



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.

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

B. ROLL CALL.

I. Members: Gary Delveaux, Chair; Matt Schueller, Vice-Chair; Ald. Barbara Dorff, 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.

I. 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.

I. 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.

I. 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

VERBATIM MINUTES

- Matt is here, I saw him.
- So that's like, I saw Matt.
- Sorry about that. I was on mute.
- There is not a problem, sir. We see ya. Thank you, Alder Dorff?
- Here.
- Deby Dehn?
- Here.
- Kathy Hinkfuss
- Here.

- and Melanie Parma

- Melanie is excused.

- Melanie is excused I believe, yep.

- Okay, a motion to approve the agenda, please.

- Move to Approve.

- Second.

- Second by Kathy. All in favor by saying Aye. No opposed, motion carried. Approval of minutes from February 9th. Everybody had a chance to take a look at that?

- Yep.

- Yup.

- It's your move, Gary.

- Matt approved a motion and I think Kathy second again?

- Second

- Okay. All in the favor of minutes February 9th signal by saying Aye. Opposed? Motion carried, all right. So the very first thing we've got to-- And we got a number of items we're going to go through here with the public hearing. Number one, consideration of possible action to adopt allocation amendment resolution and ammend the project plan for TID seven Ashland and Lombardi Avenue corridors. Is there any public comment? Is there anyone out there that make public comment? Is there anyone out there that would like to make a public comment? Okay. Very good, Then we'll go to number two. Number two, consideration of possible action to adopt the affordable housing extension resolution for TID seven Ashland Avenue and Lombardi Avenue corridors. Is there anybody out there that can make a public comment? Is there anybody out there that can make a public comment? Is there anybody out there that can make a public comment. If not, we shall go to item three. Consideration with possible action to adopt a termination resolution for the dissolution Of the project plan for the closure of TID seven Ashland Avenue and Lombardi Avenue corridors. Anybody out there who would like to make a public comment? Is there anybody out there that would like to make a public comment. Is there anybody out there who would like to make a public comment? Okay. Number four, consideration of possible action to adopt an affordable housing extension resolution for TID eight, which is Henry and Morrow streets. Is there anybody out there that can make a public comment? Is there anybody out there like to make a public comment? Is there anybody out there that would like to make a public comment? Okay. With then. That being said, we'll go to number five consideration with possible action to adopt a termination resolution for dissolution. I'm not sure why I'm having trouble with that word. the project plan to the closure of TID eight which is Henry and Moral streets. Is there anybody out there that would like to make a public comment? Is there anybody out there that can make a public comment? Is there anybody out there who would like to make a public comment? All right. So go to number six. Consideration of possible action to adopt termination resolution for dissolution of our project plan for the closure of TID nine, state street, 54 slash 57 Business Park. Is there anybody out there that can make a public

comment? Is there anybody out there that can make a public comment? Is there anybody out there that can make a public comment? All right. We'll so go to number seven. Consideration of possible action to adopt an allocation amendment resolution and ammend graduate plan for tid 23 Burney Avenue corridor. Is there anybody out there that can make a public comment? Is there anybody out there that can make a public comment? Is there anybody out there that can make a public comment? All right. Having gone through all of that we so close the public hearing and get on to regular business. First thing on agenda, an election of officers will open nominations, start with, for the chair.

- I would like to nominate Gary if he's still interested.

- I'd like to second that

- Who seconded?

- Deby did.

- Deby Dehn. And we can third, fourth...

- Any other nominations, if not the nominations are closed for the chair. All those in favor of Gary continuing on to share, Signal by saying aye.

- Opposed? Thank you. This is a great group to work with, So I really have no problem continuing on. Vice chair, nominations are open for a vice-chair.

- Nominating Matt.

- Alder Dorff is nominating Matt. And I see Kathy.

- Yes, I'll second that. Kathy, is there any other nominations? If not, nomination are closed. All those in favor of Matt being our vice chair, Signal by saying, aye.

- Opposed? I didn't think there would be any. Great, Fantastic. Thank you

- Congratulations guys.

- Thank you.

- Thank you guys. Yes.

