MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, AUGUST 11, 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: Chelsea Kocken, Jeff Mirkes, and Leah Weycker.

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

C. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the August 11, 2020, meeting of the Redevelopment Authority.

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

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the July 14, 2020, meeting of the Redevelopment Authority.

Moved by James Blumreich, seconded by Matt Schueller to approve the minutes from the July 14, 2020, meeting. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

E. REGULAR BUSINESS.

1. Appointment of Cheryl Renier-Wigg as Interim Secretary/Executive Director.

Moved by James Blumreich, seconded by Ald. Barbara Dorff to approve the appointment of Cheryl Renier-Wigg as Interim Secretary/Executive Director effective end of day on August 21, 2020. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

2. Consideration with possible action on Term Sheet 20-02 with Gorman and Company for a development project at 227 N. Quincy St., 221 N. Quincy St., 624 Pine St., 618 Pine St., 616 Pine St., and 505 Cherry St. (Tax Parcels 11-156, 11-157, 11-158, 11-159, 11-160, and 11-191) (Associated Bank Parking Lot).

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

Moved by James Blumreich, seconded by Kathy Hinkfuss to close the floor for discussion. Motion carried.
Yes- Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None
(Ald. Barbara Dorff's Zoom connection was lost during the motion and vote, but the quorum was maintained.)

Moved by Matt Schueller, seconded by Deby Dehn to approve the Term Sheet 20-02 with Gorman and Company for a development project at 227 N. Quincy St., 221 N. Quincy St., 624 Pine St., 618 Pine St., 616 Pine St., and 505 Cherry St. (Tax Parcels 11-156, 11-157, 11-158, 11-159, 11-160, and

11-191) (Associated Bank Parking Lot), subject to minor legal and technical revisions. Motion carried.
Yes- Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

3. Consideration with possible action on Term Sheet 20-03 with Van Ess Family Limited Partnership for a development project at 425 S. Adams St. and 441 S. Adams St. (Tax Parcels 13-99 and 13-98).

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.

(Ald. Barbara Dorff re-established connection for the start of this item.)
Moved by James Blumreich, seconded by Kathy Hinkfuss to open the floor. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

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

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to approve Term Sheet 20-03 with Van Ess Family Limited Partnership for a development project at 425 S. Adams St. and 441 S. Adams St. (Tax Parcels 13-99 and 13-98), subject to minor legal and technical revisions. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

4. Consideration with possible action on a planning option with MVAH Partners, LLC for the properties located on the 1100 Block of East Walnut Street (Tax Parcels 14-195 through 14-202).

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

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

Moved by James Blumreich, seconded by Matt Schueller to approve a planning option with MVAH Partners, LLC until April 30, 2021 for the properties located on the 1100 Block of East Walnut Street (Tax Parcels 14-195 through 14-202). Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

5. Consideration with possible action on the acquisition of 525 11th Avenue (Tax Parcel 2-432) using Neighborhood Enhancement Funds.

Moved by Ald. Barbara Dorff, seconded by Deby Dehn to approve the purchase of 525 11th Avenue (Tax Parcel 2-432) using $15,000.00 of Neighborhood Enhancement Funds. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

6. Consideration with possible action on the reallocation of one hundred seventy thousand dollars ($170,000.00) from the 2019 Community Development Block Grant (CDBG) Small Business Pandemic Relief Funding to the CDBG Economic Development Revolving Loan fund.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to authorize the reallocation of One Hundred Seventy Thousand dollars ($170,000.00) from the 2019 Community Development Block Grant (CDBG) Small Business Pandemic Relief Funding to the CDBG Economic Development Revolving Loan fund. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

7. Consideration with possible action on Purchase and Sale Agreement to acquire Tax Parcels 6-9, 6-10, 6-11, 6-12, 6-12-1, 6-12-2, 6-12-3, 6-12-4, 6-12-5, 6-12-A, 6-12-A-1, 6-12-B, 6-12-B-1, 6-13, 6-13-1, 6-13-A, 6-15, 6-15-A, 6-16, 6-17, 6-31, and 6-34 from Wisconsin Public Service Corporation (Pulliam Plant).

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 2:41 p.m. Motion carried.
Matt Schueller read the closed session language.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

Moved by Kathy Hinkfuss, seconded by Ald. Barbara Dorff to return to regular order of business at 3:15 p.m. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None
(James Blumreich was excused during closed session.)

G. Delveaux reported that City and County staff was directed to proceed as directed in closed session in regards to the Pulliam Plant.

F. INFORMATIONAL.

1. Financial report and check register.

No action was taken.

2. Director's report and project updates.

No action was taken.

3. Next meeting: September 8, 2020 at 1:30 PM.

G. ADJOURNMENT.

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

VERBATIM MINUTES

- All right. Chair Gary Delveaux.

- Here.

- Vice chair, Matt Schueller.

- Here.

- Elder person Mark Dorff.

- Here.

- Jim Blumreich.

- Here.

- Debbie Dean. Can't see yet, I think she's making her way. Kathy Hinkfuss is also on her way. And I think Melanie Parma has to be excused today. So we--

- We have a quorum.

- We have a quorum, we have four, right?

- Looks like.

- One, two, three, four. Yep, we're good.

- And speaking of that, I got to leave by three o'clock Gary.

- Cool. We'll get the big hitting stuff and then in the front end, so it should be okay. Before we get started with our meeting, I would like to Kevin Vonck for the terrific job he's done for the last several years, but the city of Green Bay in the RDA as our Executive Director Secretary. Kevin has always been very professional, easy to work with, a great negotiator slash arbitrator. So as to make positive economic development projects happening in our city. There are several projects that I can think of that never would have come to fruition, if not for Kevin's expertise. Kevin we'll miss you dearly. I want to wish you the best of luck in all your future endeavors. It is going to be a loss to us here no question.

- Here, here.

- Here, here.

- But best of everything.

- Thank you.

- Thank you, I appreciate it.

- Agreed wholeheartedly Kevin, we wish you only the best in your next chapter here.

- Chair, can I say something?

- Yes, please.

- I just, again, want to say that we will miss you so much, Kevin, and you've just done such a great job. You were a very good teacher to me when I was trying to learn what a TID was and what a PAYGO was. All of these very complicated things when I first was getting in RDA. And I just appreciated your wisdom and knowledge so much. So best of luck to you and your family.

- Your professionalism was a delight to work with. And I, well, my only question, are you going to continue to wear the bow tie in Richmond?

- I think that's maybe what got me the job. It looked like the best from the South. And so, I was like, I'm not really putting this on. I really dress like this all the time.

- He thought this odd.

- Best of everything.

- Okay.

- I'd like to add a tongue in cheek, Gary, and that is, this is the earliest Kevin's ever made a meeting.

- Yeah.

- You're absolutely right. Okay, thank you Kev.

- Approval of the agenda please.

- Move to approve.

- Dorff and Jim. All in favor say--

- Hold Matt.

- All those in favor say--

- Matt.

- Hold Matt, I'm sorry. Second by Matt. All those in favor, signal by saying I.

- I.

