MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, NOVEMBER 10, 2020, 1:30 PM
Virtual Meeting. Public may join via Zoom.

A. ZOOM MEETING INFORMATION.

1. This item contains documents which provide call in information and instructions for the Zoom Meeting.

B. ROLL CALL.

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

Members Present: Ald. Barbara Dorff, Matt Schueller, Gary J. Delveaux, James Blumreich, and Melanie Parma, Excused: Deby Dehn and Kathy Hinkfuss
Liaisons Present: Jeff Mirkes and Leah Weycker
Others Present: Mayor Eric Genrich, Ald. Lynn Gerlach, and Ald. Brian Johnson

C. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the November 10, 2020, meeting of the Redevelopment Authority.

Moved by James Blumreich, seconded by Ald. Barbara Dorff to approve the agenda for the November 10, 2020, meeting of the Redevelopment Authority. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, No- None, Abstain- None

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the October 13, 2020, meeting of the Redevelopment Authority.

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to approve the minutes from the October 13, 2020, meeting. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, No- None, Abstain- None

E. REGULAR BUSINESS.

1. Consideration with possible action on the approval of a planning option and the award of HOME funds to Impact Seven for the development of multi-family, affordable housing 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.

Melanie Parma arrived during this item.

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

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

Moved by James Blumreich, seconded by Ald. Barbara Dorff to approve a planning option and pledge $200,000.00 of HOME funds to Impact Seven for the development of multi-family, affordable housing for the properties located on the 1100 Block of East Walnut Street site including discussed contingencies. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, Melanie Parma, No- None, Abstain- None

2. Consideration with possible action on the Blue Line Development request for HOME funding for the construction of multi-family supportive housing at 2745-2759 West Mason Street.

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 James Blumreich to open the floor. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, Melanie Parma, No- None,

Abstain- None

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

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to pledge $200,000.00 of HOME funding to Blue Line Development for the development of permanent supportive housing at 2745-2759 West Mason Street contingent on 501(c)(3) entity paying a pilot that is commensurate with the value of the project, successful financing and zoning approvals, and approval from HUD for use of Project Based Vouchers. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, Melanie Parma, No- None, Abstain- None

3. Consideration with possible action to award $138,050.00 of CARES Act Homelessness Assistance Activities funds to Newcap, Inc.; $80,000.00 of CARES Act Homelessness Assistance Activities funds to Legal Action of Wisconsin; and $100,000.00 of CARES Act Essential Front-line Employee Relief funds to Newcap, Inc.

Moved by Ald. Barbara Dorff, seconded by Melanie Parma to award $138,050.00 of CARES Act Homelessness Assistance Activities funds to Newcap, Inc.; $80,000.00 of CARES Act Homelessness Assistance Activities funds to Legal Action of Wisconsin; and $100,000.00 of CARES Act Essential Front-line Employee Relief funds to Newcap, Inc. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, Melanie Parma, No- None, Abstain- None

4. Consideration with possible action on proposed allocation of 2020 Community Development Block Grant (CDBG-CV3) CARES funding of Five Hundred Sixty-six Thousand, Seven Hundred Twenty-nine Dollars ($566,729.00).

Moved by Melanie Parma, seconded by Ald. Barbara Dorff to approve and recommend Common Council adopt proposed allocation of 2020 Community Development Block Grant (CDBG-CV3) CARES funding of Five Hundred Sixty-six Thousand, Seven Hundred Twenty-nine Dollars ($566,729.00). Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, Melanie Parma, No- None, Abstain- None

5. Consideration with possible action on approving the CDBG-CV CARES Business Relief Program Policies and Procedures Manual.

Moved by Matt Schueller, seconded by James Blumreich to approve the CDBG-CV CARES Business Relief Program Policies and Procedures Manual. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, Melanie Parma, No- None, Abstain- None

6. Consideration with possible action on Commercial Façade Improvement Grant funds to DS2-M6 Real Estate Holdings for enhancements to 1614 Shawano Avenue (Tax Parcel 6-235-A-1).

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

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

Moved by Matt Schueller, seconded by James Blumreich to approve a $26,500.00 commercial façade grant to DS2-M6 Real Estate Holdings. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, Melanie Parma, No- None, Abstain- None

7. Consideration with possible action to fund a City Holiday Lights in the Parks Program using Neighborhood Enhancement Funds.

Moved by Melanie Parma, seconded by Ald. Barbara Dorff to approve up to $20,000.00 of Neighborhood Enhancement Beautification Funds for the City Holiday Lights in the Park Program. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, Melanie Parma, No- None, Abstain- None

8. Consideration with possible action to approve a Temporary Limited Easement (TLE) for Tax Parcel 4-181 to accommodate the installation of a lift station.

Moved by James Blumreich, seconded by Ald. Barbara Dorff to approve a Temporary Limited Easement (TLE) for Tax Parcel 4-181 to accommodate the installation of a lift station. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, Melanie Parma, No- None, Abstain- None

9. Consideration with possible action on the reallocation of $85,525.36 from the Historical Preservation-Revolving Loan fund to the CDBG Eligible Area Acquisition funding.

Moved by Ald. Barbara Dorff, seconded by James Blumreich to reallocate $85,525.36 from the Historical Preservation-Revolving Loan fund to the CDBG Eligible Area Acquisition funding. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, Melanie Parma, No- None, Abstain- None

10. Consideration with possible action to purchase Tax Parcel 20-350, using CDBG funds and Tax Parcels 20-381, 20-382, and 20-383 using Neighborhood Enhancement funds for the purpose of providing non-profits program space and future new housing development.

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Moved by Matt Schueller, seconded by Ald. Barbara Dorff to acquire Tax Parcel 20-350 using CDBG funding and Tax Parcels 20-381, 20-382, and 20-383 using Neighborhood Enhancement funds when all contingencies are met. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, Melanie Parma, No- None, Abstain- None

F. INFORMATIONAL.

1. Update on Housing Study.

Cheryl Renier-Wigg provided an update on the Housing Study. No action needed.

2. Financial report and check register.

No action needed.

3. Director's report and project updates.

Cheryl Renier-Wigg provided the Director's report and project updates. No action needed.

4. Next meeting: December 8, 2020 at 1:30 PM.

G. ADJOURNMENT.

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

VERBATIM MINUTES

- Cheryl roll call please.

- All right. Chair Gary Delveaux.

- Here.

- Matt Schueller.

- Here.

- Alder Barbara Dorff.

- Here. Turn off the telephone here.

- She's here. Jim Blumreich.

- Here.

- Debbie Dean and Kathy Hinkis are both excused and Melanie Parma. Did I see her come in?

- Nope.

- Not yet. Maybe she's on her way.

- Yeah, we'll assume she's on her way. Bottom line we have a quorum.

- We do have a quorum.

- Approval of agenda please.

- So move.

- Jim.

- Second.

- Alder Dorff.

- Alder Dorff. All in favor, signify by saying aye.

- [All] Aye.

- Opposed. Motion carried. Approval of minutes from October 13th. The redevelopment authority.

- Move to approve.

- Second.

- Alder Dorff, second by Matt. All in favor, signify by saying aye.

- [All] Aye.

- Opposed. Minutes approved. Thank you. Regular business. Number one... There's no changes to the order of the agenda, I take it. Oh, that's good. Number one consideration of planning option in the award of home funds to Impact Seven for developing the multifamily affordable housing for the properties located on the 1100 block of East Walnut Street Tax Parcel 14-195 through 14-202.

- Chair, Will Peters, will be handling this item.

- Yes. How are you doing everyone. Little background here on this item. I don't know if you all recall back in August, we originally awarded a planning option to MBAH, associates for the development of a housing project on that particular property. Well, it wasn't not too long after that, we received notice from MBAH that their financing fell through and they had to rescinded their request for an option. In that time, I just happened to be in conversation with Impact Seven, Michael Carlson their reach-outs. They haven't developed in Green Bay before. They've attended the housing conference we had a couple of years ago back at Lambeau Field and in Green Bay. So I've been helping them look through our portfolio of properties that we have, and their sites landed on the 1100 block of Walnuts here and Roosevelt. So what Impact Seven is looking to do is to build 40 approximately units all affordable housing, a mix of one bedroom, two bedroom, and three bedroom apartments. And they also are requesting the assistance of home funds as well. And I see that both Michael Carlson and I believe Kate is here as well from Impact Seven. So I've been more than welcome to opening up the floor for them to present the housing development.

- Move to open the floor.

- Second.

- Motion by alder second by Jim. All those in favor, signify by saying aye.

- [All] Aye.

- Opposed. Motion carried. How much home funds are we talking about?

- So in their home application they have a unique request, that, of course, they can discuss further but they're requesting $200,000 this year but they're also requesting if they could ask for a combination of funds from next year's home funds allocation and also the tip extension funds as well, once those become online. But at this point in time, staff right now is comfortable with recommending award of $200,000 deeding the property at no cost, contingent on successful financing, zoning approvals, site design, and neighborhood outreach. But most certainly, allow Michael to talk a little further on their as a requests.

- Michael, why don't you give us your perspective of the project.

