



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, JANUARY 12, 2021, 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, Melanie Parma, Matt Schueller, Gary J. Delveaux, Kathy Hinkfuss, James Blumreich, and Deby Dehn.

Liaisons Present: Jeff Mirkes and Leah Weycker.

Others Present: Ald. Lynn Gerlach, Ald. Mark Steuer, Ald. Brian Johnson, and Mayor Eric Genrich.

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the January 12, 2021, meeting of the Redevelopment Authority.

Moved by Ald. Barbara Dorff, seconded by James Blumreich to approve the agenda for the January 12, 2021, meeting. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Melanie

Parma, Deby Dehn, No- None, Abstain- None

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the December 8, 2020, meeting of the Redevelopment Authority.

Moved by Matt Schueller, seconded by Deby Dehn to approve the minutes from the December 8, 2020, meeting. Motion carried.

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

E. REGULAR BUSINESS.

I. Consideration with possible action on project proposals for 158 N. Maple Avenue.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to open the floor. Motion carried.

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

Moved by Kathy Hinkfuss, seconded by Matt Schueller to approve a planning option at 158 N. Maple Avenue with NeighborWorks Green Bay for three months. Motion carried.

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

2. Consideration with possible action to approve a planning option of three months to Barsan Corp. for a project at 436 S. Monroe Avenue.

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to approve a three-month planning option for 436 S. Monroe Avenue with Barsan Corp. Motion carried.

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

3. Consideration with possible action on a request to amend Development Agreement 19-04: TWG 2 @ The Rail Yard to extend the deadline for project completion from August 31, 2022 to December 31, 2022.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to approve the amendment to DA 19-04 Section IV.L. changing the required construction completion date by four months to December 31,

2022. Motion carried.

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

4. Consideration with possible action to authorize a Review Committee and Purchasing Department to award \$275,000.00 of CARES-CV3 funding to Homelessness Shelter Assistance and \$191,729.00 of CARES-CV3 funding to Rental Mortgage Assistance to the highest scoring applicants based on funding availability.

Moved by Ald. Barbara Dorff, seconded by James Blumreich to authorize a Review Committee and Purchasing Department to award \$275,000.00 of CARES-CV3 funding to Homelessness Shelter Assistance and \$191,729.00 of CARES-CV3 funding to Rental /Mortgage Assistance to the highest scoring applicants based on funding availability. Motion carried.

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

5. Consideration with possible action on a final payment for Northeast Asphalt, Inc. for work done on Contract "CD 19-01 (Part B) Alley Resurfacing."

Moved by James Blumreich, seconded by Matt Schueller to approve final payment to Northeast Asphalt, Inc. for work done on Contract "CD 19-01 (Part B) Alley Resurfacing." Motion carried.

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

F. INFORMATIONAL.

1. Update on Housing Study.

An update will be provided at the next meeting. No action needed.

2. Financial report and check register.

No action needed.

3. Director's report and project updates.

Mayor Eric Genrich and Cheryl Renier-Wigg provided the report and project updates. No action needed.

4. Next meeting: February 9, 2021 at 1:30 PM.

G. ADJOURNMENT.

Chair ruled for adjournment.

VERBATIM MINUTES

- Cheryl roll call please.
- Gary Delveaux
- Here.
- Vice chair Matt Schueller
- Here.
- Alder Barb Dorff.
- Here.
- Jim Blumreich.
- Here.
- Deby Dehn.
- I am here.
- Kathy Hinkfuss. I see your here.
- And Melanie Parma.
- Here.
- All present.
- Excellent. Excellent Cheryl thank you. Motion to approve the agenda, please.
- First to approve.
- Second.
- Alder Dorff and Jim, all in favor of the same say aye.
- [Members] Aye. Aye.Aye.

- Motion carried. The minutes from December eight. Motion to approve those minutes.
- So moved. I think it was Matt and Debbie. All those in favor of approving the minutes from December as it seems say aye
- [Members] Aye.
- Oppose. Motion carried. Thank you. Regular order of business. Number one, consideration with possible action on project proposals for 158 North Maple Avenue. Dennis touched this last time. So ready to rock and roll on this. And again, Will Peters is taking the lead on this one. So go ahead Will.
- Yeah good afternoon everybody. You're right, from last meeting it was mentioned that we had some increased interest in 158 North Maple. And we have two interested parties that put forth, one a request for development agreement and one for a planning option. So as you remember, staff was approached by the executive director of On Broadway who conveyed a vision and an interest in investing in like an artist residency development for 158. And then which they're requesting a six month planning option to explore further. And then Makers Solutions LLC has submitted a request for a development agreement to rehabilitate 158 North Maple into a single family home. Their request includes deeding the property at zero cost and awarding grant funding in the amount of \$407,426 to support the projects. So staff reviewed both of these proposals and then although the original intent for this property was to be converted into a single family use, the funding request from Makers Solutions is just something that we don't have a budget for. And which we're not gonna be able to do. The proposal for NeighborWorks and On Broadway does not have a budget at this point but staff believes it is worth granting a three month planning option for just to investigate whether the project is feasible. And then also we also realize that this property has been on the market for a while and we feel that if there is no successful planning option or if it doesn't work out, I guess for the artist residents concept, we're gonna take this RFP back and revamp it. Take a look at what we can do to increase some interest on this property. So at this point, our recommendation is to approve the planning option 158 North Maple with NeighborWorks Green Bay for a three-month planning option.
- I also wanna note that I attached a letter from a neighbor as well in your packet, very well-written letter. Basically it was the person who purchased the property right across from this one, expressing an interest in possibly maintaining this house as a single family if possible. That of course has been our plan as well. But it seems like with the numbers that are coming in, it's gonna be very very difficult to do that. I just want it to be on the record that whatever happens at this place, we're very cognizant of the neighborhood. And we're in work with the surrounding neighbors for this project, because we don't wanna go in there working in a silo. We wanna make sure that everyone has a part in how we redevelop that But based on that we think, we really wanted to give some type of artist and resident or whatever that concept is to promote public arts a shot for three months. And then speaking with Noel Halvorsen from NeighborWorks and Brian Johnson On Broadway, three months will at least give us enough time I think to look at that to determine whether or not it's a feasible project or not.
- Okay. I'd like to open up the meeting, to hear from Noel-- Deby up to make a motion, nope sorry.
- Move to open the meeting.