- I

- I

- Opposed to adjourn. Put minister on July 14th of the RDA.

- Approve.

- Motion made by Jim.

- Second by Matt.

- Second by Matt. All those in favor saying I.

- I

- I

- I

- I

- Opposed

- I

- All right, thank you.

- Deby Dehn

- Sorry, I'm sorry it took so long to get in. But usually the zoom link is right in the email.

- As long as you're here, that's the important thing.

- Yes.

- Perfect hour of business. Cheryl Renier-Wigg at the Interim Secretary slash Executive Director of the RDA. Since we are losing Kevin.

- I would happily make that motion.

- And I will second that. Congratulations, Cheryl.

- Disputed.

- Matt do you make the motion?

- I'm sorry.

- Not the job I wanted Delveaux, not the job I wanted. But it really should be effective at the end of day on the 21st, officially is.

- The end of the day on August 21st.

- Okay, yes.

- I'll open a emotion to that effect.

- Okay, Jim made the motion second by

- I'll second it.

- Sorry, okay, seconded by older Dorff. All in favor, signal by saying I.

- I

- I

- I

- Opposed? Motion carried, congratulations Cheryl. Big shoes to fill, that's for sure.

- That's right.

- Thanks Kevin.

- We expect a bow tie next meeting Cheryl.

- Yeah.

- Very important

- Okay. Number two, consideration with possible action term sheet 20-02, with foreman and company for a bill comprise to get 2.7 North Quincy Street, 221 North Quincy Street, 624 Pine street, 618 Pine Street, 616 Pine Street, 805 Cherry Street. Which all entails tax parcels, 11-156, 11-157, 11-158, 11-159, 11-160 and 11-191 which of course are the old associate bank parking lot.

- Exciting.

- Kevin, please.

- Thank the chair. So this is a project we've been talking about for some time. Have been a working remember, over a year ago we had a request for proposals for development on this lot. After we acquired it, we had two very different, but very good proposals in terms of redeveloping the site. Ultimately the RDA chose to move forward with Gorman company. Really forward their great next year's project that was going to bring in elements of, of different types of housing and a much needed, much talked about a grocery store to the downtown area. And so today is a term sheet to start the firm up, some of the terms and conditions about getting this development project move forward. I think you remember him when we first talked about it. Some things were on the queue that this was a little bit further out in terms of timeline, starting to put together financing and development package, really in order to start on this project next year. And so as we start to narrow, banner options might be, after speaking with a developer felt it would be good to put together a term sheet that could then help the developer really kind of put together the final financing packages. A representative from Gorman, Ted Matkom is here today and would be happy to explain a little bit about kind of the, I guess I'll call it the journey that we've been on, in the last year in terms of putting together financing package. But at the end of the day, Gorman along with NeighborWorks and the Grocer are very excited about this project and really want to see it happen. And so, today's term shade can put forward some things saying, look, the redevelopment authority is in this will go to council. Hopefully they will do the same, really to give some assurances to the private sector, putting some, putting into this project to get it moving forward. So, with it the scope of the project remains the same about 76 residential apartment units mixed one, two, three bedroom units, ground floor and grocery store, about 20,000 square feet, full service grocery store. And then ten two story residential townhome units along Quincy street. Which those anticipated to be done in partnership with NeighborWorks. So there's still maybe some smaller tweaks to iron out in terms of where this may all come together. But in essence, the concept remains the same from where we started this conversation. So in terms of checking the boxes, obviously this does a lot, including fulfilling that need in our food desert on the East side of downtown and bringing in some much needed housing units. And then in terms of where we're at for projections right now, we own the site. So obviously there's zero value to it in terms of tax assessment. Proposed, we're looking maybe around $13 million when this is assessed. Again, it'll depend ultimately on the rents and the mix of units that are in there as well as the townhome units, whether those are for... And with that the developer has demonstrated a gap in the financing and that's project will be unable to move forward without public assistance. So with that originally this acquired using the provisions of TID 13, it's one half mile object 13, it's actually right across the street, which we use to acquire for the infrastructure piece to get the parking. We would look at creating a new tax increment district effective 11 of 21 in order to help the projects. So we're preparing or proposing. And part of the incentive is a transfer of the property for the sum of $1 And then a PAYGO reimbursement of 80% of no more than 80% of the available tax increment for the property. That of course would be done. We would calculate out a debt service and the 1.2 million. And after that was satisfied, we would look at providing the 80% on the back end to the developer. At this time and place, we did not place a monetary or a temporal cap on the project that will likely be discussed in the development agreement. The final numbers come in, but based on these initial assumptions, after paying off the debt service, but net PAYGO on this over the life of the TID is about $5.2 million. And when you go through the numbers, if you want to go through, but I think I will stop there and just say that staff recommends and moving forward with this term sheet again, Ted Matkom from Gorman company is here. If you have any specific questions about the project or would like to hear from him about where we've been and where we hope to go the next few steps.

- In that we paid for the property originally, we must have bonded for that, right?

- We were able actually to use some Director Alan Becker's working the elections today. But we were actually able to use some of our cash balance and the tax increment districts to help cover that.

- Okay.

- So there's not a separate bond issue. What would do, and we did this in other cases, our JBS, where we took cash to pay instead of going out and doing another bond, we would just do a hyper and just basically look at splitting the difference. What comes to our money yet? What can we borrow money at? Find a happy medium gimmick, run a hypothetical debt scenario in order to help pay that fund back. And that's been running. I think we've been running, I think around 2% and 3% for that.

- We're gonna, we would sell the land for a dollar, yet it's written up as a forgivable equity investment. Whats different than us just selling it for a dollar, like we've always done the past.

- So one of the things that we've put in there is just some assurances that the project happens and we're actually dealing with this. It wasn't the same term, you can do forgivable like or a promissory note. No, this was right before my time, but like with Metro and that is you offered to put some money into the project, but you're hoping to get the property. Part of it's contingent on the development actually happening. So in this case, if the development and I believe, in here it said it had to hit 6 million, which I don't see any problem doing. There's enough for the debt service, if nothing else would happen. So it's just, for us looking at all right, if we're going to basically, subsidize and donate this land, we want to at least get enough increment down here to be able to pay for the property. And if it's not, then the developer would basically just be quote unquote, buying the property from us at market value.

- Okay.

- Historically it was a Meyer different than the Meyers. And it was, I don't mind, the question is developer is the same grocery store developer we talked about originally?

- Yes. The initial partners, foreman still putting the lead on those smaller market is so apart, and neighbor markets is still apart. Part of the involved potentially in another private investor. And I can let Mr. Malcolm talk a little bit about that, but right now, yes, it is still the same in terms of putting this package together. Ultimately, there may be a separate corporation or LLC created just for this project. But right now the term sheet, we're still working with the original parties that we presented this proposal also.

- If we asking some questions of the developer. I would request that we open the meeting, but first of all, members of the RDA questions please.

- So what's different original proposal to now this sheet? Is it the fact that we are going to sell the land for a dollar? I'm...