- Great. Thank you. Thanks to all of you for giving Kate and I time to appear at the meeting today and to share some more information about our project and thank you for requests here. I'll back into a description just by giving you a little bit of background information about Impact Seven. We've been around for about 50 years now. It was organized back in the late '60s and it's headquartered up in Rice Lake Wisconsin, but we operate all over the state. We have three major divisions... Well, actually, before I get into that, we're a 501 nonprofit as well as a CDFI, a community development financial Institute. And within those respective roles we operate all over the three major divisions. We've got the business development division, which administers our new market tax credit allocations and also makes business development loans to small medium sized businesses across the state. And then we have our property management division and real estate development division that work in parallel with one another. We own and manage about 1,200 units across the state of Wisconsin right now. And really the bulk of those are, I say reflective of the history of our organization and are above that Highway 29 line that connects Green Bay to Eau Claire. For the first 25 or 30 years or so of Impact Seven history, we were very much a rural development organization generally shows that the bulk of our housing units are elderly and disabled housing typically funded by rural development and by HUD funding sources. In about 20 years ago or so we expanded into the low income housing tax credit program which is the program that we're using as the backdrop for this housing development here. And the bulk of those developments that are, I would say are South of that Highway 29 line, are in the Southern Wisconsin, more metropolitan markets Sheboygan, Manitowoc, Beaver Dam, Milwaulkee. And so that's just kind of give sort of a sense of our organization's footprint across. The staff also lives in work all over the state, and Kate and I both happen to live and work out of Madison then. This request in this project comes as we've been assembling our applications for this year's low-income housing tax credit application round. That's a funding source that is administered by WEDA, the applications for that. It's once a year application cycle they're due in the second week of December. And all things considered we discovered this site, I'd say fair on Walnut Street, kind of lately for a tax credit project. We had been looking and talking with Will actively about possibilities for next year's application round. And he very kindly led us through the roster of good applicant properties for that. And when Kate and I went up to Green Bay the other day or maybe about two, three weeks ago to do a site visit and take a look at some of these properties with Will and some of the other city staff. We started at the Walnut Street property and he showed that it had just come back on the market. And I think Kate and I both shared an immediate reaction when we happened upon the site. It just looked ideal of a project of the type of scale that we have been contemplating as sort of our first multifamily project in Green Bay. And the location itself was just beautiful. It's just a very nice established mature neighborhood, good schools nearby, good commercial access, and transport corridors nearby. It just had a very quiet and pleasant demeanor, and seemed to make a location, an excellent location for... So this particular project here that we're looking at is the time... I guess this is more a testament to the ever evolving nature of these projects and these deals that since we have submitted the application to you all maybe about a week ago, we've continued to work with our project architect which is Iris and Associates. They are a statewide firm as well but they have a branch in We've been working with them closely. We've refined the unit mix a bit to reflect site conditions. The application we shared with you was that same unit mix that we had proposed to the architects. And then they have that difficult job of taking what we hoped to abolish and seeing what can actually be done onsite. And we received those sites schematics and preliminary unit layouts or building layouts late on Friday afternoon. So I shared those with Will yesterday. I'm not sure if you've all had the chance to take a look at those or review a copy of those, but the site plan represents our current model. And just to clarify what some of those differences are in our original proposal, we were looking specifically at two or proposing specifically two and three bedroom units for a total of 40 units. And in light of the revisions and tweaks that the folks at Iris made, we're now looking at 41 total units that also some one bedrooms. So our current unit mix now is eight units at one bedroom, 21 units at two bedroom and 12 units at three bedrooms. So we are still working to emphasize those two and three bedroom units to reflect. We'll say that the family demeanor and larger household demeanor of the neighborhood and trying to make best use of the space and we'll say the project financials by converting some of those two bedrooms into the one bedroom units. We're looking at... It's a tight site. When we were out there with Will and city staff. I think we all arrived at a similar maximum unit count of around 40 units. That seemed to be what the neighborhood context and the site itself would comfortably allow given a measure of underground parking. So we do have underground parking included underneath the whole of the building and then a smaller measure of surface parking. One of the requests that city staff had made was whether we might be able to accomplish both dedicated access into the site, both from Walnut Street and from Roosevelt and from what we receive from the architects, it looks like it might be a bit too tight to accommodate that. So what we have on the Southern end of Walnut Street then is our access into our underground parking. But I was very pleased to see the overall demeanor and character of the building. I think it reflects the different ideas that we had discussed with city staff in terms of really trying to frame the Walnut corridors and preserve that fabric of shields the surface parking back behind the building, and I think takes advantage of the space that it preserve when some of the existing single family home stock. This project overall is just shy of $9 million. It's about $8.9 million total. And the overall city requests... This specific request for this $200,000 in home allocation as Will mentioned fits into a larger request for city funding support, that would be about... Here, let me just do the... that would be about 11% of total project funds. That's combination of home funds and TIF financing. The reason for this two-part request is that I'm gonna wait into the WEDA just a bit here, just so I can give you the details and help explain why we have this two-pronged or short-term and a longer term request. We can certainly, for sake of discussion parcels apart from one another. WEDA has a rule, that for any tax credit application when you submit that application you have to have 80% of your project funds committed. And we can include in that 80% committed the anticipated tax credit equity that we would receive if we receive the tax credit award, plus the first mortgage, the anticipated first mortgage, but that sets us slightly below that 80% funds committed. So with that inclusion of the $200,000 in additional home funds that helps us get over that 80% funding threshold that's application requirement. And then as Will mentioned, we'd be looking to the RDA or making some additional requests from... If that comes in, I guess, logistically in future funding years, depending on how your process, how you prefer to work that but we'd be making a further request of some home funds from a future funding cycle and then again those TIF funds. So I've been talking for a minute here. I'll pause there. I hope I've given sort of a snapshot of the project. One thing I did want to clarify as well, is that within that unit mix of the 41 total units, 34 of those units would be set aside and reserved for families who are earning at, or below 60% area median income. And the remaining seven units are provided at market rates, we'll say as supported by a market analysis, that's currently being conducted by Baker Tilly, as part of the application process. So we like to think of it as a mixed income project, regardless of the income of the family, all of the units will be built to an identical level of finish and standards. So there will be no difference between the market units and the affordable units. We also plan to include as building amenities that underground parking, a unit laundry, a fitness room, and onsite community room. We'll be providing onsite, built property management and property maintenance, that will be housed at the project there. So we just think the Green Bay community is just a lovely place. Kate and I always kind of have this test as we're looking at different sites, "Would we live here? Could we imagine living here test?" And Green Bay checks all of those boxes off the list, both at a community level, just the amenities, the civic amenities, and then in terms of this neighborhood it just had such a nice demeanor that this really would make, I think just excellent tax credit project or multifamily project for income constrained families. Now I will pause and ask if anybody's got any questions or

- What did you say? We're gonna be at a market value 60% or 40. I guess I missed it.

- Oh, I'm sorry. I'm probably using jargon here. So I appreciate you asking for clarification. So of 41 total units, four of them will be reserved for families who earn 6% of the area median income.

- Okay.

- The remaining units will not have income restrictions.

- Okay. So Will, this is strictly a planning option, we'd be coming back with a development agreement, is that correct? Will. Can't hear you Will.

- Sorry. Yes, a planning option and then just deciding on how much home funds we're comfortable with committing to this project. So it's a combination of a planning option and commitment of home funds

- In the bottom line the tax space would be near $9 million 8.9, is that correct?

- Yes, correct.

- I have a question chair.

- Cheryl.

- We generally... Or I should say maybe never, commit funds we haven't received or gotten yet. So we don't have a home commitment for next year and our extension for affordable housing of course, we don't have that funding yet either. Even though we don't have that funding, we have requests for that funding. How does that affect this project if we can't make that commitment to you for that future funding, Michael? All we can do is the 200 now with the home funds.

- Right. That's a great question. And that is the, we'll say approximately $750,000 really what that is. As I look at my sources in proforma. That would be a gap that we would have to fill, and they would be incumbent on us to go and try and fill that gap, either through... Our borrowing is indexed to the income that's gonna be coming in from the property. So we'd probably be looking then at some measure of probably philanthropic or other funding that we'd have to go to. We've worked successfully with, for example Home Depot foundation grants. We do have EHP that's factored in here. That's the federal home loan bank affordable housing program. And if we receive tax credits we have a high say confidence and that we would receive those funds, but the issue is, it would create about a $750,000 gap that we would have to really hustle to fill.

- So question on the funding still. When is it expected we would disperse or commit to $200,000?

- So the application cycle we would apply by the end of the second week of December.

- Right.

- Typically then usually announces its awards in late April, early May at the latest. Once we received the tax credit award, at least from our side of things that would sort of catalyze when we would start really receiving we'll say from commitments or acting on the conditional commitments that are conditioned upon receipt of the tax credit awards.

- Right. The person just reading the agenda item that it was upfront along with a planning option commitment, but I take it that's not so.

- Yeah, what we'd be requesting upfront is that conditional commitment of that 200,000. The condition being that Impact Seven does receive that Lytec Award next spring. And that conditional commitment, we can submit that with our application as part of evidence of funds committed that contributes towards our 80% benchmark.

- Right.

- It's Krista correct me if I'm wrong, though. Home dollars don't leave the shop until we have the fall plan, the financing, everything's in place.

- Correct. Yes. And it is released on a percentage of completion of the project. It's not all first in. It's, as you go the percentage of the project, you would make draws and then we would reimburse on those costs associated with it.

- And that's very typical in terms of how many municipalities administer those home dollars as well.

- Michael, one more question on property management. I presumed from your presentation that you had maintain ownership and manage these properties. That's the case you're nodding. Yes?

- Yeah.

- For an extended period of time or in perpetuity or...

- Yeah. That's a great question. I'd say in perpetuity actually, that has been impact of history is that this particular project because of the restrictions WEDA would put on it would have a 30 year period of affordability. And in our organization's history, we rarely sell properties. So I expect that this is one that we would still be holding on to 30 years from now. You know what I mean?

- Thank you.

- And for what it's worth our property management division is highly professional, very successful. Impact Seven overall as an organization right now has about a 97% occupancy. And that's even against the backdrop of COVID. So we just have a very talented property management team.

- Correct.

- Fill units and keep them filled.

- And Michael, how many floors or stories was this particular development? I saw, kind of the overhead shot but I wasn't feeling for number of stores.

- It's currently set up as a three-story building.

- Okay.

- Which also... Oh, I'm sorry, go ahead.

- No. I was gonna say, Cheryl or the rest of the team, how are you feeling like this development fits with the rest of that neighborhood?

- I think one of the things we looked at as a team for this corner was, we had the option of putting in a row of single families, or we could do some town homes but we really thought that this might be a good opportunity to increase some density in the neighborhood. There are some multi-families across the street right now. I don't know if they're eight or tens and it's this close to East High. We've done a lot of work. This is our quarter on a Walnut into the Downtown. So we worked with habitat on the twin doze on the end, we've done in that redevelopment. So we thought this might be a good corner to capture some density. I just wanted to mention that this is kind of phase one where we're looking at a funding commitment and a planning option. There's contingencies on this with regards to zoning. We haven't seen design yet. Of course, that would need to come back. We also want some neighborhood outreach with regards to this project. So this is a commitment, I guess, and that we're willing to look at this project to fund the 200,000 based on the fact that we know there's work to do on the back end of this as well. Design generally comes back to RDA for comment, for example.

- Yes.

- I would suggest that's all the work that'd be all so to speak while we're waiting for WEAD to meet. We certainly want to get ourselves up, within the Green Bay community and really reach out to community service partners and introduce the organization and start creating referral relationships and so forth while working with the architects to refine the design and bringing that back to you all to review.

