



AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, DECEMBER 8, 2020, 1:30 PM
Virtual Meeting. Public may join via Zoom.

A. Zoom Meeting Information.

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

B. Roll Call.

- I. 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.

C. Approval of the Agenda.

- I. Approval of the agenda for the December 8, 2020, meeting of the Redevelopment Authority.

D. Approval of Minutes.

- I. Approval of the minutes from the November 10, 2020, meeting of the Redevelopment Authority.

E. Regular Business.

- I. Consideration with possible action on request by Hyatt Regency to forgive \$62,390.40 in monthly payments for KI Convention Center due to COVID shutdowns.
2. Consideration with possible action to deed Tax Parcels 3-698, 8-156, and 14-87 and provide \$15,000.00 of HOME funds for each parcel to Greater Green Bay Habitat for Humanity for the construction of three single-family homes.
3. Consideration with possible action to accept donation of Tax Parcels 7-486 and 7-487 from GB Real Estate Investments LLC for future development purposes.

4. Consideration with possible action on a planning option at 158 N. Maple Avenue with NeighborWorks Green Bay to explore a potential mixed use development.
5. Consideration with possible action on the review and update of JBS/Packerland Packing Site Development Agreement.

The Authority may convene in closed session pursuant to Sections 19.85(1)(g), Wis. Stats., for purposes of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

F. Informational.

1. Update on Housing Study.
2. Financial report and check register.
3. Director's report and project updates.
4. Next meeting: January 12, 2021 at 1:30 PM.

G. Adjournment.

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

Virtual Meeting Instructions

Redevelopment Authority



Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/83188044732?pwd=YUducEM2VUZWOGVYZzMyNTA0c1FJQT09>

Meeting ID: 831 8804 4732

Password: 084117

One tap mobile

+13017158592,,83188044732# US (Germantown)

+13126266799,,83188044732# US (Chicago)

Dial by your location

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

Meeting ID: 831 8804 4732

Password: 084117

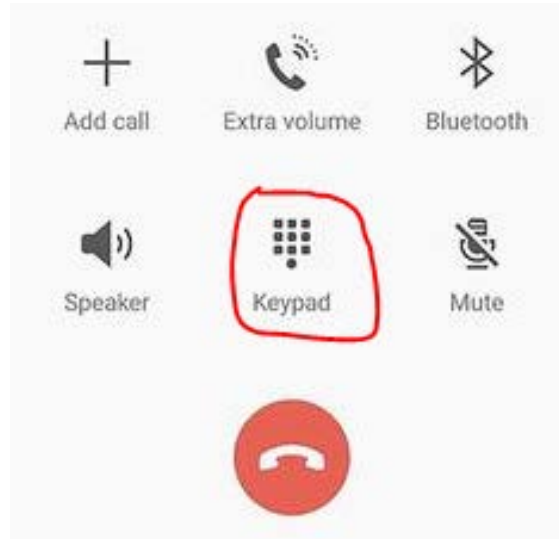
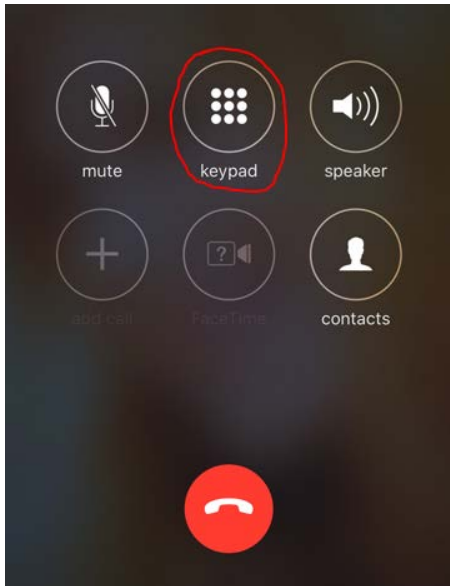
Find your local number: <https://us02web.zoom.us/j/83188044732?pwd=YUducEM2VUZWOGVYZzMyNTA0c1FJQT09>

Additional Information

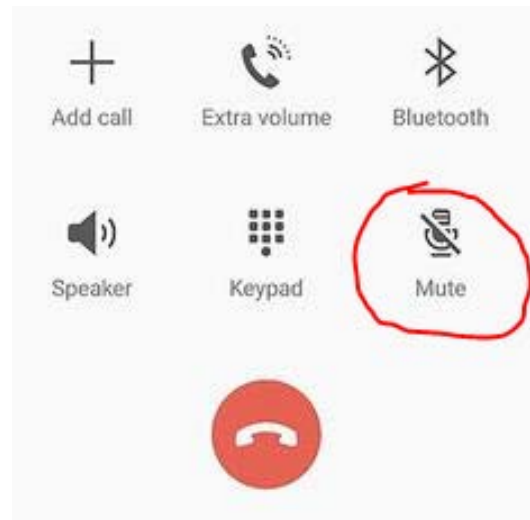
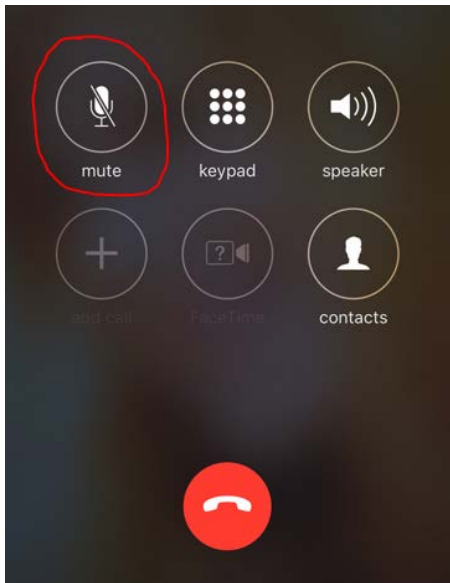
1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must give their name and address
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order*
2. All zoom meetings will have a password in the instructions. Please enter when prompted.
3. Please log into the Zoom meeting 10 minutes before the meeting starts to ensure proper technology is working.
 - a. If you are a Board Member, please log into [CivicClerk](#) with a computer, laptop, or tablet device.
4. Once you are in the meeting please mute yourselves.
 - a. You may unmute yourself when you are called upon to speak.
5. Waiting room
 - a. When you call in, all callers/participants will be placed in a “waiting room.”
 - b. Persons on the agenda will be admitted to the meeting, and then once the item is concluded, the host will permanently mute you from the meeting (you can still hear the meeting).
6. Using Zoom with a tablet or computer
 - a. Tablet—you will be asked to sign in. Download the app either with the Apple Store or the Play Store
 - b. Computer—you will be asked to sign in. You may download the app or click on the link to open Zoom in your browser.
7. Registering
 - a. The host may ask you to register for the meeting. A registration link will be sent to you along with the invite. You’ll receive another email confirming that you’re registered for the meeting.
 - b. If you’re using a phone, your registration will still be tied to an email.
8. Raising your hand
 - a. Committee members—you can either use CivicClerk and request to speak or you can “raise your hand” in the zoom meeting (you’d need to use a computer or tablet) to let the host know you’d like to speak. You can also un-mute yourselves and start speaking.
 - b. Persons on the agenda—you can “raise your hand” but you’d need to use a computer. You will be allowed to speak, per Wisconsin Open Meetings Rules, once the committee has “opened the floor for interested parties to speak.” Once the committee is finished with your agenda item, the host will mute you permanently, unless the committee opens the floor again.
9. What devices should I use?
 - a. Smart phone (please see more detailed instructions on page 3)
 - b. Land line
 - c. Tablet—well in advance of the meeting, please download the Zoom Meeting app before you join a meeting by using either the Apple Store or the Play Store. You will be asked to input your name, thus identifying you for the meeting. You’ll also be asked to verify your email.
 - d. Computer—well in advance of the meeting, please download the Zoom Meeting app, but you can also click on a link to open the Zoom Meeting in your browser. You will be asked to input your name, thus identifying you for the meeting.
 - e. For tablet and computer users—if you download the app you will be asked to verify your email.
10. Zoom etiquette
 - a. Muting yourselves when you’re not talking will prevent your background noise from interfering with others’ ability to listen to and participate in the meeting.
 - b. If you’re using a telephone, please identify yourself with your phone number and name before you speak. Zoom meeting hosts can see only your telephone number and will ask you to identify yourselves.
11. Closed session
 - a. Persons in the Zoom meeting will be put into a waiting room while the committee meets in Closed Session. Participants will be admitted back into the Zoom meeting once the committee reconvenes in Open Session.
 - b. Persons watching live on YouTube will see a gray screen with the City logo during closed session.
12. Persons interested in attending anonymously or listening to the meeting may call in by dialing *67 followed by the phone number above.

Calling into the Zoom meeting using a smartphone

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



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



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





MINUTES OF THE 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.

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

B. ROLL CALL.

I. 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.

I. 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.

I. 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.

I. 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.

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

Moved by Matt Schueller, seconded by 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



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

December 8, 2020

PREPARED BY

Cheryl Renier-Wigg, Staff

AGENDA ITEM # E.I

Consideration with possible action on request by Hyatt Regency to forgive \$62,390.40 in monthly payments for KI Convention Center due to COVID shutdowns.

BACKGROUND

The Redevelopment Authority has an agreement with Hyatt Regency to operate the KI Convention Center (KICC). As per the agreement, each fiscal year, the Lessee shall receive and Operator shall guarantee an amount equal to \$249,561.60 (adjusted based on the consumer price index) of gross revenues for the operation of the center. This is an annual obligation paid monthly by the Hyatt. The monthly amount is \$20,796.80.

The Hyatt Regency contacted our office in April of this year to discuss a potential rent forgiveness for the time the KICC was shut down by government orders. At that time, since this was, in essence, an annual payment, we asked the Hyatt to hold off on this request until the end of the year in hopes of a recovery. We allowed them to defer these payments.

The Hyatt Regency has sent us a request to forgive the rent for the three months they were shut down totaling \$62,390.40. Staff has reviewed this request and although sympathetic to the COVID situation, cannot recommend a forgiveness. The RDA has not forgiven any other payments for other businesses that have been affected by COVID. Staff did propose looking at an adjusted repayment plan to allow more time to catch up on the three months of payments, but the Hyatt Regency preferred to ask the RDA for forgiveness of the \$62,390.40.

These payments go into the KICC maintenance fund. As of December 1, the balance in the KICC maintenance fund is \$1,926,808.00. There is a project in the works involving the lighting and audio equipment at the KICC, estimated to cost \$525,000.00.

RECOMMENDATION

To deny the request by Hyatt Regency for forgiveness of the \$62,390.40 for three months of payments.

FISCAL IMPACT

ATTACHMENTS

- I. Hyatt request to RDA



November 16, 2020

Cheryl Renier-Wigg
Assistant Director
Department of Community & Economic Development
100 North Jefferson Room 60B
Green Bay, WI 54301

RE: KI Convention Center (KICC)

Dear Cheryl,

This letter is to update the original letter sent you in April 2020. As an update, the KICC was closed and without business from the dates of March 24th through May 27th. From May 27th through June 20th we held 3 small meetings of 25 people or less. After June 20th, we held several social events and meetings providing revenue. Total number of days without business was 65 days, total number of days with drastically reduced revenues was an additional 24 days. During this time Hyatt Regency Green Bay continued to provide services to the KICC. (Security, Housekeeping, Engineering and Utilities) We would like to ask that the rent be forgiven for a total of 3 months. (April – June) I have provided the letter from April below for your reference.

Begin Letter from April –

This letter is to follow-up on a conversation held on April 1, 2020, regarding the KI Convention Center (KICC).

On March 27th, I sent you the following e-mail:

With these very uncertain times of Covid-19, the Governor's Order to "Stay Safe at Home" and limitations on number of people meeting & having to social distance, I am sure that you understand the KI Center is closed. With the loss of all of our business since mid-March and continuing until after May 1st, I have read the contract for the center and wanted to speak to someone regarding payment of rent for April. It appears if there are no gross revenue then no rent shall be paid. With the center closed and locked we are continuing to provide Engineering and Security support of the building. As of today Hyatt Regency Green Bay is open but operating at minimum occupancy. If in the future we decide to suspend operations temporarily we will of course continue to provide the same support for the KICC.

During the call on April 1, 2020, you explained that the interpretation of the contract between the City of Green Bay (RDA) and Hyatt, states that Force Majeure pertains only if the center is damaged in some way that it cannot be utilized. Therefore rent shall be paid.

We are in a time of uncertainty and I believe that the KICC has been damaged by the growing Pandemic and the limitations set forth by Governor Evers Order "Stay Safe at Home". Even before this order went into place we began receiving cancellations under "force majeure" that yielded us no cancellation fees. As the restrictions went into place from the Governor's office limiting the number of attendees to meetings, we were restricted as to the size of groups that could meet. When this order went into place of no meetings, we followed the order closing the convention center on March 24th and it will remain closed and unusable damaging our ability to do business until at least April 24, 2020. With President's Trump's recommendation of no large gatherings until April 30th and the WI Department of Health Services stating our peak virus situation in Brown County being April 26th, I am confident the KICC will remain closed into May.

At this time I would like to request that the rent be forgiven for the amount of time (number of days) the KICC remains closed due to governmental direction.

End Letter from April 2020 -

I look forward to hearing back from you.

Stay safe and take care!

Kristine Hall

General Manager
Hyatt Regency Green Bay



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

December 8, 2020

PREPARED BY

Will Peters

AGENDA ITEM # E.2

Consideration with possible action to deed Tax Parcels 3-698, 8-156, and 14-87 and provide \$15,000.00 of HOME funds for each parcel to Greater Green Bay Habitat for Humanity for the construction of three single-family homes.

BACKGROUND

As part of our New Homes in Your Neighborhood Program, Habitat for Humanity has requested three tax parcels be deeded to them at no cost, and an additional \$15,000.00 of HOME funding for each build totaling \$45,000.00 of HOME Funds.

410 15th Avenue, Tax Parcel 3-698

The lot is valued at \$14,000.00. The house to be built will be a four bedroom, two bath house. The total project costs will be approximately \$165,000.00.

1409 Elm Street, Tax Parcel 8-156

The lot is valued at \$14,300.00. The house to be built will be a four bedroom, two bath house. The total project costs are approximately \$157,000.00.

216 N. Clay Street, Tax Parcel 14-87

The lot is valued at \$11,900.00. The house to be built will be a four bedroom, two bath house. The total project costs are approximately \$157,000.00.

In all three instances, there will be a detached garage and Habitat is using designs provided by our department.

Habitat for Humanity is a valued partner in providing affordable housing to families in Green Bay. Staff fully support this project.

RECOMMENDATION

To deed Tax Parcels 3-698, 8-156, and 14-87 and provide \$15,000.00 of HOME funds for each parcel to Greater Green Bay Habitat for Humanity for the construction of three single-family homes.

FISCAL IMPACT

ATTACHMENTS

1. 216 N. Clay Street Habitat Proposal
2. 216 N. Clay St. Budget-updated

3. 216 N. Clay Street parcel map
4. 216 N. Clay Site Plan
5. 216 N. Clay St. house plans
6. 410 15th Ave Habitat Proposal
7. 410 15th ave Budget-updated
8. 410 15th Ave proposed site plan
9. 410 15th Ave parcel map
10. 410 15th house plans
11. 1409 Elm Street Habitat Proposal
12. 1409 Elm Street Budget-updated
13. 1409 Elm Street parcel map
14. 1409 Elm St Site plan
15. 1409 Elm St. house plans



We build strength, stability, self-reliance, and shelter.

Request for land Acquisition and HOME Funds Proposal

216 N. Clay Street, Green Bay, WI 54301

November 30, 2020

Submitted to:

Green Bay Redevelopment Authority
100 N Jefferson Street, Room 608
Green Bay, WI 54301

Submitted by:

Greater Green Bay Habitat for Humanity
1967 Allouez Avenue
Green Bay, WI 54311

Request for Proposal Outline:

Developer Name:

Greater Green Bay Habitat for Humanity
1967 Allouez Avenue
Green Bay, WI 54311

Primary Points of Contact:

Michelle Heeler
Director of Family and Volunteer Services
920-593-5782
mheeler@greenbayhabitat.org

Nate Zepnick
Construction Project Manager
920-362-7888
nzepnick@greenbayhabitat.org

About Greater Green Bay Habitat for Humanity (GGBHFH):

Vision: a world where everyone has a decent place to live.

Mission: seeking to put God's love into action, Habitat for Humanity brings people together to build homes, communities, and hope.

GGBHFH History: started in the community in 1987. In our 33 years, we've built over 120 homes in Brown County, impacting over 500 adults and 300 children.

Homeownership program: Habitat builds homes and sells them to qualified applicants with a 0% interest mortgage. Homeowners pay a mortgage, homeowners insurance and property taxes. Homeowners benefit from decent, affordable housing, and the community benefits from an increase in tax revenue.

ReStore: The ReStore is a retail operation that collects and sells donated home goods and building materials. Profits from the ReStore are used to build homes in Brown County.

GGBHFH 2019 impact: 924 volunteers donated 25,893 hours. Our homeowners pay \$298,653 in property taxes each year, adding a total of \$12.6 million to the tax base since 1987. \$1.6 million is spent annually with local suppliers and contractors. 6,204,345 lbs. of material has been diverted from landfills since opening the ReStore in 2009.