- Nope. The original proposal, basically it was just kind of a concept plan for us to work from. I think the initial ask had some money upfront, TIF upfront. I want to say around 800,000 to subsidize the grocery store piece, potentially some other funding to help move this forward, including the donation of a land for a dollar. And so what we're doing now is just trying to put some terms around, okay, what could the potential incentive be. When we first talked about it was just purely conceptual. We really didn't talk a whole lot of numbers, kind of project and timing. And now this is our first attempt to, put together some of those financial terms so that the developer can go and say, look, I'm going to be looking at this potential type of return from the future increment on here. How can I leverage that and in terms of getting this project moved forward. It also gives a sense of confidence to a private investor saying, look, the RDA and, hopefully the city would say, look, yes, we're on board. We still have to go through the process of a development agreement. But if we come back with again, close to the same project, close to the same terms and conditions, there shouldn't be a reason that we would deny it in the future.

- Okay.

- Thank you

- Upfront donation of land if you will, will there be a out of pocket cost to the city?

- No, nope. Nope. There's the, the only thing requested in here is donation of the land.

- Okay.

- Do we have questions for developer? I don't. I'm comfortable with what I'm reading, but please Matt, you must have questions. You usually have question, good questions

- I do Gary. I'd love to open the floor to the representative from Gorman and hear a little bit about, because I remember right there there were some apartments involved. There was townhouses and several in separate parts of the parcel. We'd just love to understand how that's all developing and what the developer is thinking about timeline. Is it all moving forward at once, separate piece does in the project info.

- Who's going to open up meeting?

- I move.

- Who seconds?

- Second.

- Second.

- All those in favor signal by saying I.

- I

- I

- I

- I

- The meeting is open. Go ahead, Matt.

- A good question for the developer.

- I'm assuming Ted's it's you, that you heard my questions and if you could just kind of give all of us a little bit of overview, the project of how you're seeing it today and if there's anything you've learned, in the intervening months since we last talked and how you're foreseeing the project come.

- Thank you. Can you all hear me?

- Yes.

- Yes.

- Yes.

- Al right great, wonderful. So, yeah. Thanks Matt and the chair for opening up the meeting. It has been a journey since we first got the RFP. The reason that we're here today is we committed when we got the RFP that we would pursue two sources of financing, which I think is important to talk about. The first source of financing, longterm housing tax credits from WHEDA affordable housing tax credits. And what happened was this parcel when we actually applied for the RFP was within what's called a qualified census track, which is a census track that's a little more distressed than our normal census track. And in the WHEDO Wisconsin Housing, Economic Development Authority, they issue these tax credits for affordable housing. They have a very competitive process that Deb knows very well. What happens is they give points for your location and where you are. Well, instead of really a RFP versus when we got a morbid for the RFP, the property moved out of a qualified census track. And we kinda all thought well we're kind of down in the water and Kevin, unfortunately who's leaving, came up with this brilliant plan, saying hey, I know you can grandfather a qualified census track in if WHEDA allows us to just apply before the end of the year. That was last year. If we go to WHEDA, we said, would you agree to this? And they said, no. And we were like, Oh God, you gotta, we had the mayor on the line. We were like, this is a flutter of law. It's not like you're making something up. The Federal Government has provided this grandfather mechanisms of the deal can go forward. And they're like, no. Okay. So we missed that boat. So the qualified census track source of financing. The second story is a funny half.

- Were you looking like half a million dollars or something through there, right?

- No, it's actually, let me explain. Let me explain low income housing textbooks.

- Otherwise just keep going.

- What happens is, yeah, I'll just tell you real quick. So out of $10 million, you would have about 7 million of that would be due to tax credits, getting allocated to me as the developer. I would sell those tax credits to like Chase Bank, Associate Bank, whoever would buy them for a pretty much a dollar and a dollar. And that would give me $3 million left that I didn't have to find. I just don't get along. You know it's tough, right.

- Right.

- Well, that didn't happen because the whole tax credit thing didn't happen. So now we're back to a market rate. So, okay. And the reason in the first scenario, those that deals in affordable rent deal, because my debt is only $3 million. So the rents that I have to charge only at the service, that's $3 of debt. Now I'm going to a $10 million deal, which is actually a lot more, but we'll just keep it at 10 million for the purposes of the example. A $10 million deal, where I have to get $7 million of debt and 3 million or $3 million of other money. And that rent has to service all of that debt. So the rent's gotta be a lot more, but here we are, the market rate deal. So this piff helps us get us there. We're still trying to kind of design it exactly the way we want it. We're still working with our grocer. Our grocer is nervous. I have to stay about the COVID because his entire development was supposed to be people from downtown coming in, buying prepared foods at lunch, going back out to the workplace. That has all drastically changed. So I've got work through that because that is a business model, big seismic shift. But other than that, she's very interested in the site, loves Downtown Green Bay. So hopefully it we'll all whether the storm and keep going.

- We will.

- The other aspect of this is Noel Halvorsen, who's also on the line, with Neighborworks and we partnered because Noel is going to get, I think it's on Quinsy, the Quincy frontage, where he will do 12 townhomes that we're trying to determine right now, if they're for sale or rental. I think Noel can speak for himself, but I think he wants to do for sale. Which would be a great added benefit to the project. And so, so we're all kind of working this through, but we really needed this term sheet, we really appreciate your willingness to do this. Because what this does is just give us a kind of a stick to go out in the marketplace and say, Hey, this is for real, like, people really kind of like this, please take us seriously.

- Yes.

- So we appreciate that.

- Deb, Kathy, older Dorff, anybody.

- Does, you talked about the grocery being concerned. Does this require that that same grocery be used or that a grocer be put in there?

- It really requires the grocer. I think that's how we won the RFP.

- It requires a grocer, the one that's in the RFP. That's my question.

- Oh, it wouldn't be me--

- With this turn key.

- That's the one I'm purchasing.

- Okay, okay. But it does have to have a grocer.

- I'm going to go to Jim. Give us your perspective please.

- For me?

- No, Halvorsen, Halvorsen.

- Oh, sure. Well, thanks Mr. Chairman and all members. Yeah, Ted and I have been talking a bit, about the townhome portion of this initial proposed project. And we certainly like to make that happen. We're at the very beginning of a pre-development process with that. So, we need to talk with staff and with Ted some more about how that would know. We've built town homes over on South Jackson Street, over Widow park. Imagining something similar here. But I think regardless of whether it was for sale or rent, we probably want to be talking with the city about the possibility of some home funds for some of those units and maybe some other resources that you have in your toolbox to put them together. We'll be, be working on those details and working with your team going forward on that.

- Good Jim, CFO. Did you need to crunch some numbers there?

- Well, I didn't crunch any, but I like what I see in terms of PAYGO, I'm a fan of PAYGOs. And for a shoulder, $6 million. If it's not reached the land failure's gotta be reimbursed. So that I like, and besides the finances, I sure like the press by the grocer at the outset. So, I'd like to see them be successful and be a part of this project.

