# MINUTES 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.

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

### B. ROLL CALL.

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

Members Present: James Blumreich, Matt Schueller, Gary J. Delveaux, Deby Dehn, Melanie Parma, Ald. Barbara Dorff, and Kathy Hinkfuss, Excused: None
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.

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

Moved by Ald. Barbara Dorff, seconded by James Blumreich to approve the agenda. 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.

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

Moved by Melanie Parma, seconded by James Blumreich to approve the minutes. 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.

1. 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.

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

Moved by Matt Schueller, seconded by James Blumreich to defer the payment of $62,390.40 from the Hyatt Regency for a period of two to four years with the option that it might move to forgiveness of the payment in the future pending other funding sources from the federal government. 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 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.

Moved by Kathy Hinkfuss, seconded by Deby Dehn 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. 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 to accept donation of Tax Parcels 7-486 and 7-487 from GB

Real Estate Investments LLC for future development purposes.

Moved by Ald. Barbara Dorff, seconded by James Blumreich to accept the donation of Tax Parcels 7-486 and 7-487. 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 on a planning option at 158 N. Maple Avenue with NeighborWorks Green Bay to explore a potential mixed use development.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to receive and place on file. 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 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.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to enter closed session at 2:15 p.m. Motion carried.
Ald. Barbara Dorff read the closed session language.
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 return to regular session at 2:39 p.m. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, No- None, Abstain- None

Moved by Melanie Parma, seconded by Ald. Barbara Dorff to refer to staff. 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.

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: January 12, 2021 at 1:30 PM.

## G. ADJOURNMENT.

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

## VERBATIM MINUTES

- So we're ready to rock and roll.

- I had a little trouble getting on the meeting but Cheryl bailed me out like she always does. story of her life. Anyway, thanks for everybody being here. So, roll call please.

- Chairman Gary Delveaux.

- Yes.

- Vice chair, Matt Schueller.

- Here.

- Good morning champ.

- Alder Dorff.

- Here.

- Jim Blumreich.

- Here.

- Deby Dehn.

- Here.

- She's mute.

- Yeah, yeah.

- Kathy Hinkfuss.

- Here.

- And Melanie Parma.

- Here.

- All present.

- Excellent, excellent--

- Love your glasses Melanie.

- Lucky Christmas present or not. Anyway, I'm glad everybody's here, please.

- Move to approve.

- Second.

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

- [Council] Aye.

- We've got minutes from November 10th. Everybody have a chance to look at them, I hope. Motion by Melanie, second by Jim, all those in favor, signify by saying aye.

- [Council] Aye.

- Excellent, motion carried. Number one; 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. Cheryl will walk you through with that and then I can certainly give an opinion or whatever.

- Yup and I think Kristine Hall is actually here as well, if you want to open the floor to hear from Hyatt. So this of course is COVID related. The Hyatt pays the Redevelopment Authority annually, a fee of about $250,000, that's broken up monthly to 20,796. So the Hyatt approached us, I think in April and said, "Look, things are grim." That's when everything was shut down officially by the governor and they could not operate any business at all. We advise them at the time, "Hey, why don't we, being the optimists we are, "let's wait, this is an annual fee. "Let's wait till the end of the year and see how things go "because maybe things will get better." And unfortunately they have not

gotten better. So the request has come back. Hyatt would like us to forgive the rental payments for three months, which is April, May and June. They have continued then to make payments after that, based on the status of business they've had for this year during COVID. So we've had a number of requests from businesses as the Redevelopment Authority, through our Revolving Loan Funds or whatnot. We have not forgiven any debt. We have renegotiated. We've given people the ability to defer or to look at, making up the payments over the next year. So kind of our SOP has been just haven't done a straight forgiveness of debt. Money that's paid every month goes into that KICC Maintenance Fund. We have a little under two million in that fund right now. That being said, though, we have probably a half a million dollar project on the horizon for lighting and audio equipment and part of the center. So I offered the Hyatt, the ability to look at some different options potentially to maybe look at catching up next year or laying it out in a different way. And at this point they really felt like the forgiveness would be the best option for them. But I guess looking at it at a staff level, our recommendation is to not forgive that debt at this point. But we would be willing to work with them if they wanted to maybe extend those payments or make it up in a different way.

- It's up to the group. Do you wanna open up the meeting.

- I move to open up the floor.

- Second.

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

- [Committee] Aye.

- Opposed? Motion carried, the floor is open, please. Hyatt tell us... Where's the representative today.

