



MINUTES OF THE ECONOMIC DEVELOPMENT AUTHORITY

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

A. ROLL CALL.

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

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

B. APPROVAL OF THE AGENDA.

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

Moved by Ald. Brian Johnson, seconded by Mike Peot to approve the agenda. Motion carried.

Yes- Ald. Brian Johnson, Pam Parish, Mike Peot, Tara Yang, No- None, Abstain- None

C. APPROVAL OF MINUTES.

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

Moved by Ald. Brian Johnson, seconded by Mike Peot to approve the minutes from the December 9, 2019, meeting and hold the approval of the November 2019 minutes until the next meeting, as they were not included in the packet. Motion carried.

Yes- Ald. Brian Johnson, Pam Parish, Mike Peot, Tara Yang, No- None, Abstain- None

D. REGULAR BUSINESS.

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

Pam Parish asked for nominations for Chair of the Economic Development Authority.

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

Moved by Ald. Brian Johnson, seconded by Mike Peot to elect Pam Parish as Chair of the Economic Development Authority. Motion carried.

Yes- Ald. Brian Johnson, Pam Parish, Mike Peot, Tara Yang, No- None, Abstain- None

Pam Parish asked for nominations for Vice-Chair of the Economic Development Authority.

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

Moved by Ald. Brian Johnson, seconded by Tara Yang to elect Michael Peot as Vice-Chair of the Economic Development Authority. Motion carried.

Yes- Ald. Brian Johnson, Pam Parish, Mike Peot, Tara Yang, No- None, Abstain- None

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

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

Kevin Vonck asked for a motion to enter into closed session.

Moved by Mike Peot, seconded by Ald. Brian Johnson to enter into closed session. Michael Peot read into record the closed session language.

Motion carried.

Roll call vote done by Kevin Vonck: Yes- Ald. Brian Johnson, Pam Parish, Mike Peot, Tara Yang, No- None, Abstain- None

Moved by Tara Yang, seconded by Michael Peot to return to regular session. Motion carried.

Roll call vote done by Kevin Vonck: Yes- Ald. Brian Johnson, Pam Parish, Mike Peot, Tara Yang, No- None, Abstain- None

Moved by Ald. Brian Johnson, seconded by Tara Yang to have staff proceed as directed as discussed in closed session. Motion carried.

Yes- Ald. Brian Johnson, Pam Parish, Mike Peot, Tara Yang, No- None, Abstain- None

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

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

Moved by Ald. Brian Johnson, seconded by Mike Peot to proceed with contacting homeowners that have not responded to the "Interested in Selling" letter and start discussions with those who have returned the "Interested in Selling" letter. Motion carried.

Yes- Ald. Brian Johnson, Pam Parish, Mike Peot, Tara Yang, No- None, Abstain- None

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

Moved by Ald. Brian Johnson, seconded by Mike Peot to have staff proceed with the drafting of the Request for Proposal (RFP) for the Commercial and Industrial Market Study, with the condition that items for the RFP will be priced out separately. Motion carried.

Yes- Ald. Brian Johnson, Pam Parish, Mike Peot, Tara Yang, No- None, Abstain- None

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

E. INFORMATIONAL.

1. Brownfields Program Update.

Matt Buchanan presented the Brownfields Program update.

2. Director's Report.

Kevin Vonck presented the Director's Report.

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

F. ADJOURNMENT.

Moved by Mike Peot, seconded by Tara Yang to adjourn. Motion carried.

Yes- Pam Parish, Mike Peot, Tara Yang, No- None, Abstain- None

VERBATIM MINUTES

- [Kevin] All right, attendance. Vice Chair Pam Parish?
- Present.
- [Kevin] Alderperson Brian Johnson?

