AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, APRIL 13, 2021, 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, Deby Dehn, Kathy Hinkfuss, and Melanie Parma.
   Liaisons: Jeff Mirkes and Leah Weycker.

C. Approval of the Agenda.

1. Approval of the agenda for the April 13, 2021, meeting of the Redevelopment Authority.

D. Approval of Minutes.

1. Approval of the minutes from the March 9, 2021, meeting of the Redevelopment Authority.

E. Regular Business.

1. Consideration with possible action on agreement with JBS for the donation of Tax Parcels 23-243-1 and B-243.4 along with a monetary donation of $500,000.

2. Consideration with possible action on a development agreement with LeMense Construction for a single family, new home construction project at 1255 Cherry Street using the New Homes In Your Neighborhood Program.

3. Consideration with possible action to approve a 90-day extension of planning option with NeighborWorks Green Bay/On Broadway for potential mixed use development at 158 N. Maple Avenue.

4. Consideration with possible action on a Commercial Façade Building Materials Grant request from NeighborWorks Green Bay for enhancements to 722 Bodart Street (Tax Parcel 10-6).

5. Consideration with possible action on a Commercial Façade Building Materials Grant request from Arnold Pendergast for enhancements to 1351 Cedar Street (Tax Parcel 8-332).

6. Consideration with possible action on extension of the twelve (12) month loan deferral agreement for the Quality Inn & Suites Downtown for an additional six (6) months.

7. Consideration with possible action on the Tax Increment District Affordable Housing (TIDAH) Fund Policy.

8. Consideration with possible action to approve and recommend to the Common Council the City of Green Bay's 2021 Annual Action Plan for Community Development Block Grant Program (CDBG) and HOME Investment Partnerships Program (HOME) entitlement programs.

F. Informational.

1. Update on Housing Study.

2. Financial report and check register.

3. Director's report and project updates.

4. Next meeting: May 11, 2021 at 1:30 PM. (Unless a special meeting is needed.)

G. Adjournment.

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

Virtual Meeting Instructions

Redevelopment Authority

Zoom Meeting Information

Join Zoom Meeting
https://us02web.zoom.us/j/83188044732?pwd=YUducEM2VUZWOGVYZzMyNTA0c1FJQT09

Meeting ID: 831 8804 4732
Password: 084117
One tap mobile
+13017158592,,83188044732# US (Germantown)
+13126266799,,83188044732# US (Chicago)

Dial by your location
- +1 301 715 8592 US (Germantown)
- +1 312 626 6799 US (Chicago)
- +1 646 876 9923 US (New York)
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 408 638 0968 US (San Jose)
- +1 669 900 6833 US (San Jose)

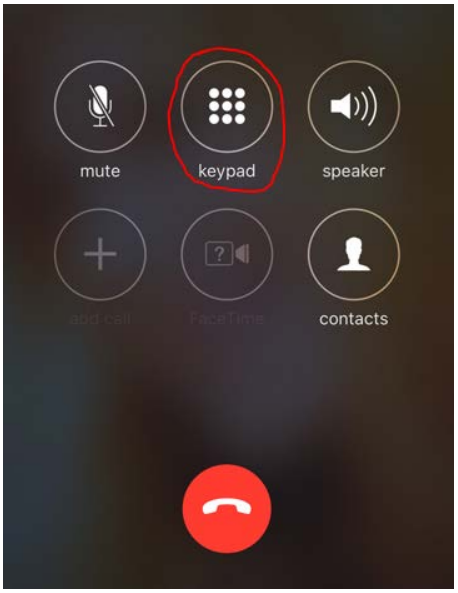
Meeting ID: 831 8804 4732
Password: 084117
Find your local number: https://us02web.zoom.us/u/ktw1Wmza0

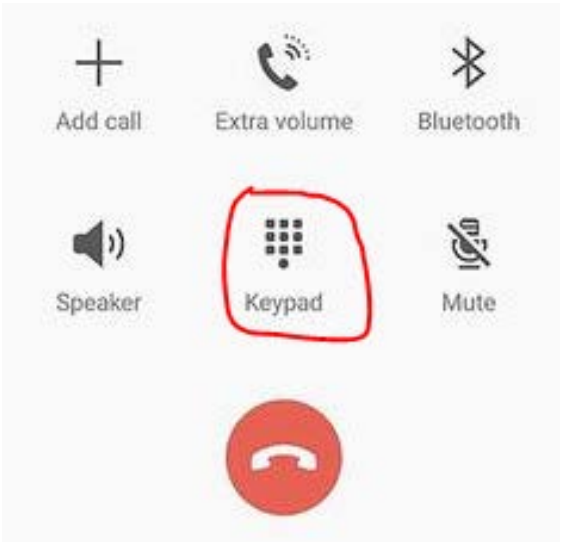
Additional Information

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

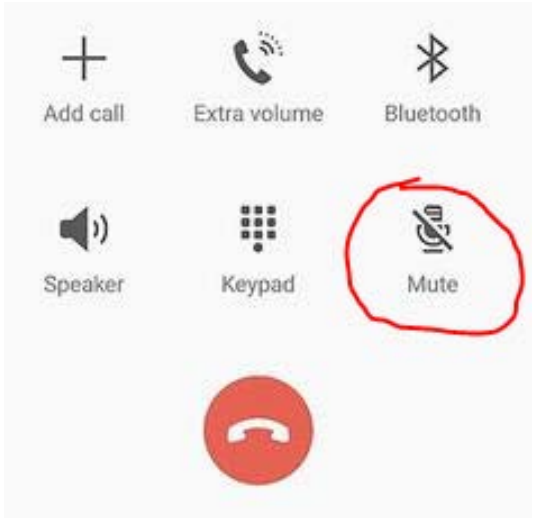
Calling into the Zoom meeting using a smartphone

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





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



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

MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, MARCH 9, 2021, 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, Deby Dehn, Kathy Hinkfuss, and Melanie Parma.
Liaisons: Jeff Mirkes and Leah Weycker.

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

C. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the March 9, 2021, meeting of the Redevelopment Authority.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to approve the agenda for the March 9, 2021, meeting of the Redevelopment Authority. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the February 9, 2021, meeting of the Redevelopment Authority.

Moved by Matt Schueller, seconded by Kathy Hinkfuss to approve the minutes from the February 9, 2021, meeting of the Redevelopment Authority. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

E. PUBLIC HEARINGS

1. 1) Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

2) Consideration with possible action to adopt an Affordable Housing Extension Resolution for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

3) Consideration with possible action to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

4) Consideration with possible action to adopt an Affordable Housing Extension Resolution for TID Eight (8), Henry and Morrow Streets.

5) Consideration with possible action to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Eight (8), Henry and Morrow Streets.

6) Consideration with possible action to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Nine (9), State Highway 54/57 Business Park.

7) Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Twenty-Three (23), Lombardi Avenue Corridor.

Chair Gary Delveaux opened the public hearing asking for public comments regarding TID's 7, 8, 9, and 23. Chair Gary Delveaux asked two additional times if there was anyone present who wished to speak at the public hearing regarding TID's 7, 8, 9, and 23. Hearing/seeing no one, the public hearing was closed.

F. REGULAR BUSINESS.

1. Election of Officers - Chair, Vice-Chair, and Secretary.

Moved by Ald. Barbara Dorff, seconded by Deby Dehn to nominate Gary Delveaux as Chair. Gary Delveaux asked three times if there were any other nominations. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Matt Schueller, Deby Dehn, No- None, Abstain- None

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to nominate Matt Schueller as Vice-Chair. Gary Delveaux asked three times if there were any other nominations. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Matt Schueller, Deby Dehn, No- None, Abstain- None

Moved by Kathy Hinkfuss, seconded by Ald. Barbara Dorff to appoint Neil Stechschulte as Secretary. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Matt Schueller, Deby Dehn, No- None, Abstain- None

2. Selection of members to serve on various subcommittees of the Redevelopment Authority.

Moved by Matt Schueller, seconded by Kathy Hinkfuss to approve the subcommittees as follows:

Funding Administration Subcommittee
Melanie Parma, Ald. Barbara Dorff

Real Estate Subcommittee
Melanie Parma, Matt Schueller, Kathy Hinkfuss

Community Development Revolving Loan Fund
Matt Schueller, Deby Dehn
Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

3. Consideration with possible action on request from Bank of Luxemburg for the City to continue to renew its continuing guaranty of the HCW, LLC loan for the property located at 301 N. Adams Street, Units 210-260 (the second floor of The City Center).

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons, and Section 19.85(1) (g), Wis. Stats., for the purpose 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 will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to enter closed session at 1:43 p.m. Motion carried.
Ald. Barbara Dorff read the closed session language.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to return to regular order of business at 2:20 p.m. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

Moved by Matt Schueller, seconded by Ald. Barbara Dorff for staff to proceed with negotiations as discussed in closed session. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

4. Consideration with possible action to approve a planning option with Maker Solutions for a four (4) unit townhome project at 115 S. Van Buren Street.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to approve a three (3) month planning option with an option of a three (3) month extension for development project at 115 S. Van Buren Street. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

5. Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors to TID Twenty-Three (23), Legends District.

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors to include an allocation to not to exceed $850,000 to TID Twenty-Three (23), Legends District, for purposes of blight elimination and public infrastructure costs, and forward to the Green Bay City Council and Joint Review Board for their consideration. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

6. Consideration with possible action to adopt an Affordable Housing Extension Resolution for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

Moved by Deby Dehn, seconded by Kathy Hinkfuss to adopt an Affordable Housing Extension Resolution for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors, and forward to the Green Bay City Council for their consideration. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

7. Consideration with possible action to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

Moved by Kathy Hinkfuss, seconded by Matt Schueller to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors, and forward to the Green Bay City Council for their consideration. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

8. Consideration with possible action to adopt an Affordable Housing Extension Resolution for TID Eight (8), Henry and Morrow Streets.

