MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, OCTOBER 13, 2020, 1:30 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: Gary Delveaux, Chair; Matt Schueller, Vice-Chair; Ald. Barbara Dorff, James Blumreich, Deby Dehn, Kathy Hinkfuss, and Melanie Parma.
Liaisons: Jeff Mirkes and Leah Weycker.

Members Present: Barbara Dorff, Melanie Parma, Matt Schueller, Gary J. Delveaux, James Blumreich, Deby Dehn, and Kathy Hinkfuss, Excused: None
Liaisons Present: Jeff Mirkes and Leah Weycker
Others Present: Ald. Mark Steuer, Ald. Craig Stevens, Ald. Brian Johnson, Ald. Lynn Gerlach, Mayor Eric Genrich

C. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the October 13, 2020, meeting of the Redevelopment Authority.

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to amend the agenda to move Item #12 after Item #1. Motion carried.

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

Moved by Ald. Barbara Dorff, seconded by Deby Dehn to approve the agenda as amended. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, No- None, Abstain- None

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the September 8, 2020, meeting of the Redevelopment Authority.

Moved by Matt Schueller, seconded by James Blumreich to approve the minutes. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, No- None, Abstain- None

E. REGULAR BUSINESS.

1. Consideration with possible action to approve the Housing Study prepared by MSA Professional Services Inc.

Moved by Ald. Barbara Dorff, seconded by James Blumreich to open the floor for discussion. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, No- None, Abstain- None

Becky Binz, MSA Professional Services Inc., provided an overview of the Housing Study.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to close the floor for discussion. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, No- None, Abstain- None

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to approve the Housing Study provided by MSA Professional Services Inc. and recommend to Common Council. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, No- None, Abstain- None

Item #12 was taken next per the amended agenda.

2. Consideration with possible action on a request by GB Real Estate Investments, LLC, to obtain a planning option of Tax Parcel 11-95-A.

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

Moved by Kathy Hinkfuss, seconded by James Blumreich to approve a planning option with GB Real Estate Investments, LLC, for the unaddressed property in the vicinity of 610 Main Street (Tax Parcel 11-95-A) with an expiration of June 30, 2021. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, No- None, Abstain- None

3. Consideration with possible action regarding request by Ald. Johnson (District 9) to initiate negotiation on the purchase of 2350 E. Mason Street a/k/a East Town Mall.

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

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to go into closed session at 2:23 p.m. Motion carried.
Ald. Barbara Dorff read the closed session language.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, No- None, Abstain- None

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to return to regular order of business at 2:47 p.m. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, No- None, Abstain- None

Moved by Matt Schueller, seconded by Melanie Parma to make no movement regarding the purchase of 2350 E. Mason Street a/k/a East Town Mall. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, No- None, Abstain- None

4. Consideration with possible action to deed 503 S. Ashland Avenue (Tax Parcel 2-275) to the City of Green Bay for purposes of providing an easement to CN Railroad for the installation of railroad signal equipment.

James Blumreich left the meeting at 2:50 p.m.

Moved by Ald. Barbara Dorff, seconded by Deby Dehn to deed 503 S. Ashland Avenue (Tax Parcel 2-275) to the City of Green Bay for purposes of providing an easement to CN Railroad for the installation of railroad signal equipment. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, No- None, Abstain- None

5. Consideration with possible action to approve the updated Home Improvement Loan Program

Policies and Procedures Manual.

Moved by Kathy Hinkfuss, seconded by Melanie Parma to approve the updated Home Improvement Loan Program Policies and Procedures Manual. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn,
No- None, Abstain- None

6. Consideration with possible action regarding request by Mayor Genrich to reallocate $136,000.00 in federal CARES (CDBG-CV) funds from Green Bay Conservation Corps to Homelessness Assistance Programs.

Moved by Matt Schueller, seconded by Ald. Barbara Dorff to approve and recommend to Common Council the reallocation of $136,000.00 in federal CARES (CDBG-CV) funds from Green Bay Conservation Corps to Homelessness Assistance Programs. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn,
No- None, Abstain- None

7. Consideration with possible action on the communication from Ald. Wery to reallocate $20,000.00 in federal CARES (CDBG-CV) funds from Administration to Business Improvement District Events.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to approve and recommend to Common Council the reallocation of $20,000.00 in federal CARES (CDBG-CV) funds from Administration to Business Improvement District Events. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn,
No- None, Abstain- None

8. Consideration with possible action on request from On Broadway to allow RDA staff the ability to approve CDBG eligible expenses using the $52,095.00 of funds designated for Broadway initiatives.

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to approve the request from On Broadway to allow RDA staff the ability to approve CDBG eligible expenses using the $52,095.00 of funds designated for Broadway initiatives. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn,
No- None, Abstain- None

9. Consideration with possible action to approve the hiring of Berners Schober and Associates to do audio and lighting design work for KI Convention Center and go out for bid.

Deby Dehn left the meeting at 3:06 p.m.

Moved by Matt Schueller, seconded by Ald. Barbara Dorff to approve using Berners Schober and Associates for the design and bid work for the KICC lighting and audio/video project at a cost not to exceed $45,000.00. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, No- None,

Abstain- None

10. Consideration with possible action on Commercial Façade Improvement Grant funds to Kimberley Glover for enhancements to 1342 S. Broadway (Tax Parcel 1-914).

Moved by Kathy Hinkfuss, seconded by Melanie Parma to approve a $15,000.00 commercial façade grant to Kimberley Glover, contingent upon successful completion of the HUD environmental review process. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, No- None, Abstain- None

11. Consideration with possible action on a final payment for Martell Construction for work done on contract "CD 19-01 (Part A) Sidewalk and Pavement Repair."

Moved by Melanie Parma, seconded by Ald. Barbara Dorff to approve final payment in the amount of $2,108.00 to Martell Construction for work done on contract "CD 19-01 (Part A) Sidewalk and Pavement Repair." Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, No- None, Abstain- None

12. Consideration with possible action on communication from Ald. Steuer (District 10) to involve city staff, apartment owners, apartment renters, apartment association owners, and other housing related entities to work on and create a City Housing Ordinance that will work for owner and renter alike, with possible action.

Moved by Ald. Barbara Dorff, seconded by Melanie Parma to refer to staff. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, No- None, Abstain- None

F. INFORMATIONAL.

1. Replacement of the skylight at the KICC.

No action was taken.

2. Financial report and check register.

No action was taken.

3. Director's report and project updates.

Cheryl Renier-Wigg and Mayor Eric Genrich provided the Director's report and project updates.

4. Next meeting: November 10, 2020 at 1:30 PM.

G. ADJOURNMENT.

Moved by Melanie Parma, seconded by Kathy Hinkfuss to adjourn. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, No- None, Abstain- None

VERBATIM MINUTES

- Quorum without me?

- Looks like we will.

- Yes yeah.

- Okay, good.

- But you're good till what time?

- 2:45.

- Oh, all right. We'll get through the heavy stuff by that time. Good. All right, I guess we're ready to rock and roll. Roll call please, Cheryl.

- Yes. Lemme start here, Chair Delveaux.

- Yes, here.

- Vice-chair Matt Scheuler.

- I'm here.

- Alder Barb Dorff.

- Here.

- Jim Blumreich.

- Here.

- Deby Dehn.

- Here.

- Kathy Hinkfuss. I see she's just entered the waiting room. And Melanie Parma.

- Here.

- Excellent.

- Excellent.

- Ready.

- All right, approval of the agenda, please.

- I like to amend the agenda.

- Okay.

- If I could.

- Sure.

- I'd like to move up, item number 12 to right after item number one. The reason being because Alder Stevens and Alder Steuer are working on that housing ordinance together, and they've called in Alder Stevens from kind of far away. And so if we just after item one I'd really appreciate that. But I think it's good that they listen to the housing study first if we're working on that housing ordinance.