- [Brian] Here.
- [Kevin] Mahamed Rage is excused; Michael Peot?
- Here.
- [Kevin] John Calewarts is excused. And Glen Sherman is excused. And Tara Yang.
- Here.
- [Kevin] All right, you can run the show. You're Vice Chair.
- All right, so we'll do the approval of the agenda.
- [Brian] Vote to approve.
- [Michael] Second.
- [Pam] Motion is seconded. Any further discussion? All those in favor?
- [Authority Members] Aye.
- [Pam] Any opposed; motion carries. Item C, approval of minutes.
- Vote to approve.
- Second.
- Second, any further discussion?
- Could I just maybe, actually if I could just address the motion. And I emailed Jessica about this, but move to approve with noting that we still need to hold approval of the November meeting minutes.
- [Kevin] They're still hanging out there?
- [Jessica] They're still hanging out there, yeah.
- Still hanging out there.
- [Kevin] I see your point, okay.
- [Jessica] Those will be encore minutes, maybe.
- So we had a motion and a second.
- Proof that I do read the minutes.
- Any further discussion? All those in favor?
- [Authority Members] Aye.

- Any opposed; motion carries. Now we'll go into regular business. Item one, election of officers, Chair and Vice Chair.

- [Kevin] All right, so how this is going to work, since you're standing as the Vice Chair, you're the most senior member right now. You'll ask for nominations for Chair and you need to ask three times. Then after that you can vote, and then the same thing for Vice Chair. Just because somebody's not here does not mean they cannot be nominated, they just can't vote on it. So we do this every year in March, so you'll just go through first and ask for nominations for Chair.

- All right, do I have a nomination for Chair?

- Pam Parish.

- Any other nominations for Chair? And a third time, any other nominations for Chair?

- Move to adopt.

- Do we have a second?

- I'll second.

- Any further discussion? All those in favor; any opposed?

- Should be clear, the motion, by the way, was to adopt Pam Parish as the Chair.

- [Jessica] Yes, yep.

- I didn't explicitly state that but I figured it was implied.

- All right, motion carries.

- All right, congratulations.

- Thanks, all right now I'll take nominations for Vice Chair. This is a sneaky one.

- Has anybody expressed interest?

- [Kevin] Not to me, they have not. I don't know if they have to you?

- Can we explain what the responsibility is?

- [Kevin] To fill in when the Chair is not present. Kind of like the Vice President, I mean that's the only duty, is just to fill in when the--

- Kind of terrible work.

- Unless I announce at the end of the meeting that this is my last day.

- Yeah, right?

- [Kevin] Been there once, right?

- So that's what happened to Pam last time. She was appointed Vice Chair and at the end of the meeting the Chair resigned.
- He was thinking, he was.
- Oh, yes, yeah. He moved away, yeah. After doing it for what, 20 years or something, so.
- 20 years.
- Yeah, he was--
- Wow.
- I'll accept it.
- So we'll nominate--
- I'll put my name out there, okay?
- All right.
- I nominate Mike.
- I'll second.
- If that needs to come from someone else, I don't know.
- [Kevin] Nope, you can nominate yourself if you wanna do the honors.
- So I need to do it two more times, still?
- [Kevin] Yep.
- Any other nominations for Vice Chair? Any other nominations for Vice Chair? All right, and--
- I move to approve Mike Peot as the Vice Chair.
- Do I have a second?
- Second.
- Any further discussion? All those in favor?
- [Authority Members] Aye.
- Any opposed; motion carries.
- Thank you for your service.
- Nice! See ya.
- Hearty congratulations.

- All right, so then we'll move to regular business. Item two, consideration with possible action on the acquisition of 1300 Block South Huron Road, Tax Parcel 21-183.

- [Kevin] All right, what I would like to do is discuss potential acquisition of a property that is out on the I-43 Business Center, just right outside of it. Because we still are negotiating at this point, what I would ask for is somebody to motion to go into closed session so that we can discuss kind of where negotiations are at. And then come on up with a strategy forward. So with that, if somebody would?

- I move that we go into closed session.

- Second.

- Okay, now just to be formal, you do have to read the language that's on there. I know it's a little smaller print but we do need that for the record and then I will take a roll call vote to go into closed session and then also to come out of closed session.

- Okay, the Authority may convene in closed session pursuant to Sections 19.85, parenthesis one, E, Wisconsin Statute, 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, two, Wisconsin Statute to report the results of the closed session and consider the balance of the agenda.