Moved by Ald. Barbara Dorff, seconded by Deby Dehn to adopt an Affordable Housing Extension Resolution for TID Eight (8), Henry and Morrow Streets, and forward to the Green Bay City Council for their consideration. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

9. Consideration with possible action to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Eight (8), Henry and Morrow Streets.

Moved by Kathy Hinkfuss, seconded by Deby Dehn to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Eight (8), Henry and Morrow Streets, and forward to the Green Bay City Council for their consideration. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

10. Consideration with possible action to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Nine (9), State Highway 54/57 Business Park.

Moved by Matt Schueller, seconded by Kathy Hinkfuss to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Nine (9), State Highway 54/57 Business Park, and forward to the Green Bay City Council for their consideration. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

11. Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Twenty-Three (23), Legends District, to be a recipient of an allocation from TID Seven (7), Lombardi Avenue and Ashland Avenue Corridors.

Moved by Deby Dehn, seconded by Kathy Hinkfuss to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Twenty-Three (23), Legends District, to be able to receive an allocation to not to exceed $850,000 from TID Seven (7), Lombardi Avenue and Ashland Avenue Corridors, for purposes of blight elimination and public infrastructure costs, and forward to the Green Bay City Council and Joint Review Board for their consideration. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None

G. INFORMATIONAL.

1. Update on Housing Study.

Cheryl Renier-Wigg provided an update. More information will be provided at the April RDA meeting. No action needed.

2. Financial report and check register.

No action needed.

3. Director's report and project updates.

Neil Stechschulte and Mayor Genrich provided the Director's report and project updates. No action needed.

4. Next meeting: April 13, 2021 at 1:30 PM.

H. ADJOURNMENT.

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

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
April 13, 2021	Cheryl Renier-Wigg, Staff

AGENDA ITEM # E.1

Consideration with possible action on agreement with JBS for the donation of Tax Parcels 23-243-1 and B-243.4 along with a monetary donation of $500,000.

BACKGROUND

Report to be presented at meeting.

RECOMMENDATION

To approve the agreement with JBS for the donation of Tax Parcels 23-243-1 and B-243.4 along with a monetary donation of $500,000.

FISCAL IMPACT

ATTACHMENTS

1. JBS-COGB Donation Agreement_Final (003)

DONATION AGREEMENT

1. PARTIES. This Donation Agreement (the "Agreement") is made and entered into this _____ day of _____, 2021, by and between the Redevelopment Authority of the City of Green Bay, a Wisconsin public body corporate and politic located at 100 N. Jefferson St., Room 608, Green Bay, WI 54301 ("RDA") and JBS USA Food Company, a Delaware corporation located at 1770 Promontory Circle, Greeley, Colorado ("Donor") (each a "Party," collectively, the "Parties").

2. RECITALS AND PURPOSE.

2.1. The Donor commits to provide the RDA with the funds set forth in **Exhibit A** for the sole purpose set forth in **Exhibit A**;

2.2. The Donor also commits to provide a donation of certain real property as set forth in **Exhibit A-1**; and

2.3. The RDA, in recognition of Donor's commitment, wishes to provide Donor with the benefits set forth in **Exhibit B**.

Accordingly, in consideration of the mutual promises set forth in this Agreement, the parties covenant and agree to the terms and conditions set forth in the following paragraphs.

3. DONATION. The Donor agrees to disburse to the RDA those funds indicated on the attached **Exhibit A** ("Donation Funds") as a lump sum payment. The Donation Funds shall be used for the sole purpose(s) set forth in **Exhibit A.** Donor further agrees to transfer to the RDA the real property identified in **Exhibit A-1** ("Non-Monetary Donation") (together with the Donation Funds hereinafter referred to as "Gift").

4. RECOGNITION. In recognition of the Donor's commitment set forth in Section 3 of this Agreement, RDA shall provide Donor with the benefits ("Benefits") set forth in **Exhibit B.**

5. RECEIPT. Within five (5) business days of receiving the Donation Funds, the RDA shall provide the Donor with a receipt. The receipt must be written on the official letterhead of the RDA and contain the following information: a) the name of the RDA as listed in Section 1 of this Agreement, b) the date the Donation Funds were given, c) the amount of the Donation Funds received, d) a description of the Non-Monetary Gift, and e) either a statement that no goods or services were provided by the RDA in exchange for the Donation Funds or the Gift, or description and good faith estimate (no estimate is need for naming rights) of the value of the Benefits.

6. DONEE TAX STATUS. The RDA is a Wisconsin public body corporate and politic. The Parties desire that the Gift made by this Agreement to be made in compliance with all of the applicable provisions of the Internal Revenue Code of 1986, as amended, and any other applicable laws governing charitable donations.

7. LICENSE. The Donor grants to the RDA a nonexclusive, non-transferable, non-sublicensable license to use those trade names, marks and logos owned by the Donor and specified in **Exhibit C** hereto ("Donor Trademarks"), which use shall be limited to that allowed solely in connection with this Agreement; provided, however, that the Donor in its sole discretion from time to time, may change the appearance and/or style of the Donor Trademarks or add or subtract from the list in **Exhibit C**. Unless required earlier by a court order or to avoid potential infringement liability, RDA shall have 30 days' notice to implement any such changes in the Donor Trademarks after receipt of

notice of the change in appearance and/or style of the Donor Trademarks. RDA hereby acknowledges and agrees that, (i) the Donor has represented to RDA that the Donor Trademarks are owned solely and exclusively by the Donor, (ii) except as set forth herein, the RDA has no rights, title or interest in or to the Donor Trademarks and (iii) all use of the Donor Trademarks by the RDA shall inure to the benefit of the Donor. RDA agrees not to apply for registration of the Donor Trademarks (or any mark confusingly similar thereto) anywhere in the world. Notwithstanding the foregoing, any use of the Donor Trademarks pursuant to this license shall require the prior consent of the Donor.

7.1. Ownership. RDA acknowledges and agrees that the presentation and image of the Donor Trademarks should be uniform and consistent with respect to all services, activities and products associated with the Donor Trademarks. Accordingly, RDA agrees to use the Donor Trademarks solely in the manner that the Donor shall specify from time to time in the Donor's sole discretion. All usage by RDA of the Donor Trademarks shall include the appropriate trademark symbol. No use of the Donor Trademarks shall be permitted without the prior consent of the Donor.

8. TERMINATION. Prior to disbursement or transfer of all or a portion of the Gift, Donor may immediately terminate this Agreement with no further liability to the RDA if the RDA at any time breaches its obligations under this Agreement, and the RDA does not cure such failure within thirty (30) days after receipt of written notice from the Donor.

9. RELATIONSHIP. Notwithstanding any provision to the contrary in this Donation Agreement, the Parties agree that their relationship with respect to the Gift contemplated herein is one of donor and donee only, and no provision of this Donation Agreement shall be construed to create any other type of status or relationship between the Parties with respect to such Gift. Neither Party nor its agents or employees are the representatives of the other Party for any purpose and neither Party has the power or authority as agent, employee or any other capacity to represent, act for, bind or otherwise create or assume any obligation on behalf of the other Party for any purpose whatsoever.

10. LIMITATION OF LIABILITY. Neither Party shall be liable to the other or any third party for any consequential, indirect, incidental, special, or punitive damages. The aggregate liability of each Party under this agreement shall be one-thousand dollars ($1,000), provided however, that the RDA shall not be liable for any claims of infringement for use of the Donor Trademarks.

11. FORCE MAJEURE. Neither Party shall be deemed to have defaulted or failed to perform under this Agreement if that Party’s ability to perform or default shall have been caused by an event or events beyond the control and without the fault of that Party, including fire, flood, explosion, act of God or a public enemy, strike, labor dispute, civil riot, pandemic, or the ability of Donor to provide the Gift is impacted by any of the foregoing (“Force Majeure Event”). Upon the occurrence of the Force Majeure Event, the Party claiming the Force Majeure Event shall promptly notify the other Party in writing of such event. Notwithstanding the foregoing, in the event of a Force Majeure Event, each Party agrees to make a good faith effort to perform its obligations hereunder.

12. ASSIGNMENT. The provisions of this Agreement will be binding on the Parties' successors and assigns. Upon notice to the other party, either party may assign this Agreement in whole or in part to any affiliate or subsidiary, or any party acquiring substantially all of the stock or assets of that party. Any other assignment shall require the prior written consent of the other party. Such consent not to be unreasonably withheld.

13. **NOTICES.** Any notice required or permitted by this Agreement shall be in writing and shall be deemed to have been sufficiently given for all purposes if sent by certified or registered mail, postage and fees prepaid, addressed to the party to whom such notice is intended to be given at the address set forth in Section 1 of this Agreement. Such notice shall be deemed to have been given when deposited in the U.S. Mail.

14. **EXHIBITS.** All exhibits referred to in this Agreement are, by reference, incorporated in this Agreement for all purposes.

15. **PARAGRAPH CAPTIONS.** The captions of the paragraphs are set forth only for convenience and reference, and are not intended in any way to define, limit, or describe the scope or intent of this Agreement.

16. **ADDITIONAL DOCUMENTS OR ACTION.** The parties agree to execute any additional documents and to take any additional action necessary to carry out this Agreement.