- Sure. On the positive note, this is right in line with the housing study, as far as with their recommendations and some of the directions we need to go. Is that correct?

- Absolutely. We need affordable housing, one twos and threes, not just the single, so absolutely adding units is a plus.

- Mr. Chair.

- Yes, alder Dorff. Please.

- My question is, and maybe this is obvious answer. I just don't know the answer. But do you accept tenants that perhaps get section eight support or other support from federally funded or state funded programs to help them pay for their housing?

- Yes, we certainly do. We have not proposed this say if a project based voucher program or project, however, our property management works with individuals who have portable vouchers routinely.

- Okay. Thank you.

- Back in our Rice Lake office we have an entire compliance... Department is an overstatement. It's one or two of my coworkers, who manage the compliance for all the section eight vouchers and all the different funding sources that we... So that's something we very routinely work with.

- Thank you.

- Alder Johnson. You usually have some good questions.

- Thank you chair. I do have a couple of questions. First off Michael, thank you for your presentation and taking an interest in the city of Green Bay. We generally appreciate that. As I'm looking over the numbers in your pro forma one of the things that caught my attention was the cost per unit. We're looking at roughly $220,000. And I know it might be a little bit premature but couple of things on that front, it seems a little higher than what the market's yielding right now. Could you maybe talk a little bit about how that price is being derived in this that includes a contingency.

- You bet. I'd be glad to. So there's a couple things that are driving that cost. On a per unit basis, hard construction basis, I've used a factor of $134,000 per unit as an average hard construction costs. And that's derived from other recent projects that we've done. That has not been confirmed by a general contractor yet. That would be part of the winter work here. But layered on top of that. And I think something that's driving that hard construction cost is the underground parking 17 and a half to $18,000 per stall on that is just a general factor. So that certainly busts that cost up. That cost per unit also does include a 5% hard cost contingency. Owner's hard cost contingency as well as utility connection fees, furnishings, fixture, and equipment. So there's some residual, we'll say hard cost or project costs that get added into there. In terms of other things that I think are characteristic of Lytec projects or of tax credit projects. There are fees that are specific to this program, this housing program in terms of they call them reservation fees, allocation fees. Those add up, and also add on to that per unit cost. It's kind of counterintuitive 'cause you think for affordable housing program we've been looking for ways to peel off as many cost as possible, but this is just kind of the cost of doing business within the tax credit program. Legal fees are also set higher than I think you would typically have in a multifamily project of this complexities of working both with WEDA and then with that tax credit investor when they come in. So I think that there are some cost drivers that are particular to a project of this type, the main cost driver is always your hard construction cost. I've factored it based on our most similar recent projects. So 704 place project in Milwaukee and in La Crosse where we were right at that 134,000 per unit, average hard cost, exclusive of the other site parking and those other things. So I do think this reflects... I share your response to that. I come from a backdrop of a single family home construction, and when I look at the cost in a multi-family setting I wish that there was more of an economy of scale. I guess it's just been my experience here over the last few years, working in the multifamily sector through Impact Seven, that these per unit costs when you include the soft costs, hard costs, acquisition, all the different fees, that this is a fairly standard new cost per unit in today's setting.

- Okay. And I appreciate that insight and explanation, and obviously that would be a number that I would love for us to be able to find a way to bring that down a little bit. Particularly if this continues to unfold in the city, is looking upwards of a million dollar investment in the project. Which by the way, to me is not out of line, 11%. That's pretty standard with what you're seeing with these types of development. So it's certainly not an out of line investment to make that happen. But that said one of the other things and we do about the level of city investment. Often times one of the things we also see as some type of owner equity that goes into this and I understand your nonprofit owner equity doesn't exactly translate apples for apples. So to speak to that point a little bit because as I'm looking at this, obviously, a hundred dollars is penciled in there, but I'm dealing-

- Sure.

- strictly with any equity investment in the project.

- Sure. Well, I will describe... I hope I'm not splitting hairs here. I'll describe that Lytec equity that is in a sense, the owners bringing to the table. That's money that we have to go out and competitively secure. So it's not necessarily discretionary income coming out of Impact Sevens coffers but we have to put up... To get to the starting line for one of these applications, it's typically about 40 to $50,000, just in terms of architecture and survey and market studies and some of these other things. But that WEAD like percent 9% Lytec that equity is essentially the equity we're bringing to the table. We're going out and securing that from a private third-party source and bringing that to the table.

- Okay. Excuse me. Just a general comment for the group too. One of the things Mr. I think we still haven't seen a communication about the staff's recommendation on how those TIF allocations, what that program would look like. I'm perfectly okay with supporting a planning option in pledging the home funds. But I think before we get too far down the road with this project when that planning option expires, I think it's important that RDA actually has the program laid out in terms of how those TIF allocations will be distributed. I think that's really important, so that we can take a holistic approach around how we wanna address housing in our community. That's all I've got.

- Thank you alder. Actually, I believe we did approve the director, Vaughn called it the ta-da funding tax and current district affordable housing document back in March. We knew that when we got the housing study we're gonna want to tweak that document. So duly noted, we're gonna combine those documents. So we have that plan on how to allocate the TIF dollars that'll be coming in.

- I think the communication that I have outstanding though is different than that. I think it was to actually outline specific programs where people could apply to it. And you and I can talk about that. I'll figure that out. 'Cause it doesn't necessarily affect what the request is before us right now.

- Mr. Mayor, your thoughts please.

- Just some general comments, and thanks to Michael for bringing the project forward as you Chair Delveaux noted. I think this is very much in line with what's being suggested by the housing study, which the RDA just took a look at and approved. The other thing that I would say is some great non-profit housing into the city of Green Bay NeighborWorks. Obviously I think Nola's is on the line. Habitat for humanity is doing great work in Green Bay but this is also an opportunity to bring in Impact Seven which is doing some fantastic work all across the state. I think Michael kind of humbly stated too but having Impact Seven in Green Bay would be a huge step forward, especially given what we know is in front of us in terms of the work that we absolutely need to be doing to develop housing at all income levels but particularly at the affordable level.

- Thank you. Appreciate that. So bottom line is just strictly a planning option, maybe coming back obviously with the design approval development agreement. Correct Cheryl?

- Correct.

- Okay.

- Is award the $200,000 or is pledge-

- Maybe pledge might be. You could substitute pledge in that.

- Right.

- With the contingencies that follow.

- If that's the case, I Gary I would-

- Here to close the floor, I think.

- Oh, a motion to go back to regular business alder Dorff. Second by Jim, All in favor, signify by saying aye.

- [All] Aye.

- Closed. Okay, we're back to regular business, Jim, please.

- So I would make the motions substituting the word pledge for award and make a motion that that'd be approved.

- I'll second that.

- Okay. A motion by Jim. Second by alder Dorff to approve the planning option as described. Questions or comments? If not, all those in favor, signify by saying aye.

- [All] Aye.

- Opposed. Motion carried. Thank you. Thanks everyone. Michael.

- Thanks all of you. Appreciate it. I'll plan to connect with you Ben, Will and dot the I's and cross the

- Sounds good Michael. Thank you.

- Okay. Thanks to all of you.

- Good. I will. Thank you. All right. Item two. Very good setting project. Item two. Consideration of possible action on the BlueLine Development and requests for home funding, reconstructs a multi-camera supporting housing at 2745-2759 West Mason street. Sounds like some similarities. Is that Will

- Yes, Will's working on this.

- Will you've been busy.

- Thank you. So BlueLine Development is requesting $300,000 of home funds for the construction of 70 affordable supportive housing units located at 2745 and This is the property on, would be the South Side of Mason Street, right across the street from NWTC. The big wooded The project will be comprised of a mix of one, two, three, and four bedroom apartments. What's very unique to note about this project is that it's a supportive housing project. So they are working in partnership with the Oneida Nation and also Wise Women Gathering Place to have services onsite to assist individuals and families with services such as health, job preparation, et cetera that they need. And also I think what is important to note as well, these development, the units will be made available to individuals who are at or below a 30% AMI. So I see that we have Keenan who is with BlueLine Developments on the line here that if you like to hear from the developer to answer any of your questions, that's an option.

- motion to open meeting please.

- Move to open the meeting.

- Second.

- Motion by alder Dorff, second by Jim the open meeting. All those in favor, signify by saying aye, please.

- [All] Aye.

- All right, we are open. Where is our developer?

- That's me. Hi, I'm Keenan Whitt. No, you're fine. You're fine. Lots of people on the call.

- Yes.

- My colleague Nate Richmond is also on the phone from BlueLine or on the Zoom. So he will be helping me present this project. My name is Keenan Whitt, and I'm a project manager with BlueLine Development. BlueLine is based in Missoula, Montana, but we do affordable development all over the United States. In this project specifically we have partnered with Graystone Affordable Development. They are based in Raleigh, North Carolina. They are one of the largest affordable developers in the country. They have a portfolio of about 14,000 units, overall financing and access of 2 billion. So very well equipped for this project, but they lacked experience with supportive housing and tribal. So that's where BlueLine came into the mix. The project was born out of Wise Women Gathering Place. They identified years ago that the folks that they serve need housing options in Brown County and specifically on reservation land. So we were all brought together to push this project forward and hopefully make it happen. I appreciate Michael gave you a lot of the background on why we are here today because we are applying for those 9% supportive housing set aside tax credits from WEDA the second week of December. And they do have that condition that funds. And so that is why we have applied for home funds prior to that tax credit application going in. Our project is 70 units. So it's 69 managers unit. That is a mix of one, twos, threes, and fours. We have been working with the Brown County Housing Authority this summer to secure 69 project-based vouchers for the project. So we have those to help that rental subsidy for folks who may not have the ability to pay. Just to give you an idea of what 30% AMI in Brown County is. That is one person making less than 17,000 a year, two people making less than about 20,000 a year, three people at four people at 24,000 a year. So we're talking about very low annual income here. And folks that don't often have an option in the market rate unit. So as Will mentioned, the parcels that we are considering our project for are on tribal trust land. The parcels when we submitted this application, as of last night we have been granted rezone making this project permissible under the zoning code by Oneida's Land Commission. This is a parcel that Oneida had spent a fair amount of time on in 2016 master plan and a large 28 acres. We are proposing a little over six for our project. In that master planning exercise they identified some market rate but also affordable housing options for tribe members and Brown County. Again, this project with the vouchers in place, we will give preference to federally designated tribal members. But these vouchers will obviously be open to anyone who income qualifies. Our team consists of our project based in Milwaukee, they are Corbyn Associates. They have staff also in Madison. We are working with who is a subsidiary of Oneida Integrated Technologies and they are Oneida owned. We have based attorney on our team, Godfrey and Kahn. They have a great amount of experience with tribal law. management will be managing this property long-term. BlueLine has an affinity for supportive housing, working with non-profit partners compliance, and our director and deputy director are located in Milwaukee. So we will maintain longterm property management Woods Place as we are calling it. So with Wise Women involved. Wise Women will be providing the supportive services. We love this piece because they have been in the Brown County community providing services since 1998. They have partnerships and resources that are local and they can bring into this project. I'll mentioned some of those services look like, counseling, case management, job, resume skills. There will be amenities onsite, community room, community gardens, things that are fitting into their current cultural context but also providing supportive services so that we ensure that these tenants maintain their housing longterm. So the overall development budget is just above 16 million for the 70 units. And we are asking a hundred thousand in home funds. I'll ask my colleague Nate, if he has anything that he wants to add to my high level overview.