- So right after in regular business or right after number one, we'll do number 12.

- Right, so I move to amend the agenda to move up item 12 to after item one.

- Second.

- Okay, second by Matt. Motion by Alder Dorff and second by Matt, all of a similar opinion say aye.

- Aye.

- Motion carried.

- And now I move to approve the amended agenda.

- Okay.

- Second. Second.

- A second by Deby. Alder Dorff and second by Deby, all those of similar opinion say aye.

- Aye.

- Pose, amended agenda. Okay we have minutes from September 8th. Everybody should have got those. Any questions? Any questions or comments with regard to the minutes? If not, I'll entertain a motion.

- Motion moved.

- Second.

- Motion by Matt, second by Jim. The approval of minutes from September 8th any questions or comments? If not all those in favor signify by saying aye.

- Aye.

- Great minutes approved. Regular order of business, number one consideration of possible action to approve the housing study prepared by MSC Professional Services Inc. What a lot of good information. I read it yesterday, there's a lot there. But anyway, do we have Becky Binz aboard?

- Actually we do, Becky is here. So if you'd like to just maybe turn it over to Becky, she can give you maybe an overview of the study at this point.

- Yeah, please do. Request for a motion to open the meeting.

- Motion to open the floor.

- Second.

- Motion by Alder Dorff and second by Jim, aye.

- Aye.

- Motion carried so we are in open session. Welcome Becky. You did a lot of good hard work there wow. I read it yesterday and there's lot of information. And obviously you guys did a lot of good hard work. With that in mind, maybe you could give us in your own words, a recap of some of the key conclusions and recommendations please.

- Sure, so I actually put together a PowerPoint. If you don't mind if I go through that, of some of the highlights of the--

- Sure.

- That'd be great.

- Yes there was a lot of data in it. Which I tried to boil this down run through.

- We get it.

- [Becky] Okay, all right, so Green Bay Housing Study. I'm gonna go through a little bit about our planning process as we worked through the study some of the key findings for which we built our recommendations on. And then I'm gonna go through some of those recommendations. I won't go through each one, but just some of the highlights from each of the categories I put together. So what we really set out to do in this housing study was answer a couple of questions. So what data do we have? What kind of housing do we have? What kind of housing do we need? And then what should we be doing to get the type of housing that we need? And some of the concerns, some of the things, when I sat down to talk with Cheryl and the rest of city staff, there were concerns about the quality of ownership in rental housing. There was a desire to bring new construction downtown. Some uncertainty about what the aging population wants and how that fits within the rest of the housing market. And then just what types of programs should we have as far as funding programs as

far as regulatory, as far as partnerships, what should we be doing to make this happen? So our kind of general process was we did a lot of data review. There was a lot of data from HUD, from ACS data we got from the city, mapping data. So we did an analysis of that. We met with staff several times to talk about what their concerns were and we shaped a community survey and we worked on putting that together with staff. So we did a community survey that had over a thousand responses, which was just great. I was floored, and that happened right when COVID started. We also did a Spanish version of the survey, which got 74 responses, so that was also great too. So we did the community survey to see kind of what needs were in the community, what concerns residents were having, what types of housing they were maybe looking for but not finding. And then we also did interviews with local housing experts. So we could better understand the local housing market and its shortcomings. So we met with realtors, lenders, builders, landlords, nonprofits, et cetera, to kind of figure out what they were seeing. They were kind of our boots on the ground to kind of truth out the data that we were seeing cause sometimes we see data that might be questionable. And just talking to people in the community who are housing experts can help us get a better understanding of what's really going on. So those were an important part. Today our RDA review of the plan and then hopefully council adoption to really get some teeth to the plan, to make it really implementable. So now I'm gonna go through a couple of the key findings, things that really stood out to me. So the first one is that the growth is projected to slow in the city of Green Bay. So this chart showing Green Bay in gray. And then we also looked at, so we created a secondary market. And the secondary market includes a handful of communities surrounding Green Bay, to just kind of see what's going on. Cause we know that housing, Green Bay is not in a bubble. We wanted to understand what's going on in the housing community in the region. So we looked at population, Green Bay's population was expected to slow over the next 20 years. But population in the region is expected to accelerate. We're anticipating about 30,000 people being added to the region between 2010 and 2040. Now these projections. So they're based on if the status quo continues this is what we can likely expect. But what I see is an opportunity here so we're gonna have approximately 30,000 people coming to the region. With strategic investment in housing this part, you could shift these projections and capture some of those people who are coming to the area. So I think that provides a great opportunity. Their finding was that a lot of the city's workforce lives outside of the city. So about 70% of the city's workforce lives in other surrounding communities and towns. So there are people working in the community who are spending money finding housing that's maybe more appropriate outside of the community. So part of our charge was trying to figure out, why is this happening? What are we missing in Green Bay? And why are people choosing to live in other communities? The next finding is about the Aging Housing Stock. So generally age is an indicator of quality. Older housing generally requires more maintenance and if it isn't maintained, it can fall into disrepair. So we found our community survey results and our focus groups did indeed confirm that the housing is in need of rehabilitation generally in older housing stock. So 58% of the owner occupied units and 40% of renter occupied units in Green Bay were built before 1969. So generally, generally older. That also brings up some concerns about lead based paint as well, especially for families and pregnant women. But then when we looked at, so we pulled building permits for the city, we looked at single family permits and also multifamily permits. There's been growth in new housing since the great recession but permits generally seem to be climbing year per year. So there's been a great increase in alteration permits, which means people are getting back to that rehabilitation of the older housing stock. So that's a good thing that we like to see. Single family detached housing was generally increasing with the exception of 2019. And then also raises of single family homes were increasing. So that was the replacement of older homes. There was a big permit jump for multifamily units in 2019. So things are generally trending in the right direction though the supply is not being bulky as great as the demand is for that supply, which is a big issue. One finding for, its a big issue in the rental market is cost burden. So just for some background information about just under half 44% of the housing stock in Green Bay is rental units. And about a third of renters are severely cost burden, which means that these households are paying 50% or more of their gross income towards housing. Which is frankly quite a high number. And an interesting when looking at the surrounding communities, our secondary market, is that cost burden is greater in Green Bay than it is in surrounding communities. Although Green Bay does have the lowest medium median rent. The cost burden is existing primarily with renters who are in households below 50% AMI. And these are the households who are at highest risk of homelessness. So this really puts a great urgency on filling a need for these types of housing units. The chart I have on the left side of the screen is showing so for each rent level we have. So I'm gonna look at the second bar from the bottom. So for units that are affordable to households