- [Kevin] All right, so then a roll call vote to go into closed session: Chair Pam Parish?

- Yes.

- Vice Chair Mike Peot?

- Okay.

- Alderperson Brian Johnson?

- Just wait outside.

- Yes.

- And Tara Yang?

- Yes.

- Okay, so we are in closed session.

- Thank you for coming.

- [Kevin] So we are going to clear the room--

- Press close.

- And then can I grab the dongle?

- Ooh.

- Try it again.

- That's a fun word.
- [Michael] All right.
- I think we're good. I don't know if he wants to speak at all.
- [Kevin] He said he didn't need to. If we're in approval of the concept then he's good.
- Is that right, Jess?
- [Kevin] Yes, yep, 'cause it's grayed out so we're going. All right, so roll call to reconvene in open session: Chair Pam Parish?
- Yes.
- [Kevin] Vice Chair Mike Peot?
- Yes.
- [Kevin] Alderperson Brian Johnson?
- Here.
- And Tara Yang.
- Here.
- [Kevin] Okay, we're back in open session.
- All right, do I have a motion to proceed as recommended?
- I move that we proceed as directed in closed session.
- Do I have a second?
- Second.
- Any discussion; all those in favor?
- [Authority Members] Aye.
- Any opposed; motion carries.
- [Kevin] Okay.
- Then we'll go to the next agenda item.
- Here you go.
- Thank you.
- Agenda item three, consideration of possible action on the I-43 Business Center Expansion.

- Bye, thanks for coming.
- Okay.
- [David] Okay, it disappeared off my screen just as I was focusing. I'll just do it low tech. Okay--
- I have a sign-in sheet but we may have one person--
- We need to have him sign.
- Who's undecided.
- Undecided, okay.
- Maybe more.
- Okay.
- Okay, I'm just gonna go through, most of you are familiar with this, Tara is not, however. So about a year ago we started talking about expanding the I-43 Business park for multiple reasons. And one of the reasons was to follow the city's comprehensive growth plan. And so this is a excerpt from the Comp Plan. The blueish color or purple color is a business park designation. What you see in the yellow dashed line is the existing I-43 Business Center. It's pretty much full, the city doesn't own any real property in there that can be developed. So we took a look at the Comprehensive Plan and thought okay, we need to take a look at an expansion, potential expansion. So what we did is we, following the Comp Plan, we basically grabbed the rest of the property to the east as a study area. And this, ironically, since we're in the same spot, this is the property we were just speaking of. So we took a look at all of this. The big thing that jumped out for the city was reports of this being very, very wet, a lot of wetlands. What's on this map are just basically the little dots are suspected wetlands by the DNR, and the heavier shaded areas are actually confirmed and mapped wetlands. So we took a look at that and it was like, okay, there's quite a few wetlands in the park. We commissioned, or the EDA commissioned a wetland study. Not a delineation, but a study. And so they came back, again, the dashed red line on the bottom and kind of on the top was our study area. And what you see here are what they came up with wetlands. So it's a little bit hard to see but the darker green are forested wetlands. Those are the ones that we were still talking about if we touched, big setbacks. The yellow and the purple are suspected wetlands that are either currently they're invisible or are being farmed and not as visible but the indicators are still there that they are there. There are some options the DNR allows to mitigate that but I guess to put it all into perspective, where it shows on here is the suspected wetland areas. So the city staff took a look at it and, again, I'm gonna go with following the Comp Plan. So you can see sort of the southern part was the yellow and brown which was a residential classification. And so we kind of shaped a potential expansion area to follow that Comprehensive Plan and also to kind of utilize the wetland area. Industrial, of course, requires large properties that have large area of development. So a good example is just this warehouse right to the east in the business park. When you start seeing the wetlands in the south you actually can't physically fit that in there anywhere. So we took a look at that and came back to the EDA with the results. And it's about 413 acres that's in that dark red outline, and we asked the EDA some very basic questions. Do you want the city to start thinking about buying, developing a business park? That's what we had done with the original I-43. We bought something like 500 acres, expanded it twice. But we purchased the property first and then we sold it as a city. We did one in the University Heights area which is by 54, 57. That one we placed a planned development over the top of the property for a business park but didn't acquire any property with private owners. I'll address that there has been very little development out there as compared to I-43. So we have should we consider purchasing and doing this ourselves, or you know, what does the EDA think. You came back to us, I think that was in December, came back to us saying, well first, we would like a potential market study. What's the market for industrial? And that's a different item on the agenda today. And also you had said contact the