- Oh I'm sorry.

- And a second from Deby.

- I'll do it.

- Okay there's been a motion to second to open up the meeting. All of those in favor of the same, say aye.

- [Members] Aye. Aye, aye.

- Oppose. Motion carried, the meeting's open. Noel, Brian please.

- Brian take it away.

- All right, so obviously I'm speaking to you today as the executive director of On Broadway. And this was the idea of the art... The artist residency was an idea that had kinda come to mind, trying to find alternative uses for that particular site as was alluded to this site. It's actually across the street from me. And it's one of those things where you look at it every day and you just think, gosh it would be wonderful to see it as a single family home. I think the neighbors had expressed that in their letter, I would love to see it serve that purpose as well. But I think the reality is the financial constraints on making that possible as evidenced by the quotes that have come forward, just might be a little bit of a challenge. And so I think the art residency idea was an alternative concept, that was introduced as a way to find an appropriate use for that property in the neighborhood. You know, I think when you're looking at COCI commercial use for a facility like that, it can introduce a different proforma that might allow the use of that site to just function similarly to a residential unit in your neighborhood but it has some components of it that are more community development oriented, but also open up some alternative uses for that space, particularly in the ground floor that could better serve I think the community as a whole. So our request is looking at three months is really just to determine, is this idea feasible. We've seen it work very successfully in other communities. So some time to really talk to those communities and figure that out. But then of course, you know Noel, his expertise with NeighborWorks really identifying, what is it going to cost to renovate this facility to accommodate an art residency? And then on our end, we would focus more on the programming and of course, what are the annual operating cost for something like that to occur. And I think three months, originally we asked for six months. Noel I think we could probably bang this idea out in three months and really determine if it's feasible or not. 'Cause I think once we really start to get into the numbers, we're gonna be able to determine real quickly if this is something that donors will step up for. And of course if the numbers that's been put in front of us. We'll just have to figure out how to raise that money and determine if the community support is there to do that.

- Yeah Noel go ahead.

- I would say that a portion of the planning period, is probably gonna be easier than Brian's piece. You know, we've just got to figure out, how much of the volume of that building we wanna use and get some estimates of what the cost of that is. I think that's the easy lift I think. Figuring out what the logistics and capacity of the community to support those expenses then, or the amortization of those expenses in conjunction with the concept that On Broadway is outlining is that's gonna take a bit of talking and exploring I think, but we're happy to to partner with them and with the authority to see if

there's a path forward for that building. I know the staff and the neighbors have invested a lot of heart and time into that building. It's got some amazing architectural features. It's got some great character but it's huge. And it has no lot. And so those are kinda stacked against it, in the sense of doing the major renovation project there. So we're looking at probably capital expenses, approaching a half a million dollars to bring that building back to what it could be. And so that's a big lift. But like I said, we'll run the numbers and work with the On Broadway team to see if we can find a path forward for that home.

- You didn't want to use, have a feel for how many units this might turn into be as far as, probably not, not at this time

- We did a walk through of the facility and I mean you could probably ballpark like maybe four, depending on how it would lay out because you're also... In an art residency, you also need studio space. Now this is for those who haven't actually been in this building, it does have three floors and it does have the basement that's in fairly good shape. So, so there are definitely some things you can do with that, but that's where Noel and his team, bring a level of expertise to the table that can really help us identify what a layout and build out would look like for that.

- Questions for Brian or Noel.

- And I just... Chairman if I could just point out as well that Makers Solutions is on the call too in the event that they want to speak to their proposal.

- Okay.

- And Noel and or Brian, either one of you or maybe this is both. Tell me in your words, what does Artist-in-Residence concept mean? 'Cause I'll tell you what that is and it doesn't draw a picture in my head. So we've used the term a couple of times but I'm not sure what that means we'd be doing with the property. So I'd just love to hear your words.