17. **INTEGRATION AND AMENDMENT.** This Agreement represents the entire agreement between the parties and there are no oral or collateral agreements or understandings. This Agreement may be amended only by an instrument in writing signed by the parties.

18. **WAIVER OF BREACH.** The waiver by any party to this Agreement of a breach of any term or provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach by any party.

19. **GOVERNING LAW.** Except for disputes relating to the Non-Monetary Donation and the Benefits, the construction and interpretation of this Agreement and any disputes arising hereunder (whether for breach of contract, tortuous conduct or otherwise) shall be governed by and construed in accordance with the internal laws of the State of Colorado without giving reference to its conflict of laws principles. In the event any suit, action or proceeding is brought by either party with respect to this Agreement or the matters contemplated herein, such action, suit or proceeding shall be brought in the state courts located in Weld County, Colorado and both Parties hereby accept, consent and submit to the exclusive jurisdiction of such court for the purpose of any such action, suit or proceeding. Any disputes arising with respect to the Non-Monetary Donation and the Benefits shall be governed by the laws of the State of Wisconsin, and venue shall be proper in Brown County, Wisconsin.

20. **SEVERABILITY.** If any provision of this Agreement is declared to be invalid, void or unenforceable by a court of competent jurisdiction, such provision shall be deemed to be severable, and all other provisions of this Agreement shall remain fully enforceable, and this Agreement shall be interpreted in all respects as if such provision were omitted.

21. **AUTHORITY.** The Party represents that it has full power and authority to execute this Agreement and to carry out the transactions contemplated hereby, and that all corporate action on the part of such Party, its officers, directors, employees, and/or shareholders and all consents, approvals, orders, authorizations or filings with any federal or state governmental agency necessary for the authorization, execution, delivery and performance of this Agreement by each Party and the consummation of the transactions contemplated herein by each Party has been taken or obtained, and that this Agreement constitutes the legal, valid and binding obligation of such entity.

22. **ELECTRONIC SIGNATURE & COPIES.** electronic signatures shall constitute original signatures for all purposes of this Agreement. Any and all electronic copies of the Agreement shall be treated as an original version.

23. PUBLICITY. Except as required pursuant to public records laws, neither party shall publish any press release, make any other public announcement, communicate with any third party, or otherwise publish any statement(s) (each a "Disclosure") concerning this Agreement or the transactions contemplated hereby without the prior written consent of the other Party.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year written above.

Donor:	RDA:
JBS USA Food Company	**Redevelopment Authority of the City of Green Bay**
By: _____	By: _____
Name: _____	Name: _____
Title: _____	Title: _____

EXHIBIT A

Donation Fund Amount:

$500,000

Fund Disbursement Schedule:

Lump sum payment

Sole Purpose of the Funds:

Construct a community development

Non-monetary Gift (if applicable):

25.613-acre land donation valued at $332,969.

EXHIBIT A-1

Donor agrees to convey and RDA hereby agrees to receive real property located in Brown County, Wisconsin being more particularly described below, together with all of the improvements thereon and the appurtenances thereunto belonging (collectively hereinafter the "Property").

Parcel 23-243-1

22.980 AC M/L LOT 1 OF 53 CSM 221 BNG PRT OF S1/2 OF PC 9 ESFR & BNG PRT OF LOT 1 OF SUBD OF PC 10 & 11 ESFR

Parcel B-243-4

2.633 AC M/L THAT PART OF PC 10E LYG W OF GUNS ROAD & DES IN J 2524-41

RDA shall pay the sum of $0.00 for the transfer of the Property. Donor shall convey, and RDA shall accept conveyance of the Property by Quitclaim deed in a form satisfactory to Donor. The Donor and RDA acknowledge the fair market value of the Property at an amount equal to $331,500.00. RDA shall agree to pay for any filing fees, transfer taxes, and any additional closing costs related to the transfer of the Property.Donnee acknowledges and agrees that the donation of the above referenced Property is solely for the purpose of development by RDA, or RDA's authorized representatives, of the Property for the following purposes:

- A modern and artistically-unique park space with multi-generational play equipment
- A community garden and outdoor gathering space
- Housing for our Green Bay community using JBS' land donation

EXHIBIT B

Benefits:

1. RDA shall grant Donor life-long naming rights of the park space and playground, as mutually agreed to by both the Donor and RDA. If, at any time, Donor requests an update to the name(s) or logo(s) set forth in Exhibit C and subsequently used in or on the park space and playground, RDA shall work with Donor, at Donor's cost, to effectuate such change.

2. RDA shall grant Donor life-long naming rights of the community garden, as mutually agreed to by both the Donor and RDA. If, at any time, Donor requests an update to the name(s) or logo(s) set forth in Exhibit C and subsequently used in or on the community garden, RDA shall work with Donor, at Donor's cost, to effectuate such change.

3. RDA shall grant Donor naming rights, in perpetuity, of the (i) outdoor gathering space, (ii) multi-generational play equipment, and (iii) the community garden as mutually agreed to by both the Donor and RDA. If, at any time, Donor requests an update to the name(s) or logo(s) set forth in Exhibit C and subsequently used in or on the outdoor gathering space, RDA shall work with Donor, at Donor's cost, to effectuate such change.

4. RDA shall install prominent signage in recognition of the Donor's contribution throughout the park space and playground, community garden and outdoor gathering space, as mutually agreed to by both the Donor and RDA.

EXHIBIT C

Donor Trademarks:

JBS USA Food Company

JBS

Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE	PREPARED BY
April 13, 2021	Ronda Bitney

AGENDA ITEM # E.2

Consideration with possible action on a development agreement with LeMense Construction for a single family, new home construction project at 1255 Cherry Street using the New Homes In Your Neighborhood Program.

BACKGROUND

The RDA owns Tax Parcel 14-118 located at 1255 Cherry Street. This parcel was purchased using Neighborhood Enhancement Funds. The property is zoned 1st Residential, located in the Navarino neighborhood.

Staff received a proposal to construct a two-story, owner-occupied, single family dwelling. The estimated project costs are $208,000. Staff reviewed the financials for this project and it meets the requirements of the New Homes In Your Neighborhood Program.

The developer on the project, LeMense Construction, has a lot of experience developing properties using RDA construction plans. They have successfully completed three NHIYN builds. They have requested to purchase the lot for $1,500 and request a $25,000 grant. They have a potential buyer for the property.

Staff recommends approving a one (1) year development agreement with completion of project to be no later than April 13, 2022.

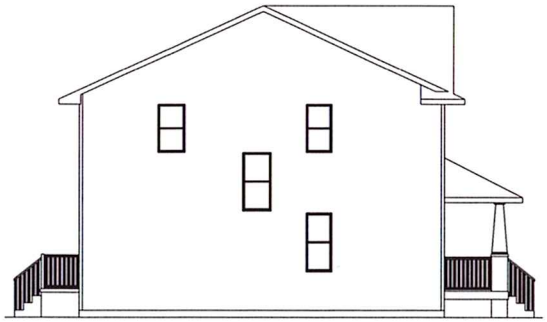
RECOMMENDATION

To approve a development agreement with LeMense Construction for a single family, new home construction project at 1255 Cherry Street using the New Homes In Your Neighborhood Program.

FISCAL IMPACT

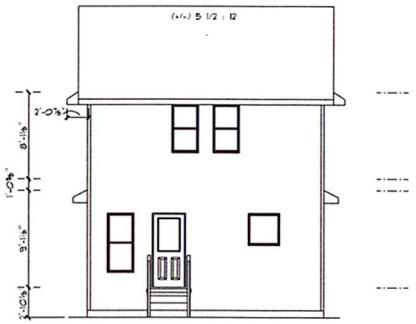
ATTACHMENTS

1. plan and placement



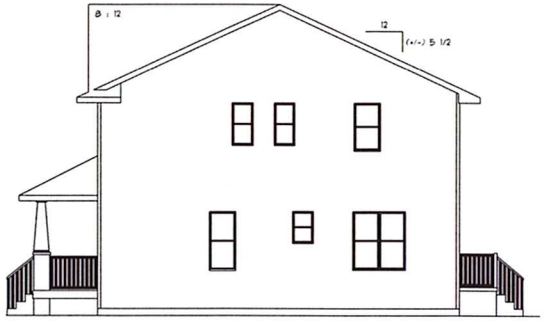
LEFT ELEVATION

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



REAR ELEVATION

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



RIGHT ELEVATION

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

FRONT ELEVATION

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

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

IMPORTANT NOTE:

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

CUSTOM DESIGNED FOR: City of Green Bay
Neighborhood Development

JOB NAME:	Two-Story #1	Elevation Option #2	
DRAWN BY:	D. Kennewick	SQ. FT.:	1504 Sq. Ft. (Total)
DATE:	08/27/2015	SCALE:	1/4"=1'-0"
REVISIONS:	09/15/15		
	11/5/15	PLAN NO.:	15-332-T