- Hi, I was trying to unmute myself. Good afternoon, everyone. I'm Kristine Hall. I'm the General Manager of KI Convention Center and the Hyatt Regency Green Bay, Along with me here in the room is Tracy Hillesheim, she's our Director of Sales and Events here at the hotel. And I'm sure you've heard many stories of how tough it's been for businesses as we've gone through COVID-19. And certainly it's been no different for our hotel and the convention center. The reason why I thought about asking for the forgiveness of rent, truly is because of the governor's stay at home order that was placed that closed down the convention center for all intensive purposes and kept us from having, through part of March, starting around March 18th and leading up through June 1st. And then as of June 1st, just ramping back up our business with a number of small meetings that we could have, certainly during this period of time, we continued to have staff work in the KI in regards to housekeeping and engineering and security services. So even though the KI was closed, we still had an outlay of money during that period of time. And just feel like it should be looked at to waive the rent for that 65 days, plus the 24 that we were closed and getting ramped back up into business, which would equate to the three months that Cheryl mentioned earlier. How was it? I will tell you, so I understand that this meeting is a public meeting and Cheryl told me that I could ask for the rest of the discussion to be in private and only because we're a public company, and to speak to where we are or what our future looks like, I can't do that at a public forum. I'll be more able to share it with the council individually.

- I apologize for that, Kristine. I do not have closed session language on this agenda for that. I missed

putting that on here. So we can't go into closed session. I think if you wanna hold this to consider this further. I mean, if it's okay, we could put it on the January agenda, but I apologize. I forgot to put the closed session language onto this item.

- Well, Alder Dorff, I see you had your hand up earlier, please

- I did, I had a little different question. Were there any government grants or CARES funding that the KI Center could have been eligible for?

- Normally, unfortunately not, because we're owned by Hyatt Corporation that's based out of Chicago, none of the grants and state things that are available are available to us here in the state.

- Thank you.

- I will tell you that I can't speak forward. I can speak to the past as to what business has been like. Since the stay at home order was lifted back in early June, late May, whenever that was. And moving forward, the majority of our business in the KI has been predominantly two things, weddings of course, have been still very popular for people to get married. But I will tell you that not only has that number dropped. We were supposed to do over 40 plus weddings in the KI this year, and probably half of those did not come to fruition. And the ones that did were probably at 50% of their numbers that they typically are. In addition to that, when we kind of figured out all this happening and the NFL schedule came out and we knew there probably wouldn't be fans in stands. We made an aggressive approach to approach the visiting football teams to have them stay with us. So once again, during the weekends that we've had HOME field games, we've been lucky enough that we have hosted all of the teams except two, one being the Vikings that stayed in Appleton and the other one being a team that stayed with the Radisson, the Jaguars, instead of staying here. So we've been trying to be as aggressive as possible in getting as much business as we can. We also provided the city a space to be able to do the counting for the election, and at a very reduced rate. So we've been trying to do everything possible to bring revenues into the door, to keep employees working, to keep employees on staff. We probably have reduced our workforce here by 50% or more and we'll continue to stay at the levels that we are now, definitely through April, if not through the beginning of June and speaking forward, that's about as far as I can go with what we look like in the future unfortunately.

- Other questions, please, so I guess--

- Alder Steuer's hand is raised.

- I'm sorry, Alderman, please.

- Thank you chair. I was kind of going over this agenda item, and Cheryl, you might be able to answer this, we were talking that we don't forgive these kind of rental payments because of the only way that it couldn't be done is if there was damage. And I think the KI is saying that there has been damage even though it's not physical damage. Well I'd like a clarification on that. What constitutes damage as far as, I think that the contract says something to the effect that if it was physical damage, that it would be one thing, but this is kind of a quieter type of damage. So I just wanna know the clarification between those two.

- I actually had that reviewed by Attorney Chavez when this first came up in April, that the law department did not believe that that would apply in this case. I don't know if it was damage the right word.

- Well it's force majeure.

- Yes right.

- Is that how you pronounce it?

- Correct, that did not apply in this instance. So that was a law determination back in April. I would think that would be the same determination now.

- Okay, I kind of figured through some clarification that you talked about with law department but it's only one person's view of damage might be different than someone else's. So I just needed to ask that.

- Yeah, okay.

- That's good, that's it for now, thank you.

- Well, if I might also interject when Cheryl and I first started speaking about this, that. that is one of the reasons I took the spot, because I feel like the damage although not physical to the building itself, it has been damage based on force majeure. That is why all of our business has canceled to this point is because of force majeure. So I think it would extend to this as well.

- Actually, I have one more question if you don't mind there. How would we make up this money if we decided to relieve this, would that be on the levy or how would that be made up? And maybe director Ellen Becker, we can't do that?