- Okay, Hopefully Matt and I aren't going to have to sign checks in the parking lot for too much longer. But that's, that's the, it's been fun. Secretary, we didn't use to do this but now I think it's the right thing to do we're supposed to actually make a nomination. So definitely opening nominations for secretary. Cassie, I think, I can see your arm up.

- What exactly is the responsibility of secretary?

- Well, usually the executive director is the secretary of the corporation. So it's usually a foregone conclusion but we're going through a nomination process.

- I think that's what, I think is that it should be a staff member, right? Okay. So Neil, I nominate Neil.

- Kathy is nominating Neil, Alder Dorff.

- And I second it.

- Is there any other nominations? If not nominations are closed. All those in favor of Neil being our secretary Signal by saying aye.

- Congratulations, Neil. We had less work for you, by the way. I'm just teasing you.

- Oh, no no sir, counting on it.

- All right. I'd like to remember to serve on our various subcommittees. I don't know if everybody's had a chance to look at those, we definitely have got to make a couple of changes. And you don't need to necessarily do them today in case somebody has opinions that they want to share with me. But obviously Jim Blumrick was on the funding administration subcommittee. He was also revolving loan fund. I don't think Cheryl that, you know, the funding administration or real estate separate committees met last year but that doesn't mean that they don't actually need it. Those are good subcommittees that we can flush things out before we go to her, regarding anything. So I think we want to continue to have those outstanding committees then revolving on plea is typically a little more active math. I would imagine you guys met them. I don't know, three, four times, or do you remember?

- We probably did meet three or four times last year, Gary. And especially you, you know, right about this time last year. And then those kinds of next three months as we headed into trying to develop and modify, you know things around the loan programs, relatives, you know, folks who had loans, and loan modifications and so on and so forth. So yeah, that that group did continue to meet.

- So that's probably our more, most critical of subcommittee. And, and like I said, Jim will longer be on a committee. If somebody wants to swing from one of the other committee spots, I know our new committee person that we were after had some financial backgrounds, but I'm not sure what, we'll have to wait until Rachel gets on to see where we're at with that. But anyway, bottom line, we don't have to resolve this today but if somebody has any thoughts that you want to switch committees or do something different please get back to me and we'll work toward it.

- This is Deby. I would switch down to the community development, revolving loan fund.

- Okay. And you were on the funding administration. We've got three other, two other members on there already. So I think we're probably covered. and Deby you with your background, you would be very good at it. Unless anybody has any objections, we're going to make that move.

- And then, Deby, you would want to be removed from the funding admin, you wouldn't want to have both of them?

- That is correct.

- Off of funding admin under revolving loan.

- That is correct.

- Yeah. Two on there and three on the real estate. Yeah. I think I've got the workout fine. So we'll make that move. unless someone else has some thoughts otherwise. I don't, I'm not sure we need, need to make them. Yeah. I guess we do need to make a motion for that move. It looks like it is an agenda item. So Matt, you're making a motion.

- Yeah Gary. I would make the motion to have the committee members as discussed with the change being Deby Dehn shifting from funding administration subcommittee to the community development revolving loan fund committee, and all other members staying the same.

- Second to that.

- I'll second it.

- Second by Kathy, all those in favor, signal by saying aye.

- Opposed? Motion carried. Thank you. Good, good. Number three, consideration with possible action on requests from Bank of Luxembourg, for the city to continue to renew its continuing guarantee of the 8CW LLC loan for your property located at 301 North Adams. It's 210 to 260, the second floor of the city city center. This was the old... A little bit of background there, and then we'll decide whether or not we need to go into full session. Who's got that Neil got that, or Cheryl or...?