1. Investment: Describe the Project

Greater Green Bay Habitat for Humanity (Habitat) proposes to purchase the lot at 216 N. Clay Street Green Bay, WI 54301 and build a Story and 1/2 home with a detached garage. The current neighborhood consists of Story and 1/2 homes. Habitat only builds single story homes due to funding and volunteer labor used. Habitat is requesting Gap funds to cover the additional expenses for roofing and framing. Habitat serves LMI Individuals and families who meet 30%-80% of the Brown County Median Income who meet the need for housing, ability to re-pay a mortgage, and willingness to partner. The proposed home is estimated to be 4 bedrooms, 2 bathrooms, pending family size. Habitat traditionally builds single story homes and request for gap funding is due to being able to build and sell the home at an affordable cost to the homebuyer.

2. Scope of New Construction:

The proposed house is a story and a 1/2 home with a detached garage. The house will have a maximum of four bedrooms; two bedrooms on the main floor and two bedrooms in the lower level; Two full bathrooms, one full bathroom on the main level and a full bath on the lower level. The house will be built to meet Energy Star standards. The exterior of the house will have vinyl and shake siding. All soffit and fascia will be white aluminum. The roof will have asphalt shingles. All windows will be energy-efficient vinyl clad. The exterior doors will be white vinyl. The driveway and apron will be concrete.

**see attached basic house description*

3. Funding Request: \$15,000

Greater Green Bay Habitat for Humanity is requesting funds for the Story and 1/2 sub-contractor work: Roofing and framing labor as well as the developer fee. This is out of the scope volunteers can do with the 10/12 roof pitch and required to hire out.

Total Request: **\$15,000**

*See attached HOME Investment Partnerships Program Funding Application

*See attached Budget/Gap funds

4. Capacity: Timetable of Construction Activity

- November 2020- Request for land acquisition and HOME funding request submitted.
- December 2020 RDA Meeting for Approval of HOME funds and lot

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- September 2021-December 2021 Home under construction
- January 2022 - estimated completion, home dedication and certificate of occupancy

5. Financials

Greater Green Bay Habitat for Humanity receives funding through donations, our ReStore, through grants and homeowner mortgage payments. Mortgages are based on the financial capability of the approved family. Funds are being requested through the Redevelopment Authority to cover the additional costs that would not be a part of the normal construction expenses.

**see attached budget for HOME funds*

6. Contractor's Qualifications and Experience

Greater Green Bay Habitat for Humanity has been building homes in Brown County since 1987. In those 33 years, Habitat has dedicated 121 homes. Habitat has been working with the Redevelopment Authority since 2015 to secure funding to assist in the construction of new homes for LMI individuals.

Greater Green Bay Habitat for Humanity plans to construct 8 new homes in our fiscal year July 1, 2021- June 30, 2022. Habitat employs one full time Construction Manager, and a full-time Construction Coordinator. They are responsible for the planning, coordination of contractors, vendors, build scheduling, and day to day functions on the build site. Both Construction staff maintain their contractor qualifier certification. Habitat also has numerous volunteers and future homebuyers that help with the construction of single story homes to help maintain affordable construction costs.

All homes are built to meet or exceed the minimum construction standards required by building code and are energy efficient. Greater Green Bay Habitat for Humanity does not discriminate against race, color, creed, religion, national origin, sexual orientation, marital status, disability, or family status. Habitat seeks competitive pricing in order to minimize the costs to the future homeowner. Here are some of the consistent contractors that are used.

Excavator	AG Excavating
Roofing	Security Luebke Roofing Advance Roofing and Siding
Foundation work	Jacobs Brothers
Plumbing	Jim Cornell Plumbing
Heating and Cooling	Hurckman Heating and Cooling
Electrical	Nickel Electric
Concrete Flatwork	Loch Construction Brian's Quality Concrete
Cabinetry	Cabinet Connection
Flooring	HJ Martin
Insulation	Comfort Pro Insulators
Construction Materials	Wisconsin Building Supply
Windows and Doors	Wisconsin Building Supply
Siding and Soffit	Wisconsin Building Supply/ ABC Supply Inc.

We look forward to continuing our partnership.

Respectfully submitted,

Michelle Heeler
Family Services Director

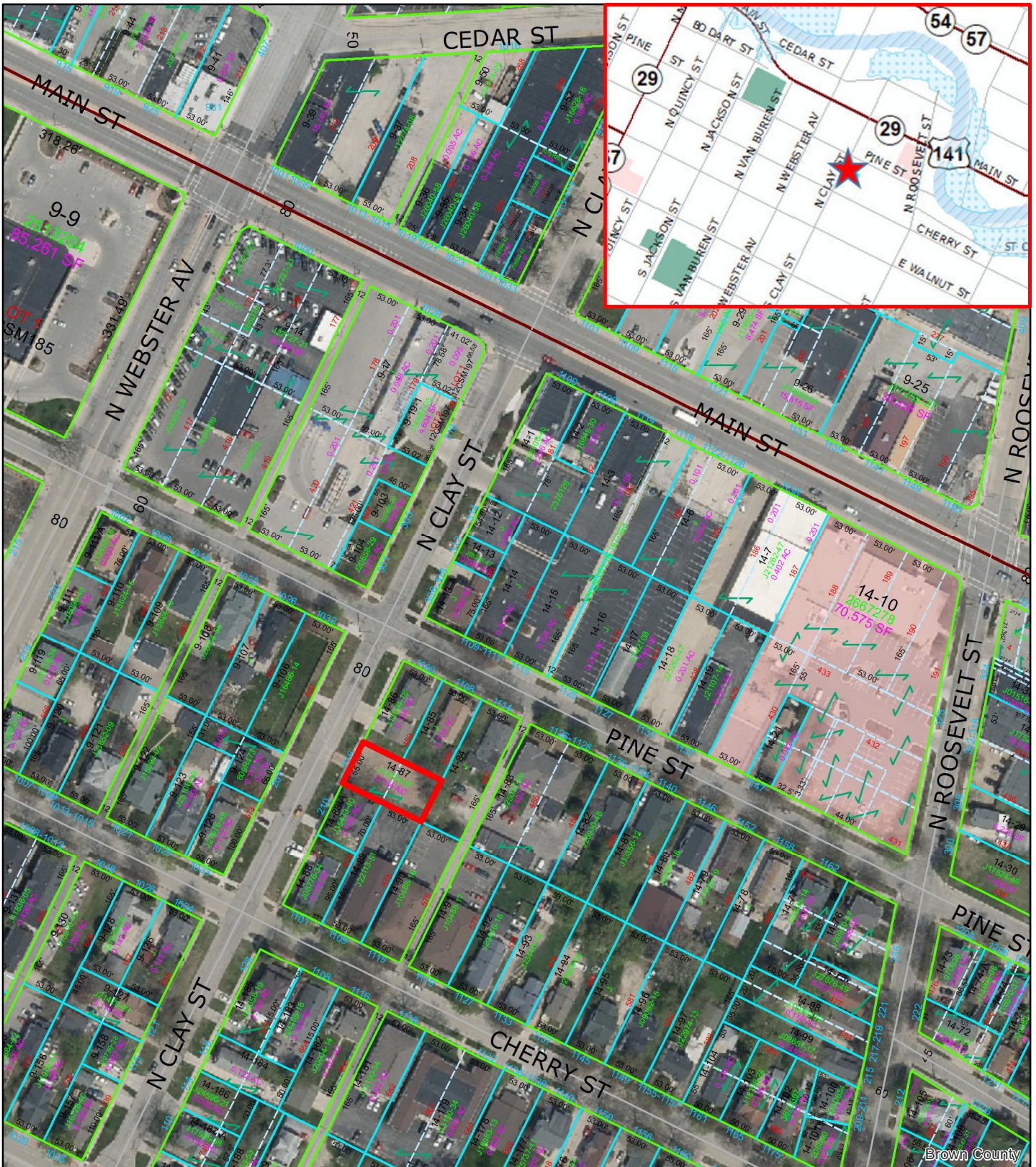
Nate Zepnick
Construction Manager

Attached:

- HOME Investment Partnerships (HOME) Program Funding Application
- Basic house description
- Build Plans
- Site Plan
- Budget/Gap Funds

	Source Name	Amount
216 N. Clay St 4 bedrooms, 2 bathrooms	Appliances	\$4,000.00
	Appraisal, Title, closing costs, mortgage prep	\$3,500.00
	Cabinets & Countertops	\$5,000.00
	Detached Garage Labor (roofing, framing etc.)	\$2,500.00
	Disposal Fees	\$550.00
	Drywall & Plaster	\$7,400.00
	Electrical & Lighting	\$8,200.00
	Excavation/Latterals/Back Fill	\$12,500.00
	finish Package	\$3,400.00
	Flatwork	\$13,000.00
	Flooring	\$6,000.00
	Foundation	\$12,800.00
	Gutters & downspouts	\$2,550.00
	HVAC	\$8,500.00
	Insulation	\$2,600.00
	Landscaping	\$2,800.00
	Misc. (Garage door, nails, screws, materials etc..)	\$7,600.00
	Plumbing	\$10,800.00
	Roofing Material	\$6,000.00
	Sanitation	\$600.00
	Lumber	\$11,000.00
	Siding	\$3,000.00
	Utility Hook Up	\$700.00
	Planning (houseplans, site plan, permits)	\$1,500.00
	Windows	\$5,500.00
	<u>Total Est. Project Costs 4 bedroom (2 up, 2 down)</u>	\$142,000.00
	Roofing Labor (1 1/2 story)	\$3,500.00 *Not to exceed
	Framing: Trusses and sheeting Labor (1 1/2 story)	\$4,000.00 *Not to exceed
	Total Est. subcontracted labor	\$7,500.00
	Construction management/Developer Fee	\$7,500.00
	<u>HOME Funding request Total</u>	\$15,000.00
	Total Project Costs	\$157,000.00

216 N. Clay Street



216 N. Clay Street
Parcel #: 14-87

0 45 90 180 Feet



Subject Parcel

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



Site Plan

The South 55 feet of Lots 488 and 489, Plat of Navarino, in Private Claim 2, in the City of Green Bay,
East side of the Fox River, Brown County, Wisconsin.
--216 N. Clay Street--

North



NOTE

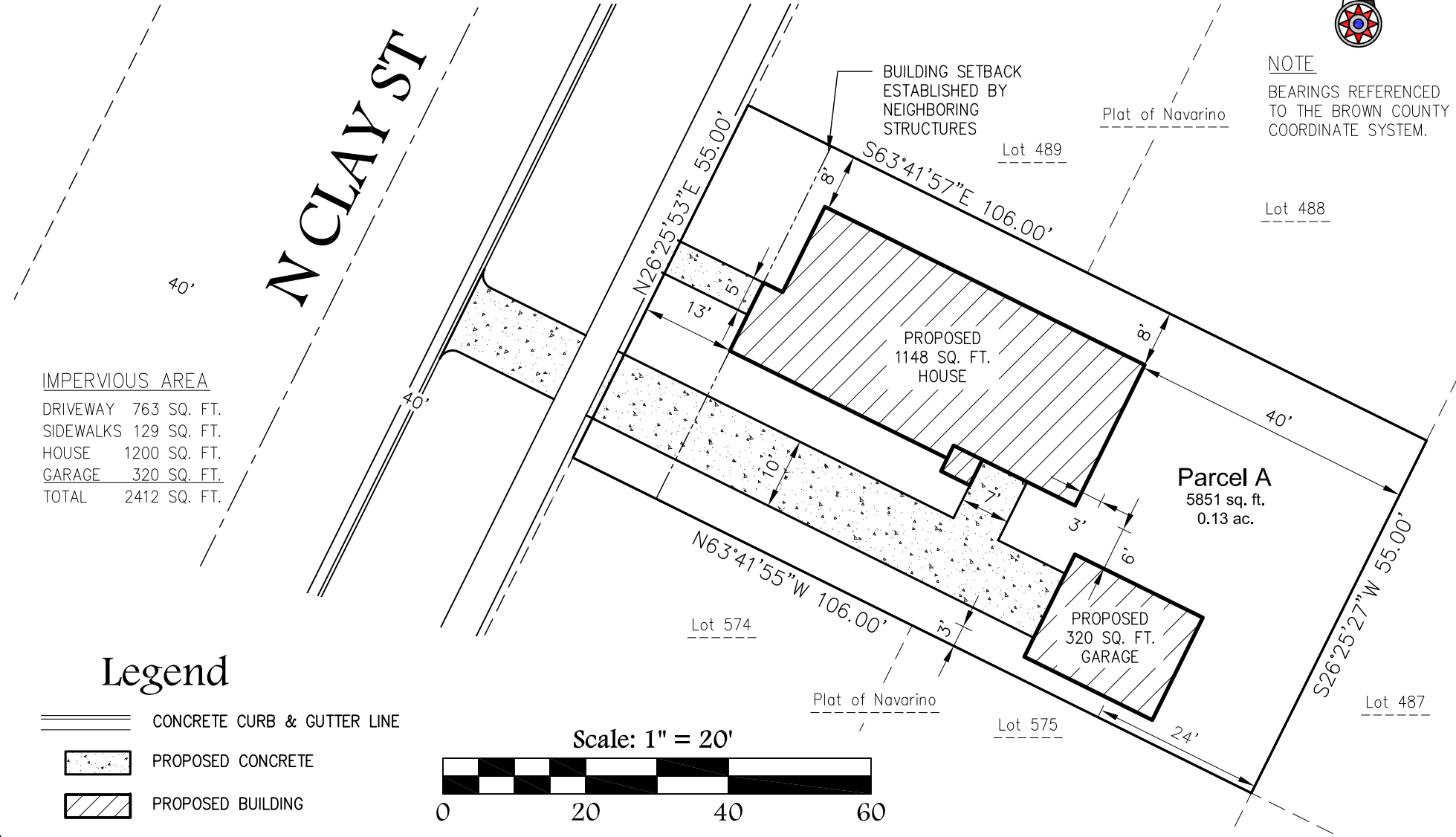
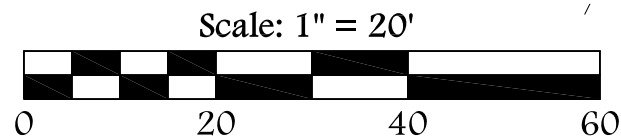
BEARINGS REFERENCED
TO THE BROWN COUNTY
COORDINATE SYSTEM.

IMPERVIOUS AREA

DRIVEWAY	763 SQ. FT.
SIDEWALKS	129 SQ. FT.
HOUSE	1200 SQ. FT.
GARAGE	320 SQ. FT.
TOTAL	2412 SQ. FT.

Legend

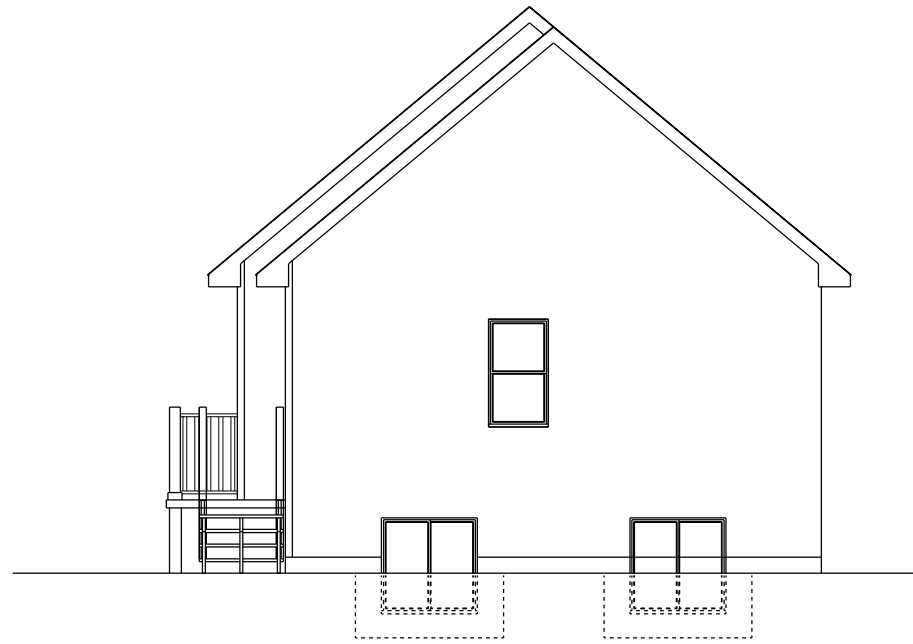
	CONCRETE CURB & GUTTER LINE
	PROPOSED CONCRETE
	PROPOSED BUILDING



Sheet One of One
Project No.: B-22591
Drawing No.: L-11255

Client: Habitat for Humanity
Tax Parcel: 14-87
Drafted By: BAB
File: B-22591\Site Plan 100720.dwg