- Well, I don't think it's really made up, it's income coming in for the KI Maintenance Center.

- Well it's the income coming in. But if that income didn't come in, what would the alternative be?

- The affect is that our maintenance fund that we do things with would lose that money. I mean, it is--

- Yes, correct.

- We have a balance in there, but it would just affect the balance of that fund.

- Yes, that is correct.

- Correct.

- That's correct.

- Thanks everyone.

- Jim please.

- Go ahead.

- Sorry, so a question on the maintenance fund. You've got 1,926,000 and there's a current balance, I'm assuming that excludes the $62,000 that's owed.

- Correct.

- And you show 525,000 for lighting and audio that's planned to be--

- Yup, that's correct. And do we have other items in the future beyond that 525 that we look to upgrade and maintain whatever?

- Well we have, yes. We have a very extensive list of things that need to get done. I think Kristine would agree with us there. I mean, we've needed some expensive things, even like carpeting upgrades, which could be very expensive. We're kind of picking away at the things as we can every year, but there are some improvements we need to make to the KI.

- Okay and that goes to Alderman Steuer's question then.

- I mean, it's gonna way exceed the 1.9. We'll keep coming in, right? I mean, how that at 62,000 how it will affect that total capital improvements budget is very small, but there's more improvements that need to be made, but--

- You have more projects planned than what you have incoming revenue then.

- We do over the next 10 years, for sure.

- Kristine, do you feel the information you'd be giving us in closed session would have an impact on our decision?

- Well, it's all about recovery at this point right now. So I could share more dominance about how much money we have, possibly lost since March and how much money we've lost into the future. Actually as from the past, so to date, we should have as a business here, I'm trying to tread lightly around this topic so I will tell you that our top-line revenues year to date, because that is now a public number are, for the hotel itself, is down more than 60% of what we budgeted for this year. So as we move into next year, of course, our budget's not done yet, but it kind of extends into next year as well. So, we're trying our best to keep our doors open and keep the folks that we have here at the hotel, our colleagues working, keeping them with benefits and keeping them getting a paycheck as much as we possibly can, and just really want to make sure that we put our best foot forward, and try to do everything that we can to do that.

- Okay, so bottom line, it looks like to me we have three options here. One would be, because we don't have the closed session language in here. we became a closed session. So we could delay this until January and re-look at it in close session. Secondly, we could forgive it because of the hardships that they've gone through because of the virus. And thirdly, we could come up with a long range plan and spread this out over two years if you wanted to, just adding to their normal monthly fee. Is there

any other options that are missing? To me those are the three options, are they missing anything?

- Do you think we should close the floor so that we can talk more amongst ourselves?

- Yeah.

- Very well then.

- I can.

- I'll move to close the floor.

- Alder Dorff and Kathy.

- I'll second.

- All those in favor signify by saying aye.

- [Council] Aye.

- We're back to regular business. Okay, so anyway, Alder Dorff, please.

- The concern I always have is if we treat one group or individual differently than we've treated other groups or individuals, because, and so is there anything about this that makes it different from all the rest that we have said no to, staff?

- Well it's our building. I mean, the KI Convention Center is owned by the RDA, which is different than like, for example, when Washington Street Inn came in, asking for the work that so that would be the difference on this project, but.

- And so to allow this, it's like we're actually taking money away from the fund that serves the KI, which we would possibly need in the future, possibly not need for a long time, and we could get money back. So it is different then, is that what you're saying from director?

- Well, I feel like it's different in that we play a part in the ownership of the KI Convention Center. I mean, I don't think as far as close session goes, I think Kristine could probably give a compelling argument that she's lost revenue due to COVID much like the other businesses that we've worked with.

- Right

- Trying to keep payroll. So without having to give any numbers, I totally believe her, that's true. I think it's really just the concept of whether or not we wanna forgive this, comparatively speaking to other businesses that we've had to deal with, and maybe that's a policy change, or we'd like to start considering that more, that's a possibility as well. We have some revolving loans, for example, that are out there that, maybe if they came forward, that might be an option. But, we are looking at, we changed our programs now to provide grants to businesses with our CARES money. So knowing that that's more helpful so really it's, I mean, it's kind of a little more of a policy decision, I think, from the

RDA, right?

- Right, just to continue 'cause I think so before, I don't think going to closed session will make any difference because I do think there's of course, a compelling argument for this business for many, many, many businesses. So I was just looking at, is this different because we own the building? Because I do not wanna start sending any precedents, but I'm also open to looking at over time, possibly making this payment, I'm very open to something like that, to spreading it out for a long time.