- I can, I can provide that. This is essentially a guarantee that was originally done back in 2015 on the project that was some redevelopment efforts going on in that particular structure. The bank has refinanced essentially the loans at that time including their two individual loans, but one of them included the, with the city's loan. At that time the bank had requested a specific guarantee to remain from the city in exchange for refinancing. The city's part of the city's loan that was approved back in that time, we entered in a follow-up agreement, kind of a consent of the guarantor on may in may of 2019. Essentially according to the letter that's included in your packet, the guarantee is necessary for two reasons. A long-term master plan for the city is the 8CW states that that is preventing the developer from rec- from actively leasing the space long-term because it shows it as basically removing the structure in that plan. The other item was is that there, because of the limitation on time remaining on the tenants lease, they were having issues in terms of trying to convince the underwriting standards that wouldn't allow the bank to refinance it without the continuing guarantee from the city. So this is essentially a request to extend that. I think I believe that the loan matured actually, I believe in the December of 20 they've granted, the bank has granted Mr. Belstir I think, I believe a three months window to try to get this achieved In terms of kind of extending this guarantee. Mr. Belstir does have some plans that he is working on with the bank, which the bank is willing to consider if the city is willing to care and to, extend the guarantee. So I do believe there are some items that we'd like to discuss with legal counsel and the RDA at some point. So close session, probably, we would recommend close session for them.

- Like to move that we go into closed session.

- I'll second

- Alder Dorff, Second by Kathy, the movement goes-

- Would you like me to read the language
- If you could, man, that would be fantastic. Thank you.
- The authority may convene a closed session pursuant to sections 19.85 when a Wisconsin statutes for purposes of deliberating or negotiating the sale of public properties, investment of public funds, or conducting other specified public business as necessary for competitive or bargaining reasons. When G. Wisconsin statutes 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 19.852 Wisconsin statutes to take action on items discussed in closed session if appropriate, and to consider the remainder of the agenda.
- A roll call please.
- Neil.
- Yep. One moment sir. Gary Delveaux.
- Yes.
- Matt Schueller
- Here.
- Alder Dorff.
- Yes.
- Deby Dehn.
- Here.
- Kathy Hinkfuss.
- Here.
- Excellent. So we are in closed session.
- [Neil S.] -Steph gives us the green light to come back in.
- [Kathy H.] Okay.
- [Neil S.] Thank you for catching that.
- [Kathy H.] Did you make the motion, Vanessa?
- [Gary D.] All right. I thought that most of open session was done in closed session.
- [Cheryl R.] No, you have to do it... So you're technically, it's still in closed session, You just

need to be back on the record.

- [Gary D.] Okay.

- [Kathy H.] When we Vote on it. We have to be back on the record.

- [Gary D.] Right Okay, I understand.

- [Neil S.] Yeah. So it's just, it's our technology.

- [Cheryl R.] Well, even, I mean, if you were to, if you come back and take everybody out of the room, when you make the motion to go back into open session, when everybody's there to see you.

- [Gary D.] Gotcha. Okay. All right. So the motion is second. So now we'll need you back in open session

- [Neil S.] We're just waiting for Steph to give us the green light that we're back here. Are we okay? Yep. And she says we're good. Okay. So I think we can go ahead and do that motion now.

- [Kathy H.] Move to return to open session.

- [Gary D.] Alder Dorff?

- Okay. So we're back, motion a second to move to open session. A roll call please.

- Gary Delveaux.

- Yes.

- Matt Schueller.

- Yes.

- Alder Dorff.

- Yes.

- Deby Dehn

- Yes.

- Kathy Hinkfuss

- You bet.

- All right, in closed session we had some good discussion, and gave staff some direction. but I will entertain a motion in that, in that regard. Yeah. I'd make a motion that staff proceed with negotiations as discussed in the closed session.

- Very good. Second by someone.

- Second.

- Second by Alder Dorff. All those in favor of the motion. A second signal by saying aye.

- Opposed? Motion carried. Thank you. Very good job. Excellent staff on a complicated issue. Number four, consideration across watch and to approve a planning option. That would make solutions for a four unit townhouse project at 115 South Van Buren Street. Who's got that one, Neil too?

- I can take this one.

- Yep. That's all yours Ronda, thank you.

- Yep. We received a motion for, we received a request for planning option for make a solution for four town homes and two of them being owner occupied. Two of them being market rate rentals. This property was condemned or actually it was demo'd five years ago in 2015. As Cheryl's just showing right now, the map that we have for the plat map. This was a 50 unit building that just basically deteriorated and needed to be demo'd. So they're looking at putting four units there, like I said. With two being owner occupied and market rate rental. So we're looking at getting approval for a three month option for them with the potential to extend an extra three months if needed.