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

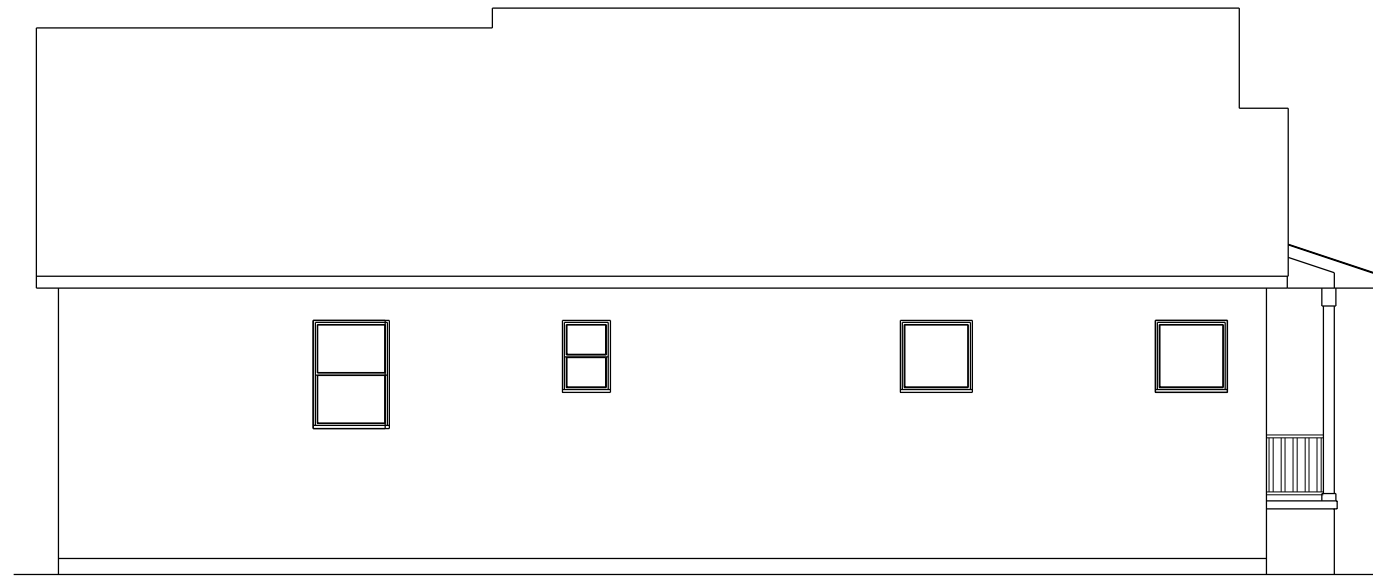


REAR ELEVATION

SCALE: 1/8"=1'-0"

SQUARE FOOTAGE:

FIRST FLOOR: 1148
FUTURE BEDS & BATH: 412
COVERED PORCH: 52



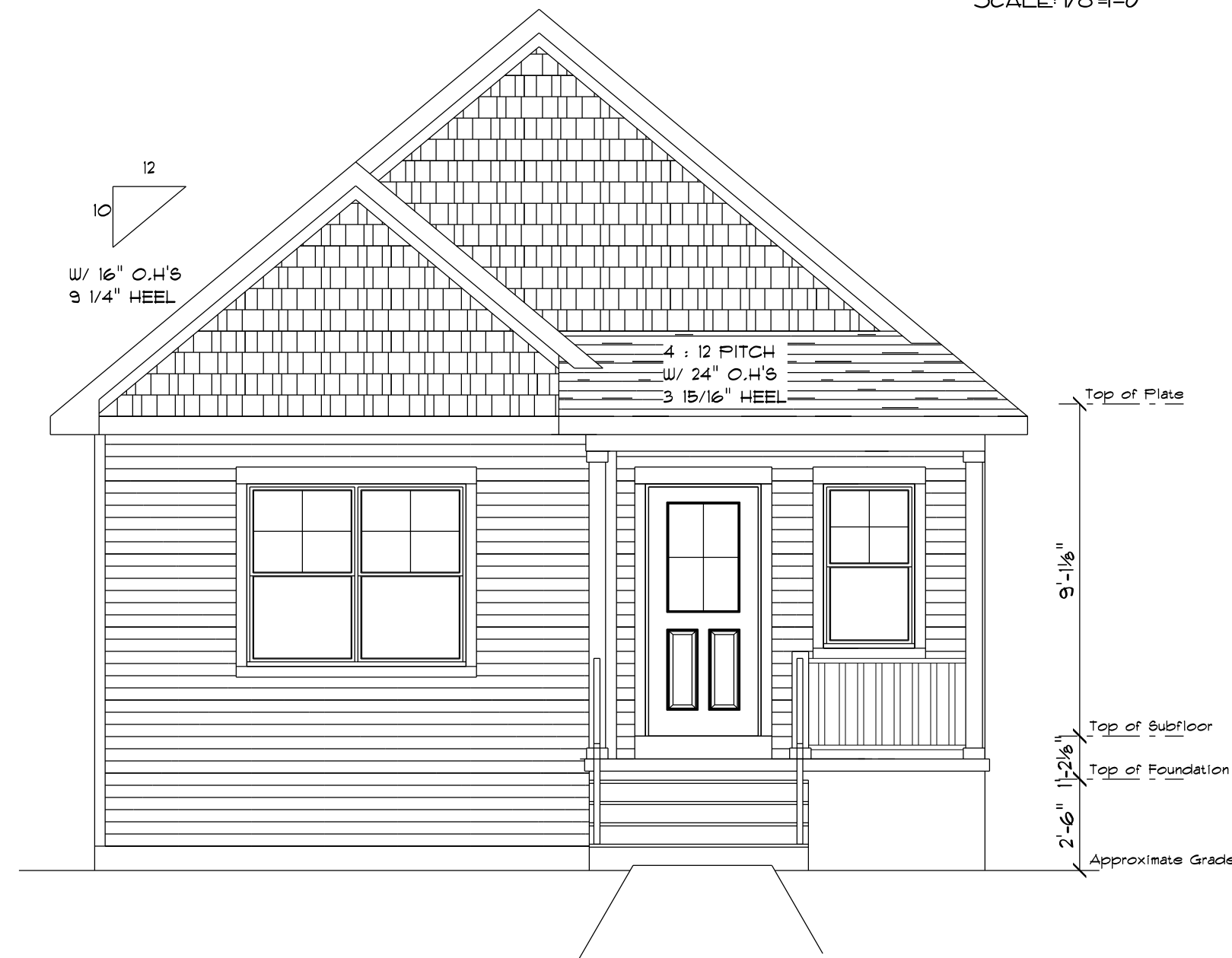
LEFT ELEVATION

SCALE: 1/8"=1'-0"



RIGHT ELEVATION

SCALE: 1/8"=1'-0"



FRONT ELEVATION

SCALE: 1/4"=1'-0"

****PRELIMINARY PLAN ONLY****
(NOT TO BE USED FOR CONSTRUCTION)
(MAY NOT BE SUFFICIENT FOR ESTIMATES)

COPYRIGHT NOTE:
Original Concept Design By City Of Green Bay
Dept. Of Community And Economic Development Which
Approved Unlimited Modifications And Reproduction
Of Design Applied To City Of Green Bay Lots.

CUSTOM DESIGNED FOR:
GREATER GREEN BAY - HABITAT FOR HUMANITY

JOB NAME: 216 N. Clay St.

DATE: 9-3-2020

DRAWN BY: MJK

PLAN #:

(BASED OFF OF
PLAN #173-R)

20-417-R

IMPORTANT NOTE:

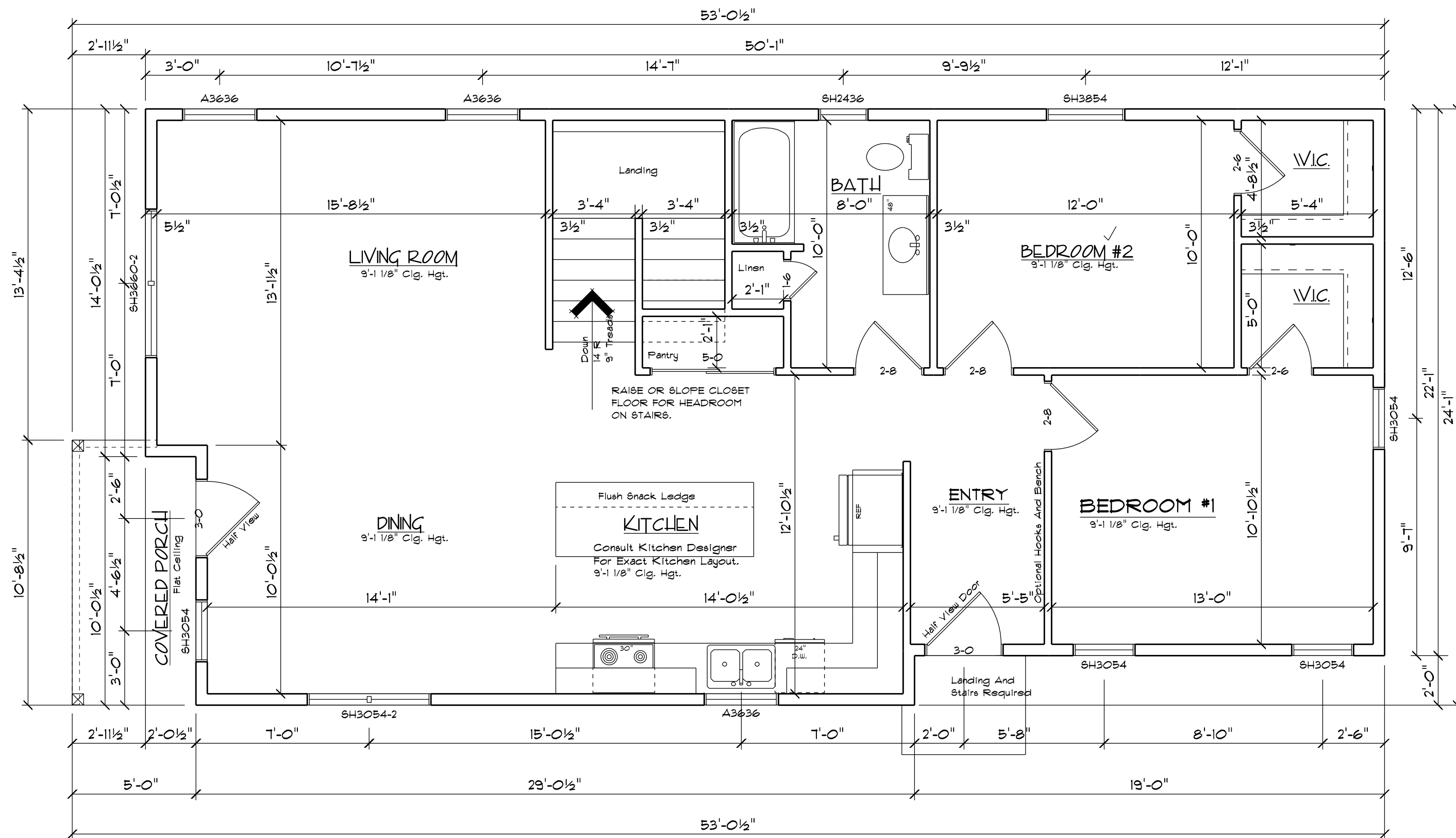
- IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
- IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

OFFICE:
11930 LARSEN ROAD
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PHONE (920)456-5080
FAX (920)454-9570

COMPONENTS:
1145 MORaine TERRACE
GREEN BAY, WI 54303
PHONE (920)456-5054
FAX (920)456-1215

MAILING ADDRESS:
P.O. BOX 10001
GREEN BAY, WI 54301-0001

Wisconsin
BUILDING SUPPLY



SQUARE FOOTAGE:

FIRST FLOOR: 1148
 FUTURE BEDS & BATH: 412
 COVERED PORCH: 52

FLOOR PLAN

SCALE: 1/4" = 1'-0"
 9'-1 1/8" CLG. HGT.

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20-417-R
 (BASED OFF OF
 PLAN #1573-R)

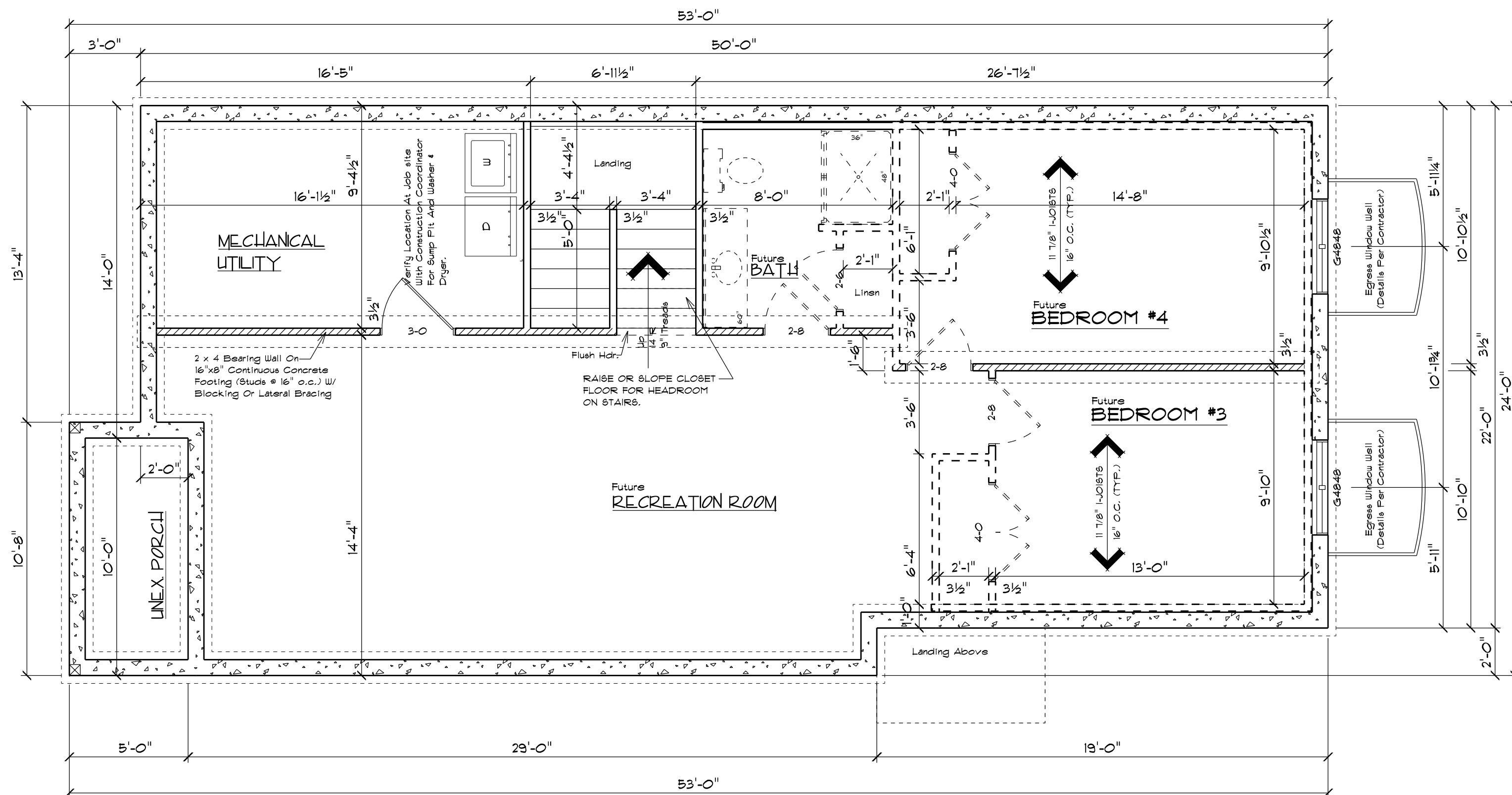
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 GREEN BAY, WI 54301-0001
Wisconsin
BUILDING SUPPLY

FIRST FLOOR:	1148
FUTURE BEDS & BATH:	412
COVERED PORCH:	52



SCALE: 1/4" = 1'-0"
8'-0" FOUNDATION WALL HGT.

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Wisconsin
BUILDING SUPPLY

MAILING ADDRESS:
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GREEN BAY, WI 54307-0001

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GREEN BAY, WI 54303
PHONE (920)496-5080
FAX (920)494-9570

COMPONENTS:
1745 MORAINÉ TERRACE
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DESIGNED FOR:
GREATER GREEN BAY - HABITAT FOR HUMANITY

JOB NAME: 216 N. Clay St.

DATE: 9-3-2020

PLAN #:
(BASED OFF OF
PLAN #17-273-R)



We build strength, stability, self-reliance, and shelter.

Request for land Acquisition and HOME Funds Proposal

410 15th Avenue, Green Bay, WI 54303

November 30, 2020

Submitted to:

Green Bay Redevelopment Authority
100 N Jefferson Street, Room 608
Green Bay, WI 54301

Submitted by:

Greater Green Bay Habitat for Humanity
1967 Allouez Avenue
Green Bay, WI 54311

Request for Proposal Outline:**Developer Name:**

Greater Green Bay Habitat for Humanity
1967 Allouez Avenue
Green Bay, WI 54311

Primary Points of Contact:

Michelle Heeler
Director of Family and Volunteer Services
920-593-5782
mheeler@greenbayhabitat.org

Nate Zepnick
Construction Project Manager
920-362-7888
nzepnick@greenbayhabitat.org

About Greater Green Bay Habitat for Humanity (GGBHFH):

Vision: a world where everyone has a decent place to live.

Mission: seeking to put God's love into action, Habitat for Humanity brings people together to build homes, communities, and hope.

GGBHFH History: started in the community in 1987. In our 33 years, we've built over 120 homes in Brown County, impacting over 500 adults and 300 children.

Homeownership program: Habitat builds homes and sells them to qualified applicants with a 0% interest mortgage. Homeowners pay a mortgage, homeowners insurance and property taxes. Homeowners benefit from decent, affordable housing, and the community benefits from an increase in tax revenue.