- And Cheryl, there's something you had talked about as well, coming up with any technical agreement, that can really help the situation.

- Absolutely.

- Can I ask a question?

- Yes, Kathy please.

- How many agreements do we have out there like this? 'Cause I feel like this is something that could really snowball. And I understand it affected their business and we own it, but I guess I'm looking at it from the policy perspective, like you were saying, are we making a policy modification due to both the potential risk of that? That's I guess where I'm going.

- You know, I see I have a number of staff on the line. I don't know if anyone has any numbers of how many revolving loans we have out there or.

- All right Diane, do you have anything? What the impact of this could be?

- No, I don't have any kind of count on that. The only thing I would say different about like the quote the inn that came in, that was in loan, we had taken out, we were paying a loan.

- Right.

- So we were paying interest and penalty interest on that loan. So that would have been a little bit different from the last scenario that came through where this is not a loan. This is, you know--

- It's like a monthly rent really.

- Gary

- Jim, please.

- From my perspective, I guess I'm not willing right now to talk about forgiveness of that $62,000, because if we're going to do that, I think we need to take a step back in the larger perspective on what the implications would be, if we would do that. Secondarily, as Cheryl has mentioned, we've got 1,926,000 in that fund that excludes the $62,000 and up forgot 525 already spoken for from that fund and additional projects that have been on our list that may be impacted if we do decide to forgive the 62,000, that being said, I think it would be reasonable to do some deferral. And I'm not sure, I guess

it's more in Cheryl's court in terms of telling us how soon we would need that money for capital projects. But I suspect we don't have beyond the 525, we don't have any immediate need for the $62,000, but we will have need for that for upcoming projects. So I'd be willing to do a deferral of the payment based upon projection that Cheryl would make for us. I guess I'm not willing to do a forgiveness.

- I would tend to agree, but others?

- I'm kind of feeling the same thing as Jim.

- I agree.

- Madison?

- I as well.

- Oh Alder Johnson, please.

- Thank you, Gary. You know, I'm listening to the conversation and I think a lot of it just compartment ally makes a lot of sense, but I think that there's an exception to this and that. I mean, the city by and large has very few options in terms of the way that we can step up to help businesses in our community. And I think this is one of those exceptions and it's an exception because it's a facility that we own and manage. in recognizing the significant contributions and the importance of that facility to our community, to our downtown area. I think it's really paramount that we do everything that we can to ensure their longterm success. And as I look at the numbers on here, I think in the grand scheme of things, we're really talking about peanuts. I mean the $62,000 compared to the 1.9 million that we have in reserve. I mean, we're talking about 0.03%. And so I want us to put that into perspective because the hotel business, the convention business, they have been absolutely gutted, right? They haven't just been impacted a little they've been gutted. And I think if there's anything that we can do at the municipal level to step up, to help our business community, to ensure that we're protecting jobs, to ensure that we're protecting that future convention business it's imperative that we do that. And like I said before, this is one of those rare exceptions that we have. Where we have the ability to actually make a decision that can positively influence the outcome in the future of a business. That is really important to our downtown and overall community. I guess I'm more inclined to support this because again, at the end of the day, we're talking about a very small amount of money compared to what we do have in reserve and what the value of that contract is. So those are my two cents for what it's worth.

- Matt, I very much appreciate your input.

- Now I was more aligning with where Jim was and I appreciate Alder Johnson's comments and I hinder them and recognize them. And the reason I'm more aligning into, I would love to work out a deferral right now is. I'd like to see what's going to happen in the future around stimulus funding. And see if there's something that happens around funds flowing to state and local governments, and we were then able to look at a more holistic. And I hear everything that the Hyatt's set to decree, but we're clearly not the governor, you know, right? And I think, when the governor makes policy decisions like that. Then the governor has to consider about what to do about the funding. And that's where I think we now, as the city need to think about if there's funding that starts to flow down to

state and local governments, and there's something we can do program wise across the board and also our revolving loan fund, folks and others, and try to do something more broadly. I would be open to that. And that's where I would like to defer right now for a substantial period of time, two to four years on this, not closing the door to forgiveness, but giving us the opportunity to addressing it more holistically.

- Deby did I see your hand up earlier.

- You did not.

- I did not. Sorry about that, Emily.

- Chair.

- Yeah.

- Stephanie just texted me that we have actively of 16 active loans right now worth about 1.4 million. You had asked before how many revolving loans we had out there.

- Yeah, okay.

- 16.

- All right, did you or anybody else right before I entertain a motion?

- Chair.

- Yes, Alder Johnson.