- So there's a couple of different variations that you could take with this. Generally and broadly speaking now, low to no cost rent options for artists. They could be coming from from your local community. They could be coming from out of town. But the idea is that you create a residency for them. That could be three months, six months, 12 months, really depending on their craft that allows them to really hone their skills. So you're creating an environment for them that allows them to focus exclusively on their skillset, while simultaneously giving them perhaps an opportunity to invest that. An example might be, let's say they're a sculptor. So you create some studio space for them. They live in this facility, they work on their craft and maybe they actually produce a sculpture at the end of the process that could be installed in the community somewhere. So for us as an organization, we looked at this as a way to invest, maybe some of our public art funding. Rather than specifically into projects could be redirected into programs specifically associated with supporting artists who in turn then invest these things back into our district. But the other piece of this that we didn't really get into too much, which we'll flush out during the planning process is the possibility of creating studio space or excuse me, gallery space on that first floor, which could potentially be a community space that could be available for small community events. Essentially an art gallery, right. In that first floor space where there are different crafts and intersect with the community in different ways.

- Melanie, I think you had a question please.

- Yeah, I do. It just, any thoughts on, certainly the neighbors have some concerns, as we talked. If we could make it a single family home that would certainly be the desire if it was feasible. But how was neighbors in this process, so that's happening. And kind of similar to Matt's point, they might not be familiar with what that concept is. And it seems potentially very transient and is that a potential negative in their mind and how do we change that and get them engaged in that process?

- So I've actually had conversations with the neighbors on this particular proposal. And in fact, all of the conversations were very productive and positive. If given the choice between a single family and an art residency, they'd prefer single family. And I think that was always the intent to try to do that. So I personally have not received any negative feedback in terms of the art residency. It's just that we'd prefer the single family,

- Okay.

- But to Noah's point, I think it's about when you look at the finances on this particular project. And how do you find a path forward for this particular problem? You know the cost is gonna be the cost to renovate it. About what is financially responsible. When you're talking about the prospect of a sort of a commercial use, I mean, the cost basis just kind of has a different value proposition. And so I think that's where the RDA is gonna have to take a look at the other proposal and determine what the path forward is on this property. Because of course you have two options in front of you today. One is just a planning option. It doesn't come with a tangible offer, but the other path forward on this property could be a demo. I mean that might be what the solution, at the end of that planning option. So I think we're just putting one option before you because we really wanted On Broadway. We wanted to find a path forward for this property. And we felt that this could--

- And just noting with significant architectural salvage, if that was the end game for the city on that building now. Obviously you wouldn't hate to see anything get lost from that structure.

- Okay. You just didn't know to know, there's a multifamily next door, a large multi-family half a block away. A commercial parking lot 50 feet away from the front the back door here, professional offices in homes done the same street phase. This is a very much Downtown sort of neighborhood. This is the immediately adjacent, first street of residence is kind of next to our commercial core in our low density residential neighborhood per se, right? corner there's a church and large parking lot another half a block away to the West. And I think an 11 unit apartment building. So, so this is a pretty high density stuff. And I think to note too, I'm not the most expert in terms of looking at a building that's been gutted as this one has but this building looks like it was built to support multiple households. I think there's layout in the front hall and elsewhere that makes me think that there was at least some rooms to let in this building in addition to a residence at some point and there was perhaps a built for that to have, to help multiple households living there. So and I would say too, just for folks, and I'm gonna let Brian be the point person on the art concept. Gary would certainly say that an Artist-in-residence, is probably a little bit of a different story than just your typical renter. They are much better neighbors, or perhaps they should be more challenging neighbor depending on how much their art consumes their life and the world around them. But I think it's a fascinating concept. And there's a number of communities across the country that have done this sort of thing in different ways. And maybe this isn't the perfect solution or maybe it will be. And I think that's why we're asking for an option and a little bit of time to think about this and put some ideas together. Answers on the numbers.

- Any other questions or comments for Brian or Noel or anybody else.

- Yes

- Yes. Thank you Chair.

- I threw in on the Landmarks Commission too as well and anybody can chime in on this. I was just wondering what historical significance does is building having and all of that? Is it really, I don't even know if it's part of this district. Is this part or it is not?

- I don't know. I don't--

- I don't think it is.

- I don't believe it's in the historical district and I believe we've had Jason look at that. I don't know what to find out.

- Okay If there was significance to that structure itself we didn't find any of that.

- All right. Well, that's just something to be aware of that there are historical properties throughout the area and that can't be part of the fast forward with this project. That's all. Thank you very much.

- If I could add to that, On Broadway is part of the National Main Street framework, and we have four tenets that we follow, and one of them is 'Design'. And as part of that design tenet, like we are charged with preserving the historical integrity of properties. That is part of our mission. That is part of what we try to do. And it's one of the reasons we're interested in this property. When we brought this idea forward, there wasn't another proposal. And obviously now that's come forward and it's up to the RDA to evaluate those. But if given the choice between at least putting in some effort to see if we can preserve the pro-- look at a wrecking ball, like we're gonna try to preserve it. That's part of our mission. That's what we do as an organization. And it is a beautiful old home with a lot of elements that can be salvaged. And that's one of the reasons why we were trying to identify an alternative use for it. That nobody was stepping forward for single family use. Now you have a proposal you can look at. And again that's up to the RDA to determine the merits of that but--

- Are you recording the comments?