property owners and see if anybody's even interested in selling at all. So I mean you could put this in closed session if you want, I don't know if it's really necessary. Okay, so, oh this was the basic land uses that we kind of came up with. Light-medium industrial within the expanded Business Center, residential to the south, and sort of a green space there in the center that was heavily wooded; it's blue on this screen. But that was a heavily wooded area that would be sort of a nice active or passive green space between the residential and the industrial. And so we sent out a letter that's in your packet. Basically the letter and a survey saying, "Are you interested in selling now?" Which would mean sometime this year, "Are you interested in selling in a certain length of time?" And we left that open for them to answer. "Are you not interested in selling at all?" And then we added some further questions, one, "Are you thinking of developing yourselves or your family?" And the last one is there's no interest whatsoever in developing. So this map just kind of shows you our responses. So everything in pink or pinkish color, salmon colored, those are people that are interested in selling now. Or are currently interested in selling. What's in green, they would be interested in two to five years. What's in yellow, they would be interested in greater than five years. And then the blue properties are properties that the city currently owns already. So we've gotten about, I would say, of the properties that we contacted, we've gotten over 70% responses. And with those responses and the city-owned properties, about 86% of the area that we were talking about expanding is either people are interested in selling or they would be soon. That is about 373 acres currently. Obviously we did receive a couple more today. A few of the small houses along Finger Road also sent some responses back. But obviously anything out here, infrastructure would have to be improved except for where it currently exists, which would be Mason. And I guess we just wanted to share those results of that inquiry, that a vast majority of the property owners in the developable area, what we anticipate the developable area, are interested in selling. It would be feasible to possibly contact them. What's in black there is a gentleman who's not interested in selling or developing at all. So, and we did receive five letters from people who we didn't contact. They were outside of the area, who said they are also interested in selling. So the pink properties there along Erie and then there's one north of Mason. So we kind of had talked about the wetlands in the south make those very difficult to develop. And then on the north, we really didn't want to go encroach into the residential area with industrial 'til we go to the east side of the city. So that's why that one was kind of left out. But that is basically it. Just wanted to let you know where we were with this. We are, I guess, asking how you want us to continue. What we had recommended was that you send staff to reconnect with the people who didn't respond, try to get answers on the few that are left. And also open a dialog with the owners about selling. So let them know that the city is interested in purchasing and doing this.

- I make that motion.

- I'll second, I'll second.

- [Pam] Any other discussion? All those in favor?

- [Authority Members] Aye.

- Any opposed; motion carries. All right, we are on item four, consideration of possible action on Commercial and Industrial Market Study.

- All right, so the second thing that I had brought up last was a market study. And it actually is a very opportune time to do that since we're gonna be starting our Comprehensive Plan update as well. We are doing a housing study. A commercial and industrial market study is probably a great idea. Our plan was done 20 years ago, they recommended big box all over the place. Obviously that didn't hold out. So before, I guess, we even talked about expanding the industrial center, also, what is the climate for industrial and commercial property out here? Again, I had seen some that were done in the Milwaukee area but we thought we would put an outline together and then go and try to actually find either a brokerage house or a planning firm to give us a quote to do this type of study. So I just kind of, in your packets, the last page is the outline. I appreciate it up here. But basically a project overview is to have an overall goal to collect data to assist us with laying out future land uses in the city. That's really what it's for. But we would like to look at commercial uses and those include retail, office, personal or professional service, accommodation, and food and entertainment. Kind of