ReStore: The ReStore is a retail operation that collects and sells donated home goods and building materials. Profits from the ReStore are used to build homes in Brown County.

GGBHFH 2019 impact: 924 volunteers donated 25,893 hours. Our homeowners pay \$298,653 in property taxes each year, adding a total of \$12.6 million to the tax base since 1987. \$1.6 million is spent annually with local suppliers and contractors. 6,204,345 lbs. of material has been diverted from landfills since opening the ReStore in 2009.

1. Investment: Describe the Project

Greater Green Bay Habitat for Humanity (Habitat) proposes to purchase the lot at 410 15th Avenue Green Bay, WI 54303 and build a Story and 1/2 home with a detached garage. The current neighborhood consists of Story and 1/2 homes. Habitat only builds single story homes due to funding and volunteer labor used. Habitat is requesting Gap funds to cover the additional expenses for roofing and framing. Habitat serves LMI Individuals and families who meet 30%-80% of the Brown County Median Income who meet the need for housing, ability to re-pay a mortgage, and willingness to partner. The proposed home is estimated to be 4 bedrooms, 2 bathrooms, pending family size. Habitat traditionally builds single story homes and request for gap funding is due to being able to build and sell the home at an affordable cost to the homebuyer.

2. Scope of New Construction:

The proposed house is a story and a 1/2 home with a detached garage. The house will have a maximum of four bedrooms; three bedrooms on the main floor and one bedroom in the lower level; Two full bathrooms, one full bathroom on the main level and a full bath on the lower level. The house will be built to meet Energy Star standards. The exterior of the house will have vinyl and shake siding. All soffit and fascia will be white aluminum. The roof will have asphalt shingles. All windows will be energy-efficient vinyl clad. The exterior doors will be white vinyl. The driveway and apron will be concrete.

**see attached basic house description*

3. Funding Request: \$15,000

Greater Green Bay Habitat for Humanity is requesting funds for the Story and 1/2 sub-contractor work: Roofing and framing labor as well as the developer fee. This is out of the scope volunteers can do with the 8/12 roof pitch and required to hire out.

Total Request: **\$15,000**

*See attached HOME Investment Partnerships Program Funding Application

*See attached Budget/Gap funds

4. Capacity: Timetable of Construction Activity

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Respectfully submitted,

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Family Services Director

Nate Zepnick
Construction Manager

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	Framing: Trusses and sheeting Labor (1 1/2 story)	\$4,000.00 *Not to exceed
	Total Est. subcontracted labor	\$7,500.00
	Construction management/Developer Fee	\$7,500.00
	<u>HOME Funding request Total</u>	<u>\$15,000.00</u>
	Total Project Costs	\$165,000.00



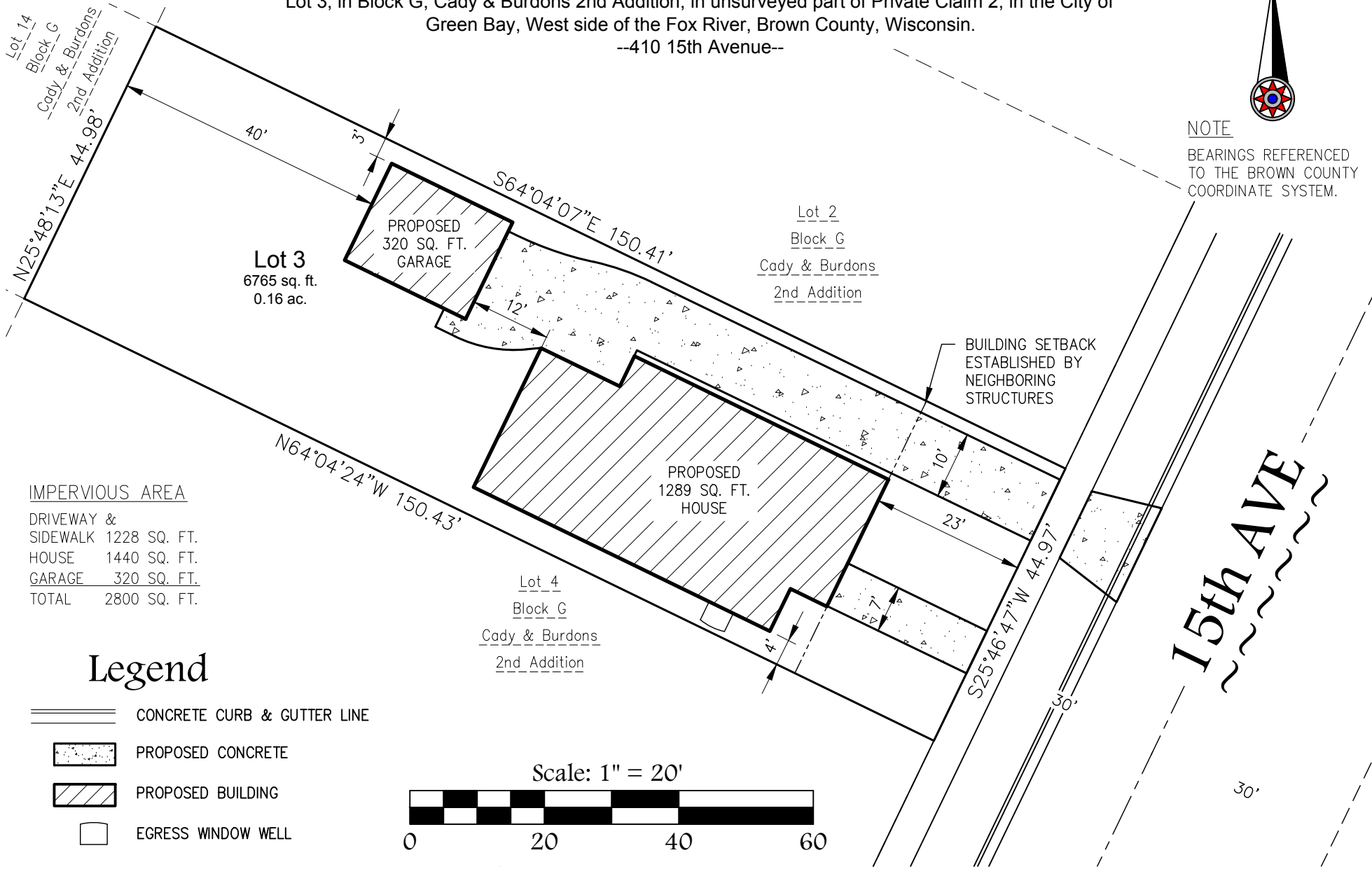
Site Plan

Lot 3, in Block G, Cady & Burdons 2nd Addition, in unsurveyed part of Private Claim 2, in the City of Green Bay, West side of the Fox River, Brown County, Wisconsin.
--410 15th Avenue--

North



NOTE
BEARINGS REFERENCED
TO THE BROWN COUNTY
COORDINATE SYSTEM.



Sheet One of One
Project No.: H-17920
Drawing No.: L-11260

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Client: Habitat for Humanity
Tax Parcel: 3-698
Drafted By: BAB
File: H-17920Site Plan 100920.dwg

410 15th Avenue



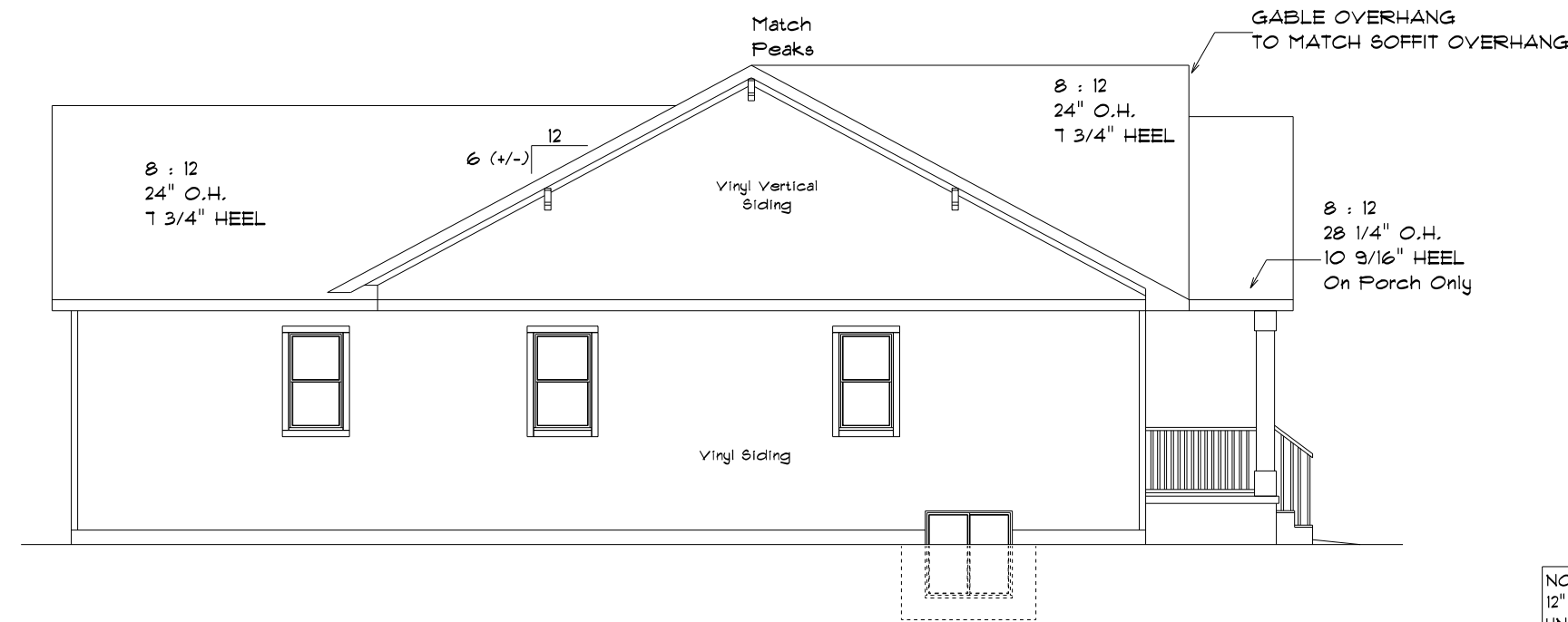
410 15th Avenue
Parcel #: 3-698

0 60 120 240 Feet



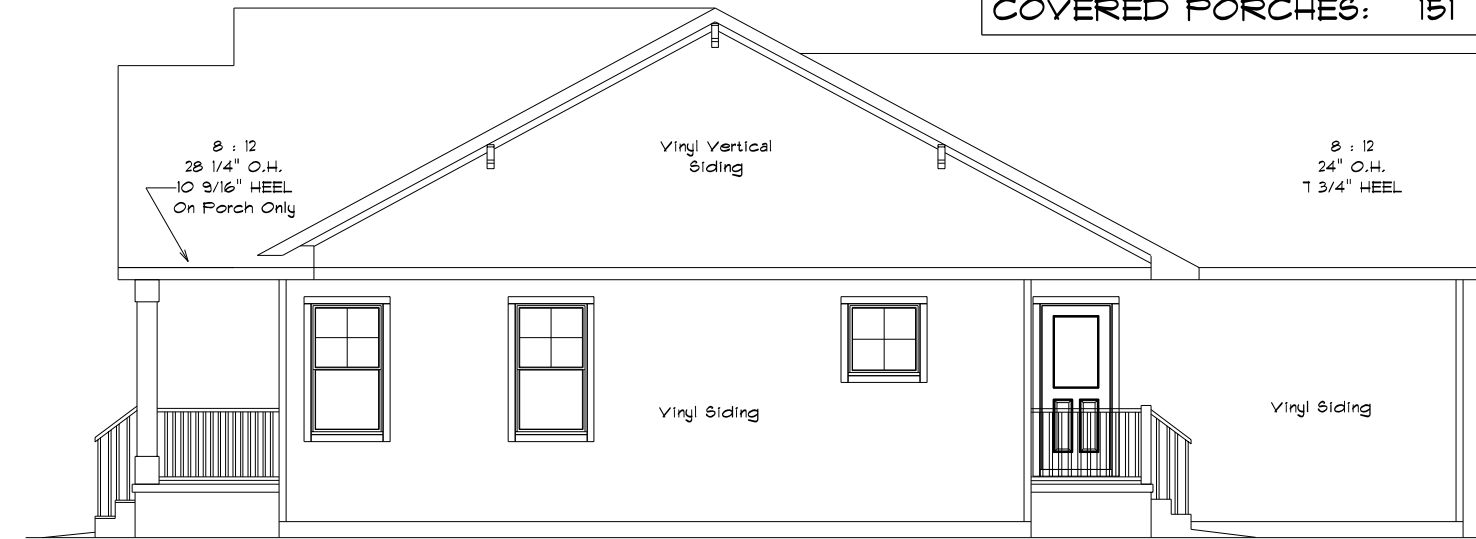
Subject Parcel

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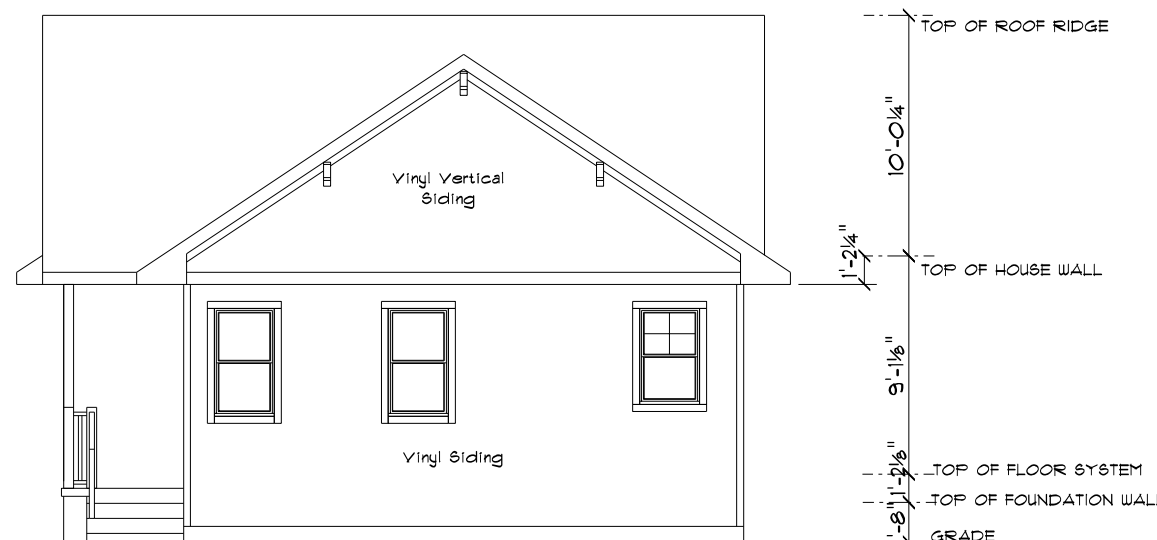
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



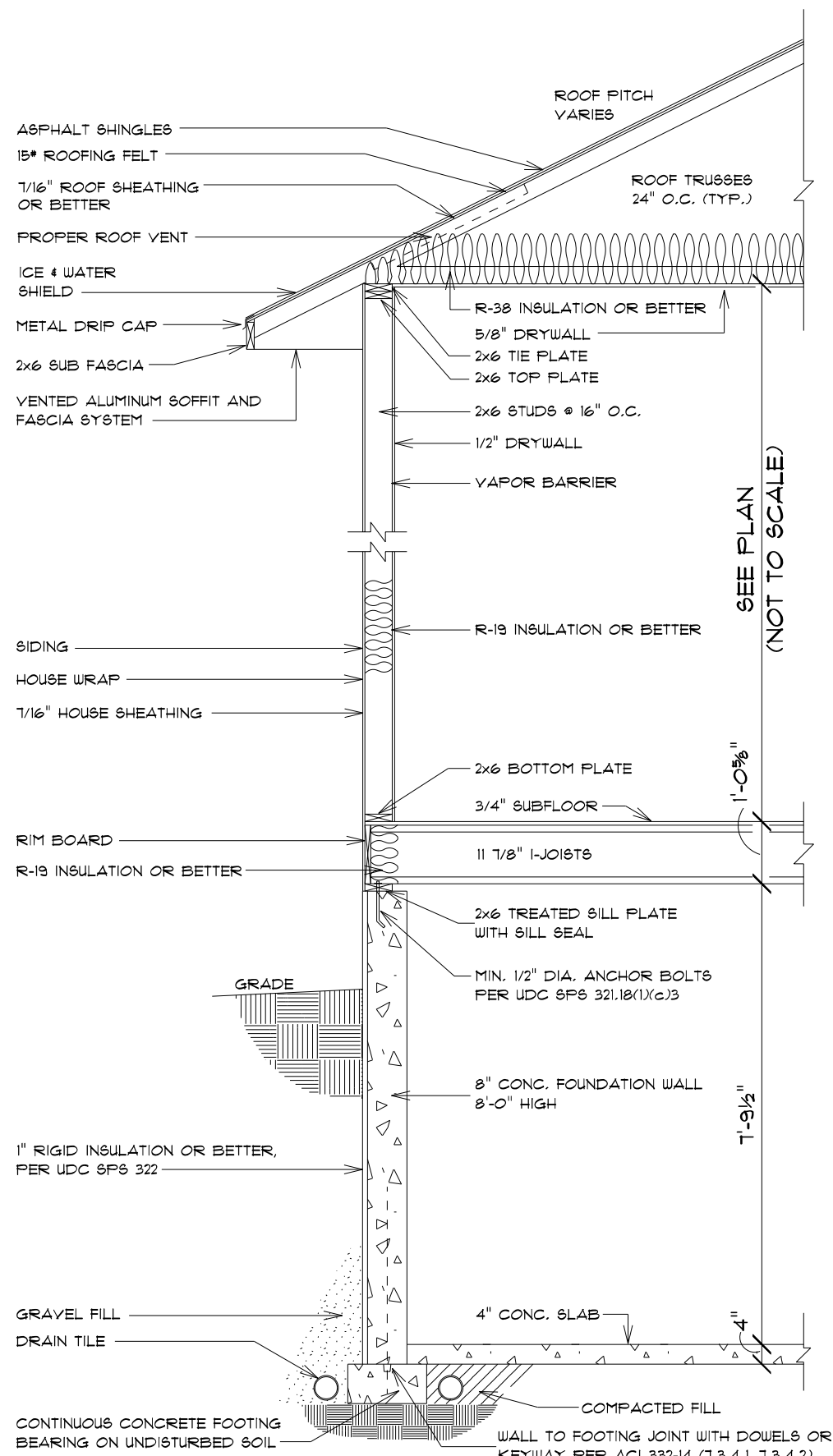
REAR ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