making 50% of the area median income, about 50, just over 50% of the units are being consumed by households earning 50% AMI or less, which is appropriate. But just under half of those units are being consumed by households who are earning high. So we see this is an opportunity to better serve low households through income restricted and subsidized units. And it's also showing a lack of higher end rental units, for those households who can pay more. So right now they're competing with lower income households for this older, more affordable housing stock. And then this is just, so this is a development example showing what it typically costs to build a one bedroom rental. So land and construction costs it's typically about $130,000 we're seeing in Wisconsin. And this translates into a monthly rent of about $1,300 which is not considered affordable for any households at or below 50% AMI. So in order to make new construction affordable it generally has to be subsidized or it can be an opportunity for those earning higher incomes so they move out of competition for those valued homes and rentals. Here at the ownership market. So the thing that's stood out here, and this is true across Wisconsin and across the US is the supply is tight. So within the city just over half of the housing stock is ownership units. Currently if you look at real estate data in Green Bay there's a three month supply of single family units. And generally we like to see a six month supply that kind of indicates to us that there's a healthy balance of choice and supply. This kind of translates into, so looking at the price then of these single family homes and condo homes. So median sale price for single family homes and condos have increased by 28 and 42% respectively 2019. So this is just again a reflection of that very tight supply, supply that can't keep up with with demand. And I also want to note that, although I'm not showing it in the slides. These prices have risen quite more quickly than incomes have. And this is something that is true across the state and something that is also true across the US. Incomes are just not keeping up with home prices and rent prices. Just looking at cost burden, generally we see homeowners are less cost burden than renters just because there's barrier to entry for home ownership. So 26% of homeowners in the city experienced cost burden which is not all that uncommon in communities. So other findings, so we're 20 years, we're expecting about 15,000 residents to age into the 80 plus demographic cohort. And that's going to you know, they're gonna have shifting needs for housing. Many of them will choose to age in place, but some of them be looking to downsize and maybe move downtown or places that are more walkable and places with more amenities. Another finding, so there are just over 5,000 of UW Green Bay's population, student population that lives off campus. So students are competing generally for more affordable housing. So they're competing with generally those lower income households, which can generally be a concern. Some of the recommendations focus on working with the campus and making sure that the college has a plan for housing students. And then another finding is just about the number of owner occupied homes that have been converted to renter occupied homes. And we see this in a lot of college communities in the Midwest who have a lot of pre-war housing. So within Green Bay, there are about 3,400 of these units. I mean they aren't in and of themselves a bad thing because they do provide affordable housing options, but they can create concern among neighbors who are owner occupied homes about noise and parking.

- Sure.

- [Becky] And then I just wanted to include a map showing this is where those, approximately where those 3,400 units are located.

- Wow, all over.

- Yeah.

- [Becky] Yeah. All over, which I was surprised there, there's a concentration downtown but I was expecting it to be the more concentrated. So those are just some of the things that stood out to me. There was a lot more in the report . These are the things that stood out to me that really shaped the recommendations for them. So now I'm gonna go into the housing gaps. So we calculated the number of rental occupied units. And what those might look like on a per year basis. So these estimates, the conservative or lower end estimates are using DOA projection. So those are continues. And the higher estimates are using the growth rate for the secondary market in the communities surrounding Green Bay. So we're assuming we can get growth that's going to surrounding communities. So that's kind of providing a large range. What we found doing these

calculations, so we're looking at about 140 to 310 rental units per year. And then I do a breakdown by price point and then about 170 to 380 owner occupied units per year. And those are also broken down by price point. Another thing we did in the plan was look at areas to target. So the lighter areas are showing areas in the community that are the highest priority areas for affordable housing. Needs are based on funding criteria for the low income housing tax credit program. So these are places that are close to, within a certain proximity from library schools and what I would argue, it just makes good planning sense to put people near these things. We also looked at areas around bus lines. So putting that affordable housing where maybe not everyone has access to a car, making sure that near a bus line. And then we're also showing where the current TIF districts are which can add some additional incentives to developers. And then, so looking at downtown, that was another area we mentioned in the plan. So as you guys know, there are a lot of catalytic projects happening downtown that are going to bring people, or are already bringing people and businesses downtown. And this is something that I think you can you know, development is happening, this is gonna bring other development downtown. It's gonna bring more people downtown. We put together a map, so this map that I'm showing, shows all of the surface parking downtown which is probably not surprising to you all that there is a lot of it. And I know you've city run ramps to try and you know, replace some of this. So I think continuing to this is something that we talked about in a couple of the focus groups as an opportunity just the sheer number. You know a lot of these surface parking lots are under private ownership which is probably going to be one of the biggest hurdles. But if we can get past that hurdle, that's a lot of spaces that can be put to a higher economic use to bring businesses and to bring housing downtown. And the type of housing that we'd like to see here is either in a multifamily or town home format. It could be owner occupied or renter occupied and also senior housing, which is gonna get people seniors downtown, near amenities into walkable places. So before I jump into the specific recommendations, I wanna talk about just kind of, so the overarching goal that we put forth in the plan you know, outside of downtown is just generally thinking about building healthy neighborhoods. And we talk about healthy neighborhoods. These are neighborhoods that provide a variety of housing types, sizes, and price points. So people can, you know different socioeconomic, racial, different ages, everyone, I mean its a neighborhood that's open to a lot of different people. And also places where people can age in place as they go from one point in life to another, they don't have to leave their neighborhood if they don't want to, because there are different types of housing options. Since that have sidewalks and public amenities, access to transit, parks and open space, community gathering spaces and something that I think Green Bay seemed to be doing well from talking to our focus group participants is having active neighborhood based organizations. And that becomes a really key point in neighborhood cohesion and just kind of creating a mini social sphere within the larger community. And so I think focusing on unhealthy neighborhoods this is something that these types of neighborhoods age well, there are things people want. These are things that were popular a hundred years ago and things that we're seeing people want now. So these are going to be having a healthy neighborhood I think is a good investment for communities. And it's also something that the residents want. So I'm not gonna go through every recommendation, but my plan was just to pull out one or two on each category. So my first recommendation under the recommendations for communication. The first, the one thing I wanted to pull out was to create a standing housing community. So this housing committee can be the driving force to implement this plan. They can provide oversight and admin on any local funding programs and they can do public outreach about the city's housing needs and programs. This is really, I think the critical first step for most addressing the housing issue, to have a group who's dedicated to driving this issue forward and kind of rethinking it and reassessing year to year as needs might change. So then some initiatives. So these are things that the city is already doing and just recommendations just to do more of these. So particularly I'm just gonna call it neighborhood associations. So neighborhood associations identity and social cohesion. And I think these can be used to engage residents in planning efforts and to develop particularly when we're talking about diversification of neighborhoods. So if we're bringing in housing other than single family homes, you know, painting a real picture of who's living in these homes. These are people that are working in our community. These are our teachers. These are, you know, staff working at local retail stores. These are hardworking people. These are our neighbors. So I think that can be a really a valuable thing to keep driving forward. A lot of recommendations for different types of regulation. Some of these looking at waiving or reducing development fees particularly influence with affordable housing to kind of encourage that and streamlining that process. The other one I wanted to call out on this page was establishing a rural holdings zoning district for the city's undeveloped land. So this is something that came up in focus groups is the lands

that's undeveloped. The zoning district that it might be in right now is a relatively has very large, minimum lot size. So putting it in undeveloped land into a holding district until it's ready for development, and then placing it in the appropriate zoning classification to try and bring down that minimum lot size and encourage different types and sizes of residences. And then as far as funding so the one thing I wanna call out here is creating an affordable housing trust fund. So this is something that a lot of other communities are doing to serve various affordability issues. One of the other recommendations is to utilize the TIF one-year affordable housing extension. That's something that can be put into the affordable housing trust fund and leverage there. The affordable housing trust fund is also something that communities have been using as match for developers who are using these state and federal light tech programs. So that if you can get that up and running that can be a really great way to develop affordable housing. Cause as I showed in the development example can be one type that's really hard to get to cashflow. So a few developers can get, commit financially. That's something that can make that a bit easier. And then the last category I have just about different partnerships in the community. So what I wanted to call out here meeting with working groups with major employers convening annually to discuss any housing issues and initiatives that the city is undertaking to get their buy in and see what their employees that they're planning to hire. You can get an idea of, you know, salary ranges. What types of positions might they be bringing in interns younger millennials who might want a different type of housing than someone with a more established career. I think that's gonna be a really important conversation to continually have to figure out what those needs are to make sure that the, you know, if people are working in Green Bay, they also have some good housing options in Green Bay that might meet their needs. All these solutions, all these recommendations, it's really not you know, one thing its gonna solve our housing problems. It's really a layer cake. So we're going to need to layer macro level. So policies, funding sources, partnerships with micro level, you know, streamlining a process for developers who develop affordable housing. It's very problem to try and solve housing issues as you probably know. So the solutions are complex. But one thing I really think it comes down to is just having that idea about creating healthy neighborhoods and communities. I think it really comes back to that. I think that's an thing to keep as you move forward, keep in the back of your mind, how are we gonna provide a variety, at a really small level within our community for different people. Create places they wanna be. So next steps, these are things I've already mentioned. Adoption by council, so these are the two things I think will give the plan a lot of teeth and will get you started on implementation. So adoption by council and then creating a standing housing committee to really start driving the plan forward and figuring out what issues you wanna tackle first. So with that, sorry that was 20 minutes . Anyone have any questions?