breaking down commercial into their categories. For industrial we would look at four categories, would be warehousing, wholesale and distribution, it's a little bit different, light and medium manufacturing, which is gonna be your smaller places that don't have a big impact. Not necessarily footprint size but don't have as big of an impact. Everything's done inside, there's no indoor storage, usually no noise or debris. And then general heavy manufacturing, which is your concrete batch plants and your power stations and dirty, real, and thick industrial, that's what you think of. And then we also threw in mixed use, and two types of mixed use. So vertical mixed use which is, you know, first floor generally one use, upper floor is different. Whether that's housing above and offices on the main floor, that's typically what you see, or retail. But also horizontal mixed use, which is mixing uses on a lot itself. Some people call those lifestyle centers, that were hot maybe 15, 20 years ago and they called them lifestyle centers. So you had a grocery store and then some apartments, and then a gym, and they were all kind of separate. But it was a horizontal mixed use. So those were the basic uses we wanted somebody to take a look at. And we wanted them to focus not only on the city of Green Bay, but also all of our adjacent communities. 'Cause we're not in a vacuum and we work with our adjacent communities or compete with them, I should say. And then we also threw to De Pere as well. They are the only other real urban center, in my opinion, in our general metro area. We were looking at projections. So the projections would be what do we currently have out there? We don't necessarily, we don't necessarily know a snapshot of today. What's the trends and absorption rates and also on vacancies. That should probably give us a supply overage and efficiency of where we're at now and then give us an anticipation of needs. So tell us, yeah, you're gonna need to add 100 acres of industrial, I'm mean I'm just throwing it out at random. But something like that. Then we also threw on the fair land price. So what would a property value, what should we expect to pay for property, or other people pay for property if it's urban and serviced. So if city streets are ready, curb and gutter, utilities are all there, just have to build on site. Rural service, which might have utilities but might not have the perfect infrastructure that might have to be improved. And then rural non-serviced, so rural that doesn't have the utilities, doesn't have roads going to it. Let us know like from a brokerage standpoint what those are worth and what we should expect to pay so we're not overpaying or coming at somebody way underpaid. I mean a little bit different than an appraisal but it'll give us that idea. So that was the basic outline for a commercial and industrial market study. I wanted to throw it on your agenda and get it out in front of you. In case you have something that we missed or don't think it's necessary, obviously, everything that goes in adds to the price of the study. Everything we take out decreases the price of the study. But it's really not just for the expansion but also just for the city as a whole.

- This is just a request at this time, meaning that we'll get, any proposals will still come before us for approval?
- Right, this is just to approve the content of the outline.
- Did you feel it's necessary for us to include all of this? Or can you have this proposal, perhaps, broken up?
- That's a good point. We could break it up into pieces.
- 'Cause this just seems very, very robust.
- Mm-hm, well I think the values are one that are gonna change drastically. But I really like to compare us against our neighbors. Also the projections, I think, are pretty important. Especially for the Comp Plan, everything's projections. Maybe the commercial-industrial mixed use breakdown could be changed so it's not as detailed. But otherwise I think everything else in here would be needed.
- [Kevin] I think that's what we struggle with a little bit. I think initially it came up right before we voted for I-43. But then we have this Comp Plan process going on right now, so we're saying, look, instead of doing two separate studies can we maybe expand what we're doing for I-43 that a bigger study, all right. We could pull, cull some of that data to look at I-43 in particular. But I think we can't ignore what's going on in the rest of the city, or also our neighboring communities, really. I mean in this case like we are competing with for a piece of land that somebody's coming to this region. All right, we may need to draw a circle. What are the other

options that we have out there? I know that the Chamber, I just got an email, is kicking around some things, talking about some of those market things. So maybe there's overlap there, but I think--

- Yeah, 'cause I emailed Kelly today, actually and chatted with her. And she suggested that if we haven't done so already that we talk to Manny Vasquez from faculty. Because they probably have some of the, at least the industrial component.

- Data and equipment.

- That's who we've been talking to, yes.

- Yes, we will.

- [Wendy] And his name came up again when we decided to have the rest of that team on. 'Cause we asked if they were gonna do it and they are potentially another partner.

- So I mean yeah, if the Chamber in New North would be a perfect study partner.