TYPICAL RANCH SECTION

SCALE: 3/8" = 1'-0"

ALL ITEMS TO BE VERIFIED BY CONTRACTOR

SQUARE FOOTAGE:

FIRST FLOOR: 1289
FUTURE FINISH LOWER: 236
COVERED PORCHES: 151

NOTE:
12" GABLE OVERHANGS TYPICAL
UNLESS NOTED OTHERWISE

CUSTOM DESIGNED FOR:
GREATER GREEN BAY - HABITAT FOR HUMANITY

JOB NAME: 410 15TH AVENUE

DATE: 9-1-2020

DRAWN BY: MJK

PLAN #:
20-416-R
(BASED OFF OF
PLAN #1574-R)

IMPORTANT NOTE:

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• IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

OFFICE:
11930 LARSEN ROAD
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COMPONENTS:
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GREEN BAY, WI 54301-0001

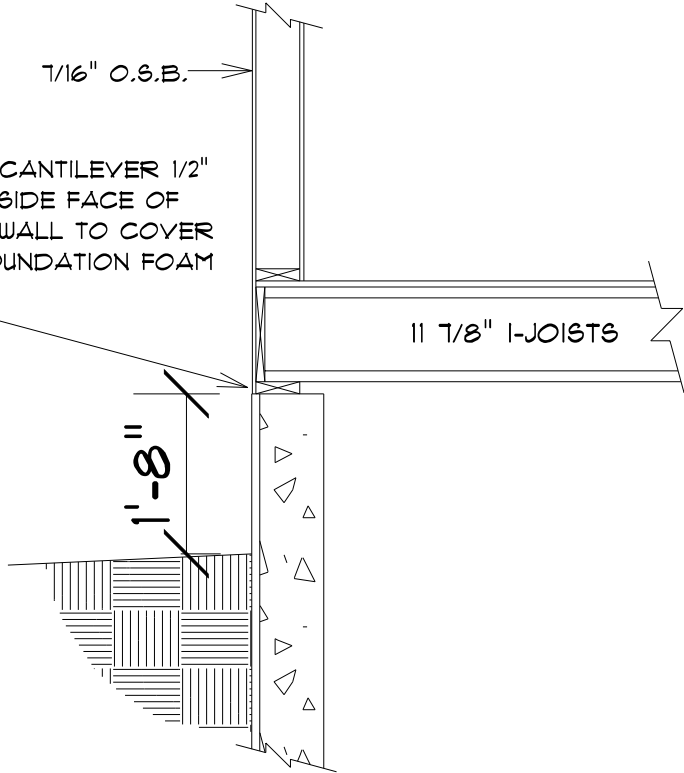
Wisconsin
BUILDING SUPPLY

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FLOOR PLAN

SCALE: 1/4" = 1'-0"
9'-1 1/8" CLG. HGT.

FRAMING TO CANTILEVER 1/2"
BEYOND OUTSIDE FACE OF
FOUNDATION WALL TO COVER
MINIMUM 1" FOUNDATION FOAM

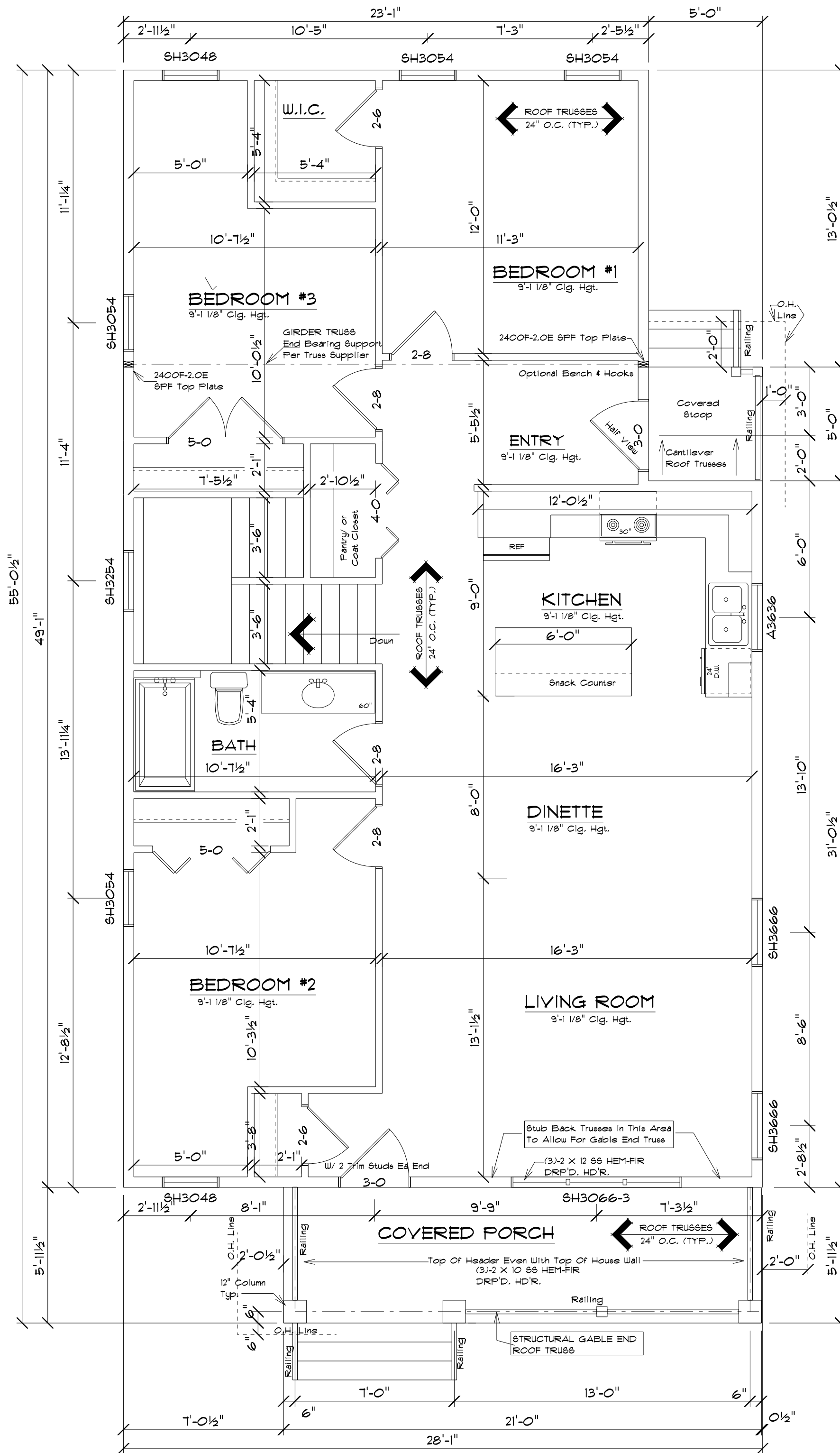


BOX SILL DETAIL

SCALE: 1/2" = 1'-0"

NOTE:

EXTERIOR DIMENSIONS ARE SHOWN TO
REFLECT HOUSE FRAMING WALLS HELD OUT
1/2" FOR EXTERIOR WALL SHEATHING TO
FLUSH OUT WITH 1" FOUNDATION FOAM.



SQUARE FOOTAGE:

FIRST FLOOR: 1289
FUTURE FINISH LOWER: 236
COVERED PORCHES: 151

PLAN SPECIFICATIONS:

• THE CONDITIONS LISTED BELOW ARE
STANDARD FOR THIS PLAN ONLY -
EXCEPTIONS ARE NOTED ON THE PLAN ITSELF

WALL INFORMATION:

HOUSE FOUNDATION:
8" X 8'-0" POURED CONCRETE
PORCH FOUNDATION:
8" POURED CONCRETE, REMAIN BELOW FROST LINE
HOUSE EXTERIOR:
FIRST FLOOR: 2 X 6 X 9'-1 1/8", STUDS @ 16" O.C.
HOUSE INTERIOR:
FIRST FLOOR: 2 X 4 X 9'-1 1/8", STUDS @ 16" O.C.
- TALL WALLS ARE EXTERIOR WALLS WITH STUDS
- TALLER THAN 10'-0" AND NEED TO BE DESIGNED
BY ENGINEERED WOOD PRODUCTS SUPPLIER
- TAPERED WALLS ARE TO BE FRAMED TO
UNDERSIDE OF SCISSORS ROOF TRUSSES

STAIR INFORMATION:

BASEMENT TO FIRST FLOOR:
14 RISERS @ 7 3/16" - 13 TREADS @ 9 1/2"

FLOOR SYSTEM(S):

BASEMENT:
4" REINFORCED CONCRETE SLAB

FIRST FLOOR:

11 7/8" I-JOISTS @ 16" O.C.
STD. LOADING (PER SQ. FT.):
40* LL, 10* DL

ADDITIONAL LOADING (PER SQ. FT.):
10* TCCL FOR TILE FLOOR
25* TCCL FOR GRANITE

DEFLECTION: LL4/480 DL4/240

DURATION OF LOAD: 1.00%

- FRAMER TO REFERENCE JOIST/TRUSS LAYOUT PLANS
TO VERIFY EXACT SIZE AND LOCATION OF ALL FLUSH
HEADERS AND BEAMS IN FLOOR SYSTEM

ROOF SYSTEM:

ENGINEERED WOOD TRUSSES @ 24" O.C.
DESIGNED FOR BROWN COUNTY - ZONE #2

STD. LOADING (PER SQ. FT.):
30* TCCL, 10* TCCL, 10* BCDL

DEFLECTION: LL4/240 DL4/180

DURATION OF LOAD: 1.15%

- FRAMER TO REFERENCE TRUSS LAYOUT PLANS TO
VERIFY EXACT LOCATIONS OF GIRDER TRUSSES AND
THEIR RESPECTIVE BEARING REQUIREMENTS & UPLIFT
ANCHORING REQUIREMENTS

HEADERS:

- STD. HEADERS: (2) 2X12 HEM-FIR SELECT STRUCTURAL
- TOP OF WINDOW R.O.S: 6'-10 1/8"
- FIRST FLOOR @ 6'-10 1/8" ABOVE SUBFLOOR
- MINIMUM OF (2) TRIM STUDS AT EACH END FOR ALL
OPENINGS 6'-0" AND LARGER

WINDOWS:

- ALLIANCE, VINYL, SINGLE HUNG
- MANUFACTURER TO PROVIDE SUPPLIER WITH EXACT
R.O. SIZES AND DETAILS. SUPPLIER TO VERIFY
THAT ALL CODE REQUIREMENTS ARE MET.

GENERAL INFORMATION:

- THE FOLLOWING ITEMS ARE TO BE LOCATED IN THE
FOUNDATION BY THE GENERAL CONTRACTOR:
BASEMENT WINDOWS FLOOR DRAINS
ELECTRIC SERVICES WATER HEATER
PUMP PIT & PUMP FURNACE
- BUILDER TO PROVIDE HEADERS AT CONCRETE OPENINGS
IF NOT NOTED ON THE FOUNDATION PLAN
- POURED CONCRETE FOOTINGS TO BEAR ON
UNDISTURBED SOIL BELOW THE FROST LINE
- STEEL COLUMNS TO SUPPORT 12,000*
- INTERIOR BEARING WALLS TO SIT ON CONTINUOUS
CONCRETE FOOTINGS, STUDS @ 16" O.C. WITH BLOCKING OR
LATERAL BRACING
- CONCRETE CONTRACTOR AND BUILDER ARE RESPONSIBLE
TO DETERMINE SITE SOIL CONDITIONS AND FOLLOW
STANDARDS PER SP8 320.24. THE MOST RESTRICTIVE
STANDARDS OF SP8 312.15 - SP8 321.18, ACI 318-14,
AND ACI 332-14 FOR ALL FOOTING & WALL REINFORCEMENT,
IF NEEDED, MUST BE FOLLOWED
- ASSUMED SOIL CAPACITY IS 3,000 P&F, FTG SIZES
MUST BE ADJUSTED FOR VARYING SITE DETERMINED
SOIL BEARING CONDITIONS
- ALL LUMBER IN PERMANENT CONTACT W/ CONCRETE MUST
BE PRESSURE TREATED LUMBER AS PER W/ SP8 321.10
- DUE TO UNKNOWN GRADE CONDITIONS, ACTUAL STEPS IN
FOUNDATION WALLS AND LOCATION OF WINDOW WALLS TO
BE DETERMINED ON SITE BY GENERAL CONTRACTOR
- FRAMER IS RESPONSIBLE FOR TRANSFERRING POINT
LOADS FROM ABOVE, THROUGH THE FLOOR SYSTEM(S)
AND WALLS, W/ SOLID BLOCKING DOWN TO CONCRETE
FOUNDATION WALLS BELOW
- PLAN IS DRAWN ACCORDINGLY FOR 2 3/4" CASING
- ALL DIMENSIONS SHOWN ARE FROM STUD TO STUD
- BUILDER TO PROVIDE ATTIC SCUTTLE AND LOCATION
- FIRE SEPARATION MUST BE PROVIDED BETWEEN HOUSE
AND GARAGE (SEE CODE FOR DETAILS)
- ALL CABINET LAYOUTS ARE CONCEPTUAL. CONSULT
CABINET DESIGNER/ PROVIDER FOR EXACT SIZES
AND LOCATIONS OF CABINETS, APPLIANCES, AND WINDOWS

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IMPORTANT NOTE:

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HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.

• IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL
SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES
SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

CUSTOM DESIGNED FOR:
GREATER GREEN BAY - HABITAT FOR HUMANITY

JOB NAME: 410 15TH AVENUE

DATE: 9-1-2020

DRAWN BY: MJK

PLAN #:
20-416-R
(BASED OFF OF
PLAN #1574-R)

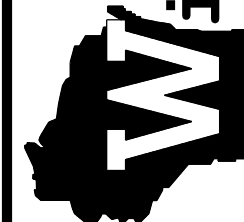
OFFICE:

11930 LARGEN ROAD
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PHONE (920)456-5080
FAX (920)454-9510

COMPONENTS:

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GREEN BAY, WI 54301-0001



Wisconsin
BUILDING SUPPLY

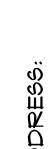


EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION WALLS. EXTERIOR FRAMED HOUSE WALLS ARE TO BE HELD OUT 1/2" TO FLUSH WALL SHEATHING OUT WITH 1" FOUNDATION FOAM

8'-0" WALL HGT.