- Nothing really, you did a great summary, Keenan. I'm happy to answer any questions about our budget and operating performer or anything else related to the deal or BlueLine's previous experience. I know we're new to the Green Bay community. So what we've done elsewhere and what brought us there.

- I can start a couple of questions real quick. Because on the reservation you really aren't gonna be owning the land. Is that correct?

- Correct. So it'll be a ground lease provided by Oneida Nation to the project.

- Okay. And Will how does this the city's tax pays?

- It's a moot point, so to say, because it's trust land, we're not collecting tax revenue Does that explain that right Cheryl?

- Yeah, it's on tribal land now. So we're not collecting taxes currently.

- Right. The $16 million development, how much that is actually gonna end up being city tax base?

- None.

- None?

- None.

- I think the answer is zero. But help me out here if anyone-

- Yep, so there is an agreement between the city of Green Bay and the tribe for annual... I don't even know what to call it. It's not property taxes.

- Yes, it's not property taxes, but it is money that goes towards the services that are provided by Green Bay and infrastructure. So there is money that goes from that but it's not necessarily property taxes.

- Okay.

- I think we're currently working on that agreement. Correct Thank you.

- [Vanessa] That is in the works, but not actually executed.

- have it.

- Being disclosed and limited. You see that we see as soon as maybe a branding somebody properties are not either. Not that it's very important it's curiosity.

- I can second there that the tax credit program is structured such that it is... It's not intended to be student housing. Most college students would qualify as low income. So there are some specific parameters that a student must need to qualify. They have to be married and filing income taxes jointly, and various things like that.

- More of a curiosity question, anything, please group, questions please. Jim.

- So way in the back of my mind tells me that the property underneath Sam's was trust owned property but that the valuation of the buildings was considered personal property and subject to taxation in that manner. I may be wrong. I mean, that's age old memory, but I'm just curious about whether we would run into that on this particular property.

- That'd be a Vanessa question.

- [Vanessa] I didn't hear all of that. Say it again.

- So the land is in trust, we're putting property on top of that trust, similar to Sam's and Walmart. My recollection is that that was the building valuation was taxable as personal property.

- [Vanessa] I'd have to go back and double check that. I know that there is the ability to do that. But I can't remember to actually make that happen off the top of my head.

- Vanessa, how would you recommend this project from a city perspective. Is it personal property or recommendations.

- [Vanessa] This is actually the first time I've heard about this project. I think for you guys as far as recommendations at this point. That is something that our department could definitely look into. I also think that potentially the assessor could weigh in on best ways to stream or to structure things so that we are able to collect taxes to the extent that we were able to.

- And I see that Diana's on the call today too. So maybe we just put, to do on her list.

- Alder Dorff please.

- This a time sensitive decision. I understand there's a deadline in December. Wasn't that mentioned? And so we are in the position, I think of needing to make a decision unless we call a special It does concern me that we would be putting $300,000 of, "City money," into something. However, we are in negotiations with Oneida, and I feel that that probably will turn out quite well. And it's a good project. So I'm kind of torn about this. I wish we had more time to know if we could get anything back for what we are investing into this, but I'm not sure we had that time with the time we planted. Anybody have any thoughts on that?

- I guess I would ask the question of whether or not the housing project... Let's go down the road and let's say there is no tax value to the city with regards to this new construction. Is the $200,000 worth it than to have those 69 units constructed in Green Bay. If the RDA thinks that that is appropriate, you could pass those with the contingency that we go forward with looking at potential tax pilots or whatever that is working with the tribe to see if there's some value that could be sought knowing that that might not be the case. It all depends on how adamant you are, I guess, with regards to receiving some type of a pilot back on this project. I think staff, we looked at it and we felt that these six units of supportive housing would be an important project for Green Bay. Even if this was wrapped into a large agreement that we have with the tribe that would be inclusive of maintenance of this property. We thought that that would be worth it. But that decision is ultimately up to you.

- And that is something to add to, I think part of the return of this investment is receiving a service that is currently not provided in our community, which is that supportive housing. To my understanding from attending a lot of the homeless and housing coalition meetings and community meetings. That's a huge need in our community is, is having housing options for individuals that are at this 30% or below AMI but then also having supportive services on site as well.

- And Will, still on the floor. It is important, I agree with that, and I heard them say that the tribal members would get priority. So that means that, the whole thing could be filled up with just tribal members and none of the other people in Green Bay would be able to go into this, to have this

- Ultimately we work with the coordinated entry which is with the COC, the balance of state COC. And then also with Brown Counties voucher we need to work with their waitlist. So I don't think that we're looking at this project being filled up with just Oneida members.

- Okay. Still I am in support of the project. I just wanna make that clear but all the questions then I imagine would be out there from city council members.

- Can I make a clarification on my comment?

- Yeah, please do.

- Of course Walmart and Sam's are taxable entities. I'm assuming this is a 501 ownership, correct?

- Yes, it will be owned by Graystone, who has a 501 subsidiary that will likely be the and also a partner in the deal will be Wise Women Gathering Place. 'Cause we face this in a lot of communities, when we do work for housing authorities and other nonprofits that are tax exempt. Another point that I do like to make is we're gonna be bringing in an 11 and a half million dollar construction project into the community as well, which has a significant economic benefit to the local area as well as the ongoing operations and employment base of the maintenance staff, the property management staff. Real estate taxes aside, there is an immediate short term economic benefit and an ongoing economic benefit with

- I think that helps for me to clarify the basis of my question and maybe Diana can chime in here but if it is 501 ownership, the buildings not the property, then it would be tax exempt. Correct?

- Yes, that would be correct.

- Okay. All right. So maybe that's not quite the issue that it was when I first brought it up. But Cheryl, the request is for $300,000 and the agenda item shows 200. So I'm conflicted here.

- That is recommending $200,000 for this project. And then I also wanna note one more thing if you approve this project you'd want to make that contingent of course, on the successful financing. But we also need to get a confirmation on how to approval with regards to use of the home funds in conjunction with the project-based vouchers. 'Cause right now, which is great for this project they've received an allocation of project-based vouchers from the Brown County Housing Authority. There's some vague notes from HUD that may implicate the fact that we can't use federal home dollars when there's already federal block grant or federal project based vouchers. And there we can't double dip on those programs. We don't have that clarified yet. We're trying to get that clarified through HUD. If you approve this that would be contingent of course, on financing and that how to prove all our use of our home dollars. Correct Will? We still haven't gotten that response.

- Correct. There's-

- Correct.

- As we find with a lot of federal regulations and rules, there's gray area. So we're just trying to get the proper interpretation from a HUD representative. So we would like to add that condition as well.

- Question for the developers. So from a timing perspective... And we get a lot of ifs yet What is the timing perspective as far as when all these dots going to be dotted, it's that you guys can still do your project and tell me later.

- Yeah, in order to meet the WEDA rags for that application submission, the second week of December, we need to obviously have a decision on these funds and then should we be awarded in the spring of 2021, we would have a 12 month construction schedule. So about November of 2022, we would potentially be complete.

- Alder Johnson, did you have a question? Please.

- Yeah. Actually chair, I don't know if it'd be appropriate. I just have maybe two requests. Well, the floor is open the developers can respond to it, but one is right in the stands... Please, correct me if I'm wrong but tribal members, however, the vacancies, whatever when you have left over after that would be available But those with the Brown County vouchers, as you explained before and city of Green Bay residents, obviously that model could change at any given moment though. As you responded how would you react to the contingency that would have a deed restriction or a covenant that would ensure that city of Green Bay residents have access to the property?

- I'm not quite following. Are you saying if vouchers were to go away or are you saying as it stands like a certain percentage to be committed to

- I mean, it's funding, that's obviously allocated to the city of Green Bay for investment in our community. And obviously this particular project has a little bit of a different spin on it because it is located on a sovereign nation and it's a hypothetical, and I understand that but I think sometimes we have to think in hypotheticals, if at some point in the future the tribal are saying, "Hey we want this to be exclusively dedicated to tribal members." If we don't have a deed restriction or a covenant, it would prevent us from objecting to that. And then of course in that particular scenario you have city of Green Bay funding. That's no longer serving the residents of Green Bay.

- And I think you'd be well covered in that under current fair housing laws. We're not bringing the how's the funding into the deal and how's the funding is the only thing that actually overrides fair housing for tribes. So preference would just be made in the waiting list if there's one. So fair housing laws would mandate that you can't just.... the tenants based on ethnic background and all the different cases there. I don't think that that really would be necessary but we're happy to take a look at it.

- Sure Intimately familiar thoughts-

- I think I would also add that because these vouchers are project-based by Brown County Housing Authority and they are to serve Brown County. The preferences there because of fair housing, we can't say that it is just for tribal members, but obviously with it being a partnership for the tribe the preference language to be there. The tenant base will be driven off of the coordinated entry system and Brown County's waitlist and Wise Women's waitlist and that is Brown County.