- And I'm going to go to Older Dorff for a second and then wrap up with Matt. But, five years ago, we had listing sessions, all the people downtown and by far, and the number one was the grocery store. So I'm really excited about that potential. Older Dorff please. Hi, older Dorff are you in? Okay Matt, wrap it up. Did the developer answer most of your questions? One more question intended Noel. It may take both of you to answer this. But it would the thought on the timing then on the property be, hey, build apartments, grocery store or townhouses, all in one fell swoop, or is this a phased investment?

- I would think all in one fell swoop. What we would do is first build the grocery store core in shell, let her build herself out. And then at that time we'd finished the apartments that I think Noel does the exact same timing on his piece. We would really kind of do a CSM, a Certified Survey Map or Noel would have his portion TDP since he was townhomes on Quincy. And then we just keep going. One phase.

- Got it. Thank you.

- Deby can you add anything from a state perspective?

- No. I just knew that this was all going on in the background with Ted and I was just like, oh no, no. But, the whole area is just really right for that townhouse development too. They're being accepted so rapidly and being purchased so rapidly. And, getting rented out right away. So I think if we can find all the financing to get the ducks in the row, it'll end up being a great project.

- Absolutely.

- I know another thing too. It was like, that whole census track thing like, are kidding me. I'm in the office, just going but. And then, also new markets. It was originally, I think Ted was going to try to go after some new markets for the grocery store. And literally the census track ended in between the road.

- Right.

- Going into the property. So yeah, I know. It was like two strikes all of a sudden. It's like, oh man. So just being able to realign himself that quickly and being able to go to a market rate development and finding other sources of funding as this like, menthol.

- Older Dorff, Kathy any other questions, comments?

- I'd love to see it continue on. This is one presentation that I remember so well because I, with the grocery store and everything that goes with it, I'd like to see continue.

- Older Dorff are you still bored? Are you muted? I don't know. I'm sure she's here.

- I saw, it said Barbara Dorff left. I just saw a message on my phone. So I don't know if she had a log in, log out, log back in.

- Okay. We have a anyway.

- She was trying to reconnect. She just texted me. So she's trying to get back in.

- Okay, okay.

- Okay

- Are you ready? Any other questions for the developer or no? Otherwise we go back to regular order of business.

- I motion, Gary.

- Yup, for Jim. Jim made a motion to go back to regular order of business.

- Second.

- Second by Kathy, all those in favor signal by saying I.

- I

- I

- It carries. So we are back to regular order of business. This will go to the council as well, but from a minority perspective, I will certainly entertain a motion. I would certainly make the motion, Gary, that we approve the term sheet 20-02 with Gorman and company for the development project just discussed subject to minor legal and technical revisions.

- I'll second. Because I no longer am with NeighborWorks and there's no longer WHEDA tax credits in here, so I can vote.

- Al right.

- A motion to second. Any comments in regard to the project. All those in favor of the project or the, I should say signal by saying I.

- I

- I

- I

- I

- Opposed? Motion carried. Congratulations, best of luck. And we'll be with you all the way. It's exciting project, very exciting. Thank you.

- Bye Ted.

- Excellent

- Thanks for stopping.

- Yes. That's progress. We're making good progress. That's very exciting.

- I know. And the reason you're talking when we were talking, I'm like literally the Newmarket census track ends in the middle of the street right there, we're like, oh no But that program ends this year. So yeah.

- This is what we went to battle with right there. Now again, I'm not proud of the Federal Government, but I don't know who draws census tracks like through the middle of parcels or like somebody who has got lazy and made a line connecting through it. But believe me, we tried every angle in the book to try and get that thing in there. But a census has been informed that we would maybe like a little adjustment at least to get, keep the track straight in our community.

- That doesn't even make sense.

- You don't need to tell me that.

- Wow.

- Item number three. Consideration with possible action of term sheet 20. That's family limited partnership for developing projects at 425 South Adams. And 441 South Adams. Tax parcel 13-99 and 13-98. Are you getting Kev?

- Yes.

- So we have another term sheet before you today. This is a project that's been grabbing the Southern end of our downtown area. It's an area that we've discussed a lot of times that is ripe for development. Obviously the one Aster project from building is down and working to complete that first phase, it's trailing potential for the apartments down there. As you see the Royal cleaner site as being, through its final cleanup. And we have some other interested parties interested in this projects down in this area. You're kind of making that great transition from the core downtown to the Astra neighborhood. And so there's really a good opportunity for different types of housing products in this area. So what we have today, a developer, of the VNS family limited partnership, internal project that's going to convert an existing two story office building down on South Adams appropriately for 25 South Adams. It's about 14,000 square feet. And they're going to convert it from a multi-tenant office suite into residential apartment units. So the project involves a number of advancements to the external facade. The addition of some parking garages on the property. And in addition to the conversion inside. Obviously this project, aligns with strategy in terms of things that we're trying to do, reusing buildings where possible. It's in a great location in terms of easier reach on, foot bike transit. The property values will assess higher with this. And we're adding additional housing products to our stock, just to Segue. Where we'll be talking about the housing study in the near future. But definitely still a need four additional housing units in our community. And so with that, we have this project, some initial concepts were presented in the package to you. Some renderings of the facade. And then we can just bring those up real quickly here. Go down. So here's the existing building as it is right now. I think great. This is Green Bay's first attempt at, at height, right? Going from one historic, bringing the basement out of the ground to almost get the two stories. But making some improvements to the facade on the building. Adding in some additional drive areas and just some renderings of what they're hoping to do. And in this area. We have representatives from the development team here. We have Christopher Naumann and Bill Van Ess who can answer questions if needed. With that staff is recommending an incentive. We anticipate this building right now, Cess is out just under $500,000. When it's all said and done, we're estimating probably around $1.3 million. Again, it ultimately depends on the finishes and rents for here. What would feel that's a pretty good conservative estimate. And so with that, we would propose a 80/20 PAYGO. Again, just being the term sheet. And so working through some things, we did not propose a numerical or temporal cap on it at this point. But all in over the life of it. Let me just switch over here, over the life of a tax increment district should provide somewhere around $430,000 of incentive. This is just outside of TID five, put it under the guise of being within a half mile radius. We were looking at creating a new tax increment district in this area, which we've talked about for the one Astro project. And we talked about this year, but that would not be effective until 1/1 of 21. We're capturing some of those properties on area. And with that we propose that incentive and propose a approval of this term sheet today.

- So it would be a separate kid you'd be establishing a totally separate kid?

- Correct. And we had talked about earlier this summer, when we got the resolutions to do new TIDs, This would be proposed TID 24. Initially we had talked about doing at 1/1 of 20, but we're actually going to push it back until next year. Because there will be no new increment in 21. So just being frugal and trying to get the maximum length of the TID. We'll start these in 21 instead of this year. But we would create a new TID for this to go and correct.

- So Kevin question for you, let's say for whatever reason, God forbid that the new TID is not approved. Does TID five have enough capacity, statutory lit patients to be able to handle this project?