- That's a recap. Thank you.

- I was really impressed with all those comments at the end by individuals, you did lots of interviews so you had a lot of good input.

- [Becky] Yeah.

- I guess there's this question with Cheryl and the mayor. that is follow all under a staff wise to start implementing some of these strategies?

- Well, I can't speak for the mayor but I'm looking, I think our department would probably take the lead on this, establishing that standing housing committee, I think will be a more comprehensive group of people, not just our department, but I believe we'll take the lead on that. Mayor, do you wanna.

- Yeah I would certainly agree with that assessment. Certainly, you know, our new director when they come on, will take a major role in moving this forward. First I, you know, I just want to recognize our community and economic development staff, Cheryl, and the whole team. and our past director, Kevin for really pushing this forward and understanding how important this document would be for us. You know, this comes up a lot in the community just questions generally about housing and what to do. And my answer has always been more. Like we need a lot more housing. But this really helps us fill in the gaps and does provide us with a really comprehensive strategy in order to carry that out. You know, one data point that I've been obsessed with

since I first heard it was during one of mayor Smith's States of the city several years ago, when he pointed out that Bay is roughly geographically speaking half the size of the city of Milwaukee. And when it comes to population the city Milwaukee is five and a half times our population. So, you know, one of the things that we have that's kind of an underutilized asset is land. I mean, we really have an opportunity to get far more dense. That's no commentary on the collective intelligence of all of us on this call, but like really, you know far more than what we're used to maybe in the city of Green Bay, while at the same time retaining all of those amenities that were mentioned we need to, you know, maintain open space. We need neighborhood associations, that you know provide significant quality of life to residents here, all the things that we're used to, but we need to be comfortable with multifamily units in different places, all across the city of Green Bay. So, again I just think this is gonna be a really helpful document in plotting forward what our future--

- Yes.

- Looks like. Because those first couple slides are a little terrifying. We don't wanna see our population stagnate in the way that it's predicted if we don't change course. And unfortunately in spite of all of the progress that we've witnessed over the last couple of decades, you know, all of the redevelopment in our downtown and on the river that all of us recognize and really appreciate that is not enough. It's not nearly enough to grow our population in the way that we need to do it. So I, you know, just would encourage members of RDA and members of council and staff and members of the community to really take this document to heart and get serious with some of those recommendations. So I look forward to participating in that in the weeks and months to come.

- A couple of quick comments, Alder Dorff please.

- I guess I just had a question, two questions. First of all, when I looked at the employers, I didn't see the school district in that list. And I think the school district is a very large employer for the city of green Bay. And secondly I think the school district plays another big role in people's decision on whether or not to live in Green Bay. And I'm asking you Becky, is that correct? That's what realtors seem to tell me at times.

- Yes, and we definitely got mixed reviews on that from some people saying "Oh, the green Bay school district is great. That's bringing people here." But then we had other people saying "No people are moving to other communities to get away from the Green Bay school district."

- So my point would be, I think it's important to work as much as we can in partnership with Green Bay schools and to be able to find out what their celebrations are so that we can also advertise those celebrations and the things that are going well, which I think impacts on where people decide to live, people with children. So those are just two of the insights that I took away from, from this study. Thank you.

- And Barb, Barb I guess the only thing that I would add to that is if there's a perception out there we definitely wanna bring the Green Bay school district in so that we can change that perception.

- Yes, yes.

- A couple of quick comments, one first of all, Becky I really wanna compliment you and your team on, the ease of reading the report.

- Yes.

- It's written very well, you know, lots of good graphs and whatever. So it's well done from a readability point of view. Its very specific as far as the things that we need to do, it should be easy for us to follow up. Kind of related to that I think Cheryl, for the next several meetings we'll have a standing agenda item, about how we are following up on these recommendations. The report is so important and very specific as per the things we need to do. So we'll have a standard agenda item, like you say for the next several months about how we are

doing in regard to these strategies. Other than that well done. I think it's very clear as part of the things we gotta do. We know we just gotta do something, that's all. Other comments, please.

- I just think the report like you said, its very well written and it really helps us as we go forward to make decisions you know, for future redevelopment projects. So I agree with getting this on the agenda every month.

- It's, on the positive side. There were a number of the suggestions that we are doing to some degree, in the neighborhood associations and all of that.

- Yup.

- And our tips and our list of properties that we have, that we own that we need to get into housing if you will. So I mean, there's a lot of the things that we are doing good are partially doing good. There just, needs to be more followup and specific. That standing committee, that sounds like an interesting establishing the housing committee. Do we have anything like that at all Cheryl right now?

- Well, we have a number of, I mean there's a lot of committees that are working on housing projects of varied sense, but I don't think we have one committee that's really looking at the big picture of the whole city and how we're all working. So--

- Okay.

- I think that's a new committee that we'll need to form and get the right players at the table. You know, my neighborhood I'm a neighborhood girl, my roots run deep in neighborhoods. So I'm super excited about the work we can do in Green Bay. Like strengthening our neighborhoods and providing a good housing product for the whole spectrum of incomes. So those are very exciting I think for our department.

- Noel please.

- Yeah, thank you, Mr. Chairman. There's a lot of great stuff in here and obviously I haven't gotten much past the executive summary at this point, but looking at some of this information in here, I think in particular you know, financing and looking at the role that TIF can play and the housing trust fund and some of those other things could be profoundly impactful on our housing development here in the community. I do think some of the things could be explored even more deeply. I know this is very focused on housing, but I think that there's other connections particularly with some of the commercial development in the central city and elsewhere, that might be, you know important to look at as it relates to zoning in one case in particular, you know, that map of the surface parking in the downtown area is really telling. Part of the reason there's so much surface parking in the downtown area is because our zoning code requires a lot of parking for businesses even when the business thinks that they are can get by just fine without that off street parking. And I think one of the things we might wanna explore is our zoning code as it relates to the demand for paving parking spaces for commercial uses. And maybe that could be scaled back or modified in some way to allow more dense development not just residentially as we're talking about, but commercially as well. And I think that the suggestion to look at the land use plans around mixed use neighborhoods is really critical. I was giving a tour to a new staff person and driving through Green Bay's neighborhoods and just commenting on the differences in our city to some other cities where you might be driving through a neighborhood and, you know every corner has got up a tavern or a mini mart or a church or some other use. And in our community we've largely excluded, you know, commercial uses from our residential areas and healthy neighborhoods you know, can have a hair salon in them or a dry cleaners or you know, some other sort of neighborhood, you know business. And those are the sorts of things that attract people to neighborhoods as well when they can say, hey, we can walk down to that restaurant on the corner, or we can do this other thing. And I think it's, especially if we're thinking about taking out some of our housing, you know, or revitalizing some of the older stock. Those are things that we could be looking at, is can we actually develop some additional commercial

inside the fabric of our residential neighborhoods? And I know I've been at plenty of plan commission meetings and council meetings where that very thing has been proposed and it's been a nightmare but, you know those are things that I think could be implemented. And so that recommendation to look at the land use planning in the report is, I think really key and shouldn't be something we shirk cause as that's setting a vision for the future fabric of our city. And I think it's really important.