- [Kevin] Right, well maybe something we could ask for, too, is just maybe some a la carte things in terms of we're just in the bubbles of all right, we'll do this much, here's the cost. As an add on we could potentially do these things to give us some things to discuss how you want to spend months, potentially.

- Well, yeah, that would be a good idea. I mean we could ask them to break down each one of the sections--

- Components.

- And give us a range. Then obviously we can talk about it.

- I would move that we direct staff to submit the RFP and include those partners as part of that dialogue.

- Is there a second?

- Second.

- Any further discussion? All those in favor?

- [Authority Members] Aye.

- Any opposed; motion carries.

- [Kevin] You voted on that before you excused yourself, right?

- I did vote on that, yes.

- Thank you.

- That's why I was moving out.

- [Kevin] Is there a last item? I think we need a quorum.

- Oh, I don't think I've still got anything.

- No, no, no, I'm just saying.

- Oh, do you, is there one item yet?
- Informational.
- This isn't an action item, right, okay.
- Correct, it's informational.
- You're just don't have enough people here, adjourned. See you next month.
- See you next month.
- Suckers! See ya.
- All right, next item, informational. Item one, Brownfields Program update.
- Okay so, Tara, just for your background information the city is the recipient of a few different Brownfield grants through the EPA. Brownfields are sites that are believed to be hindered through contamination of previous historic uses. Old industrial sites that maybe have been vacant or sitting for a long while. We like to take these grant funds and use them to assess the conditions, really figure out what the problem is with the property and hopefully facilitate redevelopment and turnaround. So the EPA requires us to have a Brownfields advisory committee, and the EDA serves as that committee. So you're basically the individuals I update regularly with our Brownfields funds and rely on you for input and guidance. So our fiscal year '17 assessment grants is just about wrapped up. We spent almost all of our \$300,000, we've got 600 bucks left.
- That doesn't go far.
- Right, it doesn't, so yeah. The next time we're all sitting here this will be closed up, I'm pretty sure. Just since our last meeting we've spent about 2,100. All of those funds have gone towards remedial action planning for the Shipyard site. Just to recap, in all, with this grant we've assessed 14 sites, nine of which have confirmed redevelopment and we're expected to leverage a little over \$60 million with new development, so.
- That's good.
- Yeah, it was a good grant. Moving forward, so we wrapped up that assessment grant. We're starting our fiscal year '19 assessment grant here soon. At the last meeting you guys approved for us to move forward with the contractor Stantec to be our consultant. So we signed that contract here just in February. And we're gonna get started on what's called a quality assurance project plan. I'm not kidding you, they call this a QUAP. And essentially what it is it's a plan that's required to make sure that our contractors are, when they're out in the field and they're handling material that might be contaminated, that they're handling it properly. So once we've got that piece completed, we can really get started doing the real work. And already we've got at least three sites identified with what we'd like to get started with with this next grant. They're all here on the map. The first one is the Associated Bank parking lot, former Associated Bank parking lot on Monroe and Cherry. This is a site that we, the Redevelopment Authority, owns and of course we've got a proposal here. Gorman & Company has proposed a mixed-use project on the site, estimating around 24 million. This includes a 24,000 square foot grocer, 70 affordable apartments, and 10 townhomes. They're pretty early in their due diligence, so we'd like to help them out with doing the Phase I environmental site assessment and potentially a Phase 2 if it's required. So we'll get working on this, here, as soon as we can. The second site we're looking at getting started with is Fifth Street, I'm sorry Fourth. I mean on Fourth Street between Broadway and Chestnut, really, I have the address here. The Redevelopment Authority really owns basically all this right here. There's Tidy Cleaners, that's the Green Bay Bicycle Collective bike shop. So we own all this and we'd like to see potential redevelopment, maybe doing some medium-density housing here in the near future. But before we get started

with putting out an RFP for trying to attract a developer, we want to get a better handle on the condition of the site. These were houses here previously. You wouldn't typically think there's any challenges with that but we know we've had some commercial uses just next door. So we thought it might be worthwhile to take a deeper dive, make sure that everything's all ready to go and for new development. So that's what we'll be getting started with here probably in the next month or two. And then more of the Shipyard, of course. We're still kind of figuring out the details with the construction of this site. So any time we kind of tweak the grading, that means we're gonna have to make a tweak to our remedial action plan, get the necessary approvals through DNR. So there's still gonna be more work with assessments on this site but we're getting close. And that really takes us to our other grant that we received and we received 500,000 from EPA for cleanup of the Shipyard site. And we've only spent about 800 bucks so far of that on travel and training. But the real work should be getting started here this summer. I just got the contract back from Stantec so that'll probably get signed this week and yeah, we'll get rolling.