- Potentially no. Because we're running out of time for expenses. Now I think this year, next year is the last year we can encumber expenses. Let me take that back. We could look at it as if we would run it and just hypothetically would assume a time period that we proposed here. And then in that case, escrow, the money like we were going to pay it out over time. And in that case, yes, there would be enough time, there would be enough capacity in that TID to do that. But in terms of just having a straight up PAYGO, there's only five, six years left. So we would just need to make sure that those funds are being encumbered in order to pay out the future capacity. So I guess circling the answer to your question. There's not enough time in TID five, but there would be enough capacity that, that TID will and act that you could escrow and cover enough funds to pay this out. If the TID were not approved. I'm hopeful again, and do not have control over that, that joint review board. But given that there would be this project, the one Aster project, potentially one or two other projects that come online in the works right now that there'd be good support to have that TID in that area.

- Are these all markets right?

- I'll let the developer talk their market. And I'll just have the caveat market as kind of a wide range in terms of where you're talking. But I'll let them address kind of where they think, their rents will come in at.

- Chair open the floor.

- Open the floor.

- Made a motion to open the floor All in favor signal by saying I.

- I

- I

- I

- Motion carried. Please, Mr. Developer could give us the answer to Kathy's question.

- Good afternoon, everyone. My name is Christopher Naumann. I'm the architect and consultant working with the owner slash developer, Bill Vanessa. On this job he is monitoring the meeting today. You can see him down there, but he's asked me to address questions. So I'm happy to answer that the questions that the group has. So could you repeat the question please?

- Hey, she was asking if do your market rate departments.

- Sure. Yes, they are sort of, we have, the unit plans are fairly generous and size. We're looking between 700 to 800 square feet for a one bedroom. We're looking for rents up in the $1,200 range per month. That would include that does include water and a single secure garage stall included in that price.

- Kevin, we don't have the housing study on the agenda. But I'm sure you get some insights as to in general, what is telling us and also what our demand is in downtown. Could you give us insight on that? Yeah, just from a very high level and Sharon correct me if I'm wrong, but under the, even the conservative projection we needed 500 to 700 units of housing to come online every year for the next five to 10 years. Now they're going to dive into like where that is, but we need a lot of units. We are way behind on where we need to be for a variety of reasons that I'll explain. But yes there's a big untapped demand. And in a lot of cases, it's really, again, I don't want to go too much into it at the ends of the spectrum. We need more affordable housing, but I actually needed more, I'll call it high end and luxury housing. We just, we do not have enough to meet the demand here and thereby those who could afford it, buy down and just compress it. And those who need the affordable housing can't get it. So all in, yes. There's ample support for hundreds of more units on per year for the next

- To item number one. The project we talked about right before this, with the grocery store, right. This makes sense, so exciting. I digress, I apologize. Other questions for the bill for Chris.

- This is Deby, I don't have a question, but I have a comment. The renderings. Congratulations for making an unattractive building look attractive. I was, as soon as I heard the address, I'm like, is it that building? Yeah, it is. Oh yeah, that looks pretty good. And I understand that and I do understand the need for market rate. And I do understand stand the need for $1,200 units, but I think it, as we look forward in the future and I certainly do support this. I know that it'll get rent out. If you build it, they will come. But, hopefully some time we'll be able to like start hitting that middle market, that missing in the middle of housing market with some of our developments. And I know that's a really hard nut to crack, but I totally appreciate this project. I'm wondering, are you ripping, is this going to include the condemned house that sits next door as opposed to this?

- Yes, actually the owner has already acquired and has removed that condemned home from the property. It is currently open and free and ready for development and is under our control.

- Okay, great. Awesome, that's it.

- So Gary, just a one question for the developer. Timeframe, rough timeframe. When you expect to start and complete the project?

- Well, if all goes well, we can cut the design team loose to start getting the, I guess the deals ironed out here in the next 30 days. We would love to have our state review drawings in for permits sometime early, mid November. And then we have some existing tenants that need to be relocated.

- To vacate the property, we would love to start demolition on the interior work as early as December of this year. We'll you be looking for occupancy for new new tenants and those apartments by July, 2021. That should give us ample time to do the interior and exterior build outs.

- Thank you.

- All the doors, Matt, Kathy.

- I think it looks beautiful. I'm very excited about it. No, I don't. The questions I would have had, have already been answered. So I think this is going to be great. Thank you so much, Chris.

- Yeah, thank you.

- I'm with Barb. Let's go.

- I agree.

- Thank you for letting us be part of the meeting guys. Great to see you again. Great to see you back in town. Great to see you. I'm glad you're doing the project.

- I appreciate that, thank you guys.

- Motion to go back to regular, unless you have other questions for the developer.

- Move to go back to regular order

- All the doors. Second Kathy. All those in favor signal by saying I.

- I

- I

- I

- I

- We're back to regular order of business. I so entertain our motion.

- Oh, I move to approve, item this item. In the limited partnership for the development project.

- A motion by older Dorff.

- Second that theory. There you go.

- I guess Matt.

- You put Matty down, that's fine.

- I regret Anyway, I'll get you next time on Kathy. Any other questions or comments? If not all those in favor of the motion signal by saying I.

- I

- I

- I

- Opposed? Motion carried. Excellent, good luck with the project. I believe it's going to go quite well today. Fantastic. Thank you. Good to seeing you again Chris.

- Number four. Consideration of possible action and planning option with MVAH partners, LLC, for properties located in the 100 block of East Walnut tax parcel 14-195, to 14-202. Okay, number four.

- All right, Gary. That was that's me kind of interview.

- Ken, great.

- Good to see you guys. So this RDA site is comprised of eight parcels on the 1100 block of East Walnut. Staff has marketed the site over the years as we acquired them from 2007 to 2010. We've marketed them, had a few interests, a few interested developers. We had a few or two planning options in the past. With the previous planning option expiring this week, we put back on the market and MVAH partners. Style Developer has expressed a letter of interest in the site. They are looking to construct 50 apartment units as well as six units of townhomes for individual families. And this would include a mix of market rate and affordable housing. Also they're looking at a potential $9 million project, potential property value for the project. The senior vice president for the company is on the line, if you guys have any questions, he also has a presentation prepared, a real brief. As we have a big meeting today, I will let him know that. But he's been, we've been chatting a little bit here. There's a lot of good information on the last two agenda items here that I think are gonna help with this project as we go forward seeking the planning option and eventually development agreement on this site. Staff is recommending going forward with a planning option until April 30th of 2021 with two possible extensions, with the ability for staff to go forward with those extensions if needed. Or we'll be bringing back a development agreement or possible term sheet when that when the extension or the planning option expires. So with that, I guess I would say we could open the--

- All the doors.

- It's just, I have a question for Ken, which you, Ken you might be able to answer this. So I'm a pretty spry senior, but I see that it says four or five story, new construction. Is that correct? Like there's five stories in these houses?

- Four to five story, apartment buildings. So they would be required I believe to have elevetors

- Elevator. Okay, I was picturing, it was like one apartment, like a townhouse, to get to the top of your house.

- So no

- No, but it would be your traditional apartment, but.

- That's not it, so. Oh, I'm losing you again, crap.

- I always like presentations, especially if it's going to be short.