- I appreciate you bringing up that point 'cause admittedly, I'm probably not intimately familiar with some of those provisions. So I'm gonna maybe defer back to staff on that. I think it's just something important that we have covered, because... Like I said, I wouldn't want for us to make an investment here that for some reason becomes unavailable to Green Bay residents down the road. And then the other component is related to... It's been tossed around so far with just the taxes, the pilot. And a lot of times when we do these things, you're free capture to help reapply that funding in another way. I think those investments and it generates incrementally, whether it's double, triple, quadruple the leverage if you will, by way of property taxes. So it just generates income in a slightly different way that can be reapplied for use in our community. We are missing that component and director Excuse me, director. We did that at the council meeting the other day You kind of had said, right? We have that choice of, it serves the need, is that sufficient. And I think, there's a way that we can be noble to a cause, but prudent to the taxpayer. And that's why I wonder if there's perhaps an opportunity maybe to calculate what a pilot would look like on a $200,000 investment in say a $10 million appraisal. And I don't know what the numbers are. We may look at that and say, "You know what? This is peanuts. It's not worthwhile." But I think it might be a number that's at least good for us to know.

- Question for developer. The request was for a 300,000 of home development funds, but sapped in the groups. Is it in the 200,000. What type of impact did that have in your project? Could you still do your project?

- Yeah, I think we can. Obviously we would love to have three but we can make it work with two. Considering we also are planning to apply for AHP funds, the Federal Home Loan Bank just like Michael talked about in his presentation. AHP has a special liking for tribal and supportive. We feel we have a very good shot at AHP funding next year. We can't underwrite to that. So we don't currently And I do plan to seek a million dollars from Federal Home Loan Bank.

- Mr. Mayor, your thoughts please.

- Thank you, chair. Just a couple of questions for Keenan and maybe Nate. And Nate you've referenced this in one of your You said that, there was no NAHASDA funding involved in this project. So I was just curious if that was explored or Indian Housing Block Grant funding and maybe why that wasn't pursued. Why you're making the request to the city instead?

- As it was explored and NAHASDA usually doesn't play well in the capital stack for new construction. Goes along better if you use it for services kind of activities rather than sticks and bricks. And so we felt early on NAHASDA wasn't appropriate to put in the capital stack on this one. We are investigating the BIA roads program because the infrastructure at this site is rather extensive connecting to the mains. All of that is going to be one of the biggest financial challenges of this project. So we are in conversation with Oneida planning, how to access some of those funds. So absolutely we But the infrastructure and the United code is definitely an absorbent cost to our construction and the viability of our project.

- Also, I should mention that the tribal involvement as this project built in an ongoing operations is really just in the way of a land lease. So this project will not be owned by the Oneida Nation. So they're generally reluctant to put NAHASDA funds into something that they don't have an ownership stake in. So that is another thing that sort of drove that decision.

- And then just a question about point and scoring I guess, with WEDA. Obviously you mentioned the fact that there are project-based vouchers involved in this. Does that check the box for local support? Does that factor in?

- So historically WEDA had a supportive housing set aside and it's been a under utilized. So this year they relaxed some of the regs on that, specifically on the project based voucher. Percentage they wanted committed to the project, they have relaxed that to 25%. Obviously we know that from doing supportive housing all over this country, that if we don't have project based vouchers enough, we can't serve the lowest incomes in the community, those that really need the housing. Which are a hundred percent vouchered, just to have that rental city and then to target that lowest income population. How do we do on score? We're doing pretty good on the supportive housing set aside, which is different from the general pool, but I still think that WEDA have some scoring criteria that is hard and we'll vet out some projects that don't necessarily, are not as feasible.

- Melanie... Matt, your thoughts. Melanie?

- I certainly think that it would be a great opportunity for amenity for the community at large but just say, members just have the concerns about... I think alder Johnson made a good point of being noble to a cause, but prudent to the taxpayers. And we do need to be thoughtful of that. There are still a lot of those questions I guess in my mind about that being prudent.

- Excellent. Matt? Oh, you're on mute. Matt.

- I'll say the very low impact. I don't have any questions Gary.

- Okay, that's fine.

- Gary, maybe just to pursue alderman Johnson the potential impact of taxes. Diana, do you know offhand what the mill rate is on payment in rural projects? Oh, you're on mute.

- Good.

- In most cases we've been going at about a 60% of the mill rate.

- And the mill rate is?

- Let me look

- Are you looking for a pilot number?

- Yeah.

- Yeah.

- Our accountant, just sent me a text that said if there was a $10 million value that the city's pilot would be about 56,767. That's what that pilot would be.

- Okay. So that's not agreed on or anything like that, but it is to be considered in discussion with the Oneida's future potential pilots. Then I take it.

- I would think that would factor into the value when that negotiation has been done with the tribe, they look at the value, I would think, with everything that we're servicing

- Just to clarify a little bit. This would not be owned by the Oneida Nation the 501 that's owning it. I'm just kinda working through this out loud, but was just curious. Quick question for Vanessa, maybe who would be responsible for that pilot in this scenario?

- It would be the owner of the project, which would be Graystone.

- Right.

- Oneida's involvement is just at the landlord at the least.

- Right. So I guess it's a question for Graystone whether or not they're comfortable with what our pilots typically look like.

- Absolutely. We were that other trust, properties that specifically, there's nothing that is apples to apples to this one because you don't have anything like it, but we have run calc fund, there's an eight Plex that is somewhat aged that we've been basing our calculations off of. And so we're absolutely taking into account that there may be a pilot or some real estate taxes associated with this transaction.

- Okay. Any other questions for developers, otherwise we'll go back to regular business. Alder Dorff. Oh, you're on mute. Sorry.

- Motion to close the item.

- Motion second by Jim. I'm sorry. with Jim.

- Yes.

- All in favor, signify by saying aye.

- [All] Aye.

- Opposed. We're back to regular business. All right. Whatever motion we make, it's gonna have some ifs to it. There's no question about that, but I'll certainly entertain a motion but any starts if we go on out there.

- I could, I would just suggest maybe a motion be made that includes a contingency of the 501 entity paying a pilot that is commensurate with what city policy looks like.

- Oh, that's

- Then I will make the motion to approve the $200,000 recommended by staff with a contingency of the 501 pin the pilot that would be commensurate with the value of the project.

- Just want to add on to that alder Dorff. There were some comments made in the deception, all sorts like, contingent on successful financing

- As well as successful financing, yeah.

- And of use of project-based vouchers.

- And the had use of project-based vouchers.

- Excellent.

- Perfect. Thank you.

- I will second that then.

- All right, so we have a motion to second. Any questions or comments with regard to the motion or second? If not all those in favor signify by saying aye.

- [All] Aye.

- Opposed. Motion carried. Thank you. Great job Will. You're a busy young man.

- Thank you all so much for letting us present our project to you today. We appreciate your time.

- Good luck.

- Thank you.

- All right. We're all the way on agenda item number three already. I'm just teasing. Okay. Consideration with possible action to award $138,050 of cares act homeless assistance activities, funds to Newcap, 80,000 appears act homeless assistance activities funds to legal action, Wisconsin, and a hundred thousand of cares act essential frontline employee relief funds to Newcap. Who's got that?

- Will's gonna handle that but we also have Calvin Winters on the line with purchasing if we have any questions with regard to the RFP. So go ahead Will.

- Sure. So if we recall, kind of take you back in time here, regarding for allocating cares act funds specifically the community development block grant to various activities, including the homelessness prevention and then also the essential frontline employees. So since these cares act funds are a community development block grant funds we have to follow our community development block grant procedures. Which differs us to following the city of Green Bay purchasing departments, procurement process in deciding on how to award these dollars. So Krista Cisneros and myself worked with the purchasing departments and putting together an RFP. We issued those RFPs, we received five applications for the homelessness prevention funds, one application for the essential frontline employee funds. So Krista and myself, staff sat down with purchasing departments review and score those. And then based on those scores, which we included in the agenda packet we were able to award... Well, the highest scoring applicants tied. So we were able to award the two highest scoring applicants for the homeless prevention funds, which were legal act and then also Newcap with Legal Action of Wisconsin, something that we really valued. And I just wanna say this was probably the most difficult process that I think I personally have gone through this. It's not like reviewing RFPs for loan care or landscaping, right? These are all a huge community needs right now and that need was very well communicated. As you can as far as they were all scoring pretty high. So with that Legal Action Wisconsin, was awarded their full request for providing services, mediation services to tenants who will be potentially facing eviction, once these rents mortgage moratoriums have expired. And then also Newcap is looking to add 39 beds to their program which will serve families and also individuals 17 years of age, which is a need in our community. And then Newcap has also awarded the $100,000 for the central frontline employee relief funds to provide assistance with mortgage payments and also medical bills, et cetera. So with that, the process we've experienced was very... I think, Calvin is online can probably speak to the process. It was very black and white. It's very clear and transparent. So there, as much as we want it to be able to award all of the applicants, we just couldn't. First of all, we don't have enough funds and second that the process for that. With that, I'll entertain any questions or comments. Otherwise we are recommending to approve the awards that the mentioned organizations of cares act funds

- Will, who was involved in the score that you said? I missed it.

- Sure. It was myself, was Krista, Matthew Cannon and then Diane from the purchasing department facilitated.

- Okay.

- And Will, once these funds are released to these groups... I don't know who these groups are. How do we know that the funds have been used in line with what we'd released to them for?

- Right. So

- Krista can answer that.

- Krista.

- I'll answer that. So what will happen is we'll create a contract agreement and signed. The block grant money will be on a reimbursement payment. So these individual organizations will submit their invoices to us that they have either already paid or the expenses are already been used. And we will reimburse them as that. It's just that we won't upfront give them the whole amount of money. We keep the money in hand, the invoices draws come through. We issue them a check back for the expenses.

- Got it. Thank you. And does that mean we have to be

- I'm sorry, you broke up there. I didn't hear what you said.

- I said, does that mean we have to meet in parking lots and sign checks?

- Yes. For right now yes. Unfortunately with the COVID yes.

- Got it. Thank you.

- Alder Dorff.

- Chair I looked this over and I thought that it was well done and I agree with it. Are you ready for a motion or do we wanna talk a long time about this?

- I'm ready for a motion.

- Okay. Someone else wanna make it, or is it okay if I do? I would like to move to approve the distribution of the $138,050 of cares act homeless assistance activities fund.

- There are three fund distributions. 80,000 of cares-

- Well, yeah. Oh, you're right. I'm sorry. You're right. You're right. You're right.

- if you will.

- To Newcap, I'll read the whole thing. 80,000 of cares act homeless assistance activity funds to legal action, Wisconsin, and $100,000 of cares act essential frontline employee relief fund to Newcap incorporated. Thank you, chair.