- Good.

- Thanks.

- And just to note we have with the planning staff just worked on changing the parking, the downtown parking codes. So we have started some of that requiring less parking in the urban area. But--

- That's good.

- Lots more to go for sure.

- Thank you Chair Delveaux. I'll piggyback a little bit on what Noel just said as well, you know he and I, and Cheryl all worked in the planning office for some time. And we always dealt with zoning issues, land use issues, comprehensive plan issues, all sorts of things. And you know, I think one thing that I see in Green Bay, many times you have a very heavy industrial area bordered by a residential area. Or you have a commercial area bordered by a residential area. So I agree I grew up in Milwaukee and knows right about that, I mean, there's a lot of neighborhoods that I lived in or was part of that had some of those little commercial uses. So I think that's something to look at. And I have another agenda item coming up and I can talk more about that, but I've talked to director Renier-Wigg about this as well. And I think there are some very good points that we can move forward on. But I think zoning is a big one. You know how we zone or rezone or it'd be proactive and look to the future so that we can make some good decisions and not react, but be proactive. So thank you.

- Very good. Noel, please. Your mic is, oh you didn't. Okay sorry. Any other questions for Becky? If not, we'll go back to regular order business please.

- Move to return to regular order business.

- Alder Dorff.

- Second.

- Second by Kathy. All in favor signify by saying aye.

- Aye.

- Pause, okay so we're back to regular order business, so--

- I'd like to move to approve the study and pass this on to council.

- Alder Dorff made a motion.

- I'll second.

- Second by Kathy. Any other questions or comments with regard to the motion where we're basically accepting a report passing on to council. I just want to comment if we're as per the book. You know, is a very good report but it's only gonna be as good as our followup. In other words, how well we follow up on the recommendations. And so that's gonna be critical. That's why I'm saying it's gonna be a standard agenda item

for next several months to see how we're doing in regards to the follow up. All those in favor of the motion signify by saying aye

- Aye.

- A pause, motion carried. Excellent job

- Nice job.

- By everybody. I like the input, excellent. But those comments in the back are quite interesting to say the least. All right, agenda item number 12. Thank you, Becky. Super job. Number 12, consideration of possible action and communication from all Alder Steuer. District 10 to involve city staff, apartment owners, apartment renters, apartment association owners and other housing related entities to work on and create a city housing ordinance, that will work for owner and renter alike with possible action.

- You want me to proceed here?

- Yeah, please.

- Okay, thank you Chair. Well, Alder Dorff had brought up the human rights ordinance sometime ago and housing was part of that. And over the last couple of weeks, the housing end of it was kind of taken out of that ordinance. And tried to look at as a standalone item. So with that being said myself and Alder Stevens have expressed an interest to, do research or be part of a larger group, represent council but also to have anybody else involved as well. We've talked to the Bronconi Home Builders. We've talked to Wisconsin Apartment Association on our own, and I know that director Renier-Wigg has also talked to a number of folks as well. So in fact I had a nice conversation with her today and she can kind of over that as well. I guess all I'm trying to say is that, now I know Alder Stevens is committed as well. He can speak on it as well but he works and he owns or runs a large apartment complex and he has all sorts of insights as far as rentals and housing and all sorts of aspects that go with that. So I guess I'm just saying that I'm here to, be part of the solution and not part of the problem. So with that, I mean I'd like other people to chime in as well and director Renier-Wigg can talk about that as well.

- So when working with the equal rights ordinance passage through council, one of the elements that was pulled from that ordinance was the ability to as a landlord deny section eight housing. So right now, if you're a landlord, you can say, no I won't accept section eight housing. And that was a point of contention on both sides and how that would work. And for good reasons, I think it was removed from the ordinance and that there can be more work to be done before we take a look at putting it back in the ordinance, let's say so I spoke with the Brown County Housing Authority and the Apartment Association. We all agree that we can work together as a team to come up with a good way to entice landlords to use this program more, which will allow more folks that need housing especially affordable housing, have more opportunities to rent in Green Bay. We think we can do that as a group. So we come together with the same concept, the same idea and we're all on the same page. So I think that's where you're going with Alder Steuer, it's kind of working together with the landlords and have a better relationship, between the programs and the landlords and tenants. And we can get a group together to do that. I can get a group together to facilitate that. Part of it needs to be driven by the County as well because that housing choice voucher program is a countywide program. So, you know we'd want that to apply to everyone within the County. But I think the first start is to get everyone at the table and to talk about the issues.

- Well, I agree with that. Alder Galvin also mentioned to me that city of Oshkosh has a very good ordinance that he has looked at. So I guess, you know, we can be a leader here but we can also not reinvent the wheel on something. So if we find other communities have done some good things, we can borrow from that as well. That's it, we're just starting on. So Alder Stevens and I definitely wanna be part as far as representing the council and if there's other voices that wanna join in as well, I refer to you director Renier-Wigg as far as, you

know maybe getting some of these contacts and getting that group together that that Beverly talked about, you know getting a standing house committee or housing committee. I think that, you know, everything that was brought up in that report in the last agenda item was very very good. I mean, it would make good decisions. We need data, we need research. We need some of that in order to make good decisions. And I'm all about that. So I think that's a fantastic first step and I think that'll help immeasurably.

- Alder Stevens do you wanna add anything?

- I agree with Alder Steuer.

- Okay. Excellent. I'm not sure we need a motion to go forward.

- I think just move to refer to staff.

- Okay.

- Yep, correct.

- Okay, Alder Dorff you're making a motion to be--

- Referred to staff.

- Okay, second by--

- I'll second that.

- Melanie, excellent. All in favor signify by saying aye.

- Aye. Pause, so Kerry excellent job. So it on the agreed initiative. Number two, consideration of possible action requests by GV Real Estate Investments LLC, to obtain a planning option of Tax Parcel 11-95-A.

- So Matt Buchanan will be handling this item?

- Yes.

- Question.

- Hello, can you hear me okay?

- You bet, absolutely.

- I may attempt to share my screen, cross your fingers. Lets try this again. You're looking at a PowerPoint or a skyline?

- PowerPoint.

- [Buchanan] Okay, great. So, we've been approached by Garritt Bader with GB Real Estate Investments regarding our request for a planning option. So we're specifically looking at this parcel. You can see my cursor.

- Yes.

- [Buchanan] 11-95-A. This is near the Southeast corner of Mane in Monroe. Just to point it at you a little bit. Its where that red box is. So over here, we've got Monroe. We've got Monroe Plaza over here, the library,

Green Bay mural. So it's a pretty small parcel. We at 2006, and it's been pretty much a vacant grasp slope since then. There's really not a lot you can do with it because of its size, unless you were to acquire adjacent parcels. It just so happens, the parcel the larger one is actually owned by the city. And Mr. Bader has requested a planning option for that piece as well. So he's considering a potential redevelopment of this corner. EDA did consider that planning option last week and did approve it. So that's moving forward. So now he's coming to the RDA to consider approval for the planning option for that smaller piece. He's looking at a nine month planning option which would expire June 30th with the potential extension for two periods of six months upon written approval of RDA. This is a parcel because of its size that the person next door obviously is in use as a leased parking lot. You know, as you heard from the last presentation, we have a lot of parking lots. And so there's probably a higher and better use here. So staff is recommending approval of this planning option. I'm happy to answer any questions. I do believe Garritt's on the call, if you have any questions for him.

- Yes, Garritt. Garrett, you there?

- [Garritt] Good afternoon sir, how are you doing?