- Just more of a question in light of Matt's comments, which I think make a lot of sense. Could it perhaps, make sense maybe instead of making the decision today to forgive, could you perhaps state the request and what I mean by that is that you don't necessarily make a decision to forgive today you don't make them requirement for them to pay. And then you allow the opportunity for additional government programs to be introduced. And that way, if a government program from the federal government in particular state could be leveraged to forgive that amount, great. If not, you put yourself in a position maybe a year from now to make the decision to forgive it.

- And what's different than that than the parade.

- Well, the deferral is, I mean, it's getting to the same, I mean, end result, meaning that you're not making the decision today about whether or not to forgive. I think the use of the word stay is really more or less just saying that you're holding up that, it's really the same thing, I guess.

- I guess so too.

- I just didn't know if Matt and I were on the same page in terms of what we were thinking about that. But my point is that what I'm requesting is that you still keep it on the table to forgive that amount, that a later date, that you're not just deferring the payment to a later date.

- Okay, I think we'll have this good discussion. I'm ready for a motion. Matt, Jim, somebody.

- I'd like to hear from that, I would second Matt's motion. If you can make that into a motion.

- I'll try. Hey, I would make the motion that we defer the payment here that I think was about 62,000 from Hyatt for a period of two to four years, keeping open the option that it might move to forgiveness in the future pending other funding sources, primarily from the federal government.

- I would second that.

- You got it.

- Okay Jim got to second. Any other questions or comments, if not all in favor of the motion signify by saying aye.

- Opposed.

- Aye.

- Thank you Deb, motion carried. Excellent, good discussion. Thanks Kristine, very, very much. Thank you. Number two, consideration of the possible action to deed tax parcels, 3-698, 8-156, and 14-87 and provide 15,000 hours of HOME funds for each parcel. To Greater Green Bay Habitat for Humanity, for construction of three single-family homes. That's sounds exciting to me.

- That is exciting. Will Peters is gonna handle this agenda item.

- Will.

- Good afternoon, everyone.

- Hi Will.

- Hello? Yes, this is some exciting news right now. So as part of in your neighborhood program, Habitat for Humanity has requested three tax parcels to be deeded to them at no cost. And then an additional $15,000 of HOME funding for each building, totaling $45,000 of HOME funds. So I'm going to attempt to share my screen here so you can get an idea of what properties we are discussing. All right.

- Oh great. Great.

- Perfect, so first up is 216 North Clay Street. The lot is valued to adds $11,900. And the house look at the built will be a four bedroom, two bath house. Total project costs are approximately $157,000. Next property in question is the 410, 15th Avenue. This lot is valued at 14,000. The house is going to be another four bedroom, two bath with total project costs, approximately $165,000. And then we're looking at lastly, 14 on nine Elm street, another four bedroom, two bath house, and total approximate $157,000. So in all three of these properties will be detached garage. And then Habitat is also using designs that we provided with some modifications. So I just have to really give kudos to

the team at Habitat for Humanity. They sit down with myself and our principal planner, David Buck to review these plans ahead of time. About two meetings I think we had. These lots in particular that they're looking to build on are smaller than our average lots. So Habitat definitely had to make some adjustments to their plans to make these projects work on these parcels. And these are also parcels that we've had for a while and just being a primarily for that reason. These are on the smaller end and then more, a little bit present, some challenges to build on. So all in all staff is recommending to deed these parcels to Habitat for Humanity and also provide the $15,000 of Hope Funds for each parcel to the greater Green Bay Habitat for Humanity, for the construction of three single-family homes.

- Questions for Will? Yes, Alder Steure.

- I'm trying to thank you. Will for you I read and drew the agenda and they're talking about Habitat for Humanity receives funding through donations it's restore through grants and homeowner mortgage payments. I guess maybe I know the answer to this, but is the city on the docket for any costs here or is it 15,000 comes from the care for the HOME funds is the city on the docket for anything else?

- No, these funds are our HOME dollars. These are from HUD for projects that will bring more affordable housing units in homes on the market and available to our residents. So these are not a tax levy dollars.

- Okay that's what I thought that I just wanna, but I appreciate that, thank you.

- Habitat--

- I heard some of these houses once they're built to get into the tax rules.

- I'm sorry can you repeat that again.

- How soon once these houses are built to begin on the tax rules, immediately I assume.

- No.

- Once they're sold. When they sell the properties if that's a normal transaction they sell the properties to the owners that they go back on the tax rules.

- So the bottom line, we were giving up three empty lots, and we were gonna end up with three houses on the tax rules, right.

- Yes.

- Yep.

- It's only a very good deal and they've been there as a partner for over years with excellent service.

- I have one a question. I thought that property taxes were deferred a year for new construction.