- Excuse,

- I was just gonna finish with a comment. Especially when the pandemic ends, I mean we're looking at historic walking tours. We're looking at any number of things, pedestrian friendly throughout the districts. And that I think this would just add another element to that. So we'll keep moving forward. Thank you.

- Thank you. Any other questions or comments surrounding the motion and then we go back to regular business?

- I have one final comment, and that is I seem to agree with Noel in that, to me this does not appear that-- Has been out as a single family residence and to try to get it back to or try to turn it into a single family residence, 'cause it's six units right now. So it's all, all discombobulated inside. Right?

- [Members] Got it.

- Yeah. But I've seen NeighborWorks rehab older homes that were nearly maybe this big and very hard to find buyers for them. I think minimally, it should have three units in it. If there's gonna be some commercial artist space with it, just because we need units downtown. I know that probably the neighbors wanna see this as a single family, but to me this doesn't-- as a single family home. And I think we have to be cognizant that there was a lot of buildings that were never single family homes. They were always there. They may have always had some rooms or parts of that building that were rented out from the main owner.

- Yes Will go ahead.

- Yes. I believe Ken from Makers Solutions would like to speak as well. There is Jason Flatt, our historic preservation specialist, did do like Cheryl said an analysis of the building. We have a report on that. I believe it was originally a single family home but then I believe it was after the great depression 1930s, they started separating it into units, just because there was a need for that at the time. But I'll let, I just wanted to remind that and I think Ken would like to speak as well.

- Ken please

- Yeah. Actually, Will kinda just stole some of my thunder there. I'll kinda fill you in on a little bit of that history and that is absolutely right. The report talks about, it was built early 1900s and then come the great depression, the owner divided the house into two units. So his family could live with them, to kinda split those costs during the... That's when it was originally divided. And then somewhere after that, it changed ownership a few times. And then somewhere in like the '60s or '70s is when it was converted into the... Actually I think it was seven units. There was one in the basement that had been discontinued when the city bought it. There was only six. So there, yeah, it's been changed over the years. So I just wanted to add that point and I think that was the only point I would make. As far as the initial intention when we purchased it. We went to reduce the density in the neighborhood. You know, you were looking at, you mentioned the 14 unit building, the four unit. There was, I think it was something, the number that comes to mind is like 37 units within like that real close area that if we could bring it down single family would... Owner and owner in the neighborhood to get that pride of neighborhood. But then the talk of, yeah maybe three units, lower density, but still we're using that space. So I think from a neighbor's standpoint, Brian mentioned not really objection to the artists, but more leaning towards single family. We really just wouldn't wanna see it go back to a six unit, just a regular rental. So the artists, we can get more on board with that 'cause of the community aspect to it. So I guess I just wanted to add those points in there. As far as the grant number that my company came up with originally, I thought we were gonna be able to do it for a lot less. And it's just really difficult right now. And being new to the game, it's really hard to find subcontractors. A lot of people, they have the people they're working with and it's tough to fit people in. So I think that played into effect with some of those numbers just being hired because they're like, okay we'll do it, but it's gonna cost you. So yeah, going forward I think, we've seen NeighborWorks, they've proven they know what they're doing. So I don't think there's a bad option at the table right now. So yeah.

- Thank you Ken. Thank you Ken. Any questions or comments or motion to go back to regular business.
- Move.
- Jim
- Second
- Alder Dorff agreed
- Right.
- All those in favor signify by saying aye.
- [Members] Aye.
- Okay. We're back to regular business. Thanks for everyone's comments. A lot of great insights there. I'll entertain a motion. Kathy, please. Did you say something?
- Pardon.
- I thought you were gonna say something. I'm sorry.
- No yeah. If you're looking for a motion, my motion would be to allow for the planning action.
- Okay.
- This is the investment of 400,000 right now.
- Right? There's a motion by Kathy.
- I'll second that.
- And second by Matt to give the three month planning options to Neighborhoodworks and On Broadway. Any questions or comments to make or to the motion or second. If not, all those in favor signal by saying aye.
- [Members] Aye, aye.
- Opposed? Motion carried. Thank you very much. Great comments from everyone.
- Yeah. It worked.
- Number two.
- Thank you.

- Thank you. Consideration of possible action to approve a planning option for three months to Barsan Corporation for the project at 436 South Monroe Avenue. Got that Cheryl?

- Our principal planner, Dave Buch is handling that project.

- Dave.