- Excellent. So give us an idea what some of the potential developing with these two parcels.

- [Garritt] Sure I'll speak briefly cause I'm at a construction site right now. It's incredibly windy out here. This could be a combination, this could be an office this could be a little bit of housing. and be able to talk to the adjacent owners and see what can work there. Biggest limiting factor even combining RDA, EDA and some other parcels around it is parking. It's a small site, but at least what we can do hopefully is put up a nice development get rid of those billboards. Finally reincorporate the elsewhere. That's kind of a side item that will work, but really enhanced that corner.

- Okay.

- Okay.

- And I guess that's the whole idea of a planning option so that you can investigate and come up with a plan. So we understand that.

- Yap.

- Well, what would be the earliest, if you can come back to us with some type of development?

- [Garritt] Well because it's a little bit of a cost market area long term and short term intentions are. It simply need some time to kind of flush that out. So looking at it

- All right. Questions or comments for Garritt.

- There's also a Billboard on this corner that Garritt is gonna need to do some work with the city on figuring out if that can be relocated. There's a lot of moving pieces I think, with this development. But that's, I think one of the other reasons we may need some more time.

- Kinda related to that we talked about doing something with the KI. Where's that at Cheryl?

- That is part of this planning option. If we go forward with this, that will be part of the exploration on figuring out if that billboard could be relocated somewhere closer to the KI.

- Alright. Other questions? Either Matt or Garritt. If not lets pan motion.

- I'll make a motion--

- Second.

- Second.

- That we approve the planning for green Bay real estate development and for up until June 30th, 2021.

- Excellent, motion by Cathy, second by Jim. Any questions or comments before we vote?

- Aye.

- I like the thumbs up. Pause, so Kerry, thank you.

- Thanks guys appreciate it.

- Excellent.

- Thank Garritt.

- [Garritt] Thank you.

- All right, number three, consideration with possible action regarding the request by Alder Johnson, District nine to initiate negotiation purchase of 2350 East Mason street aka East town mall. We'll probably wanna go, I think we're into closed session. Unless somebody wants to make a comment before we do that.

- I move to go into closed session.

- Second.

- Move by Dorff, second by Kathy. Roll call please.

- Should I read the language first?

- Oh, I'm sorry, read the language first.

- Okay. The authority may pursuant to section 19.851 Wisconsin statutes for the purpose of deliberating or negotiating the sale of public properties, investing public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The authority may thereafter reconvene an open session pursuant to section 19.852 Wisconsin to the closed session and consider the balance of the agenda. Now we can vote.

- Now roll call. Cheryl.

- Just I wanna make sure Will to start moving folks into the waiting room, that would be great.

- [Will] I'm waiting for the motion to pass and then I'll begin the process.

- Alright, so do we do the roll call? Okay, roll call, Gary Delveaux.

- Yes.

- Matt Scheuller.

- Yes.

- Alder Barb Dorff.

- Yes.

- Jim Blumreich.

- Yes.

- Deby Dehn.

- Yes.

- Kathy Hinkfuss.

- Yes.

- And Melanie Parma.

- Yes.

- [Cheryl] Not just one, that was an entire department. They're not messing around.

- [Gary] There's the law department now on .

- [Melanie] My internet is not stable when I have video so I never have it on, sorry about that.

- [Cheryl] Alright so Will let me know when you've got everyone back in. Okay everyone is in so I'll take the roll call. Chair Gary Delveaux.

- [Gary] Yes.

- [Cheryl] Vice chair Matt Scheuller.

- [Schueller] Here.

- [Cheryl] Alder Barb Dorff.

- [Barbara] Yes.

- [Cheryl] Jim Blumreich.

- [Jim] Yes.

- [Cheryl] Deby Dehn.

- [Deby] Yes.

- [Cheryl] Kathy Hinkfuss. And Melanie Parma.

- [Melanie] Here.

- [Cheryl] All present, Chair.

- [Gary] Alright. We're back in open session. And I think we're gonna entertain a motion in regard to--

- Yes.

- The East Town mall. Who wants to make, Matt will you make the motion?

- Yeah, I'll make the motion that we, you know, kind of just stand firm and we not make any active purchase movement on the East town mall.

- Okay. Is there a second?

- I'll second.

- Seconded by Melanie. Any of your questions or comments? If not all those in favor signify by saying, aye.

- aye.

- Pose, carry. I'm just gonna make the reason the RDA in closed session, we talked about that there's actually private developers that are interested in this property so another reason why we didn't feel that we needed to be part of the mix. It also had minimal stormwater mitigation that could come out of this and also it'd be detrimental to Tid Nine, as far as taking that property out of that Tid. We say we're not gonna move forward with the mall.

- That's Tid. That's tid 19 to clarify.

- Well, I'm sorry Tid 19, I thought you said nine.

- I think someone said nine, but it's 19 I believe.

- Okay, before we leave this point though I do wanna, special thanks to Alderman Brian Johnson effort to address a couple of our city challenges and that's the housing and stormwater management. So we appreciate very much Alderman Johnson for those efforts. I have an agenda here. Hang on, hang on. Hello. Its coming. Well, my notes here. Okay, here we go I'm sorry. Number deed 503 South Ashland Avenue tax parcel 2-275. The City of Green Beaver purposes are providing an easement to CN railroad for the installation of rail road signal equipment.

- That would be me. So this property we purchased it was part of a multi purchase. We had gotten a number of parcels. It was a really bad house that we wanted to remove. So we took that out. We knew this parcel was a difficult parcel to build on due to the fact that it's in the flood plain and it's right next to the railroad tracks. So we were approached probably public works was approached with the DOT and CN railroad, to put a signal on this site, cause it's right next to the railroad. So right now it's owned by the RDA. Really public works is the group that works with the railroad and the DOT. So they thought it would be better if the RDA deeds the property over to the city. So the city then can work with the railroad and the DOT. This went through improvement and services committee and then it went through council as well for this project. And there were some conditions placed on this transfer. They included a meeting being held with city staff and the railroad to discuss things like that area under the Ashland street bridge, right. That's kind of vacant, maintenance of those railroad areas also railroad crossings and there was also some special assessments that need to be paid on this property. So at this point, I think it's okay for the RDA to just transfer to transfer this over to the city and then we'll work with that to get that meeting together with the railroad to work out some of those issues.

- Okay.

- Approve.

- Alder Dorff.

- Move to approve.

- A second by Deby. Any questions or comments? If not all those in favor of the opinion say aye.

- Aye. Pose, motion carried. Number five, consideration possible action to approve the updated home improvement loan programs, policies and procedures.

- All right, Krista Cisneroz is going to be handling that.

- [Krista] Yeah, hi all, good afternoon. This is a followup item to our May HUD monitoring for our home improvement loan program. There are a few finding.

- Okay, she's breaking up.

- [Krista] We were missing some of the hot 2013 home program on a rule requirements in there. So I made the changes that they had recommended. I highlighted them in yellow and we will be submitting that to HUD for the follow up on our monitoring and

- I looked at the highlighted changes and I certainly did have any questions or comments, Deby please.

- Who will do the environmentals?

- The environmentals? I mean, I think we're working with NeighborWorks to do some environmentals on this health program. We also have an internal staff person our planning staff person who is doing the HUD environmental work. I mean, there's a lead, abatement work and then there's our HUD environmental. So that will be one of our planning staff who will be doing that. So really these are changes that HUD asked us to make to our procedures manual that you saw in the yellow.

- I knew that Kevin had done the HUD environmentals prior. So I was wondering

- We actually have a staff person that had some environmental experience and is learning the HUD process.

- Thank you.

- Did everybody have a chance to look at those changes I guess questions or comments? I think I would make a motion. Maybe not .