- I have a quick question. For the cleanup, is it the land or the water?

- The land.

- Land, okay.

- So yeah, there's some contaminants in the soil. So basically all we need to do is cap it. So the grant will fund bringing in new clean soil to put over the top, and also any hard surfaces you see there, we'll help pay for that.

- And approximately how big is that area, the space?

- That's a great question.

- I would say it's about six acres.

- Six acres, oh, okay.

- [Wendy] There was a previous coal pile, kind of like most of our downtown. And so this is a great improvement from where it has been.

- Oh yeah, yeah, yeah.

- And if you're not familiar with it, I don't know if you want to give her a brief breakdown of what's going on at the Shipyard, as far as future uses. Or are you--

- Oh, you mean--

- I can just--

- Sure, yeah.

- If you're familiar with it, it's exciting for all of the--

- Sorry, I don't mean to hold up the--

- No, no.

- Not at all, not at all. We like talking about this.

- Yeah, it's our favorite project, so go for it.

- Oh, me, okay. Well, so there's a natural, I don't know, wharf or inlet? That right now it just kind of goes in and that's it. The site is just kind of piles of earth right now. You have Mason Street on the south, which is on the left-hand side, and all the parking underneath Mason, and then the coal piles further from that. So what the city's looking at doing, as this is the south side of this property, is turning it into sort of a public park but it's not really a park. Sort of a hybrid park. So on the north end, we would redo the parking underneath Mason to make it more friendly and nice. There's a couple parking lots that would be to the north that could also utilize the site. A trail would go all the way around the shoreline, sort of a hardscape trail. The center green space would be just sort of a open green space but it'd be mounded. So it could also act as like an amphitheater and there would be a mobile stage that could be brought in there for festivals and events. There'd be an urban beach which is the sand and the beach chairs and the umbrellas, but you don't access the water. A children's play area, a container park, which is really exciting. I don't know if you've seen them before, but where they're shipping containers kind of arranged and then used as restaurants, as retail space, service, I suppose, as well.

- Yeah, I think the focus would be local retail, food and beverage, and--

- That's on the north side?

- Yeah, this'll hopefully connect to my mouse. Yeah, the black--

- [David] With the pink roof.

- Is that where the Breakthrough would go?

- No, no, this is actually gonna be focused more on small businesses. We'd love for it to have kind of an incubator kind of program as well, to help get some startups going.

- So they'd be to the north, then?

- Private development on the other side of this lip here, on the, I wish my mouse was pointing.

- Yeah, the concept--

- Over there. Concept Breakthrough plan--

- [Kevin] It's right on off the street.

- And you can see the edge of the building. And that's true, that trail goes all the way around and then keeps going up along the shoreline until, at least 'til we hit the industrial that's right on the water, then it's gotta get back to Pearl. But you know, also I think there's a beer garden planned, right?

- [Matt] Yeah, right up here.

- All right, so kind of a nice, oh, and a dog park as well, which is kind of behind those trees on the left. So it's a kind of nice amenity for the neighborhood, the near west, southwest side. That hasn't had great access to all of the river deck stuff and CityDeck with the park expansions. So this is really kind of a nice jumpstart for that whole neighborhood and for the whole frontage. But that's just kind of the basics of the project 'cause I didn't know--

- Thank you. Thanks for filling me in.

- If you knew it or not.

- Yeah.

- Absolutely.

- I like the idea.

- [David] And we like talking about it.