- Thank you.

- I'd be in favor opening a meeting, the short presentation, if you will.

- So move.

- Seconding, I'm backing for a second here.

- Seconded by Kathy. Kathy got you to stay.

- Kathy got it. Kathy got what?

- You got the second.

- It was nobody.

- I really do want to see the presentation.

- All in favor signal by saying I

- I

- I

- I

- We're open, thank you.

- I keep getting kicked out.

- Okay, great.

- Good afternoon, everyone. My name is Hume on I'm Senior Vice President at MVAH Partners. Appreciate it, for giving me the opportunity to speak to you today about Walnut Senior Loft and

Townhomes. Next slide please. So quick presentation overview. I'm going to give an introduction of MVAH, talk about the development and go over a key milestone and timeline. So MVAH has been developing senior and workforce housing for over 25 years. We've developed over 6,000 units in 16 States and we've won numerous national awards for development and property management. Here are a few examples of our properties. We've done a number of different kinds of properties from new construction, elevator buildings, to townhomes and single family homes, to rehabs. And we've worked in every kind of market from a non Metro to urban core. Another example. The next few slides are just examples of our developments. I want to note that we only include swimming pools in our Texas development in our Midwest developments. These are a few image developments under construction. So quick overview of our preliminary concept for Walnut Senior Lofts and Townhomes. So we're looking at 50 units. So it would be 44 units in one building. And that would be for seniors, age 55 and older. And that would be an elevator building. And then we're looking at six, three bedroom townhomes. So those would be two story townhomes, and those would be designated. Those would be available for any age. It would not be age restricted. So only the 44 units and the elevator building would be age restricted. And as Ken said, we're looking at about a $9 million total development cost. So here here's an aerial site. I'm sure you're familiar with the site. And I did include, I did seven Ken a site plan late in the process. But we have narrowed it down to a four, a four story building. So it will be a four story building, not four to five. So I just wanted to clarify that. Oh yeah, there it is. Yeah, that's the layout. And so this is a very early design and we're very, very open to feedback and making adjustments. But right now we're looking at about 53 parking spaces. And we do have some flexibility on trying to shift things around on the site. But that that's what our architect came up with early on. And here are a few examples of what the look and feel might be. So the building to the left is a four storey, one of our four story senior developments. That develop, the senior building on this site would be a straight line. It wouldn't be an L-shaped like this one. But the materials we would use, the kind of the design aesthetic is similar to that one. And then the townhome product that would be pretty similar to the townhomes shown in this picture. So with regard to community benefits, we're looking at providing quality senior workforce housing. We provide 50 around 50 construction jobs and two permanent jobs. And then we would be providing an environmentally sustainable building. And here's just a preliminary breakdown of the unit. So we're looking at 31, one bedroom where the proposed collected rent is a little under 600. 13 market rate one bedrooms. And that would be about 700. And then six three bedrooms at about 941. So these are pretty early rent levels. We have further investigation you have to do on the market, but that that's based on our initial research of the market.

- Hume, I have a question for you. What on your units, what are the typical square footages?

- So the one bedroom units, I think we're going to be around 650 to 700 square feet and then three bedroom, we're closer to 1150 to 1200 square feet.

- Thank you.

- You're welcome.

- Chair, can I ask the question? So, in the senior units, are there any like communal spaces or other amenities in those four or five story buildings for the seniors?

- Yeah. So for the seniors, we do provide a common areas for things and for people to schedule for gatherings.

- Okay.

- We also include some kind of computer lab or a business center. And, so those are the main and then we do provide outdoor common areas as well.

- Okay.

- Can you talk a little bit more about the common areas outside?

- So we typically have something like a park bench. It would vary from development to development. Sometimes we've provided we fill it up, that's all again, an outdoor pavilion or other seating areas. Depending on the development we've also done community gardens, things like that. So we're open to working with the city on what would make sense, but those are some of the things we've done in the past.

- Debbie, this is going to your Billy whack. Got some comments or questions for the developer? Uh-oh, you're muted.

- So when Kathy asked about Green Space, so you were going to have six three bedrooms as potentially a lot of children, right? So, I'm wondering where the NeighborWorks new project is. It's like almost adjacent to this, isn't it? But it seems like you would have to have some kind of amenities, green space amenities for kids out there. And then how are you going to are those units from the seniors?

- Yeah, they're on a separate building.

- Separate row over there? According to the drawing that I'm looking in front of me, we have the separate units on Walnut street, would that be the family units?

- That's correct.

- Coming in on Roosevelt?

- Roosevelt

- Roosevelt, that would be the family units, right?

- That's right.

- Good.

- [Kathy] And then the, but there would not be outside access from any of the apartments, correct?

- Outside access to the apartment building or?

- [Kathy] No, if I live there, I'm not going to have a space where I can go outside. I can put the plants. I want to have a little garden on my patio. This is basically the outdoor space is you got to come through the front and you guys will have a little space around there. Is that it?

- At this early juncture. But yeah. I don't think that we'll need to work on

- [Kathy] Okay.

- I'm not familiar with this area. Is there a park nearby at all, but we're talking families. What park would be near there?

- This is right down the street, Gary from East High School.

- [Deby] Yeah, it's right by east.

- Oh okay.

- The modern park that's there, and I don't remember the name of the park,

- But yes, yes, yes, yes.

- [Dorff] Arboreeno park is probably closest. Whitney is always close as well.

- Well, good, good, good.

- I think the name of the park is Joanis.

- That's Okay

- [Deby] children you're not going to let them out, that's why. Some green space for them to play on. But, this is a lot, you're looking at our option expire. Okay.

- Yeah, and it's just strictly a planning option we got some conservative, one of the developer, we should tell him. So when he comes back with the development agreement that we would see the things we're looking for.

- [Deby] I don't have any concerns about it. I'm glad to see that there's more new construction in that neighborhood. Especially if we're going to be putting a new construction, single family home, right around the corner, down the block on Cherry, literally a block away from where this development might be. Right, on Cherry new construction? Ken? Yes.

- We, we have a lot over on Cherry Street. I don't believe that's the one that we approved last month though. But we do have a lot.

- [Deby] I'm pretty sure.

- Let me check my notes here, one second.

- Yes, yes, the one from the County. I'm sorry, yes. We did just purchase a lot from the County that we'll be putting up in the new homes in your neighborhood program. We don't have anything accepted on it yet. But yes, we did just acquire that from the County.

- [Deby] So, I literally lived two doors down from that lot for 12 years with my son while we were growing up. So, I know the neighborhood really, really well. So it's really good to see some new construction going on in there. I know that we had wanted some density going on in there. So, hopefully it'll spur some additional upkeep and investment in that area then.

- Yep yep. So the way staff looked at it too, is being that this is a senior housing development, potentially if there are seniors who would like to stay in their neighborhood, but maybe are in a house that isn't accessible for them now. This would be a very good opportunity for them, which then opens up more housing to the rest of the market as people are, we have that need out there. So...

- I have a question. Can you tell me, do you have onsite management for new units or how do you manage them?