- Hi everybody. I'm gonna use a little bit of a power point. It's easier for me to follow when I do that. So bear with me while I share the screen. Okay. So I think you're probably all familiar to Chicago Monroe. About one block North of Mason and about three blocks South of Walnut. Here's a little bit closer aerial photo from 2020. This is the vacant piece of land in red to the cell mixer uses along Monroe. And this is just sort of a Google picture for you to kinda get a feel for the area. So the property is about a half an acre. The city issued an RFP in 2019. We did not end up with a successful project as a result of that RFP. Since that time it's been on our website for sale at \$169,000 and much like 158, we received two proposals recently for the property itself. One was from the NuLund group, two LLC. And the other one was corporation. I will kinda just go over those really quickly. So the NuLund group proposed kind of a different type of proposal. It was really a property swap or a property trade. And what they were looking to do is to trade two properties. So 436 S Monroe and the Schauer & Schumacher building. And you can kinda see those here, Monroe and Schauer & Schumacher. And they would trade those for the NE corner of Main and Baird. And this is sort of the picture, you have East high school to the South, Main Street here on the North. The art garage, the artisan center is located here. This image is a little bit dated. This building on the corner here has been removed but it is still kind of a concreted lot. It's right on the East river. So this was NuLund's group proposal for a trade and what they were looking to do on the two properties. So for Chicago and Monroe, they were looking to two to four-story mixed-use property with both market rents and potentially affordable housing units. They did not supply in much more detail, and you have their submittal in your packets. And then for the Monroe Street and Adam Street property, and this is only the Southern building, it would not include the building at North of the alleyway. But that, they had been proposing for first floor retail and second floor loft-style apartments or creative office space. That was sort of the NuLund group proposal. Second proposal we received from Barsan group. Now, this is just the Monroe property. They had proposed a conceptual site plan to put a multifamily building on the site with below grade parking, some surface parking. And this is very conceptual, about how it would kinda lay out on the site. Again a conceptual image of what the house would look like, very modern but it would be a three stories, 30 unit mixed income housing. A mix between one and two bedroom units. Again with below grade and some surface parking. And then also some of the common spaces you would expect to find in a new apartment unit. You know lobby, mail room. They did discuss in their petition or their application, pet washing room, locker storage, community or game room, potential fitness center. So staff reviewed these, both of these proposals and of the two we are recommending moving forward with the Barsan Corporation. Primarily due to the density that's being proposed. Also some of the concerns with doing land multiple land swaps. We're unsure if really the city would be interested in the the Main Street property as a swap. However, when we started to dig deep into their proposal, rather than just recommending going with the proposal, we are suggesting a three-month planning option. There was an upfront TIF ask in that proposal, also with discussions with the developer, a potential to get some weird credits. So we really need to kinda dig into the financials of his proposal itself. The concept, the density, I guess the design is what you look at and what you feel is judgemental. However, we think it's really fitting for that corner. We just really need a deeper dive in the proposal itself and give Mr. Barsan and staff the

opportunity to kinda dig deeper into it and see if it's really feasible. So kinda with that being said, we are recommending a three-month planning option for the Barsan Group proposal

- Questions, comments.

- Yeah Dave, a question on Barsan group. The name seems really familiar. Have they done another project with us? And I just can't think of what it is.

- Well, Mr. Barsan, Phillip Barsan is on, I believe he is on the RDA meeting. I know he was one of the principals or at least the architect for a proposal at the Adam Street parking lot. And it was the large 14 story condo and apartment-mixed use building. So he was at the RDA

- Okay

- several times with that project. But I'm unaware of any other projects he's done in the city.

- Okay. Thank you, Dave. That makes that all makes sense now.

- And I would like to add.

- Sure.

- You know, the other proposal that we are recommending that going with today, we'd still like to continue to work with that developer. Part of the concern is that lot we're talking about at Main and Monroe at three corners, that's where the old Mac music building used to be. And that site has been cleared. Part of the problem with that site is that there's a large sewer line that runs like perpendicular through the lot, which stopped that lot from being able to be developed in the manner of the way the developer wanted to. So now he's like, Hm what do I do with this? You know whoever does anything with this property, it's gonna be very expensive because there's gonna be work that needs to be done with regards to East river there, concrete work. It's a project that needs to be taken on, but it's something that I think we need to work on as the city because it's a challenged lot and it's not really gonna be able to be developed with that line that's there. So I just wanna say that we're gonna continue to work on with the developer on that site to see what we can do. And also Schauer is still open. So if NuLund is interested in working just with us on the Schauer, we certainly would entertain that as well for coming up.

- Matt, oh, I thought you had your hand up.

- I apologize, no question Gary.

- Okay. Sorry. All right. Any other questions or comments? Hearing none. I guess I'll entertain a motion of some sort. By person I'm excited about what the staff is recommending but that just, it's me. Whatever the group wants.

- I move that we go with what staff is recommending.

- Alder Dorff thank you.

- And I would second that Gary

- In the second by Matt. Any other questions or comments in regard to the motion or the second. If not all those in favor say aye.

- [Members] Aye

- Oppose. It's okay. Cheryl keep Buck at Schauer & Schumacher property.

- Yes indeed.

- Thank you. Item number three, consideration of the possible action on our request to amend the development agreement the Rail Yard to extend the deadline for project completion for August 31st, 2022 to December 31st, 2022.

- To lead us again is David Buck.

- Yeah.

- And again, I'm gonna give you a little bit of a power point.