- Yes, we do. Yep, so like I said we'll actually get started with the cleanup of the site probably this summer. And that kind of rolls us into this EPA Building Blocks Workshop, which we just did here in late January. So EPA has been paying a lot of attention, close attention to all the work we've been doing, of course, and a lot of it has been in this area. And they are, they see all these improvements that we're making on this really targeted approach and neighborhood revitalization, kind of the South Broadway corridor. And they got a program called the Building Blocks Program which is available to communities across the country and they came to us and said, hey, we'd like to help you facilitate neighborhood revitalization here. So they provided us with this free technical assistance grant, valued at about \$20,000 to help us kind of kickstart this work that we've already started, but just taking it an extra step further. So what it was was a two-day workshop where we had a neighborhood meeting. This is just a photo of our neighborhood meeting that we had, I think it was the 29th of January. I think we counted just shy of 100 people from the neighborhood in this area on the bulletin board. Very, very well attended. We've done a lot of community outreach in this area for the Shipyard project specifically. But we haven't talked to these folks as much about general neighborhood revitalization efforts that we'd like to make in this area. So this gave us an opportunity to have another conversation with these residents and ask them, "What would you like to see us invest in? "What programs are we not offering "that would help fill a gap? "What are your needs and what would you like to see?" So we had a very well-attended public meeting, got some great feedback. Also a part of this effort we had tour of the neighborhood with consultants that were facilitating this whole effort with the EPA. We also had some CRA folks, Community Revitalization Act anchors that we invited to join us on this tour of the neighborhood as well. Just to give the outsiders kind of a, just a hands-on tour of what's going on here in this neighborhood and some of the projects we've been working on. We took them by some businesses that we've worked with, with Pepper and Richard Craniums on the side grants. We took them through some homes that are being constructed with NeighborWorks. We showed them all what was happening over at the rail yard. Yeah, had some good conversations. Actually this is a photo of the whole tour group and this was us at the Green Bay Bicycle Collective, and on Fifth. And so then after the tour, after the neighborhood meeting we all came back and we were here in this room working for an entire day on actually identifying some strategies to help facilitate revitalization, so. Kind of the broad strategies that we identified, one, we wanted to promote place making and development, of course, two, invest in quality affordable housing, three, define what we affectionately call the residustrial district, and that's kind of the area between Ashland and the river, south of Seventh Street to Liberty or kind of by Lombardi. It's an area that's kind of just an odd mix of single family, residential, and then you'll have a garage or an industrial property and then you'll have another house and then you'll have another industrial property. It's just kind of this odd mix that we kind of want to get a better handle on and do some visioning to better define that district. And then four, reshape neighborhood connectivity and mobility. We've got a lot of overpasses and neighborhoods that are just cut off from other parts of the community. So we want to take a better look at that. So what's going to happen next is they're going to provide kind of a guide, a strategy, a document for the city and the neighborhood to really define some objectives and goals and take these four strategies and just take them to the next level. And that should be provided probably by the time we meet again and we can share that with you and we can have some more conversations about all that and what's to come. But overall I thought it was a pretty worthwhile effort. It will help us, I believe, secure additional grant funds in the future with EPA, as we continue to build this partnership with them and as they continue to be more involved in this neighborhood, only good things can happen, so.

- Good stuff.

- Yeah. Yeah and that's my song and dance for today. Any questions?

- We'll move to number two, a Director's report.
- [Kevin] Not much else to add. We had a lot of good stuff going on, you know, with I-43 and in Downtown. And so we're just kind of gearing up for things that we're gonna do this year and then I know this group had a little bit of lull in 2019, but I think we've definitely got a stack of things to touch on this year. So this is a great year and welcome to Tara, so--
- Thank you.
- Thank you for participating in this organization.
- All right, number three, date of next meeting is April 6th, 2020. And adjourned, do I have a motion to adjourn?
- Sold.
- [Pam] Do I have a second?
- Second.
- [Pam] Any further discussion? All those in favor?
- [Authority Members] Aye.
- [Pam] Any opposed; we're adjourned.
- All right.
- I didn't think Bill was up for a second position.
- Nice.
- I'll get the video.
- You did win this so hopefully gives you a new hint.
- I'm in enough committee--