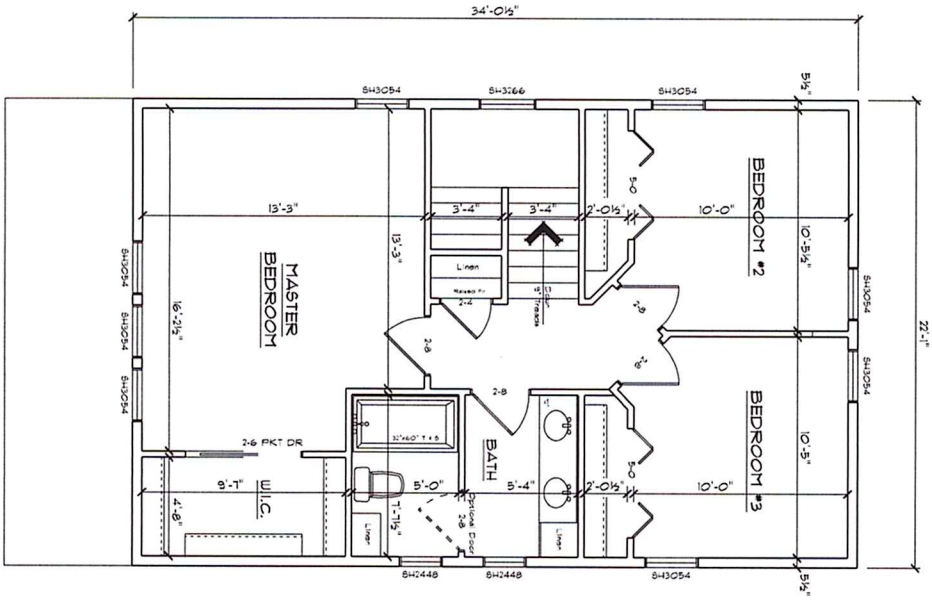
OFFICE:
PHONE (920) 496-5080
FAX (920) 434-9510
1930 LARSEN ROAD
P.O. BOX 10001
GREEN BAY, WI 54301

COMPONENTS:
PHONE (920) 496-5094
FAX (920) 498-1219
1149 MORAINE TERRACE
GREEN BAY, WI 54303

Wisconsin BUILDING SUPPLY

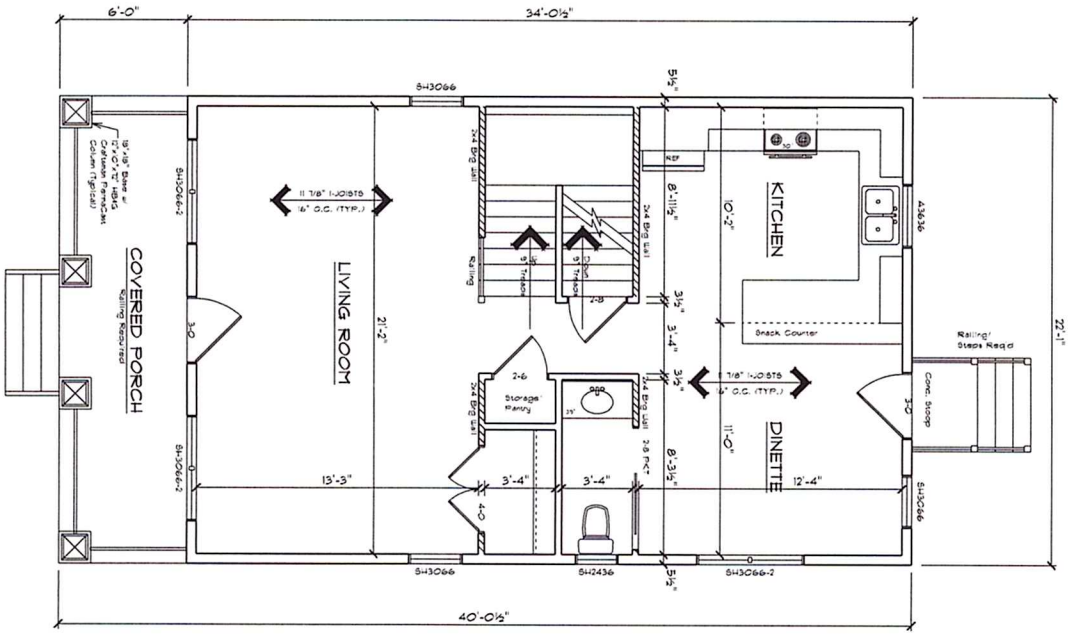
SECOND FLOOR PLAN

8'-1 1/8" CLG. HGT.
752 SQ. FT.



FIRST FLOOR PLAN

9'-1 1/8" CLG. HGT.
752 SQ. FT.



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

Wisconsin BUILDING SUPPLY

OFFICE:
PHONE (920) 496-5080
FAX (920) 494-9570
1930 LARSEN ROAD
P.O. BOX. 10007
GREEN BAY, WI 54307

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

CUSTOM DESIGNED FOR:	City of Green Bay Neighborhood Development
JOB NAME:	Two-Story #1
DRAWN BY:	D. Kornowski
SQ. FT.:	1504 Sq. Ft. (Total)
DATE:	08/27/2015
SCALE:	1/4"=1'-0"
REVISIONS:	09/15/15; 11/5/15
PLAN NO.:	15-332-T

IMPORTANT NOTE:

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

1248
1269
1248 ST
CLAIR ST
53'
120'
CHERRY ST
1259
CHERRY ST
1255
1267
CHERRY ST

Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE	PREPARED BY
April 13, 2021	Ronda Bitney

AGENDA ITEM # E.3

Consideration with possible action to approve a 90-day extension of planning option with NeighborWorks Green Bay/On Broadway for potential mixed use development at 158 N. Maple Avenue.

BACKGROUND

The RDA issued a 90-day planning option to Neighborworks Green Bay/On Broadway to explore the option of a mixed use development at 158 N. Maple Avenue.

Staff has received a request for a 90-day extension so that developer can explore a new idea to taking a phased approach to this project with needed time to develop cost estimates and prepare a new plan to be presented to the RDA.

Although staff is still interested in the concept submitted, we have not seen any formal progress on the idea. Because the end result of this project could result in a demolition, staff would like to take one more opportunity to send out an RFP for development of a one, two, or three family housing project but also include a mixed use option as well. NeighborWorks Green Bay/On Broadway can continue to work on this concept and submit a proposal through this process. Staff would issue the RFP as soon as possible with a projected return to the RDA at the June meeting.

Therefore, staff recommends rejecting a 90-day extension and sending out a new RFP to purchase and rehabilitate 158 N. Maple Avenue as either single family, multi unit or mixed use development.

RECOMMENDATION

To deny the request for a 90-day extension of planning option with NeighborWorks Green Bay/On Broadway for potential mixed use development at 158 N. Maple Avenue and issue a new RFP for the project.

FISCAL IMPACT

ATTACHMENTS

1. Neighborworks 90 day extension request

NeighborWorks® GREEN BAY
437 S. JACKSON ST. • GREEN BAY, WI 54301 • P) 920.448.3075 • F) 920.448.3078
TOGETHER WE'RE BUILDING A BETTER GREEN BAY!

Cheryl Renier-Wigg & Members
Redevelopment Authority of the City of Green Bay
100 N. Jefferson Street, Room 608
Green Bay, WI 54301

April 7, 2021

Re: 158 N. Maple Avenue

Dear Neighbors,

Recently, the Authority provided a 90-day planning option to NeighborWorks Green Bay (in partnership with On Broadway) to explore redevelopment of a large residential structure at 158 N. Maple Avenue. On Broadway continues to explore the project from a programmatic perspective and needs more time to develop a final concept and operating proforma. As concepts crystalize, NeighborWorks Green Bay will be able to assess the capital costs required to bring the vision to realty.

Currently, our team is examining a new idea of taking a phased approach to redeveloping the site – starting with a project to renovate the first floor for meeting/community art space and exterior improvements. This could help us avoid the "big bite" of raising all the capital for the entire project at one time and allow us to build on success in phases.

At this time, we ask for a 90-day extension to the option so that we can develop cost estimates for this first phase and prepare a detailed plan and proposal for RDA discussion as well as an outline of next steps and future project phases.

Sincerely,

Noel S. Halvorsen
President & CEO

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
April 13, 2021	Matt Buchanan, Staff

AGENDA ITEM # E.4

Consideration with possible action on a Commercial Façade Building Materials Grant request from NeighborWorks Green Bay for enhancements to 722 Bodart Street (Tax Parcel 10-6).

BACKGROUND

NeighborWorks Green Bay, owner of 722 Bodart Street (Tax Parcel 10-6), has submitted a commercial façade grant application to fund improvements to the property. The property currently includes two commercial tenants (The Attic coffee shop and Asian Taste market), as well as 14 residential units. The project includes the replacement of 82 windows, masonry restoration, new perimeter trim, and flashing/color band.

The design review committee has reviewed and scored the application and recommends awarding the total grant-eligible project cost of $26,646. The federally-required environmental review process for this proposal is currently underway and must be completed before a formal grant award.

RECOMMENDATION

Approval of a $26,646 Commercial Façade Building Materials Grant to NeighborWorks Green Bay, contingent upon successful completion of the HUD environmental review process.

FISCAL IMPACT

If awarded, a $26,646 grant would leave a balance of $11,084 in unobligated program funds. If both façade grant applications considered at today's meeting are approved, it would leave a balance of $4,954 in unobligated program funds.