- Good. You're gonna be really familiar with this site. This is the Northeast corner of Broadway and Kellogg. Well, maybe not so much for Kellogg. Kellogg is in there now and it's outlined in red. This is a project that the RDA and the city and EDL holdings entered into a development agreement in 2019 to redevelop this portion of Rail Yard district to include basically a five story building with a mix of one, two in studio apartments and other amenities including about 7,000 square feet of retail on Broadway. This is their site plan. And again, this is just to kinda make you familiar with it. So this is the apartment building itself. This would be the retail section. This is the one of the existing Rail Yard buildings, that is I believe pretty well occupied right now, just as a side. And aside of the images that you've seen before of that five story building from all of the different angles. So that, I just wanted to get your familiar with it. Part of the development agreement required all construction to be complete on the project by August 31st, 2022. That is tied in of course with the tax increment funding. And also just we want the project developed as soon as possible, right? So site plans were approved in July of 2020 and significant work was completed. So if you go out there, I don't have a picture of it, but if you go through today, you'll see the site has been graded. Foundations have all been put in, the stairwell and elevator towers or shafts, five-story ones are up. And that is kind of where we had stopped for the winter. We were contacted in December by TWG and basically they have requested if they could amend that development agreement to push it back to the end of 2022 rather than August, push it to December. And mainly that was due to unforeseen complications with COVID. The construction world kind of went up on its end and everything was kind of in chaos. So we looked at that as staff, we looked at the financials, if it comes online still by the end of December of 2022, the assessments are gonna be established as far as the TIF funding goes. So whatever, as far as funding for either them or increment coming to the city or DDL. So it's really just kind of a, I guess a COVID related delay that's requested. And I know the applicant as well as Paul Belcher who is the principal of DDL or Base, I should say, well both. So they're here to answer any questions as well but staff is recommending approval of that extension to December 31st.

- Alder Dorff.

- It makes complete sense to approve this. I've driven by there. I see the work that's already been done and this is COVID related in my mind. So I would right now, like to move that we approve this extension
- And I'll second that Barb.
- Okay.
- I agree.
- A motion by Alder Dorff, second by Kathy. Melanie, do you have a question?
- I just wanted to comment that I agree and having obviously background here in the construction industry We're seeing similar things, right? Delays in materials depending on who you're working with, or where your products are coming from. So I can just confirm that aside from all we've seen in delays and disruption with COVID, construction is certainly one of them.
- It's a beautiful project, beautiful building.
- Any other questions or comments. If not, all those in favor signifying for the extension?
- Chair chair.
- Please.
- I think Alder Johnson wanted to make a comment.
- Right?
- Did I catch you?
- Thank you, I was trying to hit my unmute button, it wasn't working. But I think the other observation on this is normally you think about what could be the possible negative side effect. And correct me if I'm wrong but assessments don't happen until after January 1st. Right? So even extending this wouldn't affect any type of assessment that would come from this project by way of work in progress. So I just at least wanted to make that point. That it's not like the city is losing out on any tax dollars either. So I support this. This is common sense measure and I appreciate that the RDA is looking at that. Thank you.
- Yeah, you make that point that we weren't going to lose anything by doing it three months.
- Right.
- Right.
- I missed that. Sorry.

- That's what I thought. Okay.

- Excellent.

- I just wanna make sure I heard it right.

- Okay. So we have a motion and a second to extend the the development agreement until December 31st, 2022. Any other questions or comments? If not, all those in favor, say aye.

- [Members] Aye

- Oppose, motion is carried. Thank you. The project. It's a nice addition to that whole area. Number four, consideration of possible action to authorize a review committee for Purchasing Department to award 275,000 for CARES CV-3 funding to homeless shelter assistance and \$191,729 of CARES CV-3 funding to rental mortgage assistance to the highest scoring applicant based on funding availability. Cheryl.

- This is gonna be Krista Cisneroz's .

- Yes please. Krista.

- Okay. So the city received it's third round of the CARES Funding CV-3 funds in the amount of \$506,729. The budgets have been approved by the RDA and the Common Council. And so staff worked with the purchasing department to put together two RFPs for two of those programs that were budgeted; the Homelessness Shelter assistance and the rental and Mortgage assistance. We got that up. We got those RFPs out. But in order to give the applicants enough time to submit a proposal, we would not be receiving these until tomorrow,, is the deadline tomorrow? So we missed this RDA meeting and we wanna get these funds out into the community as soon as possible. So we would like to, for you to give us authority. Part of this review subcommittee that works with the Purchasing Department, they will be scoring these requests next week. And with that the system, we will be coming up with the highest scores. And then we would be awarding those high scored proposals with their requests or the amount of funds that are available.

- And Cheryl, you will personally Right?

- Absolutely. In fact I suggested it, just because I don't wanna sit on this money when we can get it up in the community during this time. And with our purchasing process now, it is pointed out and it's awarded. It is what it is in other words. So we would be bringing these back to you and you would approve or not deny. There's no wiggle room around anyway in other words. So what we do is we just like to have the authority for Purchasing Department and our internal staff to make that award and then we'd report back out to you in February on what the results were.