- Yes. So there will be a property manager and then there will be maintenance staff. And the way we do it is we have the property manager on site three days a week, the maintenance staff, onsite three days a week. They stagger their days, so that there's five day a week coverage. And the maintenance technician is on call 24/7.

- Thank you.

- You're welcome.

- No other question.

- Jim please

- So Hume, when you build these projects and you've done quite a number of them, do you tend to build and hold or do you find a point in time when it's advantageous to sell the property off?

- So we're a longterm owner operator and we self-manage.

- Thank you.

- Good to hear that.

- Any other questions or comments for the developer? If not, I'll entertain a motion to go back to regular. Jim.

- Second by Matt.

- Second by Matt. All those in favor, signal by saying I.

- I

- I

- I

- We're back to regular order of business. This is strictly a planning option, Canon Developer, I think you've heard some of her concerns. That hopefully you can incorporate into the development agreement. But other than that, I'll entertain a motion.

- This is Jim. I would move to approve the planning option.

- And I would second that Gary.

- Okay, there's a motion by Jim, second by Matt to approve the planning option. Any other questions or comments? If not, all those in favor of the motion, please signal by saying I.

- I

- I

- I

- Opposed? Motion carried. Thank you, congrats I think it's a terrific project in a much needed area. But that's

- Thank you.

- Number five. Consideration of possible action and acquisition of 525, 11th avenue. Tax person 2-432 using Neighborhood Enhancement funds. Is that Ken again? Figured it.

- [Kevin] Yes, that is me. So we had a request from older Johnson to take a look at the 1100 block or the 500 block of 11th Avenue here. We've been in communication and have toured a few properties. This one, the owner reached out actually to the city. He recently demolished the house on the property. The garage still remains. And he doesn't really want to build anything on site right now. He's looking to kind of downsize and get out of some properties. He has offered the lot for 15,000, which is just slightly over what the assessed land value is. And we do have a signed offer to purchase from the owner. Staff is recommending purchasing with Neighborhood Enhancement funds for $15,000.

- Longterm what kind of development do you see happening on this property?

- [Kevin] Yeah, so I see we're going to list this as part of the new homes in your neighborhood program for owner occupied on new single family home. Or I know Habitat would be interested as well as this site would allow for a single story development, which is kind of what they've been looking for. And they've built a few over on Greenwood in the surrounding area. So, whether it's market rate or habitat, I think we can get some new construction on this site here within a year or two.

- Good. Questions or comments.

- They dealed me. I'd like to make a motion to approve.

- Motion made by older Dorff to approve.

- Oh, Deby has, Deby's waving her hand.

- Deby.

- And she's still muted, she is.

- There you go.

- I thought that Anyone second that motion made by older Dorff, to buy the acquisition of five 25 11th Avenue, using neighborhood enhancement funds? Questions or comments in regard to the motion. With that all those in favor of the motion signal by saying I.

- I

- I

- I

- Opposed. Motion carried. Thank you. Go get them Ken. Number six. Consideration of possible action and allocation of $120,000 from the 2019 Community Development Block Grant CDBG, Small Business Pandemic Relief funding for the CDBG economic development involving loan fund. Who's that, Kev?

- So I will start and I've got staff to back up. We, early on this summer had our cares allocation funding. And we put a number of the great deal of funds into a pandemic relief fund loan. With that and as Wendy Townsend is here can kind of talk through a little bit where the program is at. We've had some applicants, but we have not had a lot of interest in it. And so we are looking to get this money put to work. And so we are asking for a shift of these funds back into our traditional revolving loan fund pool. Ms. Townsend, they're working with some applicants, despite all the craziness, some people are making some pretty good investments and are looking for our assistance in moving things forward. And there's other kinds of funds that we're really excited about because they're longterm investments and businesses and really good for the city. And so we are asking for your approval to, to ship these funds back, we'll have to go through some motions in terms of public comment period. And then before this is finalized. But with that, I guess I will just yield over to Wendy if she wants to give a little color to

- Yes, Wendy finish it.

- All right, well, thank you. What I wanted to say was initially we took and moved our funds into the Small Business Pandemic Relief program and created that we had initial interest and we created six loans out of that right away and made some businesses very happy that they assistance during their challenges. But more recently, I've received applications for the revolving loan funds and not for the pandemic relief funds. And so I would like to be able to assist those businesses and continue to use these funds in our community for the best possible sources. And we'd like, now that we've had that opportunity, I'd like to go back and reassess that and the funds back so that we can keep moving businesses forward.

- Matt chairs that group and Jim's on the committee. Thoughts or ideas guys?

- Well, I think whatever we can do with funding, right to, hey, the idea there is either save jobs or create new. And if where we're seeing the most, demand for the funding is out of the revolving loan fund to help some new businesses get started up in the city. I'd say, that's great.

- I'm sure Jim concludes.

- I was flabbergasted when I saw the numbers quite honestly, because obviously we worked on this and thought there'd be more of a need than $30,000. So, I guess that's a good thing.

- Yes. I guess I'll entertain the motion. That's why, you got anything else Wendy?

- I do not. But older Dorff is trying to be called.

- Oh I'm sorry older Dorff. I apologize.

- I'm going to do both. I'm going to make the motion, but I just want to say, this seems like a very good idea, a very, very good use of the money. So I would like to make a motion to approve this.

- Okay,

- Kathy. Kathy is seconding. I think she's on mute, but I think.

- She's miming a second.

- You're muted, Kathy.

- Yes I will. I was trying to bring up the little mute thing and nothing was coming on.

- Al right.

- Sorry.

- Motion made by older Dorff, second by Kathy. Questions or comments?

- Now the easiest way we can get it to the business is, I agree with the guy who said so.

- Excellent. All in favor of the motion signal by saying I.

- I

- I

- I

- I

- Opposed? Motion carries. Thank you. Excellent.

- Hey Gary.

- Yes please Jim. I think we need hand signals. This would be my motion. This would be a second. And this be all in favor.

- There you go. Then we wouldn't have to worry about the mute buttons.

- Yeah, right.

- Yeah, why not? I'll try anything.

- Number seven is exciting. Looks like you're maybe making progress on coal piles. Or potentially making progress. Consideration of possible action on a purchase and sale agreement to acquire a tax parcel well, this did go well. 6-9, 6-10, 6-11, 6-12, 6-12 plus 1, 6-12 plus 2, 6-12 plus 3, 6-12+4. I'm not sure I could do this. I'm going to do six of them on a row here. 612b, 612b1, 612b6, that's 12b1. 613, 613-1, 613a, 15, 15a 16, 17, 631 and 634 for service.

- So we're probably going to go in closed session. This a given?

- Yeah, I just, I think I got bingo after all those numbers.

- Yeah.

- I know, I'll collect my price. Right.

- Right.