- Nope.

- Okay.

- That I don't know, no.

- That is somewhat true. So when we close with the new homeowner, the first tax will be the following year.

- That's for any, a new construction.

- In life.

- For any new construction.

- And I'm sorry, that was Michelle Healer with having that kind of need.

- Okay.

- I make a motion, that we approve this.

- I second.

- I mean, I think it's awesome.

- Second by Deby, motion by Kathy second by Deby to approve it as the bind in the agenda item two.

- Yeah.

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

- [Council] Aye.

- Opposed? Motion carried, thank you. Thanks, Will.

- Thank you.

- They've been a great partner and this houses look very, very nice.

- And just a mention see these are designs from our design book as well.

- Yes, it's very good. Like I said, they've been a tremendous partner. Item number three consideration possible action to accept donation of tax parcel 7-46 and 7-47 from GB Real Estate Investments, LLC for future development purposes. Cheryl.

- That's me, yep. Will can you pull that parcel map up just so you can see what we're talking about here. So we received a communication from GB Real Estate Investments, LLC Eric Fader. I think he's

actually here today for questions. He actually got these properties, I believe as part of another acquisition that he had, and these were part of it. He does not need them or want them and he's like, "Hey, do you guys want them for free?" And I'm like, "I think we do." So right now you see a billboard on that site, but I drove past it last night. I believe that billboard's removed off that site now. So it's really two parcels here. This is on Eastman and Irwin. It's down by where the Old Vitro Liquor is on Erwin and Green Bay Lighting across the tracks.

- Okay, yeah.

- [Cheryl] So it kind of to orient you where you are so great neighborhood. We think it can be a great property to do some potential multifamily on because it's large enough to do that. It's got the alley access, so kind of a no brainer for us. The price is right. And we'd like to accept them as a donation.

- [Gary] Just to curiosity what that building on lot 17 and 18, just curious.

- [Cheryl] That is some kind of a, like a power station, power plant.

- Oh substation.

- Substation. Can you tell me, Gary?

- Yeah.

- [Cheryl] I think that's a substation. No that wouldn't fit sorry about that.

- [Matt] Gary can you to be able to tell us the amps and voltage there old man?

- [Gary] If I look a little close I might go blow it up. That's all right, thank you.

- All right, the price is right. No question about that.

- Right.

- That usually goes the other way around.

- Yeah, right.

- Right

- You're right, all right.

- I just like to say, thank you. Thank you, Garrett.

- Thank you. I would super appreciate it, so I move to accept this.

- Second.

- Okay, post by Alder Dorff a second to accept Garrett's donation, if you will. Appreciate your help, Garrett.

- Thanks, Garrett.

- Any questions or comments?

- All those in favor signify by saying aye.

- [Council] Aye.

- Opposed. Motion carried. Again, Garrett thanks, pleasure doing business with you. I'm sure, we'll see you God willing. Thank you. All right, item number four. Consideration of the possible action on your planning option at one 58 North Maple Avenue with Neighborhood Works to explore a potential mixed use development and additional action.

- Okay, so everybody sit back. I'm gonna tell you a story.

- All right.

- Okay.

- How this is gonna go, okay. So this is the property we purchased 158 North maple, the monstrosity that we wanted to purchase, we did a complete remodel. We worked with the private developer and Mason Tack Meyer across the street and did that remodel. Across the street the other way, our ex fellow coworker, Ken Rovinski was able to build a brand new house. So it's a neighborhood that we certainly want to work in that we're excited about working in. So we did an RFP for this project and we didn't really get any takers. We haven't been able to find developers for this property. So on Broadway Neighborworks Will and I got together and met on site about a month ago and said, what can we do with this property, right? So we looked at different options and Brian Johnson actually had a great idea. Something his board has been working on is why don't we look at maybe an artist and residents on the upper levels and some type of gallery space on the first floor. I'm like, "Hey, that sounds great." We knew it was going to be a big ask. We knew that we'd have to do some fundraising and it wouldn't be an easy project, but it would be a great way to activate that corner and put something cool in the neighborhood. So that gets placed on the agenda on Thursday. On Friday, I received a planning option from a different developer to do a single-family owner occupied house. And he actually has someone to purchase the property. He wanted a planning option. He missed the deadline for the RDA meeting, but he wanted a planning option to just make that into a single-family. So I spoke with Brian Johnson, Noel Halvorsen last night. And as a group talked about this, we know the neighbors. Originally, the neighbors were really cool with the art place. Now I think the neighbors are like, whoa, wait, if we can get a single-family in there, that's better. So in talking with Brian and Noel, we decided that we were gonna withdraw this request for the planning option today, right? And then activate the motion would be to receive and place on file because that doesn't kill it. It just makes it go away. And then what we'll do is we'll bring the planning option forward we got with the single-family house, at the January meeting. Will also took someone through the property today as well. There may be another option and that comes through for single-family owner occupied, I'm not sure, but we know for sure we have one solid person who's got the players in place. He just needs to have more time to work on his financing. So what we'd like you to do at this

point is to receive this and place that on file. And let us bring that single-family option back to you in January,

- Play something right, Noel.