ATTACHMENTS

1. NeighborWorks Bodart Facade Application

Grant Application
Commercial Façade Building Materials

Department of Community
and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax

A. Applicant Information
Building Owner: NeighborWorks Green Bay
Businesses Impacted: The Attic and Asian Taste Market

B. Building Information				
Building Name: The Rosenberg Building				
Address: 722 Bodart Street Green Bay, WI 54301				
No. of Stories: 2			No. of Primary (street facing) Facades: 2	
Space Allocation:	Retail % 46	Office % 0	Residential % 54	Other % 0

C. Proposed Project	
Describe proposed project in detail. This narrative should correspond with the building materials proposed in Section E.	
The original Rosenberg Building is a classical masonry mixed use structure in a Commercial 1 Zone located on the corner	
of Bodart and N. Jackson Streets. The commercial units on the lower level include The Attic coffee shop and Asian Taste	
market, as well as the original carriage house, and the upper level includes 14 living units. This building is within the Olde	
Main Street Business Improvement District and the Whitney Park neighborhood, an area that is experiencing a high level of	
development. This project would add to the area revival and promote investments in nearby businesses. Our project will	
address façade damage that significantly impacts the integrity and life of the building. We will complete masonry restoration,	
install a steel flashing which will also be a color band around the building at the masonry corbel locations, and install new	
new windows on the second floor, including new perimeter trim to match the color band.	
Project Start Date: 5/1/2021	Project End Date: 2/1/2022
Explain why Commercial Façade Building Materials Grant Funds are needed to complete the project. Would improvements be made without the assistance or to a lesser degree?	
Maintaining the Rosenberg Building (established in 1923) is a priority for us. We have already made	
improvements that include energy upgrades and asbestos removal. As a nonprofit, NeighborWorks Green Bay pursues	
paths to improve the property. The current project will increase the longevity and significantly enhance the aesthetics of the	
building. The window replacement is a priority because of safety concerns and their unappealing appearance. With our	
current budget, we would only be able to replace some of the windows, which will lead to an unattractive façade due to	
mismatched windows. The masonry restoration and color band/ flashing must be completed to mitigate damage to the	
building and costly repairs in the future.	

D. Funding Procedures
Grant funds will be provided in the form of reimbursement. Reimbursements will only be issued after the applicant or their contractor submits paid receipts of eligible building material costs. Applicants are eligible to receive 50% reimbursement of approved costs prior to the completion of construction or material installation. The remaining 50% of costs shall be reimbursed only upon completion of construction/installation and passing of final inspection by a City Inspector when inspection is required. Grant reimbursement may be reduced or rescinded if the recipient is unable to verify compliance with all applicable policies, procedures, or laws. The City of Green Bay requires proof of payment before reimbursement. Project must begin within three (3) months of approval date and must be completed nine (9) months after the project begins.

E. Summary of Proposed Grant-Eligible Building Materials and Costs		
Proposed Material	Brand or Series	Cost Estimate (attach suppliers' estimates)
- Windows	- Pella 250 Series, Single Hung	~~20,336.00~~ $19,289.05
- Window trim- composite to match band	- Paylight composite finished with	
color	Diamondcote	1,508.00
- Flashing custom bend and finished to create	- Blindauer Roofing and Sheet Metal Inc to	
color band	manufacture	3,878.00
- Masonry sealer and enhancer used in	- OKON molecular chem masonry sealer	
masonry restoration		1,971.00
	Total:	~~$27,693.00~~ $26,646.05

F. Summary of Proposed Non-Eligible Project Costs	
Proposed Cost Description	Cost Estimate
Labor to install windows (per VerHalen)	81,180.00
Labor for masonry restoration	38,000.00
Labor for color band installation	9,800.00
General Labor	6,200.00
Permits	1,200.00
General Conditions-(dumpsters, restroom, etc)	3,500.00
Project Management and Finance	6,500.00
Lift rentals	2,850.00
Total:	$149,230.00

G. Façade Design

Attach a building elevation plan or rendering prepared by an architect, contractor, or designer.

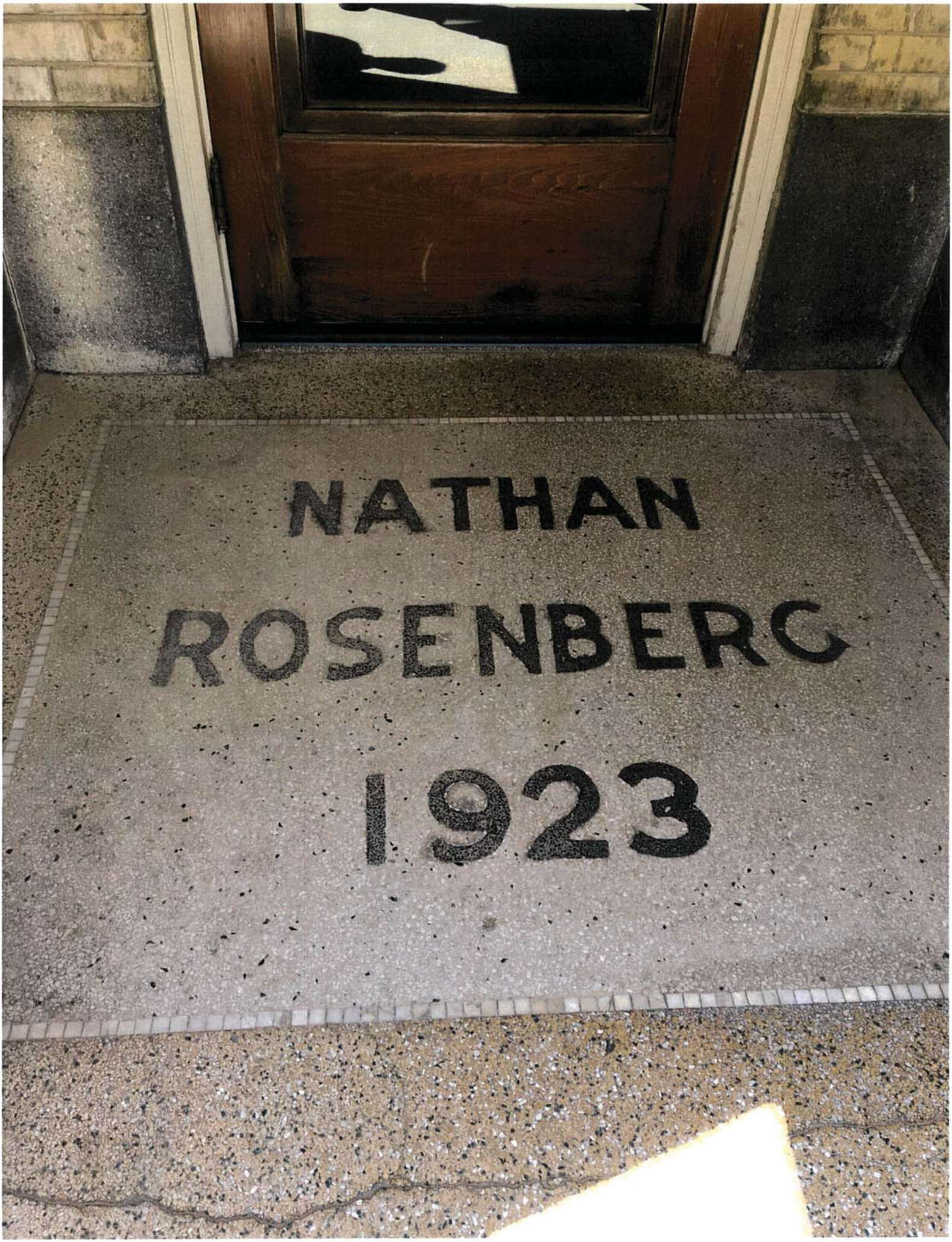
H. Signature

The applicant and property owner must sign and date below.

Applicant's Signature NOEL S. HALVORSEN FOR NEIGHBORWORKS GREEN BAY — **Date** 3/19/2021

SAME

Property Owner's Signature (if not the applicant) — **Date**


NATHAN
ROSENBERG
1923

The Attic
Books & Coffee
Coffee & Tea
730
Used Books
Great Coffee & Tea
TEA
ASIAN TASTE SUPERMARKET
ASIAN TASTE

Part of Brown County WI

Map printed on 3/17/2021

1:1,200
1 inch = 100 feet*
1 inch = 0.0189 miles*
original page size: 8.5"x11"
Appropriate format depends on zoom level

Parcel ownership key
- Parcel Boundary
- Condominium
- Gap or Overlap

- Parcel line
- Right of Way line
- Meander line
- Lines between deeds or lots
- Historic Parcel Line
- Vacated Right of Way

"hooks" indicate parcel ownership crosses a line

SC-190-2	Parcel ID Number
2880257	Document Number
0.814 AC	Area of parcel
279.8'	Line Distance
3547	Address

A complete key (legend) is available at:
https://tinyurl.com/BrownDogKey

Brown County Planning & Land Services
(920) 448-6480
maps.gis.co.brown.wi.us

Part of Brown County WI

Map printed on 3/17/2021

1:1,200
1 inch = 100 feet*
1 inch = 0.0189 miles*
original page size: 8.5"x11"
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Parcel ownership key
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Brown County Planning & Land Services
(920) 448-6480
maps.gis.co.brown.wi.us

Replace all Residential Windows
Steel Color Band
The Attic
Books & Coffee
ASIAN TASTE SUPERMARKET
Coffee & Tea
Used Books
Great Coffee & Tea

= Window Replacement
Color Bands
The Attic
Coffee
& Tea

= Window Replacements
Color Bands
PRIVATE PARKING

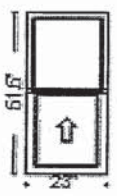
Proposal - Detailed

,
Phone: **Fax:**

Sales Rep Name: ABCSupply00, 7
Sales Rep Phone: 555-555-5555
Sales Rep E-Mail: Kelly.Englebert@abcsupply.com
Sales Rep Fax:

Customer Information	Project/Delivery Address	Order Information
ABC Supply - 00007 ABC SUPPLY 1 ABC PKWY BELOIT, WI 53511-4466 **Primary Phone:** (920) 4991421 **Mobile Phone:** **Fax Number:** (920) 4993007 **E-Mail:** **Contact Name:** **Great Plains #:** 2400007 **Customer Number:** 1007941917 **Customer Account:** 2400007	**Neighborworks** 00007 ABC SUPPLY 1838 Velp Ave **Lot #** GREEN BAY, WI 54303-6448 **County:** BROWN **Owner Name:** ABC Supply - 00007 **Owner Phone:** (920) 4991421	**Quote Name:** 722 BODART ST **Order Number:** P24 **Quote Number:** **13795860** **Order Type:** Non-Installed Sales **Wall Depth:** **Payment Terms:** **Tax Code:** 5.5% **Cust Delivery Date:** 4/3/2021 **Quoted Date:** 3/13/2021 **Contracted Date:** **Booked Date:** **Customer PO #:**

Line #	Location:	Attributes
10	None Assigned	



Viewed From Exterior
Rough Opening: 23 - 1/2" X 52"

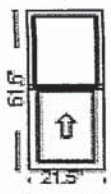
PK #
2085

Pella 250 Series, Single Hung, 23 X 51.5, White

Item Price	Qty	Ext'd Price
$223.16	72	$16,067.52

1: Non-Standard Size Single Hung, Equal
Frame Size: 23 X 51 1/2
General Information: No Dry Wall Pass Through, Standard, Vinyl, Nail Fin, No Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware
Screen: Half Screen, Conventional Fiberglass
Performance Information: U-Factor 0.28, SHGC 0.29, VLT 0.55, CPD PEL-N-208-00057-00001, Performance Class R, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,
Wrapping Information: Factory Applied, Pella Recommended Clearance, Perimeter Length = 149".

Line #	Location:	Attributes
15	None Assigned	



Viewed From Exterior
Rough Opening: 22" X 52"

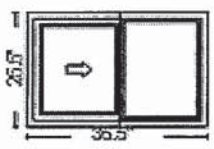
PK # 2085

Pella 250 Series, Single Hung, 21.5 X 51.5, White

Item Price	Qty	Ext'd Price
$221.00	8	$1,768.00

1: Non-Standard Size Single Hung, Equal
Frame Size: 21 1/2 X 51 1/2
General Information: No Dry Wall Pass Through, Standard, Vinyl, Nail Fin, No Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware
Screen: Half Screen, Conventional Fiberglass
Performance Information: U-Factor 0.28, SHGC 0.29, VLT 0.55, CPD PEL-N-208-00057-00001, Performance Class R, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,
Wrapping Information: Factory Applied, Pella Recommended Clearance, Perimeter Length = 146".

Line #	Location:	Attributes
20	None Assigned	



Viewed From Exterior
Rough Opening: 37" X 26"

PK # 2085

Pella 250 Series, Sliding Window Vent Right / Fixed, 36.5 X 25.5, White

Item Price	Qty	Ext'd Price
$223.97	2	$447.94

1: Non-Standard SizeNon-Standard Size Vent Right / Fixed Double Slider
Frame Size: 36 1/2 X 25 1/2
General Information: Standard, Vinyl, Nail Fin, No Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, 1 Lock, White, No Limited Opening Hardware
Screen: Half Screen, Conventional Fiberglass
Performance Information: U-Factor 0.28, SHGC 0.29, VLT 0.55, CPD PEL-N-210-00040-00001, Performance Class R, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,
Wrapping Information: Factory Applied, Pella Recommended Clearance, Perimeter Length = 124".
Venting Width: Equal

Thank You For Your Interest In Pella® Products

Order Totals	
Taxable Subtotal	$18,283.46
Sales Tax @ 5.5%	$1,005.59
Non-taxable Subtotal	$0.00
Total	$19,289.05
Deposit Received	$0.00
Amount Due	**$19,289.05**

Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE	PREPARED BY
April 13, 2021	Matt Buchanan, Staff

AGENDA ITEM # E.5

Consideration with possible action on a Commercial Façade Building Materials Grant request from Arnold Pendergast for enhancements to 1351 Cedar Street (Tax Parcel 8-332).

BACKGROUND

Arnold Pendergast, owner of 1351 Cedar Street (Tax Parcel 8-332), has submitted a commercial façade grant application to fund improvements to the property. The property currently operates as the Napalese Lounge & Grille. The project includes the installation of a new mural, exterior lighting, front door, and new stained glass windows. The final design of the mural has not yet been determined, but will convey a message that affirms the history, presence and contributions of LGBTQ people in northeast Wisconsin. The project is a partnership between Napalese Lounge, the United Arts Group, the Canary Fund, the Art Garage, and Olde Main Street, Inc.

The design review committee has reviewed and scored the application and recommends awarding the total grant-eligible project cost of $6,130. The federally-required environmental review process for this proposal is currently underway and must be completed before a formal grant award. Staff also recommends that final design of the mural be approved by the Green Bay Public Arts Commission (GBPAC) prior to grant funds being awarded to that element of the project.

RECOMMENDATION

Approval of a $6,130 Commercial Façade Building Materials Grant to Arnold Pendergast, contingent upon successful completion of the HUD environmental review process, as well as Green Bay Public Arts Commission approval for final mural design.

FISCAL IMPACT

If awarded, a $6,130 grant would leave a balance of $31,600 in unobligated program funds.

ATTACHMENTS

1. Napalese Facade Grant Application

Grant Application
Commercial Façade Building Materials

Department of Community
and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax

A. Applicant Information	
Building Owner: Butch Pendergast & Stacy Desotel	
Contact Name: Martha	
Businesses Impacted: Napalese Lounge	

B. Building Information				
Building Name: Napalese Lounge				
Address: 1351 Cedar St. - Green Bay, WI 54301				
No. of Stories: one		No. of Primary (street facing) Facades:		
Space Allocation:	Retail % 100	Office %	Residential %	Other %

C. Proposed Project	
Describe proposed project in detail. This narrative should correspond with the building materials proposed in Section E.	
With the assistance of United Arts a group of people, from the arts community, higher education in NE Wis a Canary Fund	
grant has been secured to hire an artist to design and install a mural to affirm the history, presence and contributions of	
LGBTQ people in NE Wis. Funds are needed to be able to pay for paint, supplies and lighting for the mural so that it can be	
clearly seen day and night in the three corners area. Furthermore, years ago when the Napalese Lounge moved to its	
current location, the front door had to be sealed and the entrance moved to the side of the building since vandals regularly	
threw fireworks and garbage through the front door. The time has come to start a new day for members of the LGBTQ+	
community and replace the sealed front door with a welcoming new glass front door. Update would also include install of	
painted round windows in front of building with stained glass windows to further enhane the facade.	
Project Start Date: May 1, 2021	Project End Date: August 21, 2021
Explain why Commercial Façade Building Materials Grant Funds are needed to complete the project. Would improvements be made without the assistance or to a lesser degree?	
Funds have been raised to be able to pay the fees for the selection of an artist, and to pay his or her fee for executing the	
mural. Members of the LGBTQ+ have indicated that the installation of the mural has become an important symbol of the	
recognition and welcome by the people of NE Wis. Plans are to have a celebration to unveil the mural on August 21. OSMI	
and the United Arts group have provded initial funding for this celebration. Given the impact of the pandemic on the	
operation of the Napalese Lounge - and recent need to replac electrical, systems, boiler, cooler compressors - it will be very	
difficult to secure funds for the needed lighting of the mural, chimney area or the front door. On 3/22/21 the coordinating	
committee receoved word that Mayor Genrich will attend the 8/21/21, read a proclamation and symbolically open the door.	

D. Funding Procedures

Grant funds will be provided in the form of reimbursement. Reimbursements will only be issued after the applicant or their contractor submits paid receipts of eligible building material costs. Applicants are eligible to receive 50% reimbursement of approved costs prior to the completion of construction or material installation. The remaining 50% of costs shall be reimbursed only upon completion of construction/installation and passing of final inspection by a City Inspector when inspection is required. Grant reimbursement may be reduced or rescinded if the recipient is unable to verify compliance with all applicable policies, procedures, or laws. The City of Green Bay requires proof of payment before reimbursement. Project must begin within three (3) months of approval date and must be completed nine (9) months after the project begins.

E. Summary of Proposed Grant-Eligible Building Materials and Costs

Proposed Material	Brand or Series	Cost Estimate (attach suppliers' estimates)
Paint and paint supplies	Sherwin Williams, Home Depot	$1,552.71
Clear commercial glass front door	Expi-Door	$2,230.75
~~Etching of front door with Naps Logo~~ Ineligible	~~Expi-Door~~	~~$300.00~~
Five goosneck lights for mural	Visual Impact Lighting	$1,060.00
Bullet flood light for chminey face	Visual Impact Lighting	$97.00
Cement Board & fasteners- cover block glass	Home Depot	$55.36
Laminated glass to cover stained glass	Tri-City Glass & Door	$241.00
stained glass, lead, solder for front windows	Mr. Jeffrey Koeller - artist estimate	$300.00
	Total:	~~$5,836.82~~ $5,536.82
	Addendum attached - updated total:	6,130.04

F. Summary of Proposed Non-Eligible Project Costs

Proposed Cost Description	Cost Estimate
stipend for artist design and installation of mural on wall and chimney	$4,000.00
wiring and electrician installation of mural and chimney lights	$2,000.00
installation of new front door (see note on LaForce door quote)	$900.00
stipend for artist design and execution of two stained glass window	$600.00
removal of old windows and installation of stained glass windows	$400.00
stipend for project manager for grant preparation and overseeing installation (in kind)	
Total:	$7,900.00

G. Façade Design

Attach a building elevation plan or rendering prepared by an architect, contractor, or designer.

H. Signature

The applicant and property owner must sign and date below.