20-416-R



Wisconsin
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MAILING ADDRESS:
P.O. BOX 10001
GREEN BAY, WI 54301-0001

TOTAL ADJACENT SIDE LENGTH: 49'-1"
BRACING METHOD: CONTINUOUSLY SHEATHED
EXPOSURE CATEGORY: C
TOTAL PANEL LENGTH REQUIRED: 9'-2"
TOTAL PANEL LENGTH PROVIDED: 12'-0"

Interpolation Of Table 321.25-J Was Performed To Achieve Req'd Bracing Length

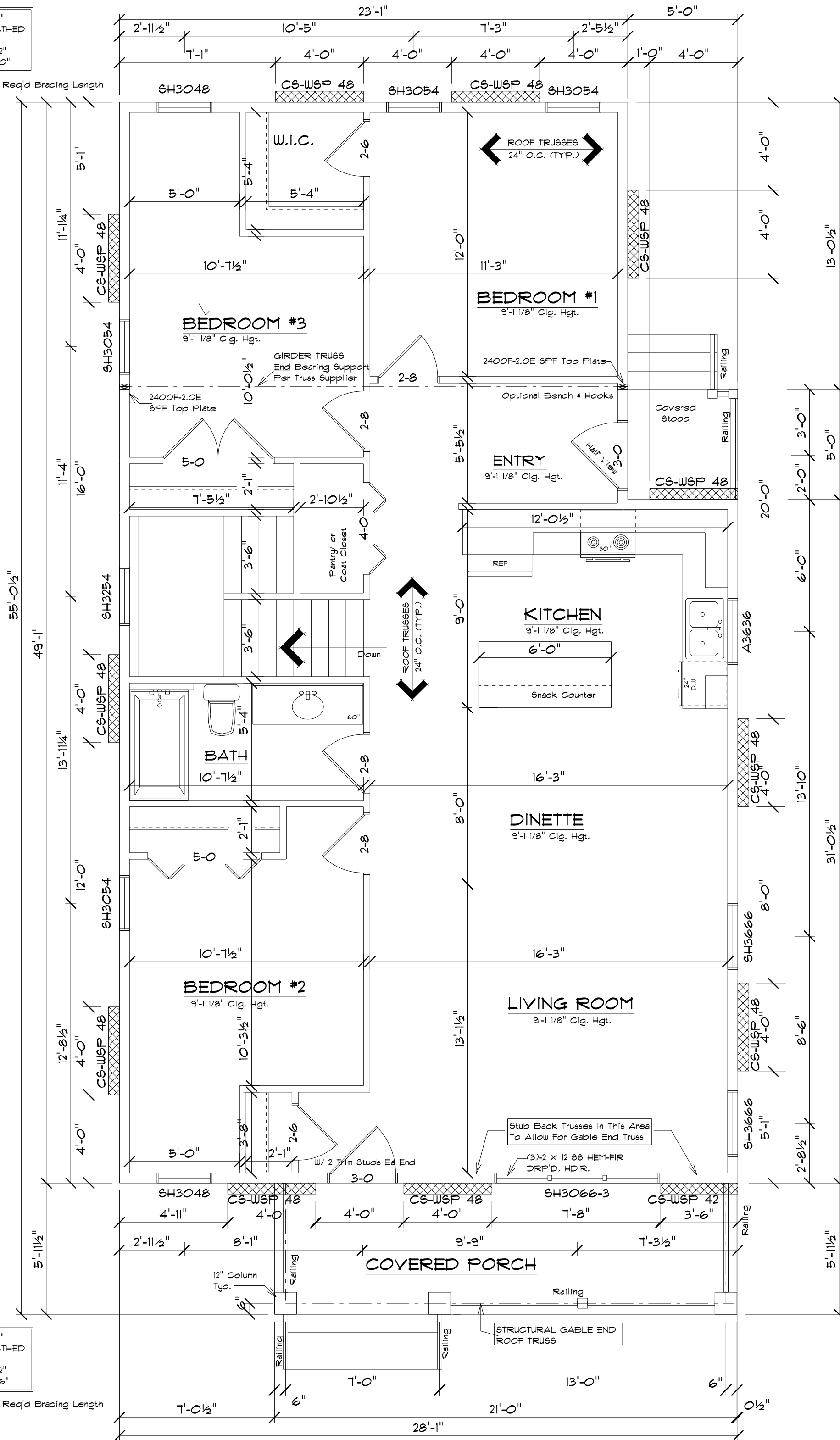
NOTE:
THIS FLOOR PLAN TO BE USED FOR
WALL BRACING PURPOSES ONLY

TOTAL ADJACENT SIDE LENGTH: 28'-1"
BRACING METHOD: CONTINUOUSLY SHEATHED
EXPOSURE CATEGORY: C
TOTAL PANEL LENGTH REQUIRED: 5'-10"
TOTAL PANEL LENGTH PROVIDED: 12'-0"

Interpolation Of Table 321.25-J Was Performed To Achieve Req'd Bracing Length

TOTAL ADJACENT SIDE LENGTH: 49'-1"
BRACING METHOD: CONTINUOUSLY SHEATHED
EXPOSURE CATEGORY: C
TOTAL PANEL LENGTH REQUIRED: 9'-2"
TOTAL PANEL LENGTH PROVIDED: 11'-6"

Interpolation Of Table 321.25-J Was Performed To Achieve Req'd Bracing Length



SQUARE FOOTAGE:

FIRST FLOOR: 1289
FUTURE FINISH LOWER: 236
COVERED PORCHES: 151

WALL BRACING LAYOUT PLAN

Scale: 1/4" = 1'-0"
House Wall Ht.: 9'-1 1/8"
Garage Wall Ht.: N/A
Top-Of-Wall-To-Ridge Ht.: 10'-0 1/4"
Exterior Stud Spacing: 16" O.C.
Seismic Design: B

GENERAL NOTES:

- WALL BRACING, SPS 321.25 (8)
- ◊ CIRCUMSCRIBED RECTANGLES
◊ EACH FLOOR PLAN LEVEL SHALL BE CIRCUMSCRIBED WITH ONE OR MORE RECTANGLES AROUND THE ENTIRE FLOOR PLAN AT THE FLOOR LEVEL UNDER CONSIDERATION. WHEN MULTIPLE RECTANGLES ARE USED, EACH SIDE SHALL BE BRACED AS THOUGH IT WERE A SEPARATE BUILDING AND THE BRACING AMOUNT ADDED TOGETHER ALONG THE COMMON WALL WHERE ADJACENT RECTANGLES OVERLAP OR ABUT.
◊ EACH RECTANGLE SHALL HAVE A MAXIMUM RECTANGLE LENGTH-TO-WIDTH RATIO OF 3:1.
 - ◊ BRACED WALL PANEL (BWP) LOCATIONS: WITHIN 12'-6" FROM EACH SIDE AND 21'-0" PANEL EDGE TO PANEL EDGE (SEE FIGURE 321.25-C)
 - ◊ ALL EDGES OF PANEL-TYPE BRACING, EXCEPT HORIZONTAL JOINTS IN GB BRACING, SHALL BE ATTACHED TO FRAMING OR BLOCKING
 - ◊ THE INTERIOR SIDE OF ALL EXTERIOR WALLS SHALL BE SHEATHED WITH MINIMUM 1/2" GYPSUM WALLBOARD UNLESS OTHERWISE PERMITTED TO BE EXCLUDED BY THIS SUBSECTION. (THIS REQUIREMENT IS EXCLUDED IN PORTAL FRAME METHOD)
 - ◊ BRACING WITH CS-WSP SHALL HAVE SHEATHING INSTALLED ON ALL SHEATHABLE SURFACES ABOVE, BELOW, AND BETWEEN WALL OPENINGS
 - ◊ EACH BRACED WALL PANEL MAY CONTAIN NO MORE THAN ONE HOLE, HAVING A MAXIMUM DIMENSION OF NO MORE THAN TEN PERCENT OF THE LEAST DIMENSION OF THE PANEL, AND CONFINED TO THE MIDDLE THREE-FORTHS OF THE PANEL
 - ◊ BLOCKING AND BRIDGING: 21.18 BRIDGING USED AT PARALLEL BOX SILL AND FLOOR JOIST. BRIDGING (@ 32" O.C.) IS THE SAME DEPTH AS THE JOIST
 - ◊ WHERE JOISTS ARE PERPENDICULAR TO BWP'S ABOVE OR BELOW, BLOCKING SHALL BE PROVIDED BETWEEN THE JOISTS AT BWP LOCATIONS TO PERMIT FASTENING OF WALL PLATES WITH 16d NAILS @ 16" O.C.
 - ◊ WHERE JOISTS ARE PARALLEL TO BWP'S ABOVE OR BELOW, A RIM JOIST OR OTHER PARALLEL FRAMING MEMBER SHALL BE PROVIDED AT THE BWP TO PERMIT FASTENING OF WALL PLATES WITH 16d NAILS @ 16" O.C.

WALL BRACING MATERIAL LEGEND

CS-WSP	(CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL) 3/8" THICK SHEATHING FOR MAX. 16" o.c. STUD SPACING 1/8" THICK SHEATHING FOR MAX. 24" o.c. STUD SPACING FASTEN WITH 6d COMMON NAIL OR 8d BOX NAIL (2 3/8" LONG x 0.113" DIA.) OR 1/16" or 1/2" - CROWN 16 GAGE STAPLES, 1 1/4" LONG MAXIMUM FASTENER SPACING: 6" EDGES, 12" FIELD (NAILS) / 3" EDGES, 6" FIELD (STAPLES)
CS-PF	(CONTINUOUSLY SHEATHED PORTAL FRAME) - REFER TO FIGURE 321.25-A FOR SHEATHING, FASTENER, AND OTHER REQUIREMENTS-
GB	(GYPSUM BOARD) 1/2" THICK FOR MAX. 24" o.c. STUD SPACING FASTEN WITH 5d COOLER NAILS OR #6 SCREWS MAXIMUM FASTENER SPACING: 1" EDGES, 1" FIELD (INCLUDING TOP AND BOTTOM PLATES)
WSP	(WOOD STRUCTURAL PANEL) 3/8" THICK SHEATHING FOR MAX. 16" o.c. STUD SPACING 1/8" THICK SHEATHING FOR MAX. 24" o.c. STUD SPACING FASTEN WITH 6d COMMON NAIL OR 8d BOX NAIL (2 3/8" LONG x 0.113" DIA.) OR 1/16" or 1/2" - CROWN 16 GAGE STAPLES, 1 1/4" LONG MAXIMUM FASTENER SPACING: 6" EDGES, 12" FIELD (NAILS) / 3" EDGES, 6" FIELD (STAPLES)
PF	(PORTAL FRAME) - REFER TO FIGURE 321.25-A FOR SHEATHING, FASTENER, AND OTHER REQUIREMENTS-

TABLE 321.25-H a,b
MINIMUM WIDTHS OF CS-WSP BRACED WALL PANELS

MAXIMUM OPENING HEIGHT ADJACENT TO BRACED WALL PANEL	MINIMUM LENGTH OF FULL-HEIGHT BRACED WALL PANEL (INCHES)			
	8' TALL WALL	9' TALL WALL	10' TALL WALL	12' TALL WALL
5' - 4"	24	21	30	36
6' - 8"	32	30	30	36
7' - 2" (7' Gar. Dr.)	38	35	33	36
8' - 0"	48	41	38	36
8' - 2" (8' Gar. Dr.)	-	43	39	37
9' - 0"	-	54	46	41
10' - 0"	-	-	60	48
12' - 0"	-	-	-	72

a. SHEATHING SHALL EXTEND FROM TOP OF THE TOP PLATE TO THE BOTTOM PLATE AND MAY BE MULTIPLE SHEETS. ALL JOINTS SHALL BE BLOCKED.
b. INTERPOLATION IS PERMITTED

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GREEN BAY, WI 54301-0001

Wisconsin
BUILDING SUPPLY

Request for land Acquisition and HOME Funds Proposal

1409 Elm Street, Green Bay, WI 54302

November 30, 2020

Submitted to:

Green Bay Redevelopment Authority
100 N Jefferson Street, Room 608
Green Bay, WI 54301

Submitted by:

Greater Green Bay Habitat for Humanity
1967 Allouez Avenue
Green Bay, WI 54311

Request for Proposal Outline:**Developer Name:**

Greater Green Bay Habitat for Humanity
1967 Allouez Avenue
Green Bay, WI 54311

Primary Points of Contact:

Michelle Heeler
Director of Family and Volunteer Services
920-593-5782
mheeler@greenbayhabitat.org

Nate Zepnick
Construction Project Manager
920-362-7888
nzepnick@greenbayhabitat.org

About Greater Green Bay Habitat for Humanity (GGBHFH):

Vision: a world where everyone has a decent place to live.

Mission: seeking to put God's love into action, Habitat for Humanity brings people together to build homes, communities, and hope.

GGBHFH History: started in the community in 1987. In our 33 years, we've built over 120 homes in Brown County, impacting over 500 adults and 300 children.

Homeownership program: Habitat builds homes and sells them to qualified applicants with a 0% interest mortgage. Homeowners pay a mortgage, homeowners insurance and property taxes. Homeowners benefit from decent, affordable housing, and the community benefits from an increase in tax revenue.

ReStore: The ReStore is a retail operation that collects and sells donated home goods and building materials. Profits from the ReStore are used to build homes in Brown County.

GGBHFH 2019 impact: 924 volunteers donated 25,893 hours. Our homeowners pay \$298,653 in property taxes each year, adding a total of \$12.6 million to the tax base since 1987. \$1.6 million is spent annually with local suppliers and contractors. 6,204,345 lbs. of material has been diverted from landfills since opening the ReStore in 2009.

1. Investment: Describe the Project

Greater Green Bay Habitat for Humanity (Habitat) proposes to purchase the lot at 1409 Elm Street Green Bay, WI 54302 and build a Story and 1/2 home with a detached garage. The current neighborhood consists of Story and 1/2 homes. Habitat only builds single story homes due to funding and volunteer labor used. Habitat is requesting Gap funds to cover the additional expenses for roofing and framing. Habitat serves LMI Individuals and families who meet 30%-80% of the Brown County Median Income who meet the need for housing, ability to re-pay a mortgage, and willingness to partner. The proposed home is estimated to be 4 bedrooms, 2 bathrooms, pending family size. Habitat traditionally builds single story homes and request for gap funding is due to being able to build and sell the home at an affordable cost to the homebuyer.

2. Scope of New Construction:

The proposed house is a story and a 1/2 home with a detached garage. The house will have a maximum of four bedrooms; two bedrooms on the main floor and two bedrooms in the lower level; Two full bathrooms, one full bathroom on the main level and a full bath on the lower level. The house will be built to meet Energy Star standards. The exterior of the house will have vinyl and shake siding. All soffit and fascia will be white aluminum. The roof will have asphalt shingles. All windows will be energy-efficient vinyl clad. The exterior doors will be white vinyl. The driveway and apron will be concrete.

**see attached basic house description*

3. Funding Request: \$15,000

Greater Green Bay Habitat for Humanity is requesting funds for the Story and 1/2 sub-contractor work: Roofing and framing labor as well as the developer fee. This is out of the scope volunteers can do with the 10/12 roof pitch and required to hire out.

Total Request: **\$15,000**

*See attached HOME Investment Partnerships Program Funding Application

*See attached Budget/Gap funds

4. Capacity: Timetable of Construction Activity

- November 2020- Request for land acquisition and HOME funding request submitted.
- December 2020 RDA Meeting for Approval of HOME funds and lot

- June 2021 GGBHFH planning/permit obtained
- August 2021-November 2019 Home under construction
- December 2021 - estimated completion, home dedication and certificate of occupancy

5. Financials

Greater Green Bay Habitat for Humanity receives funding through donations, our ReStore, through grants and homeowner mortgage payments. Mortgages are based on the financial capability of the approved family. Funds are being requested through the Redevelopment Authority to cover the additional costs that would not be a part of the normal construction expenses.

**see attached budget for HOME funds*

6. Contractor's Qualifications and Experience

Greater Green Bay Habitat for Humanity has been building homes in Brown County since 1987. In those 33 years, Habitat has dedicated 121 homes. Habitat has been working with the Redevelopment Authority since 2015 to secure funding to assist in the construction of new homes for LMI individuals.

Greater Green Bay Habitat for Humanity plans to construct 8 new homes in our fiscal year July 1, 2021- June 30, 2022. Habitat employs one full time Construction Manager, and a full-time Construction Coordinator. They are responsible for the planning, coordination of contractors, vendors, build scheduling, and day to day functions on the build site. Both Construction staff maintain their contractor qualifier certification. Habitat also has numerous volunteers and future homebuyers that help with the construction of single story homes to help maintain affordable construction costs.

All homes are built to meet or exceed the minimum construction standards required by building code and are energy efficient. Greater Green Bay Habitat for Humanity does not discriminate against race, color, creed, religion, national origin, sexual orientation, marital status, disability, or family status. Habitat seeks competitive pricing in order to minimize the costs to the future homeowner. Here are some of the consistent contractors that are used.

Excavator	AG Excavating
Roofing	Security Luebke Roofing Advance Roofing and Siding
Foundation work	Jacobs Brothers
Plumbing	Jim Cornell Plumbing
Heating and Cooling	Hurckman Heating and Cooling
Electrical	Nickel Electric
Concrete Flatwork	Loch Construction Brian's Quality Concrete
Cabinetry	Cabinet Connection
Flooring	HJ Martin
Insulation	Comfort Pro Insulators
Construction Materials	Wisconsin Building Supply
Windows and Doors	Wisconsin Building Supply
Siding and Soffit	Wisconsin Building Supply/ ABC Supply Inc.

We look forward to continuing our partnership.