- Alder Dorff--

- I'll second.

- Second by Kathy, but, okay--

- I just had a quick question.

- Yeah, please.

- Thank you chair, I just wanted to know the size of this building, for a single-family home, how many square feet is this structure?

- Will.

- Just for information purposes.

- It's three stories. But I think the plan was to actually not utilize that third story. We'll just make a two stories. It's large, it's probably 3000 square feet, I would bet.

- Mm hmm, yeah.

- All right, not that it matters, but I'm just saying, I think that initial plan that Alder Johnson brought forward was intriguing, but like you send you in for some changes. So we'll wait, I guess we'll wait on the--

- Well and our discussion too, was that the ideas doesn't have to be specific to that house either. So the concept of having artists and resident in the gallery could happen at other places, right? Maybe it happens here. If this future development were to come to fruition, maybe it happens someplace else, but so that concept's not going away, for us to that somewhere.

- Okay. That sounds good.

- Alder your couple with place, you have the file for now.

- Yeah, I think the conversation that we had is providing a month to create an opportunity, I guess, for this planning option to unfold, to really determine if it can be a fight financially feasible for them to convert that to a single-family. It's a big structure, and so I, I think there's a possibility that they may get into it and realize that it's more than what they can financially do, but let's give them a month to determine if that's in fact, the case. And then we can still bring this option forward as well. And we can put them before you side by side and let you determine, where you want to exercise your efforts.

- I prefer not to open up the meeting, but no, give me a yes or no. Are you okay with this? Okay, that's very good. So we have a motion and a second, to place on file. Any questions or comments, if not, all those in favor, signify by saying aye. [Council] Aye,

- Opposed? Motion carried. Thanks Noel, thanks Brian

- Thank you.

- All right, number five, consideration, oh I'm sorry, consideration possible action under review and update of GBS Pac-Man and Packing Site Development Agreement. That's the one on university, right?

- Yep, that's the one right next to festival foods, that development and what I'd like to do is I would like to go into closed session if we could on this item--

- I'll move to go into closed session, after we get this session up

- I second.

- I'll read the language.

- Can we have one meeting, Alder Dorff please?

- Okay.

- Good.

- Authority may convene a closed session pursuant to section 17.85 sub one D six statutes for the brain 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 30, maybe asked to re convenient open session pursuant to section 19.85 sub two Wisconsin statutes to report the result here, the balance of the agenda.

- Very good, a roll call please.

- Okay, one second, get some more names okay. I should know this by heart. Why am I looking for it? Chair, Gary Delveaux.

- Yes.

- Vice chair Matt Schuller.

- Yes.

- Alder Dorff.

- Yes.

- Jim Blumreich.

- Yes.

- Deby Dehn

- Yes.

- Kathy Hinkfuss.

- Yes.

- And Melanie Parma.

- Yes.

- Okay.

- Melanie...

- [Cheryl] Chair, Gary Delveaux.

- [Gary] Yes.

- [Cheryl] Vice chair Matt Schuller.

- [Matt] Yes.

- Alder Dorff.

- Yes.

- Jim Blumreich.

- Yes.

- Deby Dehn

- Yes.

- Kathy Hinkfuss.

- Yes.

- And Melanie Parma.

- Yes. Okay, Stephanie Hummel. Do we have anyone in the waiting room.

- Just Ken I'll put him back in.

- Let me see, make wait here. Okay, I think we're okay, go ahead.

- Okay, were back in open session. I will entertain a motion based on discussion and in closed session, Melanie.

- I'll make a motion to refer to staff.

- I'm just teasing you Melanie, thank you. [Council] Second.

- A second there who before Alder Dorff there is a second.

- Alder Dorff I meant to second tell you.

- I'm fine, yeah.

- It went real quick there, sorry about that. Okay, so we have a motion in a second. Any other questions or comments? All those all those in favor signify by saying aye. [Council] Aye.

- Good discussion, excellent, very well done. All right, we are in informational, update on the housing study, Cheryl,

- We continue to work on the housing study through our recommendations. We've been admittedly a little bit busy this month with a lot of developers and development agreements, but where the teams are working on getting the recommendations together, so working on it.