Martha M — **Applicant's Signature** — 3/22/21 — **Date**

Arnold Pendarvis — **Property Owner's Signature** (if not the applicant) — 3.18.21 — **Date**

Addendum to Previously Submitted "Grant Application – Commercial Façade Building Materials"
Submitted on behalf of the Napalese Lounge on March 23, 2021.

Background

Following a review by the staff of the City of Green Bay Department of Community and Economic Development, of the Nepalese Lounge façade grant application, It was brought to the attention of the Co-owners of the Napalese Lounge and the Napalese Lounge Project Coordinator, by Matt Buchanan, Economic Development Specialist on March 31, 2021 that "the building may be eligible for the national register of historic places". The City of Green Bay's historic preservation staff noted that therefore, federal grant funds should not be used to paint a mural directly on the brick wall where such a painting might harm the red brick walls of the Napalese Lounge. It was therefore recommended that consideration be given to affixing some type of material over the red brick upon which the proposed public art mural could be painted with no harm to the brick exterior.

After considerable discussion with the owners of the Napalese Lounge, professional muralists and Matt Buchannan, on April 5, 2021, it was determined that instead of painting the mural directly on the red brick wall of the Napalese Lounge, to safeguard the red brick exterior, the best solution would be to affix 4 by 8 foot sheets of ¾ inch exterior grade plywood over the brick and upon which the mural could be painted. These sheets of plywood would be affixed to the wall using ceramic coated star drive cement board screws to be driven into the masonry and not the red brick. To do this increases the cost of materials for this project and hence the following request for additional funds is hereby made.

Original Grant Request	**$5,836.82**
Additional Needed Materials	
9 sheets of 4 by 8-foot AC2 Green Pressure Treated AG CCX Plywood Sheathing Cost per sheet – Menards - $62.98 (see attached)	$566.82
3 lbs #8 1-5/8 Ceramic Coated Star Drive Cement Board Screws Drill Point Cost per lb. - $8.80 – Menards (see attached)	$26.40
Total – Revised Grant Request – April 5, 2021	**$6,430.04**

Respectfully Submitted,

Martha
Project Coordinator

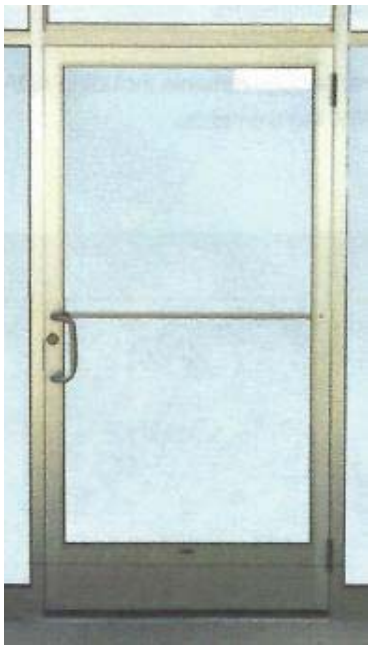
Butch Pendergast
Napalese Lounge Co-Owner

Existing Façade

Existing Window

Existing Sealed Entry

Proposal includes replacing painted porthole window with new stained glass. Replacing sealed entry with new glass door, like as shown on the right.



Proposed Exterior Lighting for mural

Mural Concepts. Final Design not yet determined.

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
April 13, 2021	Wendy Townsend, Economic Coordinator

AGENDA ITEM # E.6

Consideration with possible action on extension of the twelve (12) month loan deferral agreement for the Quality Inn & Suites Downtown for an additional six (6) months.

BACKGROUND

The twelve (12) month deferral agreement on the RDA loan with Quality Inn and Suites Downtown ended at the end of February 2021. The RDA agreed on August 19, 2020, on a twelve (12) month deferral, which began February 2020 and was to be reviewed in February 2021.

In 2020 the Quality Inn and Suites Downtown hotel's revenue was down 42% with actual revenue down around $600,000. Mr. Van Den Wymelenberg is willing to provide any financial information the RDA would like and is requesting to defer their payments for six (6) additional months, which would extend the agreement through August 2021.

As this is a second extension, staff is recommending that the RDA consider adding a requirement to the loan agreement that 1) any proposed sale of the property while there is a balance due on the loan must be approved by the RDA and 2) that the City retains a right of first refusal on the property once the loan is paid back.

RECOMMENDATION

To grant an additional six (6) months of deferred payments on the RDA loan with Quality Inn and Suites Downtown, which would extend the agreement to the end of August 2021.

FISCAL IMPACT

ATTACHMENTS

1. Downtowner extension request

Hi to Wendy, Neil & Diana,

I am reaching out to you as my one year deferral on my RDA loan will end at the end of February. We agreed on August 19, 2020 on a 12 month deferral which began February 2020 and was to be reviewed in February 2021.

In 2020 my hotel revenue was down approximately 50% (no final P&L yet) with actual revenue down around $600,000. I can provide you with any financial information you wish to see but I am hoping you will allow me to defer principle payments through August. As best as I can predict, until the vaccine is widely distributed, consumer confidence will remain low and travel also will be limited.

Thank you for your consideration.

Paul M Van Den Wymelenberg
Owner/President Downtowner Motel Corp

Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE	PREPARED BY
April 13, 2021	Cheryl Renier-Wigg, Staff

AGENDA ITEM # E.7

Consideration with possible action on the Tax Increment District Affordable Housing (TIDAH) Fund Policy.

BACKGROUND

Housing is an integral element of a strong healthy neighborhood. As outlined by the Housing Market Study completed in October 2020, the City of Green Bay will need to create a variety of additional housing units to meet the projected housing demand by 2040. Wis. Stats. permits the City of Green Bay to extend the life of a Tax Increment District (TID) that is required to close for one additional year, so long as all incremental property taxes from such additional year are used to improve and add housing stock within the City. The RDA and City Council approved the affordable housing extensions of TID 7 and TID 8 in 2021. A Tax Increment District Affordable Housing (TIDAH) Fund segregated account was created from which all incremental property taxes collected shall be placed.

The RDA shall be responsible for management and administration of this TIDAH Fund. No later than October 31 of each year, the RDA will approve and submit to the Common Council for approval a plan that includes:
- A summary of revenues and expenditures for the current calendar year
- Proposed allocations for program expenditures for the subsequent calendar year
- Proposed adjustments to this policy to account for changes in inflation, cost of living, median income limits, and other market fluctuations
- Priority neighborhoods or projects in which funds should be focused

Staff has drafted a plan which proposes priorities and project definitions, as well as developer requirements. It is a comprehensive list which allows for the creation of new units in a variety of ways, as well as providing an opportunity to provide funding for housing rehabilitations so owners are able to age in place.

If this draft plan is approved by RDA and Council, staff will formalize this document and begin to put together the specific procedures and applications for the funding.

The balance of 2020 taxes / collected in 2021 =

TID 7 -	$780,291.12
TID 8 -	$380,988.52
Total =	$1,161,279.64 available funding

RECOMMENDATION

To approve the Tax Increment District Affordable Housing (TIDAH) Fund Policy.

FISCAL IMPACT

ATTACHMENTS

1. TIDAH - Policy -FINAL to RDA-CC

City of Green Bay
Department of Community and Economic Development

TAX INCREMENT DISTRICT AFFORDABLE HOUSING (TIDAH) FUND POLICY
DRAFT: April 2021

Program Overview

Housing is an integral element of a strong healthy neighborhood. As outlined by the Housing Market Study completed in October 2020, the City of Green Bay will need to create a variety of additional housing units to meet the projected housing demand by 2040. Wis. Stats. §66.1105(6) (g) permits the City of Green Bay to extend the life of a Tax Increment District (TID) that is required to close for one additional year, so long as all incremental property taxes from such additional year are used to improve housing stock within the City, and no less than seventy-five percent (75%) of the incremental property taxes from the additional year are allocated to affordable housing projects. The City Council approved the affordable housing extensions of TID 7 and 8 in 2021. The City shall establish a Tax Increment District Affordable Housing (TIDAH) Fund segregated account, from which all incremental property taxes collected shall be placed.

The Redevelopment Authority of the City of Green Bay (RDA) shall be responsible for management and administration of this TIDAH Fund. No later than October 31 of each year, the RDA will approve and submit to the Common Council for approval a plan that includes:

- A summary of revenues and expenditures for the current calendar year.
- Proposed allocations for program expenditures for the subsequent calendar year.
- Proposed adjustments to this policy to account for changes in inflation, cost of living, median income limits, and other market fluctuations.
- Priority neighborhoods or projects in which funds should be focused.

Program Purpose, Priorities and Allocations

The TIDAH Fund shall be used to create and improve housing stock within the City limits, with emphasis on increasing the quantity and quality of affordable housing units.

Affordable housing shall be defined as both:

- Housing units that cost no more than thirty percent (30%) of the gross monthly income of a household; and
- Housing units targeted towards households earning less than or equal to eighty percent (80%) of the Brown County median income, as defined by the U.S. Department of Housing and Urban Development (HUD).

Priority will be given to Projects/locations that are on or within:

1. Properties owned by the RDA or City, especially those owned for long periods of time.
2. Community Development Block Grant (CDBG)-eligible census tracts.
3. Places accessible to pedestrians and bicyclists, and/or serviced by public transit and places of employment.
4. Neighborhoods and properties designated for redevelopment purposes.

TIDAH Funds may be allocated to:

1. Larger multi-unit (rental or owner-occupied) development projects located outside of a TID.
2. Conversion of underutilized space to housing space.
3. RDA-led construction of new (rental or owner-occupied) single or multi-unit structures.
4. Home Improvement Loans for income qualified applicants.