- And if you need to remember what building it was it was this five-story jobber on Van Buren, Right. That was that horrible one. It took us forever to get down.

- I knew it well.

- And wasn't everything like stripped out of the interior grid and like all the copper piping was taken. Yeah. I remember the building

- PTSD on that one.

- No, I think it's great for that, that that part of the neighborhood. Right. To have that five story building that just-

- Yeah.

- Okay. Questions or comments? Otherwise, entertain a motion.

- I think we lost Matt for a second here. Matt looks like he's frozen.

- Okay. I move that we approve. Matt is frozen.

- This is again, motion by Alder Dorff, Second by Kathy, to approve the three month planning option with a three month potential expansion. Questions or comments?

- And I just want to mention your main older developer. I think he might've worked on this site a little bit before his old job, but-

- Sure. Yes. I think you're right. All those in favor of the motion of the second, signal by saying aye.

- Aye.

- Aye.

- All those opposed, if not, motion carried. Good luck, Ken.

- Can I make a comment?

- Ken you want to make a comment? Please.

- I just wanted to thank you guys, We're real excited about this. So the three months we just have some financing to get put together, lining up our builder, and working with the city on this difficult site. So just thank you for the opportunity here.

- Come back with a good plan, Ken. I'm sure you got it. All right. Number five, consideration of possible action to adopt an allocation amendment resolution and amend the project plan for TID seven Ashland Avenue and Lombardi Avenue corridors to TID 23--

- That will be, that will be staff here. We've got, let me fire up a quick PowerPoint. That'll summarize most of these actions here all in one shot. Let me make sure I'm doing this getting it to the right screen here. Let's see, I need to share my screen over here. Let's see. Get to here and we'll share. We'll see what happens here. So hopefully that is up to-

- Yep, we got it.

- Excellent, good sign. Okay. That's what we're hoping for. So Chair, what I'd like to do is just kind of give a brief overview of all seven of these actions here. If I could, these next ones and then we'll certainly review the resolutions one at a time if that meets with your approval.

- Of course.

- So here we've got multiple actions we are doing here today. We have a total of seven resolutions. These are the seven actions we are looking at specifically. TID seven is an allocation amendment to TID 23. There is affordable housing extension, and then termination for TID seven. For TID eight we are looking at an affordable housing extension and a termination resolution. For TID nine is simply a termination. And then TID 23 is an allocation amendment, basically accepting the funds from TID seven. So there's kind of a summary of the specific actions. With that I will go into each one in particular, first resolution will be an allocation amendment to amend the project plan for TID seven to basically be, you know, generate the funds for what we need allocate to TID 23. Here's a reminder of the district here for, for TID seven. I need a picture of that. The actual allocation amount that we are doing here is about \$800,000. It's actually arranged from, it's either... It's projected to be from 750 to \$850,000. So for purposes of the cashflow analysis we've plugged \$800,000 in here. Essentially what's causing us to require this particular allocation is, there was a project related to pedestrian and streetscape improvements proposed with a hospitality hotel project in this district. The pandemic obviously has delayed that construct that project moving forward. So staff had two options, we figured we could either hold over TID seven an additional year and program these improvements as part of that, or we could actually do the allocation amendment of funds that have already been collected over to TID 23, that would still allow us to fund these exact improvements and also allow us to close TID seven. So we figured from a joint review board standpoint that it was more advantageous to basically have that

district closed and have everything back on the tax roll. The review board met for its organizational meeting just yesterday. They had no concerns with this and understood exactly. The funds are essentially going to be, They have an allocated, it's just moving them from one district to the other, essentially for the same project. That's allowing us to close seven this year essentially as planned. Does anybody have any questions on the allocation amendments proposed?

- Diana, are you there?

- [Dianna E.] Yes, I am.

- Diana, probably six months ago. We spent a lot of time on all of these changes. So in general, I don't see a real lot of changes we're having to go through this again because of the state requirements that correct?