- So those are the bottom line. The next step is gonna be specific recommendations based on the study from staff, is that correct?

- Yes because the recommendations, some of them were already doing. Some of we don't feel like, we should do. So each one of our teams is assigned to look at the ones that deal with them. For example, there's a number of planning initiatives that the planners are gonna need to look at and say is this something that would be good for Green Bay to do? And how would we do that? So that's what we're looking at.

- All right, please, Steuer please.

- Thank you chair, I've been in touch with Cheryl on this as well. And I think myself Alder Stevens will be working along with the department and other shareholders, if you will, on this housing and housing ordinance and things that we're looking at.

- Excellent.

- I just wanna make that point So we're looking forward to working on that probably after the holidays specifically.

- Yes.

- Very good, thanks for your help.

- Thank you.

- All the help we can get, right Cheryl?

- Yes.

- Thanks Mark. All right, financial report and check register. We've been signing the checks individually, which I kind of like look at the detail. I know Matt did it the month before, whatever, thank you Matt. And so I have no questions with any of that directors and that's somebody else's, director's report and project update.

- Okay, wanted to let you know that, at our last meeting we approved a couple of development projects with HOME dollars. One was the WISEWOMAN Blue Line Development on the far West side. I'm working in cooperation with the tribe. They withdrew their request for funding from us, on that. They could not work out. I think there were some issues with the tribe and what the tribe would have to concede as part of having this development there. We've also since been notified by our HUD reps, that we would not have been able to provide any funding for that project because the tribe is a sovereign nation, I believe so. That gives us, it's a pool of money though, to do some funding with, for future projects that are coming down the line. But that's the update on that one. So we continued to work with Merge on a development agreement. So we're waiting to hear back from their attorneys on that one. I think in January, we're probably gonna have a number of requests to change some dates, some development agreements in that we've had some developers that have been delayed due to COVID and some other things, one Aster on the River. I think we're going to look at that one. The Legacy Hotel has approached us. I think they're going to want to maybe defer for a quarter. They're a hotel, but they're still ready to go forward. And then I think we're just recently talking with TWG from the Fort, which is the apartments. We may need to delay that a couple of months. They've got the elevator shafts in the ground. If you drive down Broadway and you can see, that's a good sign, they elevator shaft. And then on Monday of next week, we will be interviewing two more director candidates. So, we'll see how that goes hopefully well.

- In the meantime, you've been doing a dynamite job, Cheryl.

- Well, thank you, Garrett. You know what? I'll see all these people on this call here. I mean, I got a great group of staff on six, then it's really been, it's kind of fun because everybody's getting to do things you don't normally have to do, right?

- Mm hmm.

- We're learning new stuff, but we're all spinning plates together.

- Very good.

- Thank you, Cheryl.

- Thank you, Cheryl.

- Yes, thank you.

- Any other comments or questions? Is the Mayor board, he has to move here, he's tuning in right now, but any questions or comments from the staff.

- I'll have one and certainly if the Mayor's here, he can too, right. There's been quite a bit of talk this fall on the coal piles and so on and--

- Yeah, where are we?

- Forth movement in has anything transpired there?

- It was, the Mayor award, good to see you, Captain.

- Here, good meeting all, thanks so much for all the work. Yeah there's not a whole lot that I can update everyone on, in an open session like this, but I will just say that we're continuing to make progress with the county and all the other players involved and hoping to update the RDA very shortly.

- Interestingly enough agreement, maybe minutes, they'll be in a zoom meeting as well. And our speaker was Troy Streckenbach and I asked them just about the exact same question. And of course I've talked to the Mayor a couple of days ago, about this as well. I guess one of the things he really emphasizes that the excellent cooperation between the city and the county and they're in sync and they're moving forward well. He's also feel very optimistic, but again, that was open meeting and so he couldn't get into too much details, but certainly the optimism seems to be there and are interested as a matter of hitting the right tool if you will. But anyway, like I said, ironic that just happened to ask that question of Troy today. But it is one last comment it's very refreshing seeing how well the city and county working together. I feel really, really good about that. Anyway any other questions now that we've got the Mayor on board anything is wide open guys. You got all your Christmas shopping done. Mr. Mayor?

- Not by a long shot.

- Okay, questions or comments? Anybody per staff for the Mayor. Thank you, Mr. Mayor. A motion to adjourn, I guess next meeting is January 12th.

- To move.

- Both moved.

- Second.

- Jim and Melanie, pretty sure.

- [Council] Aye.

- Bye, bye.

- Merry Christmas

- And happy holidays.