- Okay. Melanie, did you... I thought you had your hand up. I thought we'd get a question or you wanna make...

- No, I just wanted to make sure she captured all three of them.

- I'm sorry is that-

- No, that's good. Just say all three is captured and then I will second that.

- Good. There's a motion and a second to approve the fund distribution as identified in the agenda item. Questions or comments. If not all those in favor, signify by saying aye.

- [All] Aye. Opposed. Motion carried. Thank you Will.

- Thank you.

- All right, number four. Consideration of possible action and proposed allocation of 2020 community development block grant CDBG-CV3, cares funds of $566,729.

- That'd be Krista.

- Krista, please.

- Okay. So back in March of 2020 when the president signed the coronavirus aid relief and economic security cares act, we were awarded a first allocation of 595,446. Part of that act was an additional 2 billion that they were distributing later on. And in September we received a notification from HUD that the city of Green Bay is receiving a second allocation in the amount of $566,729, which is great. But we have to follow that same process where we have to come up with some budgets and some activities, allowable activities, their budgets, it needs to be approved by the RDA, the RDA makes the recommendation to council and then the council, once they approve it we can submit it to HUD and then we'll receive these dollars in. So working staff and the mayor's office and along with all the RFPs that we did receive and some additional information on the needs of our community to put these dollars into effect in our community to prevent prepare for and respond to the coronavirus, we came up with three different activities, one being some additional funding to the homeless assistance programs out there obviously a lot of less for that activity and we feel like there is still a need out there and we have this money we would like to put 275,000 into that and go out for RFP again. Underneath that activity, we're looking for activities that will engage homeless individuals and families on the street, improve the number and quality of emergency shelters for homeless individuals and families and then activities that would help others. So we have that activity. Also, on the next agenda item we are going to ask you to approve the business relief program which will be a grant program to businesses within the city of Green Bay, to help them through the pandemic and to help them build resiliency through this pandemic. We already have a hundred thousand into this account already from the first allocation. So we're asking to put another 50,000 of the second allocation into those types of programs. And then we also... Oh yes. Thank you for putting that up there, Cheryl. Thank you. And then also we have a rental and mortgage assistance program that we would like to go out for RFP to, for individuals, families within the community, once those eviction moratoriums lapse in December might need rental assistance to help them stay in their homes through this pandemic. And we would like to put 191,729. Is kind of an odd number but it was... Just the 729 is the odd number with the leftover remaining from the budget. And then the last category is an urgent need category. So with block grant funds you have to meet a national objective of low to moderate income individuals assistance or it has to be slum and blight elimination, or it has to meet an urgent need. And because this pandemic is meeting that urgent need this category we could have people that would apply for the business relief program or the rental and mortgage assistance program that don't meet that LMI national objective. They might be a little bit above that income level, or they don't have enough staff or positions that meet that LMI benefits. So this category they could fall in under. And we can use up to 30% of our allocation to meet that urgent need. So we wanted to put a little bit of money in that in case we do have some of those individuals that might not fall within that We'd like to put 50,000 into that program.

- Krista, did you see was involved with the coming up with this breakdown mayor's office and-

- The mayor's office staff, and then we've been going to the homeless and housing coalition meetings. We've been talking with organizations through that. And that's how we've been coming up with these types of programs and these things in our community.

- So really what we'd be approving is this breakdown written in front of us right now?

- Correct. Yes.

- Questions or comments?

- I do chair.

- Pardon?

- I have a question.

- Oh, please.

- I wonder if we might be able to... Well, I like to hear your thoughts on giving more to small businesses if it's possible, because it seems that now there's the 25% rule where they can only have up to 25% capacity. And I feel like the small businesses in our town might really be suffering and we did just award a whole bunch to homeless but maybe you had a really good reason or maybe we're already at the top limit for businesses. So just discuss that with me a little bit but my feeling was could we put a little bit more into those two businesses, maybe 25,000 in each?

- Sure. If you scroll down a little bit, there is an allocation from the first round. So underneath the community development revolving program, that's for the small business relief. So there is a hundred thousand in there currently right now that we'll be adding the 50,000 to that. So the total that would be in that program would be 150,000.

- We just haven't used any of that yet?

- No, we have not used it yet. We are bringing the policies and procedures for that grant program to you on the next item on the agenda. So that is part of that money.

- Well-

- I also know that-

- I'm sorry.

- you can move these items around as well. This is your base program but let's say something's we can move that around, come back to the RDA and get those approvals.

- Okay, I'll let that go then. But we'll see what happens-

- [Gary] Is that what you were gonna say Will? I see your head nodding.

- Yeah. And just that the loan program based on... What we've come to find out just through speaking with small business owners, I'm sure Wendy can attest to this as well that many of the small businesses are very leery of taking on more debt, regardless of how well the interest rate may be on that loan, which is why we still have a large amount of that money available in that loan program. And what we've seen in other communities would be a very good success are the grant, small grant programs, which is why we're looking at kind of program into a grant program.

- [Barbara Dorff] Good.

- there we'll add 50 which makes it 150 and then based on... 'Cause we also have to watch duplication. There can't be duplication of benefits. So, this program will be very similar in nature to the we're all in program that I'm sure many of you are familiar with through the WUDC, I believe it is. Just on how quickly this gets drawn down, will help show us a need. I think something that all of you I'm sure can relate to with this pandemic since it's all in the moment happening at the same time, data collection is very difficult. So we're using on how quickly these programs get drawn down as support for more funds and earlier with the homelessness assistance program, alluded to how difficult it was by saying it was a very difficult process. It's just that there is a great need that the service provider community is facing right now especially having to abide by capacity restrictions due to COVID. And also the fact that many of the fundraisers that these organizations rely upon to bring an operating costs are not gonna be able to happen because of the pandemic. So there's gonna be a growing need down the road, which is why we have these numbers allocated the way they are currently but to Cheryl's point, this can be changed down the road, if information.

- That's good.

- Okay, thank you.

- [Gary Delveaux] Fellas right now is what we'd be approving at this point in time, but like Cheryl said later on if demand switches we could shuffle these numbers around as well with the approval of RDA. Okay. I guess I'll entertain a motion.

- I'll make a motion to approve and recommend to common council adopt proposed allocation of the 2020 community development block grant cares funding of $566,729.

- Motion

- I'll second.

- Motion by Melanie, second by alder Dorff. Questions or comments? All those in favor, signify by saying aye.

- [All] Aye.

- Oppose. So carried. Thank you. Number five it's related, but you see it includes the business relief program policies and procedures manual. Krista.

- That was provided to you in your packet. Wendy Townsend is here if you have any questions for her, with regards to this.

- I didn't have any questions but does anybody else have questions? Wendy, anything else you wanna tell us? It was pretty clear credit though.

- I was just gonna share with the committee. As you know that businesses are experiencing a lot of hardship right now and that some of the programs that we initially started with weren't as successful as we thought they might be. So working with the mayor's office and our team we've come up with a business relief grant program to help stabilize local businesses and prevent the shutdowns. It's pretty well laid out in this program manual about what we'd like to do, but as repeated a little bit by what Krista said is that we would work with... To assist both matter, we would meet the national objectives of HUD and the cares funding and that would be there's an urgent need. So we would make sure that they fit into the appropriate categories. These grant would be provided. To give you a real fast breakout would be for $5,000 per 10 full-time equivalent business with a maximum of 25,000 per businesses altogether. So what it is is the grant will provide up to $5,000. If you have 10 full-time with a maximum of 25,000. So if you have 50 employees and that would be the max there. So we do have a graduated where they would become eligible for more funding, if they were a larger business. They would have to, having hardship with the funds in order to be able to qualify it would have to be a for-profit business. It has to be within the We have all those guidelines here. So the purpose is pretty straight forward. I think the big thing is that we would not be able to do duplication of benefits. There are other programs out there. So staffing would record those information and to be careful that we're giving the money to the people that maybe didn't qualify for other things or may have some gaps identified that did not through. And then to meet also the objective, to make sure that they are prepared, prevent or respond to the coronavirus with these funds. We do have a list, eligible expenses and a list of non-eligible items. Covered for maintenance like shoveling sidewalks and things like that. It really has to go to an important need like equipment, or maybe to get new filtration systems, maybe some staff would have to go for expenses that they are incurring now maybe payroll and other items in that category. So we have a pretty well laid out with this. We've worked with HUD representative as well to help us create a document that we think we can

- These grant requests go to revolving loan committee for instance, or just strictly a staff decision?

- So we have it organized, these applications would come to the staff, the staff would grade them and prepare them and it would go through the staffing process. So right now we have it going through the staff. It's not a loan. So I didn't really seem-

- Right, it's not a loan.

- that it would apply to go to the loan department. However, these monies come through the RDA and filter through to this program. So we wanna make sure that this body works in collaboration with all of the guidelines for us to administrate it as a staff.

- Okay. I get a report or something saying who got which grants and how much, or how did we get the information, I guess.

- Yes, we would take all that information. We would, of course provide some reports to the basis. And then if all the funds are out or whatever success rate we're having then we could go through and discuss that at that time. 'Cause I think that that is... As alder Dorff mentioned, I think that that is something that we wanna keep a close eye on with this new program.

- Okay. Is the rest of the RDA comfortable with the process how the grants are being administered et cetera? Matt, are you comfortable?

- Yes, I am, Gary.

- Thank you Jim?

- Yes.

- Everybody? Alder Dorff?

- Yes.

- That's all it counts. All right. With that in mind, I'll entertain a motion... please.

- I make the motion to approve the CDBG coronavirus cares, business relief program policies and procedures manual as presented.

- All right.

- Second.

- Motion by Matt and second by Jim. Any questions or comments? If not, all those in favor, signify by saying aye.

- [All] Aye.

- Cheryl, thank you. Thanks Wendy.

- Thank you.

- Item six consideration of possible action and commercial facade improving grant funds to the S2-MC... M6 rather, we will say holdings or enhancements to 1614 6-235-8-1.

- All right. Matthew Cannon is gonna be handling this facade grant. Go ahead, Matt.

- [Matt] I'll try to share my screen here. Hopefully you're looking at PowerPoint. Yes. Okay, great.

- Yes.

- Open this up. All right. Remember, last year Motel 6 came to us with a request for a grant. And we did approve that grant. It was for exterior, the lighting. That has been completed successfully. Now they are back with a second application for phase two of their project. This is on the West side of town on Shawano just Western military. I screenshoted their building.