- So in short. Just to provide some perspective here, because I know, unfortunately I don't memorize all the parcel numbers in the city. This is reflective of Pulliam plant out at the mouth of the river. As you understand, in March of last year, we talked about some alternatives potentially once we knew this was coming up to be commissioned and then put on the market to revisit the alternative of moving the sea rise collaborations from their Mason street facility out to the site. So we've been engaged in a lot of conversations with a lot of different stakeholders. I think representative Stephan said, well the Haley's comment of people and entities coming together at the right time in order to make this happen. I think we're still in that window right now, but really need to make some steps. If we're going to have this happen to put things in line that's happened before the end of the year. So with that I would recommend because we are potentially negotiating purchase and sale of property that we adjourned into closed session. Once we're in closed session chair, with your permission, we would also like to bring in some members of the County, I believe Executive Struckberger is here Port Director, Dean Haen, their Planning Director, Cole Runge are here. I think we've had a very good partnership and I'd like to bring them in to our discussions as well, with your permission. So I would believe it'd be appropriate at this time to go into closed session. And so if someone would make a motion and read the language, I'll do the roll call.

- Okay. We need a motion and a second to go into closed session. Matt will read the language.

- I move to go into closed session.

- Second by Kathy. Let's distribute it. All right, we have a motion and a second. All right, we need the language.

- Read the language Matt please.

- Okay, I will take a shot at the language here. The authority may convene in closed session in pursuant to sections 19.85 I sub chapter subsection E Wisconsin statutes 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 and open session pursuant to section 19.85 subsection two Wisconsin statutes to report the results of the closed session and consider the balance of the agenda.

- Okay, roll call please.

- Alright, chair Delvaux

- Yes.

- Vice-chair Schueller

- Here.

- Older person Barbara Dorff.

- Yes.

- Jim Blumerick.

- Yes.

- Deby Dean.

- Yes.

- Kathy Hinkfuss

- Yes.

- Okay, where's Kathy?

- All right.

- We are going to go into closed session. I am going to, for those of you from the public on, put you in a waiting room and have somebody if it's Steff down in council chambers can just give me a thumbs up or a text or something to let me know when we've stopped recording. So we're done with that.

- Also, thanks everybody.

- Thanks mayor.

- Thank you. And asking is Hemal when she's available, we can restart the meeting, starting recording.

- We are live.

- All good, okay? All right. So back to open session. Chair Delveaux.

- Yes.

- Vice chairman Schueller.

- Here.

- Older person Barbara Durff. Jim Blumreich had to excuse himself in the meeting during closed session. Deby Dean and Kathy Hinkfuss. Okay. We're back in open session.

- Okay, I'm just going to report back that we directed the city and County staff to continue to proceed as directed in closed session in regard to the Pulliam plant.

- Anything else? Any official add to that? I don't think so. Okay, thank you Troy. Good seeing you like always. Let's strike him back.

- Do you want to take a vote on that, just to. Or you don't have to. Maintenance consider it possible action if you don't want to take but then that's action enough right.

- I think so.

- We could yeah.

- I think everybody agrees with that so I think we're good.

- We're good.

- Al right, thank you. Excellent. Financial report and a couple of questions to answer them. Director's report and project updates. You've been a busy young man.

- Well. Yeah. Yeah, a little bit. You said, right. I gotta bring the heat, my last meeting here. Make sure I got a tie, tie in a few loose ends. And what we've been doing and just look, man I've said, the momentum in the city is so good right now that you lot of stuff is in the works. And even if there may not be like a formal agreement binding anything right now, there's a lot of work that we've done. That's going to continue on. So yeah, just my last report, right? My last words, no poems, no songs.

- No signs

- None of that stuff. Again, I'm super excited for me and our family, it's just very good opportunity, I'm ready for that next step then and wanting to step into the challenge. And if you've been paying any attention to what's been going on in Richmond, they're definitely dealing with the sheriff challenges. But also bringing on opportunity to be at an inflection point right in their history and very deep history, to help kind of shape what that future is going to be. I just want to thank you all. I think it's been obviously no secret that I have always fought for what is best for the city and its residents. I'm super proud of what this body, our department, the city has done over the last five years. I think we've figured out solutions to a lot of problems that others thought were tough, not possible to solve. Just a policy thing or code thing that doesn't always get recognized. Maybe some say it's boring, but I think we've done a lot of stuff. That's made things much more efficient, and a lot more equitable, in terms of some of the programs you've done that you've been able to support us, our neighborhood outreach programs, in our public meetings, I think we had our first public meeting and a beer hall. Like how awesome is that? That we've started a public arts program, our marketing program, things that we've done here, through your support of helping to allocate funds. We've done a bunch of redevelopment plans, district plans, we've got a pet bike plan done. We've got six new tax increment districts done. We've cleaned up a lot of the other ones, just a little bit to clean up yet, but we're on our way to, having those be really good. And we've got the historic preservation district downtown and really I went back and I'm putting my spreadsheet together for Cheryl, like all the projects and like where they're at, what we've done and what's next and what needs be done and all the stuff that's like, totally beneath the surface, right? Like the iceberg, she doesn't even know about yet. And she would be like what. But just all in we've done, over a billion dollars of projects in the last few years. a lot of fun to work on. And again, I think I'm most proud. We figured out how to run a zoom meeting, even though we can't always figure out the new buttons, guilty, guilty. I'm very much, a lot of the time, where you just right. We figured out how to get it done. And that's what Sean and I always talk about. I really enjoy that our department figures out how to get what done and that we've been able to do it. So I know you had to leave, but I appreciate Mayor Kendrick. I always brought on board by Mayor Schmidt. I appreciate him allowing me the opportunity to continue to serve. I've loved working with you and this board. But I feel very good and... Our department rocks, I'm just going to say it.

- Yes it does.

- We'll continue to do great work in the future and just wish nothing but the best for this city.

- That's a good job.

- Kevin, it's been a pleasure.

- Is that Richmond is short of some statues, right now. So we're expecting one of I in a bow tie, to be one of the virtues in town. So I tell Cheryl like for the public arts program, I think they've got some extras though. They may not be ones that you want to ship this way.

- You might have to rework at that metal a little bit.

- Yeah, yeah So I said, if any of them looked like Packers, they'll send you some closeup of the faces. And I don't know how many football players right ride horses. But if you want to repurpose it, but yeah, it's right, things are changing. They have a very energetic and progressive mayor and he's making change happen and exciting to say, what's going to come out at the end of that.

- Look, good luck. That's a job for us. You made a big difference. Like I said earlier, so many projects would never have happened without your leadership.

- Yeah Kevin, it's been a great, it's been great working with you, especially since I, well second newest to this, Deby Dean came after me, but coming in and having you and your team, it's just been awesome. So they're lucky to have you.

- I'm lucky to have them.

- Get it done.

- Keep in touch.

- Right, will do for sure.

- Matt, will buy you a beer, I'll guarantee you

- Al right, it's in the record.

- You'll be the first to know if we don't get that grocery store.

- Yeah. It'll happen.

- Fantastic. Best of everything.

- Thank you.

- I guess a motion to adjourn.

- Move to adjourn.

- Second to adjourn.

- I'll do both Second McKathy. All those in favor signal by saying I.

- I

- I

- We are adjourned. Thank you.

- Thank you guys. Bye Kev.