- I'll make a motion, that we approve the updated home improvement loan program policies and procedure manual.

- Yeah, the motion by Kathy. Second by?

- Second.

- I second that.

- Melanie I think I heard.

- I beat him.

- She beat me to it.

- Yeah, Melanie, beat you to it. Any questions or comment to the motion? If not, all in favor of a similar opinion say aye.

- Aye.

- Pose, motion carried, thank you. Number six, consideration of possible action regarding $136,000 in federal care. CDBG-CV punch in the Green Bay has the vision core to the homeless. Who will administer this, Mr. Mayor?

- Yeah so just as some introductory comments, I wanna thank staff and RDA and council for approving this initial allocation. Unfortunately with the Green Bay Conservation Core itself, we ran into a little bit of a wall with red tape at the federal . I think there is a real need for direct employment that would benefit our citizens and benefit our city. But as a result of how things are, how those rules are written, it became apparent that it was gonna be difficult to administer something like that. Now unfortunately , sort of another unfortunate we have a huge need in our community with regard to providing homelessness services to members who are in a really dire position that has been exacerbated by COVID, you know which is forcing our homeless shelters to enforce to keep everybody safe. And so we, we believe that there's an enhanced need for some federal dollars to flow to those entities to provide really critical services as we move into our colder months here. So this was the recommend from my perspective after talking with staff, understanding the difficulty of doing that direct employment and understanding that we have some significant needs within our homeless population.

- So as far as administering the funds, they'd be

- Chair we have an RFP out right now asking agencies to submit proposals for 80,000 that's already out there. What we'd like to do is add this 136,000 onto that RFP. So this money would be administered by housing agencies within the city. They'd make an application for the dollars and then we'd make that approval through the RDA.

- Okay I understand. Okay.

- So it's just moving more money into that RFP to provide homelessness assistance.

- Right.

- We approve and recommend the reallocation of the $136,000 from the federal cares funds from the conservation core to homelessness assistance programs.

- Second.

- A second by Alder Dorff. Motion made by Matt and second by alder Dorff in regard to the moving of the funds from the federal cares. Green Bay Conservation Core to the Homelessness Assistance Programs. Questions or comments? All in favor of a similar opinion say aye.

- Aye.

- Pose, motion carried. Thank you. Number seven considering communication with Alder Warry to relocate $20,000 in Federal care CDBG-CV funds, and administration to business improvement district events. Cheryl?

- So this is kind of another move at the council level I believe Alder Warry pulled the money out in hopes of using it for elections, but the city received a grant to help out with the election. So that 20,000 really is not needed for elections. So his request is really let's move it back into the bids because they need it as well. So we agree with that. We'll move it back into the bids.

- Okay.

- Second.

- Alder Dorff, who made the motion? Alder Dorff.

- Alder Dorff

- Thank you. And second by Kathy. Questions or comments?

- [Leah] I just wanted to say we're still waiting on feedback on the use of those forms. I don't know where the status of that is.

- Okay.

- Okay.

- And Krista, I think Krista and Will are working on that.

- All right.

- Nope, yes. Leah, we'll get back to you on that.

- [Will] Can you hear--

- I'm sorry.

- [Will] Can you hear me?

- Yes.

- [Will] Yep, yes. So Leah we created, Krista and I created an application specifically just for the bids that is being reviewed right now and our hopes is to get it out to the bids this Friday.

- [Leah] Okay thank you.

- [Will] You're welcome.

- So we have a motion and a second in regard to moving at $20,000, that'll be administrated to business improvement and district events. Questions or comments, if not, we should vote. All those in favor of a similar opinion say aye.

- Aye.

- Pose, motion carried. Number eight, consideration of possible action on requests from On-Broadway to allow RDA staff the ability to approve CDBG eligible expenses using the $52,000 of funds designated for Broadway initiatives. Give us a little background on that.

- So remember we sold that parking lot which brought $60,000 of funding back to the RDA, and then the RDA designated, okay that money, let's earmark that money for improvements along Broadway. So of the requests came in from executive director Brian Johnson, different hat right? In that, On-Broadway is really of course, one of the bids that is struggling right now. They get a lot of their revenue off of events. And so they really took a hit this year. And his request is that you know, to move some of this money faster, get it out quicker. He's really asking the RDA to allow staff to approve eligible but current expenses using that pool of money and get it out the door faster. So it's really, instead of having to come back to the RDA for every request that's made you would give staff the ability to make that determination and then just report out at the next meeting. And so Brian Johnson if you're here too, if you wanna add something to that.

- Right, oh, maybe he is not here.

- [Johnson] No I'm here, sorry.

- I see him somewhere.

- So to Cheryl's point, we've come before you previously and had received a number of authorizations, but we'd come to you and say this is what we're looking to do with it. And then get that authorization before we'd spend it. But obviously recognizing the impacts of COVID had been very significant on the Broadway bid because our bid doesn't generate as much income as the other bids so it puts us in a little bit more challenging position in terms of our dependence on event revenue, to cover a lot of the improvements that we make in the district. So to Cheryl's point, we're just looking for the ability to make those decisions a little bit more quickly at the staff level.

- Cheryl you're comfortable with that?

- You know, I'm comfortable, we you know, as a staff we've been working with these programs if there was anything that was questionable, I'd wanna bring it to the RDA. But if it's, you know standard things that we've approved in the past, I mean I would be okay with that.

- All right.

- I make a motion to approve.

- Second.

- I'm sorry, who made the first motion?

- Alder Dorff.

- Alder Dorff.

- Okay. And second by Kathy, I believe. I'm sorry I wasn't watching close enough.

- Matt definitely did Gary.

- Okay Matt.

- I was going to say it wasn't me.

- And the second by Matt, any questions or comments? If not all those in favor of the motion signify by saying aye.

- Aye.

- Pose, motion carried, thank you. Number nine, consideration of possible actions proved to hiring of Berners Schober Associates to do audio and lighting design work for KI Convention Center and go out for bid.

- Stephanie Schmutzler I think is gonna talk about this. She's our KI

- How are you doing Stephanie

- Go ahead Steph.

- I'm doing good. So what this is, is we had looked at a lot of our capital projects that need to be done. And one of the more urgent needs that the Hyatt had identified was the light and right now their audio equipment does not work all the time it works sporadically at best, but this is right now since they are down, not having a lot of events due to COVID, this seemed like the perfect time to go through and do a big project like this. It is quite an extensive project. It's redoing a lot of the lighting throughout the care that is not currently L-E-D lighting and therefore its not very energy efficient and then updating on all of those breakout rooms, the audio equipment so that they can have their events when they're back up and running, be more efficient, better quality events. That was a lot of comments that they had gotten before with events was that the audio equipment had issues. So this will make us more sellable for those events to say that we have you know, new equipment, you know, and everything like that. So it is an investment, but I think it would be an investment that would very much pay off in the long run.

- Do you have any Roundhouse numbers, as far as whether they cost us for Berners and Schobers and also Roundhouse with the audio and lighting equipment would be, I mean.

- Yeah in the--

- Yeah go ahead please.

- In the report actually, we've been working with DPW on this. They had, I believe it was 38 to 40.

- 30 to $45,000.

- Yep.

- Yep.

- And then this project I mean. In this project since you're all sitting we'll be good. It could be a half a million dollar project. So its a very extensive project, but in order for us to stay competitive at the KI we definitely need to have that technology updated within the KI, the older section, because people are wanting audio, audio-visual types of things. And its a good opportunity for us to do those things now while it's slow for them, because things are gonna pick up next year.

- Lets hope so. So right now, all we're approving is the hiring of Berners Schober Associates to come up with the bids. And then once you get the bids, that'd be a second decision.

- Correct we'd have to bring that back to the RDA for approval.