Respectfully submitted,

Michelle Heeler
Family Services Director

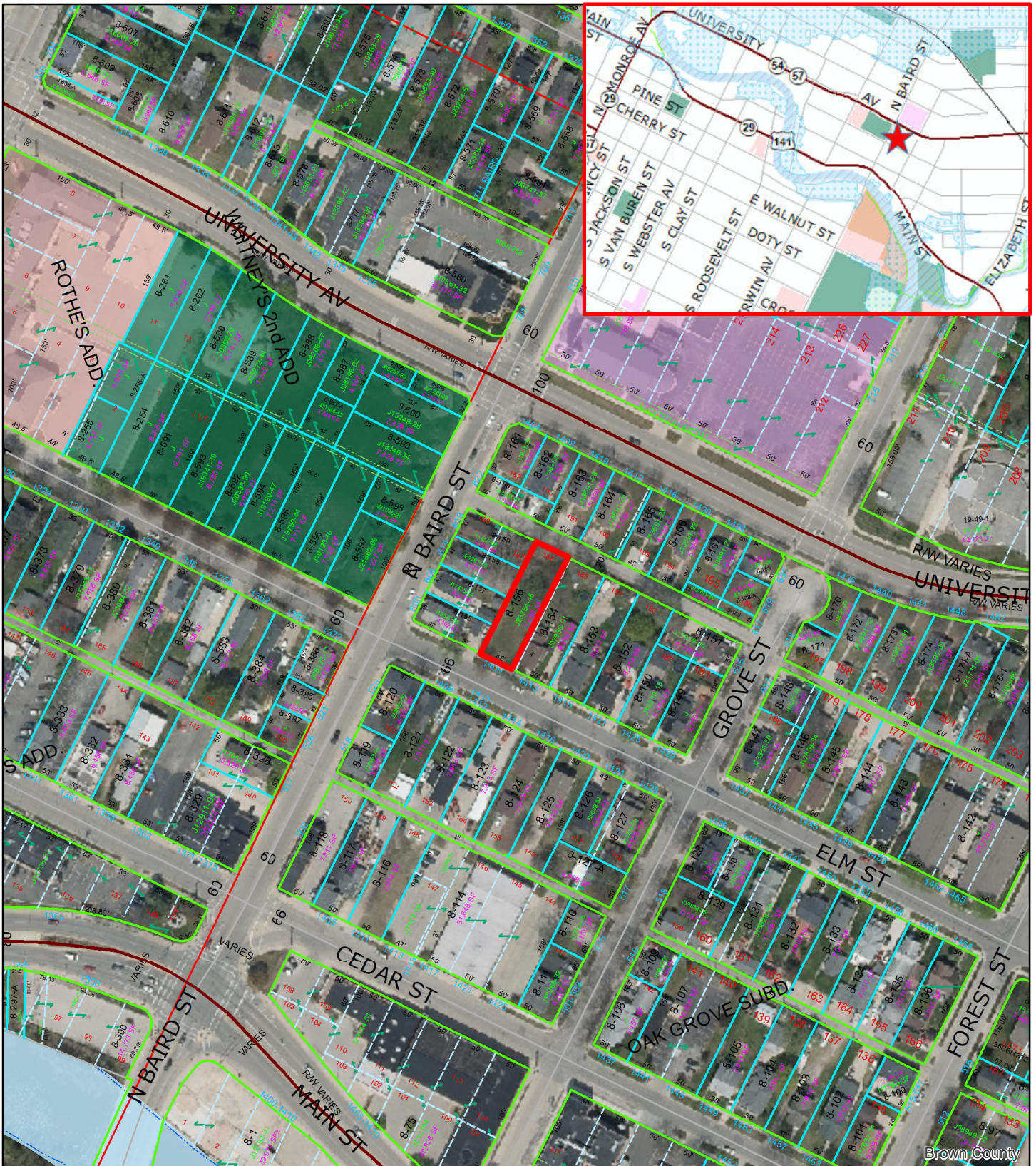
Nate Zepnick
Construction Manager

Attached:

- HOME Investment Partnerships (HOME) Program Funding Application
- Basic house description
- Build Plans
- Site Plan
- Budget/Gap Funds

	Source Name	Amount
1409 Elm Street 4 bedrooms, 2 bathrooms	Appliances	\$4,000.00
	Appraisal, Title, closing costs, mortgage prep	\$3,500.00
	Cabinets & Countertops	\$5,000.00
	Detached Garage Labor (roofing, framing etc.)	\$2,500.00
	Disposal Fees	\$550.00
	Drywall & Plaster	\$7,400.00
	Electrical & Lighting	\$8,200.00
	Excavation/Latterals/Back Fill	\$12,500.00
	finish Package	\$3,400.00
	Flatwork	\$13,000.00
	Flooring	\$6,000.00
	Foundation	\$12,800.00
	Gutters & downspouts	\$2,550.00
	HVAC	\$8,500.00
	Insulation	\$2,600.00
	Landscaping	\$2,800.00
	Misc. (Garage door, nails, screws, materials etc..)	\$7,600.00
	Plumbing	\$10,800.00
	Roofing Material	\$6,000.00
	Sanitation	\$600.00
	Lumber	\$11,000.00
	Siding	\$3,000.00
	Utility Hook Up	\$700.00
	Planning (houseplans, site plan, permits)	\$1,500.00
	Windows	\$5,500.00
	<u>Total Est. Project Costs 4 bedroom (2 up, 2 down)</u>	\$142,000.00
	Roofing Labor (1 1/2 story)	\$3,500.00 *Not to exceed
	Framing: Trusses and sheeting Labor (1 1/2 story)	\$4,000.00 *Not to exceed
	Total Est. subcontracted labor	\$7,500.00
	Construction management/Developer Fee	\$7,500.00
	<u>HOME Funding request Total</u>	\$15,000.00
	Total Project Costs	\$157,000.00

1409 Elm Street



1409 Elm Street
Parcel #: 8-156

0 50 100 200 Feet



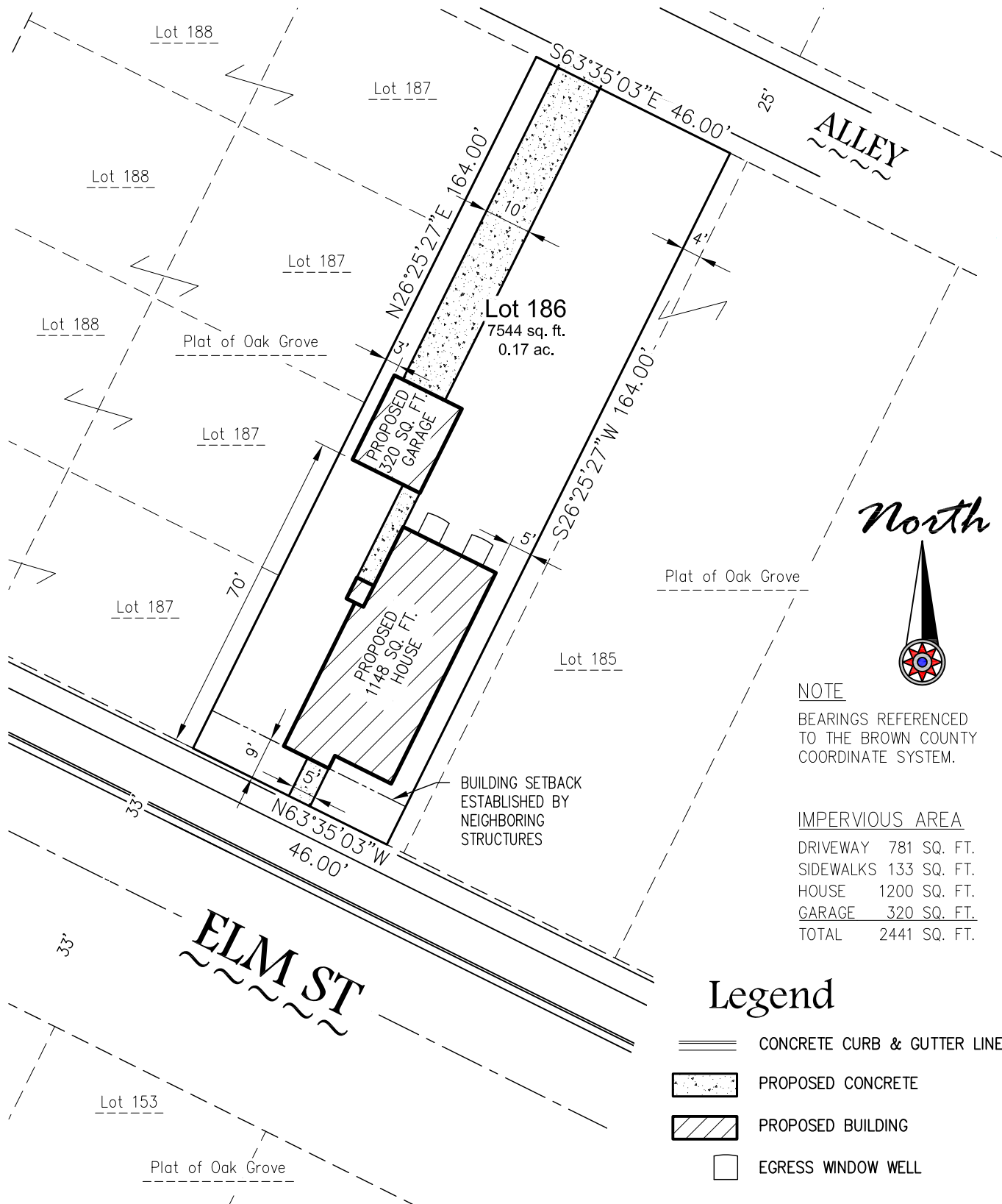
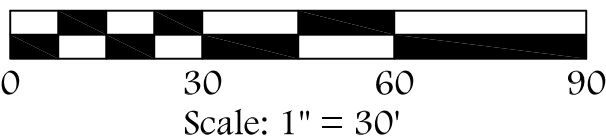
Subject Parcel

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Site Plan

The Westerly 46 feet of lot 186, Plat of Oak Grove, in Section 31, T24N-R21E,
City of Green Bay, Brown County, Wisconsin.
-1409 Elm Street-



NOTE
BEARINGS REFERENCED
TO THE BROWN COUNTY
COORDINATE SYSTEM.

IMPERVIOUS AREA	
DRIVEWAY	781 SQ. FT.
SIDEWALKS	133 SQ. FT.
HOUSE	1200 SQ. FT.
GARAGE	320 SQ. FT.
TOTAL	2441 SQ. FT.

Legend

- CONCRETE CURB & GUTTER LINE
- PROPOSED CONCRETE
- PROPOSED BUILDING
- EGRESS WINDOW WELL

Client: Habitat for Humanity

Tax Parcel: 8-156

Drafted By: BAB

File: H-17820Site Plan 100820.dwg

Mau & Associates, LLP

LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

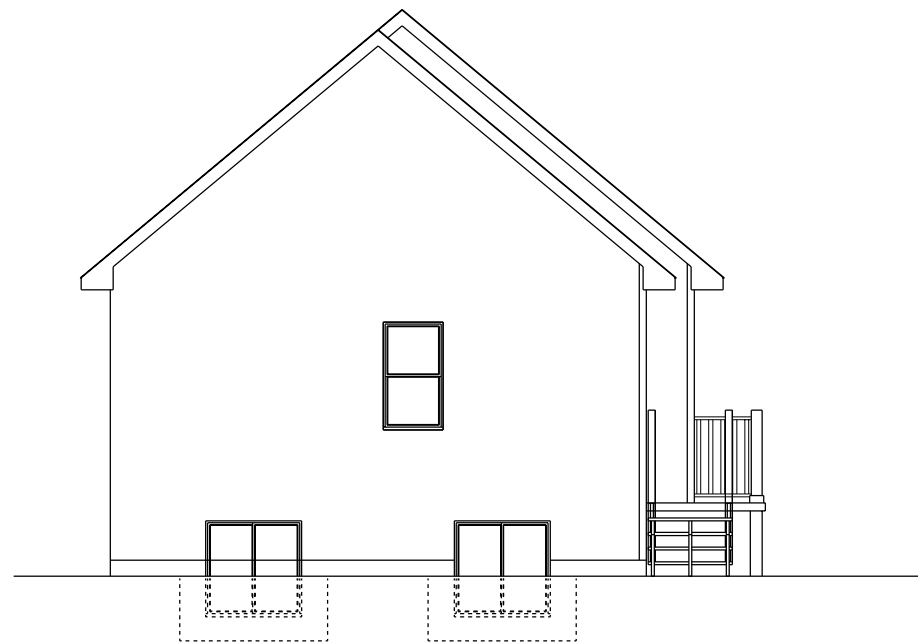
Sheet One of One

Project No.: H-17820

Drawing No.: L-11259

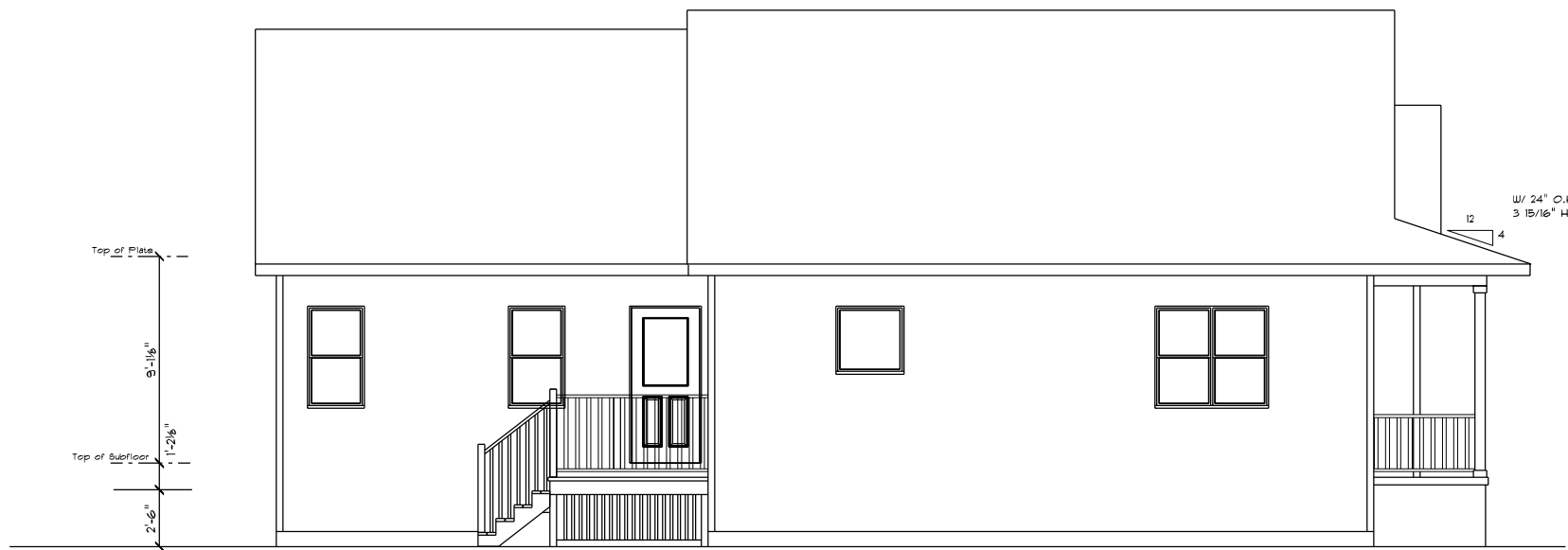
SQUARE FOOTAGE:

FIRST FLOOR: 1148
FUTURE BEDS & BATH: 412
COVERED PORCH: 52



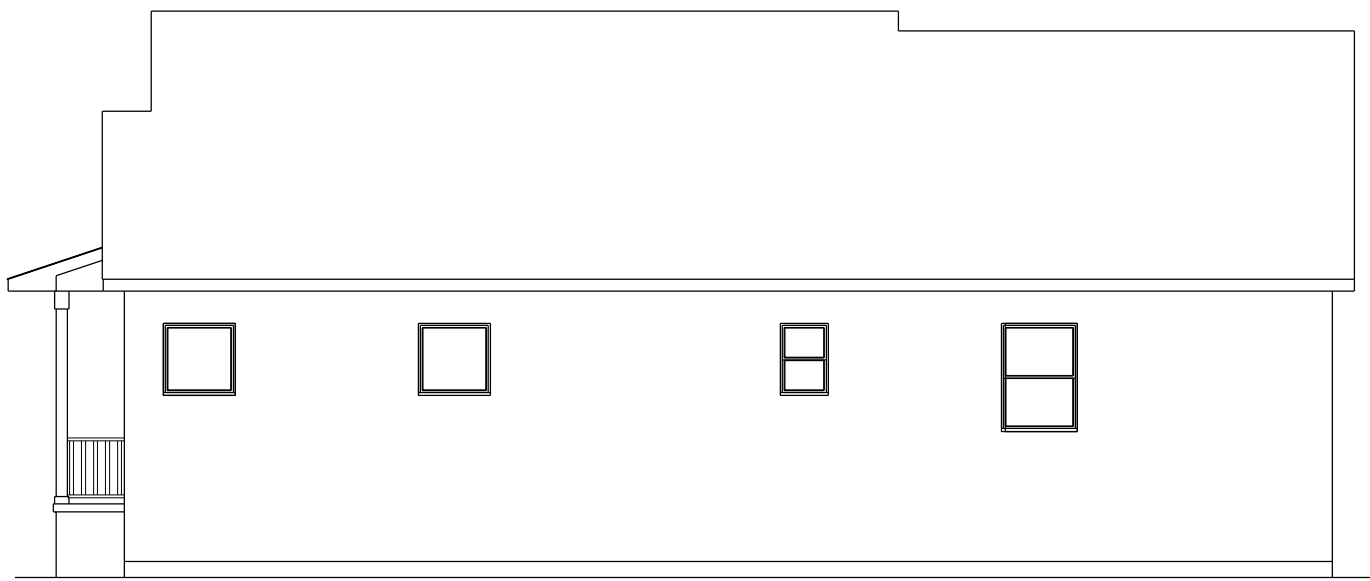
REAR ELEVATION

SCALE: 1/8"=1'-0"



LEFT ELEVATION

SCALE: 1/8"=1'-0"



RIGHT ELEVATION

SCALE: 1/8"=1'-0"



FRONT ELEVATION

SCALE: 1/4"=1'-0"

****PRELIMINARY PLAN ONLY****
(NOT TO BE USED FOR CONSTRUCTION)
(MAY NOT BE SUFFICIENT FOR ESTIMATES)

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DATE: 9-3-2020

DRAWN BY: MJK

PLAN #:

(BASED OFF OF

PLAN #20-418-R)