Projects

Priority will be given to Projects that:

1. Create a higher per-acre property value than adjacent properties and the City average.
2. Generate property taxes greater than the cost of providing infrastructure and services when feasible.
3. Rehabilitate and/or build new structures for individuals of all ages and abilities.
4. Offer transitional housing with supportive on-site services.
5. Acquire, rehabilitate or remove structures due to blight and neglect and/or with high complaint and/or police call volumes.
6. Rehabilitate and/or build new structures using sustainability guidelines that result in high-performance designs, energy efficient systems, and finishes.
7. Convert underutilized spaces above businesses for housing purposes.
8. Are proposed by a developer who has experience and has completed successful affordable housing projects, especially in partnership with WHEDA and HUD.
9. Remediate environmental contamination and/or enhance the physical landscape.
10. Create and/or enhance unique public spaces, amenities, and art.

Developer Requirements

Developer shall have in place and shall provide RDA proof of:

1. Equity in the form of the value of the Property, less any mortgages thereon, or any other equity acceptable to the RDA, not less than twenty percent (20%) equity available for injection into the Project.
2. Financing, which after injection of the Developer equity into the Project, will be sufficient in the determination of the RDA, to complete the Project according to the plans and specifications.
3. For projects over five hundred thousand dollars ($500,000.00), a line item of not less than one percent (1%) of the estimated aggregate assessed value of the Property, which shall be specifically dedicated towards Public Art, in accordance with RDA Resolution 19-03 Regarding Percent for Art.

Project Limitations

A Project shall be limited by the following criteria:

With the exception of Home Improvement Loans for applicants who are not eligible under the HOME program, the TIDAH Incentive shall be less than or equal to all of the following:

- The amount of Developer equity in the Project.
- Twenty percent (20%) of the Project budget.
- Five hundred thousand dollars ($500,000.00).

Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE	PREPARED BY
April 13, 2021	Krista Cisneroz, Staff

AGENDA ITEM # E.8

Consideration with possible action to approve and recommend to the Common Council the City of Green Bay's 2021 Annual Action Plan for Community Development Block Grant Program (CDBG) and HOME Investment Partnerships Program (HOME) entitlement programs.

BACKGROUND

The City of Green Bay is an entitlement jurisdiction that receives federal funds from the U.S. Department of Housing and Urban Development (HUD) to invest in the City of Green Bay. The funds are provided under the Community Development Block Grant Program (CDBG) and HOME Investment Partnerships Program (HOME) entitlement programs.

These programs provide funds to municipalities and other units of governments around the country to develop viable urban communities. This is accomplished by providing affordable, decent housing, a suitable living environment and expanding economic opportunities principally for low and moderate income persons. Each local unit of government develops their own programs and funding priorities through a five-year Consolidated Plan required by the U.S. Department of Housing and Urban Development (HUD).

Public input was received through public hearings and the objectives and outcomes identified in this plan are the results of needs identified by the public, local organizations and government departments.

The 2021 Annual Action Plan is attached and identifies how the CDBG and HOME Entitlement Allocations will be spent on activities that support the Five-Year (2020-2024) Consolidated Plan goals.

RECOMMENDATION

Approve and recommend to the Common Council the City of Green Bay's 2021 Annual Action Plan for Community Development Block Grant Program (CDBG) and HOME Investment Partnerships Program (HOME) entitlement programs.

FISCAL IMPACT

ATTACHMENTS

1. 2021 RDA Funding Draft

2021 Community Development Block Grant Allocations

Potential Projects	Staff Recommendations	Program Income	TOTAL
Public Service Programs			
Fair Housing Services	$20,000.00	$0.00	$20,000.00
Community Gardens	$12,000.00	$0.00	$12,000.00
Arts Coordinator	$46,500.00	$0.00	$46,500.00
Crime Prevention	$66,937.00	$0.00	$66,937.00
Subtotal for Public Service	***$145,437.00***	***$0.00***	***$145,437.00***
Emergency Housing Rehabilitation	$50,000.00	$75,000.00	$125,000.00
Infrastructure and Park Improvements in CDBG Eligible Areas	$345,000.00	$0.00	$345,000.00
Beautification/Art Projects in CDBG Eligible Areas	$85,227.00	$0.00	$85,227.00
Economic Development Façade/Demo	$75,000.00	$0.00	$75,000.00
Economic Development Revolving Loan	$75,000.00	$75,000.00	$150,000.00
*** CDBG Administration**	$193,916.00	$0.00	$193,916.00
TOTALS	$969,580.00	$150,000.00	$1,119,580.00

2021 CDBG Allocation - $969,580

2021 Estimated Program Income $150,000 ($75,000 is restricted to Economic Revolving Loan fund)

Public Services-limited to a max of 15% total Entitlement + prior year PI

*** CDBG Administration amount is limited to a maximum of 20% total Entitlement plus Program Income**

2021 HOME Allocations

Potential Projects	Staff Recommendations	Program Income	TOTAL
Single Family Rehabilitation Loans	$150,000.00	$90,000.00	$240,000.00
Housing Development Advancement Projects	$252,793.00	$0.00	$252,793.00
Community Housing Development Organizations (CHDO) Set Aside	$81,000.00	$0.00	$81,000.00
*HOME Administration	$53,754.00	$10,000.00	$63,754.00
TOTALS	$537,547.00	$100,000.00	$637,547.00

2021 HOME Allocation $537,547.00

2021 Estimated Program Income $100,000

* HOME Administration amount is limited to a maximum of 10% total Entitlement plus Program Income

CHDO set-aside must be a minimum of 15% ($) of total Entitlement amount; Eligible activities include:

- Acquisition and/or rehabilitation of housing
- New construction of housing

Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE	PREPARED BY
April 13, 2021	

AGENDA ITEM # F.2

Financial report and check register.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. RDA Financial Report 2021 (2)
2. Check Report

Redevelopment Authority
Financial Report
CDBG
3/31/2021

CDBG Entitlement Funds	2021 Budget	2020 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Park Improvements	-	48,166.08	-	-	-	48,166.08
Public Works Improvements	-	19,729.29	-	-	-	19,729.29
Public Service	-	132,171.35	-	21,276.63	40,894.72	70,000.00
Fair Housing	-	26,820.00	-	6,820.00	-	20,000.00
CDBG Eligible Areas	-	506,180.68	55,997.66	-	-	562,178.34
CDBG Eligible Areas-Beautificatio/Art	-	40,894.00	-	-	-	40,894.00
Economic Development	-	516,918.54	33,032.25	17,593.83	-	532,356.96
ED Façade & Demo Loans	-	93,567.12	-	-	55,837.00	37,730.12
Administration	-	185,019.22	-	44,114.24	-	140,904.98
	$ -	**$ 1,569,466.28**	**$ 89,029.91**	**$ 89,804.70**	**$ 96,731.72**	**$ 1,471,959.77**

CARES CDBG-CV Funds	2021 Budget	2020 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Administration	-	53,418.68	-	8,660.40	-	44,758.28
Businesss Improvement Districts	-	115,000.00	-	28,750.00	-	86,250.00
Homlessness Assistance Programs	-	216,000.00	-	48,666.42	-	167,333.58
Economic Development Business Relief	-	150,000.00	-	75,000.00	30,000.00	45,000.00
Essential Frontline Employyee Relief Program	-	100,000.00	-	49,022.97	-	50,977.03
Homelessness Assistance Shelters	-	275,000.00	-	77,686.59	-	197,313.41
Rental/Mortgage Assistance Program LMI	-	191,729.00	-	-	-	191,729.00
Uregent Need-business Relief and Rental.Mortgage	-	50,000.00	-	-	-	50,000.00
	$ -	**$ 1,151,147.68**	**$ -**	**$ 287,786.38**	**$ 30,000.00**	**$ 833,361.30**

Redevelopment Authority
Financial Report
HOME
3/31/2021

	2021 Budget	2020 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Single Family Rehab Loan Program	-	296,541.09	33,164.10	14,575.00	22,099.00	293,031.19
Housing Development Projects	-	519,135.96	-	-	260,000.00	259,135.96
CHDO Projects	-	199,824.72	-	-	65,000.00	134,824.72
Downpayment Closing Cost Assistance	-	100,000.00	-	-	-	100,000.00
Administration	-	41,117.31	3,684.90	2,546.49	-	42,255.72
	$ -	**$ 1,156,619.08**	**$ 36,849.00**	**$ 17,121.49**	**$ 347,099.00**	**$ 829,247.59**

City of Green Bay RDA
Check Register
3/31/2021

CHECK #	CHECK DATE	VENDOR NAME	AMOUNT
21420	03/26/2021	CITY OF GREEN BAY	33,473.09
21421	03/26/2021	BROWN COUNTY REGISTER OF DEEDS	90.00
21422	03/26/2021	WISCONSIN PUBLIC SERVICE CORPORATION	281.31
21423	03/26/2021	NEIGHBOR-WORKS GREEN BAY	1,965.00
21424	03/26/2021	NEIGHBORHOOD HOUSING SERVICES OF GB, INC	100.00
21425	03/26/2021	DOWNTOWN GREEN BAY INC	28,750.00
21426	03/26/2021	LIGHTHOUSE TITLE INC	130.00
21427	03/26/2021	P&G UMENTUM CONSTRUCTION LLC.	5,807.00
21428	03/26/2021	NEWCAP, INC.	25,999.53
21429	03/26/2021	ST. JOHN THE EVANGELIST HOMELESS SHELTER, INC.	49,284.09
			145,880.02