.

3. Date of next meeting: April 6, 2020.

F. ADJOURNMENT.

Moved by Mike Peot, seconded by Tara Yang to adjourn. Motion carried.
Yes- Pam Parish, Mike Peot, Tara Yang, No- None, Abstain- None

Report to the
Economic Development Authority of the City of Green Bay

MEETING DATE	PREPARED BY
October 5, 2020	Matt Buchanan, Staff

AGENDA ITEM # E.1

Consideration with possible action on a request by GB Real Estate Investments, LLC, to obtain a planning option of 416 N. Monroe Avenue (Tax Parcel 11-92).

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.

BACKGROUND

The City of Green Bay has been approached by a local developer, GB Real Estate Investments LLC, with a request for a planning option of 416 N. Monroe Avenue (Tax Parcel 11-92). The 0.28-acre property was acquired by the City in 2013, for blight elimination and is currently being used by the Green Bay Parking Utility for leased parking. The developer requests the planning option expire June 30, 2021, with the ability to extend the option for two (2) additional periods of six (6) months each with the written approval of EDA. The developer will use this time to complete all due diligence necessary to determine the feasibility for redevelopment.

The developer also seeks an identical planning option on the adjacent parcel (11-95-A) owned by the Redevelopment Authority (RDA). That request will be considered at the RDA's October 13, 2020, meeting. Staff has not been actively marketing either property for redevelopment but will consider serious offers with EDA and RDA support.

RECOMMENDATION

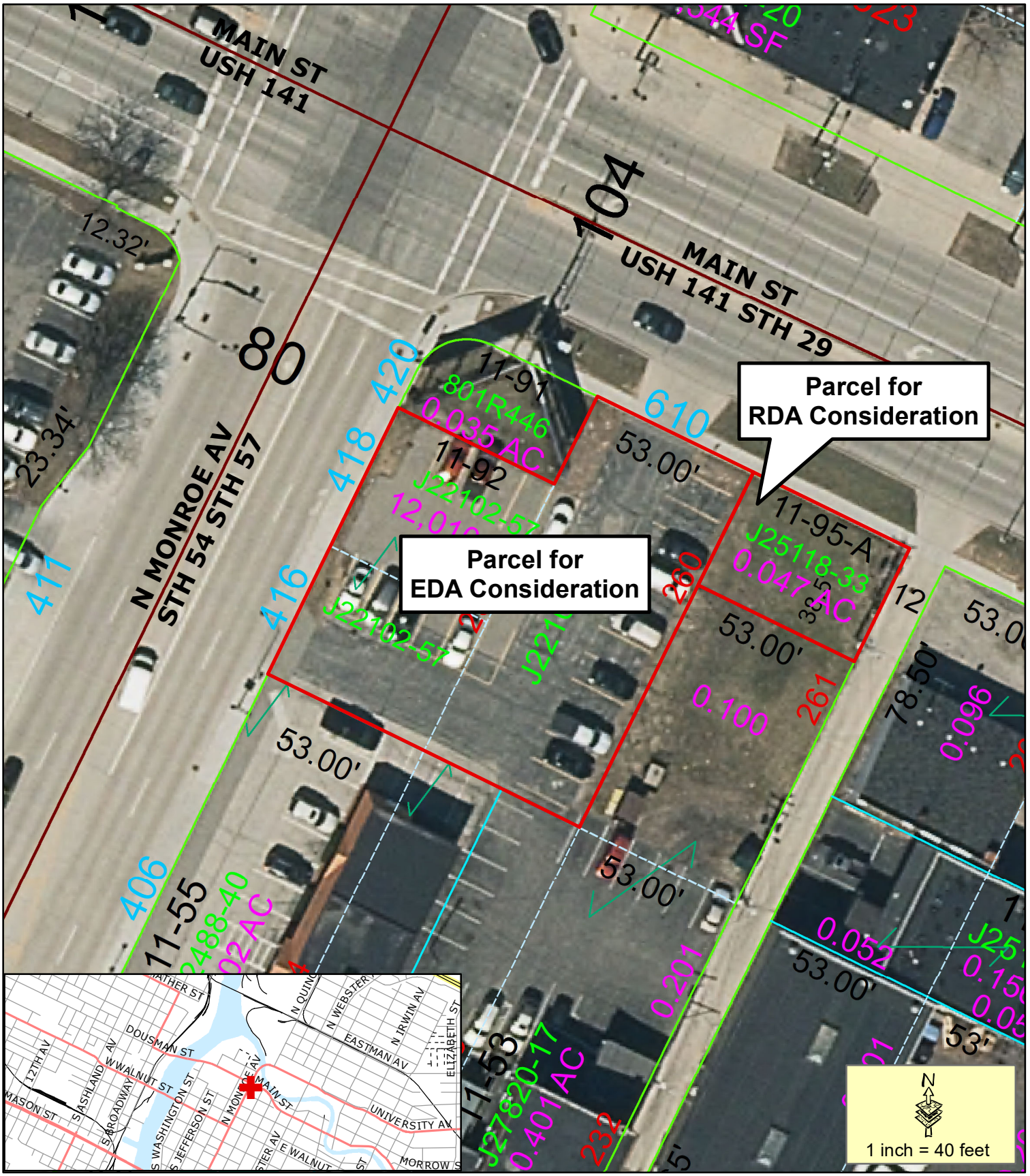
Staff is recommending approval of a planning option with GB Real Estate Investments, LLC, for the property located at 416 N. Monroe Avenue (Parcel 11-92).

FISCAL IMPACT

Staff proposes the City charge a $500 fee to GB Real Estate Investments, LLC for the planning option, as is typically required. No other direct fiscal impacts are anticipated through the planning option. Anticipated fiscal impacts of a potential future sale of the property would be reported should a formal offer to purchase be considered.

ATTACHMENTS

1. Main & Monroe Location Map
2. GBREI, LLC - Request for Planning Option @ 416 N Monroe



Subject Property

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.
Map prepared by DB

Request for Planning Option
Southeast Corner Main Street & North Monroe Avenue
(Parcel #s 11-92 & 11-95-A)

CITY OF GREEN BAY 1854 Titletown, USA

GB Real Estate Investments, LLC
Licensed Wisconsin Brokerage
Garritt R. Bader
300 N. Van Buren Street, Green Bay, WI 54301
Phone: (813) 500-0296 • E-Mail: gb@gb-re.com
www.gb-re.com

September 9, 2020

City of Green Bay
Department of Community & Economic Development
Ms. Cheryl Renier-Wigg
Mr. David Buck
100 N. Jefferson Street
Green Bay, WI 54301

Re: Purchase Request
Parcels 11-92 & 11-95-A

Ms. Renier-Wigg and Mr. Buck:

Pursuant to our phone call on Tuesday, September 1, 2020, please allow this letter to serve as my formal request to purchase the above-referenced properties from both the City of Green Bay and the Green Bay Economic Development Authority, respectively.

My specific request is to obtain a Purchase Option from both the City and the EDA through June 30, 2021, with the accompanying ability to extend the option for two (2) periods of six (6) months each with the written approval of both parties.

As some members of the various committees may already be aware, this is the prominent corner of Main Street and Monroe Avenue, and significant work will be required to address parcel boundaries, billboard leases, environmental testing, and third-party adjacent property owner interests. All this work will require notable amounts of time to undertake.

Until we hold further conversations regarding the extent of developability and city involvement in a project, I hesitate to formally commit to a purchase price at this juncture.

Please advise on the next steps and timeframes for (hopefully) securing this option agreement.

Sincerely,

Garritt R. Bader
Principal, GB Real Estate Investments, LLC