- I move that we give them this.

- Alder Dorff made a motion.

- I second the motion from Alder Dorff.

- Oh Anthony, I think Matt snuck in there before you Jim.
- You can put it to Jim.
- Yeah I'm giving to Jim. I think Jim actually seconded it.
- All right. Questions or comments. If not, all of those in favor signal by saying aye.
- [Members] Aye.
- Oppose. Motion carried. Thank you. Consideration of possible action on the final payment for Northeast Asphalt Inc for work done on contract CD-1901 Part B alley resurfacing.
- That's Krista as well.
- Okay. I received final payment from Department of Public Works for the CD-1901 contract for alley resurfacing. All of the paperwork, the job is complete. All of the required paperwork is in and we are just asking for final approval so we can issue this final payment to them. I'm sorry what.
- In the bottom line, everyone's satisfied with their work and what they've done.
- Yes, correct.
- Move to approve the recommendation.
- A motion by Jim.
- I'll second Jim's motion.
- Okay. Second by Matt.
- Thank you.
- All those in favor signify by saying aye.
- [Members] Aye. Oppose. Motion cleared. Excellent information. Now is the Mayor on board though? Mayor. Mr. Mayor. Are you there?
- I am here.
- You are there, Eric, Mr. Mayor rather I'm sorry. We just wanna congratulate you with the police chief and the whole police department in being named the safest city in the United States. I think it's quite an honor and very deservingly so. You guys have been very proactive and it's showing thank you.
- Yeah, well obviously all the kudos go to police officers and Chief Smith and Command work and the whole command staff. But also as I said in some of the interviews, I mean our residents as well, right.

I mean, they do a lot of the on the ground work to communicate with one another and keep our neighborhoods. So yeah, really gratified by that news but all the kudos go elsewhere.

- Keep up the great work.

- Get into updates in housing. I think Jim's got an announcement, Jim I'm turning it over to you.

- Jim bought a house?

- I'm bawling out. That's right. It's been about 16 years and I think it's time to turn it over to some new blood and pack my bags.

- We are gonna miss you immensely. Your insights have always been excellent. Having been the Finance Director of the city and the Chief Financial Officer NWTC and your background and tips, et cetera. We'll miss you immensely, but I'm sure you'll keep in touch and make sure we're doing all the right things.

- You know I may just have to sign back in because when I don't hear a TIF for a long time I get the shakes.

- Now I have to remember the questions you used to always ask. Now how many do we have? How many amendments?

- Right.

- We'll have to somehow pick up the slack. I think the Mayor wants to say a couple of comments and Cheryl as well. Mr. Mayor.

- Now I just wanna disagree very strongly with Jim. I don't think this is a good time to leave us. I just, I have so much respect for the work that you've done on our RDA and of course with NWTC and the City of Green Bay. Prior to that, you add so much to these meetings with your experience and insight, and we're gonna miss you. So you know Gary and I were talking yesterday about potential replacements and I'm sure we'll be able to find someone that will do a good job but those are really big shoes to fill. So I just want you to know how much the people of Green Bay really have appreciated your service and viewed the work that you've done, not just for RDA but people should know that Jim has served on our Water Commission for some time as well. And so we're losing him there. But I suppose you should make some time for leisure in your life as well. And certainly understand that urge and just wish you well in all your travels with your friends and family and thanks to you so much for all your work Jim.

- Well, thank you. I appreciate that.

- And you can be a guest member anytime you want. You can just pop in please.

- All right.

- Cheryl please.

- And Jim I just wanna say like on behalf of staff, like we're gonna miss you, right? 'Cause you're our ted guy on the board plus you just have this calm sense of reasoning when you come to the meeting. But that being said, we normally would have had a cake for you or cookies or something in 604, right, that we could have celebrated this with. But instead we will get you a lovely swag gift of the city of green Bay.

- Ooh

- Along with a lovely mug.

- A mug.

- Oh cool.

- [Members] Thank you.

- It's a throwback. It's the gateway to the great waterway.

- I like that.

- Check that logo.

- You'll be thinking about us every time you're drinking a cup of coffee in the morning, how's that?

- You know the one thing I'm gonna miss, we often, well at least pre-COVID would drive around Downtown after Friday night fish. And I'd point out all the locations where we've done this, that and the other thing through the RDA. And so I'm gonna miss that inside scoop.

- Well, join us, join us once in a while.

- All right.

- Yeah.

- Thank you. Thank you very much for all the years of service here.

- Thank you.

- I appreciate it.

- Yeah, it's been great serving with you Jim.

- We'll miss you.

- Yes you'll be missed.

- Yeah thank you Jim, and your contributions are immeasurable. You'll be missed and we greatly appreciate everything you've done.

- Thanks. Appreciate it.

- I'd like to just chime in too. I had the pleasure of working in the City Hall when Jim was there. I worked there for 25 years and Jim was always very professional and just did a great job. And he was a true asset to the city.

- Thank you thank you.

- Jeff.

- I would also like to offer my congratulations to you, Jim. I remember when you were the City Finance Director working on the Mortgage Development team many years ago.