- [Gary] I'm not getting it, is everybody else getting it?

- Yes.

- I see it Gary.

- [Gary] All right.

- [Matt] Hopefully it starts working for you. All right, next slide here we've got a look at what they're proposing to do. This next phase, they are looking at repainting the building and these colors that you see, hopefully you see in front of you, also replacing the balcony rail, the fascia and soffit. Bear with me here one moment. In their application, they showed a cost of about $66,376. Our design review team looked at this a little bit closer and we found about 35,000, just a little bit more of 35,000 is actually grant eligible. And after scoring the project we're recommending a grant award of $19,116. And we're making that recommendation based on the portions of the project that we feel contribute the most significant visual impact, the most public benefit. The soffit and the fascia improvements, that worthwhile improvements. They don't really contribute a huge visual impact to the public. And because we only have so many grant dollars for this year, we've got about 50,000 for this fiscal year. We are recommending 19,116 just to go toward the paint. I believe Deepak with Motel 6 is on the call. I think he was hoping to speak to you to request a higher grant amount but staff is gonna make that around 19,116. So if you've got any questions for me, I'd be happy to answer. If you'd like to open the floor and speak to him, of course you can do that. I'll leave it up to you.

- [Gary] For whatever reason, my Zoom meeting screen is frozen. I can hear everybody that's and that's fine. I'm not sure what button I gotta push. Where are the grandkids we need 'em huh? Anyway, I'm froze, but it's okay, I can hear everybody. I'm not sure we need the open meeting but if you'd want to, we can.

- I think we should open the meeting. I think Deepak is here and he's been waiting on the call, I'd like to give him the opportunity to speak.

- I'll second that motion Matt.

- Motion by Matt, second by alder Dorff to open the meeting.

- So, aye.

- [All] Aye.

- We are open please.

- It's probably good afternoon to everybody and Matt I appreciate your concern over here and thank you for the opportunity to present our case. I hope everybody can hear us first of all.

- Mm-hmm.

- Yes.

- All right. Just to give us a background to everybody. We took ownership of the property last year in 2019 January, and it's been a good roller coaster I would say, not a bad roller coaster. 2019 was a good phase for us. 2020, just because of the COVID the financials are a little bit on the lower side. But one of the grants were approved last year. We appreciate the city in working with us and the light project has taken a really good turn. It looks like... Few comments that we've gotten from the guests and also from employees is that, "You do bring in the Lambeau Field lights over here, or what?" So all the LEDs and all the lights, exterior lights that have been put it on the building that brings in a great impact to the location. And security concerns which were there that have been also eliminated. So you can see lots more and we really appreciate helping us with the grant. The total project costs that we are estimating including the labor could be close to 75 to $80,000, but it could be a little bit on the higher side, could be close to $90,000. The grant money that we were requesting 'cause the application was roughly around $65,000 out of which a city has given us, as Matt was explaining an approval of $19,000. I would like to propose a case over here for the soffit and fascia. Matt, if you don't mind, if you can bring in that picture please. So what I was trying to say is that, the paint project is encompasses both fascia, the paint of the building, painting of the balconies and also the fascia, soffit as well. Well, if we don't paint the fascia and soffit and just replace it the cost difference is not a huge difference. So in my cost of the paint of the building, the balcony and all the other items that door jams all that area, the cost would be close to $90,000 that Matt had proposed. However, if you replace the soffit and fascia the cost is close to $15,000. That is not part of the $90,000. In place of replacing, if we paint that area. If you're looking at the screen over here, and if you're looking at the balconies, the railings, right between the railings and the first level area you see on the right insight, it's gray color. And towards the left, it's all cream or white color, so that's the fascia and soffit that we are talking about if we replace that the cost is close to Now, instead of replacing, if we paint that area is gonna be close to eight to $10,000. That cost is not included in my paint project because I thought if you replace it then it's gonna be a better use of the dollars versus just painting in. And after a few years, we have to repaint the entire fascia and soffit again. The material that is used in the fascia and then soffit right now is vinyl. And we are proposing a aluminum which has a lot more longer life. Plus it does not fade in time. The paint if we do it, it's gonna fade, because it's vinyl. And if you put paint on vinyl, it cracks and fades out pretty fast. So that's why my proposal was to add the fascia towards the $19,000 which is close to $15,000 of soffit and fascia. Overall the total cost is gonna be close to 34 to $35,000, if you include the fascia and soffit with the project. That's what I would like to propose.

- [Gary] That's a good explanation. What are the toll of funds that we have in that facade one?

- We have 50,050 for the fiscal year.

- [Gary] Fiscal year. Well, there will not be much of that, obviously. Okay. Group what are your thoughts?

- I have a question. So Matt, that's fiscal year, we're here in November. So towards the end of the year do we have other applications in?

- For our CDBG dollars our year actually goes until like around September. So I just got 50,000 and now won't get additional funds until about a year from

- Okay, thank you for that clarification.

- Thank you.

- All right, any other questions?

- I have a question. So do we usually run through the whole 50,000 or the amount that we get each year, Matt?

- Just about. This past year we did have a project fall through, so we had a little bit of leftover, but it did get allocated to projects. So usually there's always projects available to spend the 50,000, if not all, within one year within shortly thereafter within that next year.

- So we're proposing, was it 19,000?

- That's what I'm

- Recommending. And that's really a significant chunk if we only have 50,000 for the whole... I feel for you, Mr... I don't know how to say your last name Agarwal, but I also feel like, wow, it's almost half of what we have. So I'm gonna probably support staff on this one. Thank you.

- [Gary] This is kind of unrelated, but maybe restricted to 50,000 every year. Is there any way we can make that number bigger from a different pot or something, or not really?

- Sure, we could allocate more CDBG dollars towards facades 50 is just what RDA has allocated.

- Okay, so we do have that option?

- Yes.

- [Gary] But that's not the question at this precise moment, but we do have that option. Okay. Questions or comments? Otherwise we'll go back to regular business

- Maybe just one more comment. And it's it's half problem solving, just maybe splitting it down the middle. I don't know if that would work for Mr. Agarwal, but I think the incremental amount you said redo that soffit and fascia was about 15,000. The recommendation here is 19 to do the painting. If we did something like go to 26,5 from that, would that work for you? Would that work okay for us, the city? I thought you're absolutely really good. I understand what you're saying, "Hey, replace the aluminum material and make it last longer." I'm just sitting here saying maybe it's not either party gets everything they were looking for but we go down the middle.

- [Gary] I like that.

- Mr. Schumann, no, I appreciate that concern and comment. Really appreciate that. And yes, we can work around with that amount of money, if you grant us a little bit more funds towards the grant, that would be really be appreciated.

- Also, we are not just doing these things. We have been doing a lot of other things that we are spending money from our pocket and we wanted to run it on around the property. So if you come and see the property now versus a year ago you'd see a huge difference there. So anything that can can be provided will be really appreciated, because no matter what we want to put in the best material possible that our pockets would afford, it would be really helpful if whatever amount you give us otherwise it'll be best to get the best possible things for the hotel. Is just COVID time is not helping, so everybody's pockets are tight. So that's why we came back to the city with the request.

- Sure.

- Anything that you provide will be highly appreciated.

- [Gary] Very good. Questions or we go back to regular business please?

- Move to return to regular order of business.

- Second.

- Second. Alder Dorff. All in favor, signify by saying aye.

- [All] Aye.

- Opposed. Motion carried. Matt, I just wanna thank you for opening meeting. We had some good explanations there. That was a very good move.

- So was that a motion

- I would make the motion that we award a grant of 26,500 through the commercial facade grant program for... and I don't have the address in front of me, but I will just call it the Motel 6 property to help move that project forward and have the soffit and fascial work done in addition to the painting work.

- I'll second that.

- I would second that.

- Motion by Matt, second by Jim.

- Everybody wants to second it.

- [Gary] Yeah, right. Any other questions or comments? If not, all those in favor, signify by saying aye.

- [All] Aye.

- Opposed. Motion carried. Thank you.

- Thank you. Good luck.

- Yeah, that was a good compromise. Thanks Matt.

- Good luck to folks who've just taken over a motel before 2020. I agree on that.

- thank you so much.

- [Gary] Thank you, good luck. Number seven, consideration of possible action to fund city, holiday lights in the parks program using neighborhood enhancement funds. Cheryl, I'm taking.

- Time to lighten the meeting up a little bit, right?

- Yes, absolutely.

- James Andersen, I see your name there. If you wanna jump into this meeting, you've been so patient up to this point. James approached our department and said, "Hey, you know what? It's a hundred years of parks. Why don't we do something during the holiday season to get people out of their houses, so they can walk around the neighborhood or drive around and look at lights. Our staff can actually install all the lights but can we come up with some money to actually buy the lights and the equipment for this stuff?" And I said, "Hey as a matter of fact, we do have some beautification dollars in our neighborhood enhancement funds that could fund this project." You see the fiscal impact, our rough estimate on what we wanna do is about $16,000. I've asked for up to 20 of enhancement because it's the first year of this program. And we're not sure exactly how much we wanna spend and what we wanna do other than really light a park up. Really cool. So we're starting with St. James because it's a hundred years of parks and that's one of the oldest parks and the Astro neighborhood association has agreed to partner with the city and doing maybe Cocoa Nights or something to that effect. And then next year we'll move this to a different park in a different neighborhood association. So it'll be kind of a traveling light show. James, have I forgotten anything?

- I think you did a good job describing that. I think that the neat part about all of this is the fact that we will use probably for the next... Most of these lighting, we're gonna buy commercial grade. It's gonna be very well done. So we'll use it in parks for the next, probably at least eight to 10 years. So we'll actually work with neighborhood associations and different parks neighborhoods to find out next year who's gonna be the recipient of the neat light show that goes in their neighborhood and work with them. And hopefully by next year we have a little more opportunity to have some events and bring people together to really enjoy the light show a little bit more. This year we'll keep it safe of what's going on and do some things to bring people in the park. But I think going forward it'll be something that we can enjoy it for the next decade.

- We're also gonna try to reach out to partners, that can maybe make some donations to this program every year 'cause this is kind of a fun thing I think, to donate to. So that's the pitch.

- agree with you Cheryl, is there any chance if we approve this, James we'll put on a Santa outfit.

- I think the ads are pretty good on that, quite frankly.

- I'd like him to be like an elf.