- [Dianna E.] Nope. This is, this is TID seven which is again down the up the -- district. We planned, we plan to put sidewalks in, in 2020. Okay. And we want to shut down seven projects did not get done on 2020. DPW went through the work. They started kinda, you know, inspecting it out, getting it ready, the layout in the hotel. And we decided to make some changes to the sidewalk plans. So they have to kind of redesign it that's not going to happen in 2020 has to happen in '21. The problem is that there is about seven, \$800,000 left in TID seven. If we shut down TID seven, which is our plan,

- Yes.

- [Dianna E.] We want that 793 to go into, sorry, the affordable housing, yes. We want that to go into affordable housing. That money is already here, as of January 1st. That money can now be used for housing programs. And then one year from now, then the remaining, then that 793 starts getting allocated over to all taxing jurisdictions as a 11022. So that was a long problem is we didn't spend our \$800,000 on our sidewalks, if we do nothing, we do no allocation, basically moving this money from here to another TID, that \$800,000 becomes an ending balance in 2020 and that money then because we shut it down to that positive fund balance which is our money right now to be used has to get allocated back to all the taxing jurisdictions on a proration over tax belt. So that \$800,000 then, a couple hundred thousand goes to the school, a couple of hundred thousand to Brown County, We get to keep our about, our three-year, you know, our, our 30%. And then NWTC does. What happens is we just take \$800,000, Now, City gets to get, and their general fund gets \$300,000, 500 now it gets allocated to the Texan jurisdiction, and now we have no sidewalks done. This allows us to take that 800,000, kind of hold it in a TID, move it to a different TID, still move forward with our tip seven plan, and keep that 700, \$800,000. And now still be able to have that money in our new TID to pay for infrastructure such as sidewalks, or its not all sidewalks, it's pedestrian infrastructure. And so it's really hanging on to money. We thought we were going to spend in '20 that it just didn't work, a lot of reasons why it didn't end up getting done, but it didn't get done. And the plan was to get it done so that we could shut this down. And this just is holding onto the money to do it at a future time.

- Gary T. just to be clear, you did see the actions on these back in September. This was this one that actually there was an allocation to nine, TIF nine that was approved back then. the housing allocation and the, or the housing extension and the termination resolutions were the ones that the department of revenue said you're supposed to do those the actual year that you're actually doing those actions. So, so department of revenue asked us to bring those back. So this one, this one particular one is a new one because it's a new allocation to

23. But the next two you'll see the the housing extension and the termination resolution were actually ones that you saw last year that DOR told us to bring back this year because we needed to be in the same year.

- Excellent explanations, Thank you, to the both of you. Agenda number five, I'm looking for a motion to approve it as stated in the gen--

- [Ald. Dorff] --and amend the project plan for TID seven

- [Matt S.] Second.

- A motion by Alder Dorff, second by Matt, If not, all those appear signal by saying aye,

- Opposed...? Motion carried, thank you. Great explanation, both of you, Neil and Diana. considering with possible action to adopt an affordable housing extension resolution for TID seven Ashland Avenue and Lombardi Avenue corridors.

- This is, this is essentially pretty. I think is, as stated in the resolution this is simply approving the extension to be basically to allocate the funds that have already, were collected in 2020 and actually payable in 2021. So these funds are available. So it's just allocating those funds to the affordable housing fund.

- Motion, Deby,

- Oh!

- I got involved there, that's all.

- [Kathy H.] Second.

- Motioned by Deby, Second by Kathy for the agenda item number six, as stated, all of those in favor signal by saying aye.

- If there are no questions or comments, okay, I'm sorry. Motion made and approved. Opposed...? Hearing none. Motion is approved. consideration of possible action to adopt a termination resolution. This solution it'll be a project plan for the closure of TID seven Ashland Avenue and Lombardi Avenue corridors.

- As stated previously, this spot, since we have done the allocation amendment to move over those projects and funds to the TID 23 project plan. And then we have approved the affordable housing extension. Then we are in a situation where staff is running dissolution enclosure of TID seven.

- Motion. Please.

- I'll make a motion that we are... That we eliminate TID seven.

- Second.

- The motion, second by Matt. Questions or comments? All in favor of the motion signal by saying Aye.

- Opposed...? Motion carried. Thank you. Great. Consideration with possible action to adopt adopt an affordable housing extension resolution for TID 8 Hendy and Morrow streets.