- Right.

- Gary, just be wise. You're now noticing Cheryl's method of operating with us. She warms us up with the 40 to $45,000. This is what it'll take to design it but there's a half a million coming so just, we're getting wise to you Cheryl, we're starting to see your strategy.

- How many years does it take in that?

- Well you've only had that chair now for a couple months, you know, right so we the funding side of you as much.

- That's true.

- That's true.

- Thank you everybody, I gotta leave, bye bye.

- Bye Deby.

- Bye Deby

- Bye Deb.

- You still got a quorum?

- Yes we do.

- We do.

- I'd make the--

- Make sure before I left.

- Gary that we approve using Berners Schober and Associates for the design and bid work for the KI convention center lighting and audio video project.

- It's critical for us for the KI to be competitive that we need to be latest technology if you will.

- Absolutely.

- Motion by Matt and second by?

- Second by Alder Dorff.

- Alder, any questions or comments? All those in favor signify by saying aye.

- Aye.

- Can I ask a question?

- Melanie please.

- I'm sorry, I was on mute. So my only question is I don't know what your overall process is in getting the bid from Berners, I'm assuming that you have some sort of agreement with them, kind of a long term agreement. And did you only get a bid from Berners to do this?

- The city actually has a BSA under contract.

- Okay.

- Right now. So we're working with them through our city contract through public works.

- And I know that this letter is not a contract. I would assume that then the city would go into contract, and that they would have a not to exceed amount. You know they say 38 to 45, I just wouldn't want it to get to you know, 50 55 right.

- Yup we can certainly. I can check with that with public works on what the contracts but we can put the not to exceed 45 if you'd like us to.

- I think that'd be good.

- Okay.

- Yeah.

- Yup, it's a good catch.

- Melanie knows the tricks of those architectural firms.

- Yes.

- That's part of the trade.

- Any questions or comments? If not all those if favor signify by saying aye.

- Aye.

- Pause, motion carried, thank you. Number ten, consideration possible action in commercial facade improvement grant funds to Kimberly Glover for enhancement to 1342 South Broadway text parcel 1-914

- Matthew Canon's on board for this one?

- Matt.

- Let me pull up some pretty pictures. All right. Are you looking at the PowerPoint?

- Yeah.

- Yup.

- [Schueller] Cool. All right so we've received a Persad grant application for 1342 South Broadway. You might know it as the Packer Stadium lounge.

- Yeah.

- [Schueller] So it's on the corner of 10th street and South Broadway. This is what it looks like today.

- Oh!

- And this is what they're proposing. So they are proposing installing new windows new brick and new metal siding. Also new door ways. The design was actually inspired by Lambeau field, which makes sense it's the Packer Stadium lounge. So that's kinda their inspiration the direction that they're going. It's a pretty large project. They're estimating over a hundred thousand dollars. I wish we had more money to give. We've got about 15,000 left for our funding for this year. Our design review team did work closely with this applicant after scoring scoring the project, the design review team's recommending we spend down our remaining funds for this year and award a grant of $15,000. This would be contingent upon the successful completion of our HUD Environmental review And these are HUD dollars. So of course we need to complete that environmental review process which is currently underway. This is out of the flood plain. We don't anticipate that coming back with any issues, but once we finalize that we'd be ready staff would be ready to move forward with the grants. Do you have any questions?

- This is typically a matching grant right? I mean, we're--

- [Schueller] So yes, in the past we have required at least a 25% match. Just this past year you might remember we did change our program around where we're no longer requiring a certain dollar amount or percentage match we're requiring that the labor costs be covered by the building owner or the applicant and that we would fund the material cost.

- Okay okay good good. I just want to make sure you have some skin in the game that's all.

- [Schueller] Oh yes.

- All right. Is it still gonna be called the stadium or whatever it is?

- [Schueller] As far as I know they haven't mentioned any name changes to us.

- Okay, that's fine. Okay, motion in regard to commercial facade of Rubin grant.

- I'll make a motion that we approve the 15,000 grant for the commercial facade grant to Kimberly Glover contingent upon successful completion of the HUD Environmental elevation process

- Okay.

- I'll second.

- A second by Melanie. A motion by Kathy second by Melanie. Any questions or comments? If not all in favor signify by saying aye.

- Aye.

- Pose, motion carried, thank you. Number 11 thanks man. Number 11, consideration of possible action and final payment for Markel construction for work done on contract CD19-01 part A sidewalk and pavement repair a deal I'm sure.

- This is just our final payment on our sidewalk. Our annual block grant sidewalk contract.

- Right.

- Motion to approve.

- Motion to approve. Oh good.

- I'll second.

- Second. I'll second that Melanie.

- Melanie made the motion to approve Alder Dorff a second. All those in favor signify by saying aye.

- Aye.

- Paused motion carried, thanks. Well, lengthy meeting guys. Thanks for a lot of hard work. Inspirational. Replacement of the skylight at the KICC. I signed the contract today.

- I think that's yes. That's, Stephanie?

- Yep, this was a item that needed to be taken care of a little bit faster because the lead time for this was four to eight weeks just to get the materials in. So it was, we needed to move a little bit faster and the amount was 16,945 from the only construction company that got back to DPW on this. So Cheryl had the ability to approve this. Seeing as we were looking at four to eight weeks lead time you know trying to get this done before winter, what this is is this is the skylight or it's a glass overhang that is between the old rotunda and the new one across the street. There used to be a door in the old one but they took out the door, but the glass overhang is still there.

- Okay.

- So.

- And it's not in great shape. So we needed to order that replacement section expeditiously.

- That's fine, thank you. I had no questions on the financial report or check register. Director of reports, project updates?

- Well I just wanted to tell you that we continue to work with Merge at the shipyard and Gorman at Monroe on development agreements. So I'm hoping to get those back to you before the end of the year. Hopefully November would be great. And we are actually starting second round interviews, for the director position that'll happen towards the end of October. We have two candidates--

- Good.

- We're very excited about.

- How about Ken's Job Real Estate.

- So hopefully we'll move quickly on those end. Ken's Job, we just put the rec out for that. So we'll be looking to hire that one soon hopefully.

- Okay.

- We haven't started that one yet. That one we held for a little while but that one will hopefully we'll have that filled before the end of the year as well.

- Mr. Mayor are you still there? He might have left.

- Yes, I am just--

- Oh there he is.

- He's here.

- Eating a sub sandwich so I apologize.

- I wanna eat.

- Yeah no, I would just echo what Cheryl said in terms of the term sheets that we hope to turn into development agreements in the near future with both Merge and with Gorman. I'm looking forward to getting those done by the end of the year. And looking forward to the final round of interviews, as Cheryl said. I think everybody's pretty pleased with the finalist. So hopefully we'll get somebody in place in the near future to lighten the load for the team at Community Economic Development, because a lot of them are putting in a lot of long hours to keep up with all the demand for their cause, which is a good thing but I know it's, you know it can be tough too. So appreciate all that.

- I know you and I talk weekly about some of, we may need to have a special meeting down the line in regard to Pulliam. So I assume you guys are making progress with the negotiations?

- Yeah you know, talking frequently with County exec and his team on the County side of things. I'm hoping to put something in place as quickly as possible. So we will certainly report back if there's any news to report.

- Okay. I just want to give a quick comment. It's very refreshing to see how well you and the county exec are working together. We really appreciate that, thank you.

- Yeah, absolutely happy to do it.

- Motion to adjourn, unless somebody else has a question or a comments.

- Move to adjourn.

- Alder Dorff.

- I second.

- Second.

- Melanie, We got Melanie in there. All those in favor signify by saying aye.

- Aye.

- Pose, we adjourned. Very busy meeting, accomplished a lot.