- Okay.

- Whatever you put as a contingent upon this approval, I guess I'll have to do.

- [Gary] It's a gret cause -

- Yeah, I just have to say I was literally just having a conversation with a coworker today who has young kids and I have teenagers and we were both talking about how getting in the car and driving around and looking at... They were going around looking at Halloween decorations, just again, to get out of the house and do things, but the slide. So I think this is a great opportunity to like you said, lighten things up.

- [Gary] So you have a motion?

- Yeah, I move the motion.

- Second. Let's see. What's my motion? What do we get? To approve up to $20,000 of neighborhood enhancement, beautification funds for the city holiday lights in the park program.

- Second.

- [Gary] Motion by Melanie and second by alder Dorff. If not, all those in favor, signify by saying aye.

- [All] Aye.

- Opposed. Motion carried. I'm still frozen by the way. My screen is frozen but we're doing fine. Number eight. Consideration possible action to improve a temporary limited easement, TLE or tax parcel 4-181 to accommodate the installation of the lift station.

- So this is just public works is working on installing a lift station to help alleviate flooding in the ship yard area. They don't need to actually install it on the redevelopment authority land. They just need access to the land to store equipment and supplies. So I would recommend approving the TLE for tax parcel 4-181.

- I like to approve.

- Second.

- [Gary] Was that Jim?

- Yep. Okay. Who's second.

- Alder Dorff.

- [Gary] Alder Dorff. Thank you, alder Dorff. Questions or comments. If not, all those in favor, signify by saying aye.

- [All] Aye.

- [Gary] Opposed. Motion carried. All right. Number nine. Consideration of possible action, the reallocation of $85,525.36 cents where to historic preservation, revolving loan fund to the CDBG eligible area, acquisition funding.

- That's Krista.

- [Gary] Krista.

- So, four years ago, a couple of years ago, three years ago I believe. We're coming up on four right now. We put 300,000 into a historic preservation account for the building located at 227 East Walnut and 109 on North Adams Street. We do some rehab to the property, but we are running up against a timeliness issue with this project. We have to have the project completed within four years and we have come to a point where we won't be doing any more rehab to that property. So at this point we would like to leads into a different budget line item for acquisitions to buy different properties within the city of Green Bay.

- [Gary] Okay. Questions. Final questions. Entertain a motion.

- Move to approve.

- Second.

- [Gary] And second by Jim, I believe?

- Jim or Matt, one of the two.

- Yeah, my screen is froze so I can't see, who's making the motion.

- Gary I was gonna make a comment. You're not frozen. You're just stoic.

- [Gary] Whatever. I can't see you guys right now, but we're doing fine. Alder Dorff, made the motion, second by Jim. Questions or comments. If not, all in favor, signify by saying aye.

- [All] Aye.

- [Gary] Opposed. Motion carried. That's good. We're all the way up number 10 here, right?

- Yeah.

- Considering possible action to purchase tax parcel 20-350 using CDBG funds and tax parcels 20-31, 20-32 and 20-33 using funds for the purpose of providing non-program space in future, do a housing development. This must be Cheryl.

- [Cheryl] That's me. This is me. So this is the old Zozo's building. And for you old timers out there it's the Fraternal Eagles where they had perched on North Webster. We got involved in this property because we provided a revolving loan that was used in part, I believe for commercial kitchen equipment to a company called Zozo, and that property went into foreclosure. So we've been working with Bank of Luxembourg who was the lien holder on this property. Our overall goal for this project would be to provide some non-profits space in this large 9,200 square foot building with a commercial kitchen, bathrooms and two bars, which I don't think we'll need. We also have a billboard on site, which we always look at opportunities for billboards to either remove them or use them in some better way. So there's a billboard lease on here, that's good until 2025 at which point we can reconsider what we wanna do with that. Provides an income of $4,000 a year, which is not very much but unfortunately we're locked into that lease agreement. And then it also includes three parcels of land right across the street, which could be used potentially for housing development is kind of what we're think... Excuse me, what we're thinking. And then the city of Green Bay already owns this triangle of land actually to the North of this building. So it really would give us ownership of this entire area here. So we've been working with the Bank of Luxembourg and they've been really good with us and trying to work with us along with maybe some CRA credits that they could use. They had a sheriff sale, their judgment amount was 245,000 on this property. They have about 3,300 in delinquent taxes, water and sewer they've got to pay. So they're in it for about 277. The assessed value is 340. The appraised value though is 215. So we have made an offer on the property of 200,000 contingent on... Let me back up, that offer is the building, the vacant land, the billboard, and all the contents inside the building. So, and that offer is contingent on an inspection which I've had completed already and came out fine. All the contents we are in the process of having environmental reviews on this site, because we wanna make sure that it's not a dirty site and an approval by the RDA. So with that being said... I should have scrolled up to see what the building looks like. Not super pretty, but it's in really good shape. Back now. In March, Will and I actually started to meet with Chip McDonald from McDonald companies which is located in the same neighborhood down there and Rebecca who works with him as well because they were interested in working in the neighborhood. They wanted to do some type of either housing project or community-based project. They're really interested in working in the neighborhood. So we met with them yesterday and they are totally on board with this project. They thought it was very exciting. They've committed to a financial contribution. And also they've got a lot of connections with people. For example we're gonna need some money to remodel this interior for these nonprofits, for example. So what we'd like to do is purchase the property in two separate parts. We'd like to use block grant of 170,000 for the community center portion, which is the Zozo's building. And then we'd like to use 30,000 of neighborhood enhancement funds for the vacant parcels. So then that way, whatever we develop on that site won't have those block grants strings attached to them. If we wanna go affordable housing, we can. But if for some reason we wanna do some mix we also will have that ability to do that as well. Will did I miss anything? We think this is a great project. We've had interest. I know the mayor has had calls and we've had calls from nonprofits that are seeking out space right now. So I don't think we're gonna have an issue with finding some nonprofits that are gonna be willing to work. I'm thinking more than one in the space. It's a very large space. It's right next to the trail, new trail on the new North Webster corridor.

- Not only capturing our initial investment in that, with the commercial kitchen, we originally made it a loan for, but also there's been a community need for a commercial kitchen space which is something we also want to have incorporated in this community center. So to say is, we're calling it a community center.

- [Gary] With that in mind, what type of hit did we take in the revolving loan?

- $41,620.

- [Gary] Okay. I remember when we approved it. Anyway, selling a meat project. What does everybody else think?

- So community kitchens. NWTC has, for some time now in Niagara, they've operated a community kitchen out of the old thing that was a grade school. So if you're looking for some experience on how the things have gone. They've gone through the years and maybe some council

- I think what's gonna happen, correct me if I'm wrong Cheryl. Part of this process will be RFP, putting an RFP together because more than likely the city is not gonna be managing the community center. We're looking for a qualified candidate to do that.

- Okay.

- [Gary] That makes sense. Other questions or comments? If not, I entertain a motion one way or another. Pretty project

- I put forth, the motion, Gary to acquire this property using CDBG funds and neighborhood enhancement funds as made in the recommendation.

- Second from alder Dorff.

- [Gary] Motion by Matt, second by alder Dorff. Any other questions or comments?

- I wanna make sure as well as the contingency is on the offer.

- [Gary] Oh, yes.

- 'Cause the environmental reviews inspections.

- [Gary] Yes.

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

- [All] Aye.

- [Gary] Opposed. Motion carried. Well, you guys still great frozen in time here. But anyway, luckily we brought the audio so we can... but anyway.

- Gary, we don't age.

- [Gary] Very good. Informational. We say we put that on the agenda for next several months or whatever. How was the study Cheryl?

- So we've broken out. Remember we had 23 executive summary items that were in the front of that study broken those out and assign those to our internal teams. We're gonna hit them all with... You take good ideas and you hit them with bat. We're gonna do that with these ideas to make sure that we're not already doing them. If we need to do them and how we would do them. So the teams are working on that. We wanna work on... As alder Johnson stated before we wanna get that comprehensive housing strategy including the funding and how we can come up with the funding which we will incorporate the affordable housing into that as well. So we've also put the website... We've distributed the housing study, we've put on the website, we're sending it out to our partners. So we've done that. Our goal, I can't give you a date. I have to be honest with you. I'm hoping we get a director soon. Once we do that, things might lighten up with workload, but I'm hoping by early next year we can have this strategy together with how we wanna go forward with housing. It's not like we're stopping doing housing work. You've seen today we brought two projects forward. But it'd be nice to be able to define where we can concentrate our efforts on. So that's what we're doing.

- [Gary] Two jobs forever. Is that what you're saying also? Anyway, you're doing a great job Cheryl. We really appreciate it.

- Thank you.

- [Gary] Good. That's good update. It's a real good update. Any questions in regards to the housing study. I personally reviewed the financial report and check register. I don't have any questions on that. Anybody else have? If not, Will, you're the director, project updates.

- So we continued to work with Merge and Gorman. In fact, I think we may need a special RDA meeting in November. I've heard potentially from Merge to move forward. So those projects are still in the hopper going forward, which is good.

- [Gary] Good.

- So we're finishing up working with all of the Ted work we did through the last three or four months. We're getting all of our paperwork and getting all of our our Ted worked on in that way. And then we continue to search for a new director for the department. I think we may have one more second interview. So depending if that doesn't pan out, we'll probably go back out.

- [Gary] Okay.

- So you might be stuck with me for a while Gary.

- [Gary] No, you're doing great. You're a joy to work with. In Ken's position that that's also open right now? You intend to fill it? The real estate position.

- Yes we do. I don't know if it's just like, stars coming together but I think we've had to fill seven positions in the department in the past few months. Ken's, one of them. So we've got interviews scheduled I think for that one, the first week of December. So we are moving forward on that, but I think that was one that we were gonna to hold for a while to help with the budget this year. That's why we're kind of gonna hopefully hire some time in December.

- [Gary] Very good. Any questions for Cheryl or the team or Mr. Mayor? Maybe Mr. Mayor is still on. Any questions from RDA in regard to a parlor or staff? If not, I'll entertain a motion to adjourn.

- Move to adjourn.

- Alder Dorff, second by Melanie, I can just tell. Melanie.

- Yes, I would love to second.

- [Gary] All right. All those in favor, signify by saying aye.

- [All] Aye.

- [Gary] We are adjourned next meeting December 8, unless we have a special meeting as Cheryl mentioned.

- Correct.