- Remember, as a reminder here of this is TIF district number eight. The financial, this is here just kind of demonstrating the actual affordable housing amendment of the extra additional increment that is being received. Again, taxed in 2020 and collected in 2021. This is basically authorizing these funds to be transferred to the affordable housing fund. And with that staff would recommend approval of extension housing extension resolution for TID eight.

- I move to that we approve that affordable housing extension resolution.

- Alder Dorff. Second by Deby I think. Yep, second by Deby. Questions or comments? If not, all those in favor of the motion signal by saying aye.

- Opposed...? Motion carried. Number nine, stop determination resolution for dissolution of the project plan for the closure of TID eight. Henry and Morrow streets. Neil.

- Similarly Mr. Chair, we've allocated the remaining funds for the affordable housing extension staff is recommending closure of TID eight.

- I'll make a motion to terminate TID eight.

- A motion by Kathy to terminate TID eight. The second I--

- Second.

- I think Deby. Close call, but we'll go with Deby. The second termination of TID eight. Questions or comments...? If not, all those in favor signal by saying aye. Opposed... Motion carried. Number ten, consideration possible action to adopt the termination resolution for dissolution of a project plan for a closure of TID nine, state highway 54/57 Business Park.

- Again, here's the, just a reminder of here's the area designated as TIF nine. This is 54/57 Business Park here. This one is a little bit of an interesting situation. The finances related to this one, because we did the transfer of fund allocation amendment previously to this one it is allowing us to essentially to close this particular district and cover and pay for its finances. Diana, correct me if I'm wrong, if I'm missing anything on this one, but that essentially the allocation that was approved last September, that this body approved essentially allowed us to cover our costs and prepare this district for closure.

- [Dianna E.] Last year, when we tried to take this through we tried to do both the allocation and the termination at the same time and they pretty much said you can't do the termination before you do the allocation. So we really had to approve the allocation last year and then the termination and the year in which that we are going to close this. So this closure we'll now put with the ending balance we have, we have outstanding debt and other expenses. This will to close it with roughly a zero balance. That's we allocated just enough in there to cover all the outstanding expenses. So this one should pause really with no positive or negative fund balance,

- really show this one. There just hasn't been any activity. That doesn't mean that if there was also good of interest that property would ever could open up another TID is that right Neil?

- That is certainly true. And we are, we have pledged to continue to working with the

property owners in this area to continue to market those properties. So if a, if a substantial project did come along we would have the opportunity to pursue a district here if it made sense.

- Absolutely, thank you, okay.

- [Dianna E.] Can I just make a comment, Chair?

- Yes, please.

- And thank you for saying that, Neil, and also you, Gary, as the Alder for this area, I still am getting communications that people don't understand why it's being closed. And I have assured them that we will not stop looking for opportunities. It's just that right now, there aren't any, and we cannot afford to continue to lose money on this. So thank you for saying that we are still going to try, which is what I tell them.

- Absolutely. To me, it still looks like a tremendous opportunity. We just got to get there. They're great developers.

- Yeah, it's still a very good location. And I think it's just a matter of time before we have a competitive proposal for the area. So fingers crossed.

- Okay. Entertain a motion to close TID nine.

- I'll make that motion, Gary.

- Matt, and a second by Kathy. a motion and a second to close TID nine. Any questions or comments? If not all those in favor, signal by saying, aye. Opposed... motion carried, thank you. Number, Agenda number 11, consideration with possible action to adopt and allocation and amend the resolution and amend the project plan for TID 23, Legends District, to be recipient of an allocation from TID seven, Lombardi Avenue and Ashland Avenue corridors.

- Yep. This is exactly. This is obviously the, the backend of the report we just gave you for TID seven previously. So again, here is the allocation, here allowing us this again. This is no, because TID 23 is a fairly new district. There is no closure or, or affordable housing extension. We're not looking at that. We'll we may eventually get to that but that's going to be several years down the road. But right now we're just approving the actual receipt, the receipt of the funds from TID seven, to do the public infrastructure projects as previously mentioned.

- All right, entertain a motion.

- [Deby D.] I make a move to approve.

- Deby.