REVISIONS:

20-418-R

IMPORTANT NOTE:

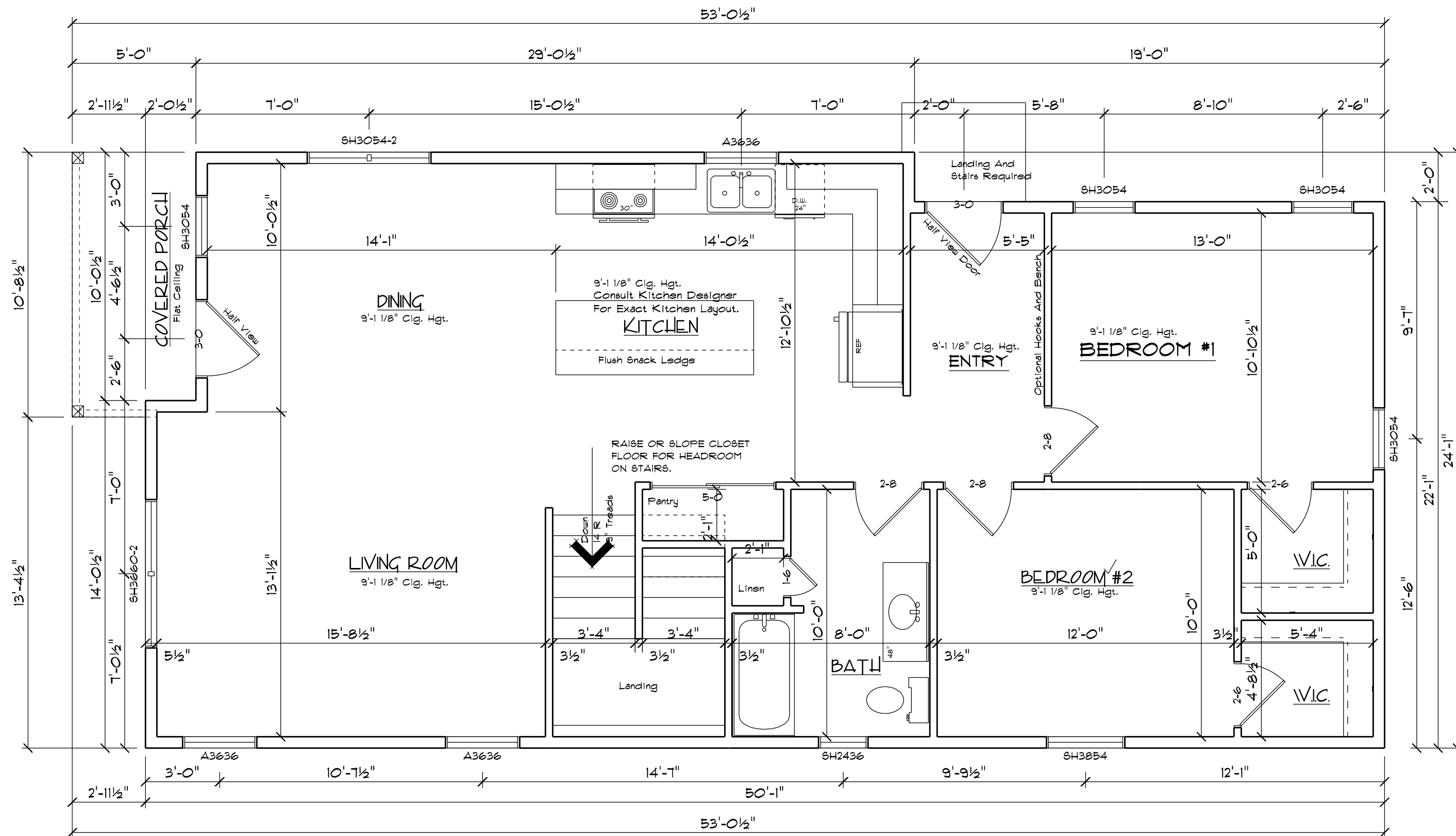
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COMPONENTS:
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GREEN BAY, WI 54303
PHONE (920)456-5054
FAX (920)456-1215

MAILING ADDRESS:
P.O. BOX 10001
GREEN BAY, WI 54301-0001

Wisconsin
BUILDING SUPPLY



FLOOR PLAN

SCALE: 1/4" = 1'-0"
9'-1 1/8" CLG. HGT.

****PRELIMINARY PLAN ONLY****
(NOT TO BE USED FOR CONSTRUCTION)
(MAY NOT BE SUFFICIENT FOR ESTIMATES)

COPYRIGHT NOTE:
Original Concept Design By City Of Green Bay
Dept. Of Community And Economic Development Which
Approved Unlimited Modifications And Reproduction
Of Design Applied To City Of Green Bay Lots.

SQUARE FOOTAGE:

FIRST FLOOR: 1148
FUTURE BEDS & BATH: 412
COVERED PORCH: 52

IMPORTANT NOTE:

• IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.

• IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

OFFICE:
11930 LARGEN ROAD
GREEN BAY, WI 54303
PHONE (920)436-5080
FAX (920)434-9570

COMPONENTS:
1155 MORaine TERRACE
GREEN BAY, WI 54303
PHONE (920)436-5034
FAX (920)436-1215

MAILING ADDRESS:
P.O. BOX 10001
GREEN BAY, WI 54301-0001

Wisconsin
BUILDING SUPPLY

CUSTOM DESIGNED FOR:

GREATER GREEN BAY - HABITAT FOR HUMANITY

JOB NAME: 1403 Elm St.

DATE: 9-3-2020

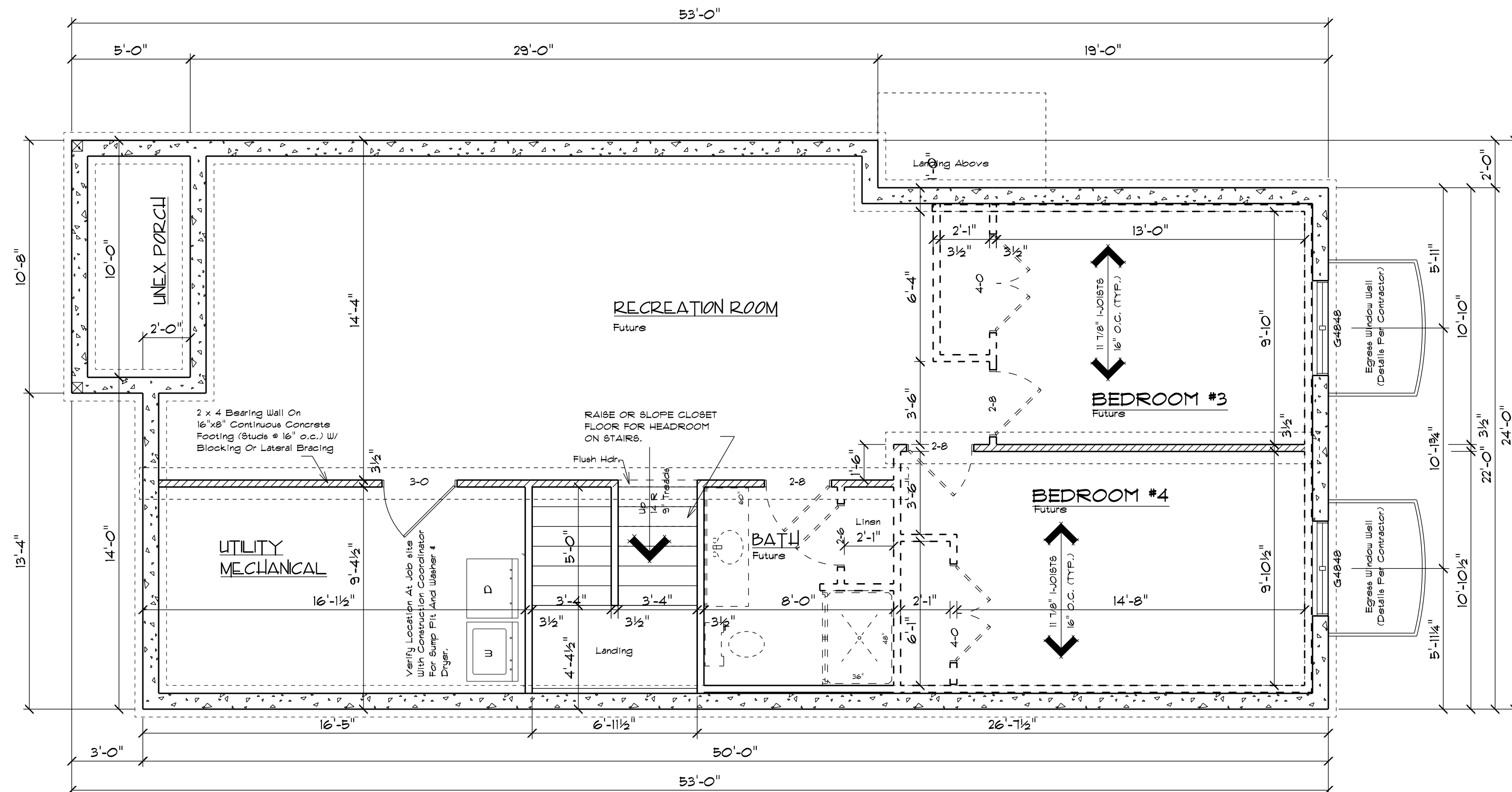
DRAWN BY: MJK

PLAN #:
(BASED OFF OF
PLAN #20-418-R)

REVISIONS:

20-418-R

FIRST FLOOR:	1148
FUTURE BEDS & BATH:	412
COVERED PORCH:	52



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"
8'-0" FOUNDATION WALL HGT.

****PRELIMINARY PLAN ONLY****
(NOT TO BE USED FOR CONSTRUCTION)
(MAY NOT BE SUFFICIENT FOR ESTIMATES)

COPYRIGHT NOTE:
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Of Design Applied To City Of Green Bay Lots.

CUSTOM DESIGNED FOR:
GREATER GREEN BAY - HABITAT FOR HUMANITY

JOB NAME: 1409 Elm St.

DATE: 9-3-2020	REVISIONS:
----------------	------------

DRAWN BY: MJK

PLAN #:
(BASED OFF OF
PLAN #20-417-R)

IMPORTANT NOTE:

• IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.

• IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

OFFICE:
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COMPONENTS:
1745 MORaine TERRACE
GREEN BAY, WI 54303
PHONE (920)496-5094
FAX (920)498-1219

MAILING ADDRESS:
P.O. BOX 10007

P.O. BOX 10007
GREEN BAY, WI 54307-0007

Wisconsin
BUILDING SUPPLY



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

December 8, 2020

PREPARED BY

Cheryl Renier-Wigg, Staff

AGENDA ITEM # E.3

Consideration with possible action to accept donation of Tax Parcels 7-486 and 7-487 from GB Real Estate Investments LLC for future development purposes.

BACKGROUND

Staff received a letter from GB Real Estate Investments LLC (GBREI) asking if the RDA would be interested in accepting a donation of two vacant parcels located at N. Irwin and Eastman Avenue. These parcels have been vacant for decades with the exception of a billboard located on the property. GBREI obtained these parcels via the acquisition of other parcels and has no need for them. The billboard is scheduled to be removed on December 7.

Staff completed a historical records search and determined there were no buildings on the site that might have presented an environmental concern.

These sites have the potential of providing new development in the Olde North neighborhood.

RECOMMENDATION

To accept the donation of Tax Parcels 7-486 and 7-487

FISCAL IMPACT

ATTACHMENTS

1. NW Eastman Ave donation letter
2. NW Eastman Irwin

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

December 1, 2020

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

**Re: Property Donation
Parcels 7-486 & 7-487**

Mr. Buck:

Pursuant to our phone call on Monday, December 1, 2020, please allow this letter to serve as formal notice of my desire to donate the above-referenced properties to the City of Green Bay.

These properties were acquired as part of my acquisition of the billboard property at the corner of Main Street & Monroe Avenue, a site that the city and I are currently working to redevelop.

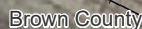
The above-referenced properties are vacant with the exception of a billboard owned by Lamar that is scheduled for removal on Monday, December 7, 2020.

I respectfully ask that the city and/or Redevelopment Authority approve the acceptance of the property so that I can transfer it to the city before December 21, 2020 for tax purposes.

Sincerely,



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



1 in = 50 ft



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

December 8, 2020

PREPARED BY

Cheryl Renier-Wigg, Staff

AGENDA ITEM # E.4

Consideration with possible action on a planning option at 158 N. Maple Avenue with NeighborWorks Green Bay to explore a potential mixed use development.

BACKGROUND

The RDA purchased 158 N. Maple Avenue as a blighted property in hopes of redeveloping it for housing purposes in the Fort Howard neighborhood. The house was six rental units when purchased. It is a very large house with many beautiful features still intact.

Staff has not had success in finding a developer after issuing an RFP for the project.

Staff was approached by the Executive Director of On Broadway who conveyed a vision his organization had to promote art and artists in the Broadway District area. NeighborWorks Green Bay Executive Director Noel Halvorsen was brought into the discussion to determine if it would be possible to create a place for artists to live and work, as well as display their art at the 158 N. Maple Avenue site. We all believe that the project has merit, but will need more vetting to determine if it's possible.

The request from NeighborWorks Green Bay is for a six month option. Staff would like to grant a three month option with the ability for an additional three month extension if the project gets wings in the Spring.

RECOMMENDATION

To approve a planning option at 158 N. Maple Avenue with NeighborWorks Green Bay for three months with the ability of an additional three month extension.

FISCAL IMPACT

ATTACHMENTS

- I. 158 N Maple - Option Request - 12-03-2020

December 3, 2020

Cheryl Renier-Wigg & Members
Redevelopment Authority of the City of Green Bay
100 N. Jefferson Street, Rom 604
Green Bay, WI 54301

Re: 158 N. Maple Ave.

Dear Cheryl & Members of the Authority,

NeighborWorks Green Bay, On Broadway, and the RDA staff have had exploratory conversations about the potential redevelopment of a large home owned by the Authority at the corner of Hubbard and Maple for a mixed-use development. So that we can further define the details, explore the prospects of capturing community support for a project, and assess overall costs and feasibility, we're asking the Authority to grant a six-month planning option to NeighborWorks Green Bay.

Sincerely,



Noel S. Halvorsen
President & CEO



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

December 8, 2020

PREPARED BY

Cheryl Renier-Wigg, Staff

AGENDA ITEM # E.5

Consideration with possible action on the review and update of JBS/Packerland Packing Site Development Agreement.

The Authority may convene in closed session pursuant to Sections 19.85(1)(g), Wis. Stats., for purposes of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

BACKGROUND

Report to be presented at meeting.

RECOMMENDATION

To be discussed at meeting.

FISCAL IMPACT

ATTACHMENTS

None

Redevelopment Authority
Financial Report
CDBG
11/30/2020

CDBG Entitlement Funds	2020 Budget	2019 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Park Improvements	-	156,023.45	-	5,185.16	50,000.00	100,838.29
Public Works Improvements	-	130,736.79	-	-	50,000.00	80,736.79
Public Service	128,500.00	99,901.41	-	86,241.48	-	142,159.93
Fair Housing	20,000.00	24,100.00	-	17,280.00	-	26,820.00
CDBG Eligible Areas	436,337.00	252,359.77	76,673.52	186,114.97	28,367.38	550,887.94
CDBG Eligible Areas-Beautificatio/Art	25,000.00	54,394.00	-	38,500.00	-	40,894.00
Economic Development	150,000.00	423,499.08	79,946.51	78,627.07	-	574,818.52
ED Blight Elimination-Walnut Street	-	85,525.36	-	-	-	85,525.36
ED Façade & Demo Loans	50,000.00	107,077.50	-	63,510.38	-	93,567.12
Administration	202,450.00	177,746.91	-	163,999.76	-	216,197.15
	\$ 1,012,287.00	\$ 1,511,364.27	\$ 156,620.03	\$ 639,458.82	\$ 128,367.38	\$ 1,912,445.10

CARES CDBG-CV Funds	2020 Budget	Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Administration	84,446.00	-	-	2,920.71	-	81,525.29
Businesss Improvement Districts	95,000.00	-	-	-	-	95,000.00
Homlessness Assistance Programs	80,000.00	-	-	-	-	80,000.00
Community Development Revolving Loan	100,000.00	-	-	-	-	100,000.00
Essential Frontline Employee Relief Program	100,000.00	-	-	-	-	100,000.00
Green Bay Conservation Corps.	136,000.00	-	-	-	-	136,000.00
	\$ 595,446.00	\$ -	\$ -	\$ 2,920.71	\$ -	\$ 592,525.29

Redevelopment Authority
Financial Report
HOME
11/30/2020

	2020 Budget	2019 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Single Family Rehab Loan Program	100,000.00	319,752.39	243,990.52	371,898.80	101,847.07	189,997.04
Housing Development Projects	312,206.00	414,917.96	-	207,988.00	15,000.00	504,135.96
CHDO Projects	85,000.00	114,824.72	-	-	-	199,824.72
Downpayment Closing Cost Assistance	-	105,000.00	-	5,000.00	-	100,000.00
Administration	55,245.00	35,711.84	26,990.72	74,480.19	-	43,467.37
	\$ 552,451.00	\$ 990,206.91	\$ 270,981.24	\$ 659,366.99	\$ 116,847.07	\$ 1,037,425.09