- Yap.

- Always been great working with you. I wish you all the best and I've always been impressed by your insight, your keen financial abilities and you've been an inspiration in your service to our communities. So I wanna say thank you very much and congratulations.

- Thanks Jeff, appreciate that.

- We're still gonna stop sometime and have the too.

- All right.

- Figure out the right time. All right thanks Jim.

- Update on housing study.

- Cheryl please.

- Frankly here I have to be honest with you. With the holidays last month, we have not done a lot of work on our housing study but we're jumping back into it now. So February I'll give you a full report.

- Excellent.

- Promise.

- Okay. I went over to financial report to check register that we're signing checks in person nowadays which is great. I'd like to have that but hang on, I'm not sure staff likes having to chase me down but it works so great for me. Anyway no questions or comments with regard to the financial report or if somebody else does. Director's report and project updates, please.

- Okay. I just I wanted to mention maybe I should like turn it over to Mayor if you had anything you wanted to share first. Any updates.

- Sure. And you know just because there's been some coverage of this item publicly, I wanted to get back with the RDA and just provide a little bit of an update on the coal pile relocation slash Pulliam plant news. So I think all of you are privy to the fact that we got some great news last week. With WEDC providing some grant funding in the neighborhood of \$500,000 to support the counties purchase a part of that Pulliam plant site location. And as we've discussed previously and as I've said publicly, this is a multi-step process, but none of the other subsequent steps would be possible without this one taking place. So really gratified that the County, because of our relationship that the city is really interested in port growth, in addition to coal piles relocation. That they were able to get together with the state and make this purchase possible. We really don't need any RDA participation in this piece of it, in that first piece, but we will be hopefully returning to you very soon to talk about the sea rice location. And what the city and the RDA might need to do in order to make that relocation possible. So ultimately very good news. We're not to the finish line yet but very excited about where things stand.

- Excellent. Excellent job. It takes you keeping me informed throughout the process, Mr. Mayor. I appreciate it.

- Okay. I have a few more things, just you've probably all heard East town mall. It has not been purchased, but I believe there's an offer on it. And there's a developer whose gonna do some work there, which we're very happy to hear. They just got some planning approvals last night through Planning Commission that will go to Council. And also, I wanna let you know that Dave has been working with all of the owners actually at his town mall, because we really need to look at potentially doing maybe a redevelopment plan there. There's all that parking space and there's potential for some new developments. So we're on top of these town hall but we don't own it. Just good. Right? You don't have to. Say that again Dave.

- Said there's 18 different owners in the greater mall area. So it's and a lot of corporates that are all over the country. Yap.

- You'll do a great job, Dave. We are confident.

- Thank you.

- At our next meeting in February, we'll be bringing forward, I'm pretty sure 425 South Adams, which is that office building that will be converted to apartments. So Mathew Ken

- Yes has been working on that development agreement. So hopefully that will come back in February. I think that's coming forward.

- Excellent.

- And then I have, I wanna introduce you to two people that we have. One is Ronda Bitney. If you want to wave Ronda. She's our new Real estate specialist that replaced Ken Rovinski. So she just started, so just like a week, right?

- Yes

- Week two So she's really new. And then the other announcement, is that we actually have a Planning Director, Planning Economic Development Community Development Director, Neil Stechschiute who is somewhere on your screen.

- Yes.

- The red He's gonna go to council next Tuesday. The appointment is going to council for approval. And then his start date is February 1st. We are very excited about this and Neil is too. He's a big packer fan, which works out great.

- Great

- [Members] Welcome. Welcome.

- Thank you everybody. I guess the only question that I have is I wanna know what Jim's consulting rates are gonna be? It sounds like he could be an important historic... I gotta get ahold of him if we need to so--

- I think it just went up.

- But it's a privilege to be on board. And I'm looking forward to, I'm assuming hopefully Council won't have any issues on Tuesday. But really have been impressed with not only the amount of work going on and the types of projects that you are working on as an RDA, but the city in general and really the quality of the staff is really what kind of sold me on the projects and on the opportunity. So I'm really looking forward and excited. And I'm excited to sit in on these meetings and hear how engaged are the members around here. Seem like they're gonna be a great resource which I'm gonna count on. And looking forward to hitting the ground running here February 1st so.

- You're welcome.

- Welcome

- We look forward to working with you as well.

- Excellent and Cheryl you gotta get back to one job. I don't see the tool. By the way I really want to compliment you Cheryl and stepping in and doing a terrific terrific job.

- Thank you Cheryl.

- Thank you. Thank you. But I'm telling you it's our department and staff. There's no way I could have done what I did right, without all the staff I've got on the floor and a lot of them are here now, but our department really rocks. I'm very biased, but we have a great staff to work with so.

- Welcome Neil. You're welcome to the group. All right.

- And I can't top that last announcement. So it's all you Gary.

- All right thank you. Anything else? Questions or comments for the Mayor or the staff? If not, we will be adjourned and we'll see you on February 9th. Thanks everyone. Excellent meeting.

- Thanks everybody.

- Bye