- [Kathy H.] Second.

- Second by Kathy. Any questions or comments in regard to the motion? If not, all those in favor of motion signal by saying aye. Opposed... Motion carried, thank you.

- Just a quick note, making sure that everybody knows this. These will be, all these resolution

will be going forward to the city council on March 16th.

- Very good.

- A lot of good cleanup, and a lot of good business decisions. Thanks, Diana, Thanks, Neil, Excellent Job. Update on the housing study.

- So we're, we're at the final stages that will come to the RDA in April. We're just inserting, we're taking a look at the housing study to determine how much we want to allocate in that plan for some of the elements that came out of that study, for example, redevelopment of areas above businesses, you know we've got that vacant space up there. So we're trying to figure out how we can set up a program with regards to that. So, again, well... RDA.

- Okay. So is that a high priority for you, right Cheryl?

- Yes. It's my understanding we have some money.

- Yes. Well, Good luck with it Cheryl. Very important study, in fact, about several times unless we do some things with the recommendations it's for naught. and I know you won't let that happen. Thank you. I reviewed the financial report and check register and I have, I have no questions or comments, does anybody else have questions or comments with regard to our finished report or check register? If not, director's report and updates, please.

- The majority of the project work that has been before you today has been probably the largest target of time for staff, here these past couple of weeks. Has been preparing these these TIF amendments as well as the previous agreement and guarantee we've discussed. So we have several other things we are working on and hoping to be bringing forward here in the next couple of months, including, you know, again, a couple of projects that have been stalled for a little while and hoping to get those moving again. We'll have we hope to have not only just an update but actually to have actionable items for this board hopefully as early as the April meeting.

- Excellent. So Neil, I'm hoping you're having fun. I really appreciate your update. Positive attitude, Welcome.

- Thank you Gary, My pleasure. It's been, it's been a very fun six weeks, I can't believe its- I can't believe it's been six already. We were getting a lot, a lot of work being done. So it's one of the reasons why it was attractive and exciting to come here.

- What's the latest on you physically moving to Green Bay? or maybe you have done that, I have no idea.

- Actually I'm getting ready, probably looking at hopefully April or May is the timing to actually get up there and have an apartment in place. Knowing what the market, what it is, And like I said, it's a bad time for me to look at that housing study, unfortunately because it realizes help. If it helps, It might be able to be, but we are looking at... I've had several good contacts with realtors at the chamber and a cool couple of other personal recommendations from a developer to enter town. So I'm confident that we'll be able to find a place within my, my parameters pretty quickly. So looking forward to not doing the drive that's for sure. And once we get city hall back open it'll be nice to be back in the office.

- Yeah. We're all looking forward to that. Mr. Mayor, are you still aboard? I'm sorry.

- Oh yes.
- Deby, I'll get to you in a second. Mr. Mayor, you have any words of wisdom that you want to pass onto us, or what was the latest thing?
- Just kind of reiterate what Neil had said, you know, this is sort of the calm before the storm the staff has been experiencing the storm of activity on a number of different projects recently. And I think RDA will see that shortly. So yeah, a lot of pent up work that is set to move forward and hopefully we'll be able to show off some great projects at the April and May meetings.
- Deby, I seen you had your hand up, I'm sorry.
- No, I was just going to say goodbye.
- Oh, you're leaving.
- Yeah, actually supposed to be at another meeting also. I was double blocked. Thank you very much, this has been great.
- Are there any other questions or your comments in regard to staff or, or the mayor?
- Move to adjourn.
- Move to adjourn, by Alder Dorff.
- Second.
- Second by Matt. All that approve signal by saying aye. Before anybody leaves though, I just want to make one quick comment. The April 13th meeting, I'm actually going to be in Arizona, visiting my sister. But anyway, so we really got to work hard on that quorum thing because boy, I wouldn't want us to lose a meeting.
- Hey, Gary?
- Yes?
- They do have broadband in Arizona, but secondly, secondly, no, we absolutely are upping our recruitment game. And so we will, we'll get you a good member here in the near future.
- I'm sure you will, I'm sure you will. All right, I guess we're adjourned. Have a great day.
- Thank you everyone.