



# **MINUTES 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.**

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, Matt Schueller, Melanie Parma, Gary J. Delveaux, Deby Dehn, and Kathy Hinkfuss

Liaisons Present: Jeff Mirkes and Leah Weycker

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

## **C. APPROVAL OF THE AGENDA.**

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

Moved by Melanie Parma, seconded by Ald. Barbara Dorff to approve the agenda for the April 13, 2021, meeting of the Redevelopment Authority. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn,

No- None, Abstain- None

#### **D. APPROVAL OF MINUTES.**

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

Moved by Matt Schueller, seconded by Ald. Barbara Dorff to approve the minutes from the March 9, 2021, meeting of the Redevelopment Authority. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn,

No- None, Abstain- None

#### **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.

Moved by Ald. Barbara Dorff, seconded by Melanie Parma to open the floor. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn,

No- None, Abstain- None

Moved by Matt Schueller, seconded by Kathy Hinkfuss to close the floor. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn,

No- None, Abstain- None

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss 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. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn,

No- None, Abstain- None

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.

Moved by Ald. Barbara Dorff, seconded by Matt Schueller 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. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn,

No- None, Abstain- None

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.

Moved by Ald. Barbara Dorff, seconded by Melanie Parma to open the floor. Motion carried.

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

Moved by Ald. Barbara Dorff, seconded by Melanie Parma to close the floor. Motion carried.

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

Moved by Ald. Barbara Dorff, seconded by Melanie Parma to approve 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. Motion carried.

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

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).

Moved by Melanie Parma, seconded by Deby Dehn to approve a \$26,646 Commercial Façade Building Materials Grant to NeighborWorks Green Bay. Motion carried.

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

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).

Moved by Kathy Hinkfuss, seconded by Deby Dehn to approve 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. Motion carried.

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

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.

Moved by Ald. Barbara Dorff, seconded by Melanie Parma to open the floor. Motion carried.

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

Moved by Ald. Barbara Dorff, seconded by Melanie Parma to close the floor. Motion carried.

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

Moved by Matt Schueller, seconded by Ald. Barbara Dorff 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, with the following requirements: 1) any proposed sale of the property while there is a balance due on the loan must be approved by the RDA, and 2) the City retains a right of first refusal on the property once the loan is paid back. Motion carried.

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

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

Moved by Matt Schueller, seconded by Melanie Parma to approve the Tax Increment District Affordable Housing (TIDAH) Fund Policy and to include the suggestions as discussed. Motion carried.

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

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.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss 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). Motion carried.

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

Moved by Melanie Parma, seconded by Kathy Hinkfuss to approve and recommend to the Common Council the City of Green Bay's 2021 Annual Action Plan for HOME Investment Partnerships Program (HOME). Motion carried.

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

## **F. INFORMATIONAL.**

1. Update on Housing Study.

No action needed.

2. Financial report and check register.

No action needed.

3. Director's report and project updates.

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

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

### **G. ADJOURNMENT.**

Moved by Kathy Hinkfuss, seconded by Ald. Barbara Dorff to adjourn. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn,

No- None, Abstain- None

### **VERBATIM MINUTES**

- The folks at Microsoft. I have 130, Mr. Chair.
- All right. This is not gonna roll.
- That's a Dealvaux.
- Yes.
- Matt Schueller?
- Here.
- Alder Dorff
- Here.
- Debbie Dehn
- Here.
- Kathy Hinkfuss.
- We didn't hear you, Kathy.
- It's like I saw Kathy.
- She must have--
- Okay, she's mute. We've got Kathy's here, Melanie Parma.

- Here.
- Wow. Great turnout, excellent. Motion to approve the agenda, please.
- [Participants] It's all moved.
- I'll second it.
- Okay Melanie, and a second by Alder Dorff. All in favor, signal by saying aye.
- [Participants] aye.
- Opposed motion carried. Approval of minutes from March 9th. Motion, please.
- I'll make that motion, Gary.
- Okay, thanks Matt. made a motion and second by Kathy, right? No, I'm just teasing. Somebody. Sounds--
- Second.
- Second.
- Okay. Second by Alder Dorff. So the motion's made. And second to approve the minutes on March 9, 2021. All those in favor, signal by saying aye.
- [Participants] aye.
- Motion carried, thank you. Regular business Consideration, the possible action on agreement with JBS or the donation of tax parcels 23-243-1 and B-243-4. Along with the monetary donation of \$500,000. Cheryl, please.
- Actually, I think we're gonna ask Mayor Genrich. If you wanted provide some introductory comments for us that would be most appreciated, sir.
- Sure.
- [Eric] Yeah. I'd be happy to do that. Are you guys seeing my screen yet?
- Yes.
- Yeah.
- We're good.
- Okay.
- Yeah. So we we've been engaged in this conversation with JBS and Brian who represents the facilities team is on the call with us today. I really appreciate the work that he and the rest of the folks locally here and JBS have been engaged in to bring us to the point. This is a really, I think exciting opportunity for us as a city. You know, we don't have a lot of developable land within the city of Green Bay and to be able to develop this Greenfield nearly 26 acres Greenfield in the city of Green Bay is a pretty unique . In addition to that we have the \$500,000 donation that we will put to good use to benefit the community as well. So, you know, you have the parcel map here in front of you to orient folks a little bit. This is on really the Southeast side of town. So right in between the Kroc center to the West and then to the East is the East Side Walmart there. So this has

frontage on Gans Road. This parcel would have frontage on Gans road. The big parcel that's highlighted here is in the city of Green Bay. That's smaller kind of grayed out parcel is actually in the village of Belle Vue. And, so I know Neil has reached out to their administration to let them know that this donation was moving forward. But again, you know, just very excited by this opportunity at this stage. You know, we have some broad ideas of what we'd like to put in, you know, it certainly would involve a community garden almost down the urban farm. I'm getting a little feedback.

- [Neil] Let's see anybody who's not if you could please mute your microphone, if you're not speaking right now, that'd be great. Thank you.

- Cool. Thanks. So, yeah, as I was saying, you know, we have kind of a broad vision for what we'd like to see here. Obviously want to get input from the community as well. But what we're thinking is some community gardens almost to the scale of an urban farm, a destination playground that would be a benefit to the children and families in the neighborhood but also invite hopefully a lot of traffic from the community, from the region into this area of town. And then also, you know, some mixed income housing development here. I think many of you who have been involved in some of these RDA discussions or just city discussions generally over the years, are familiar with Imperial Pride neighborhood.

- Yes.

- Which is to the North there. You know, and unfortunately there was just a lot of bad planning and some, you know absentee landlords involved in that development. And so we are really interested in improving the quality of that neighborhood, providing some great housing opportunities for people of all income levels in this area. So at this stage, you know, we are asking, I am asking and our staff is asking for RDA to accept this donation. Again, I feel like this is a tremendous benefit to the city of Green Bay, to our taxpayers. One quick note on that, on taxes real quick, you know one potential downside or, you know, something that folks might think about as well. You know, if we're taking this off the tax rolls, what's the implication of that. And just so people know this is categorized as agg land. So as a result, its tax value is really low. So they'll only pay a couple hundred dollars a year to the city of Green Bay in taxes in spite of the fact that it is you know, 25 acres of a property here. So not much of a downside there to my mind really just upside in terms of what we're going to be able to offer to the community as far as the amenities concerned and also that housing, which is such a priority for both the RDA and for the city of Green Bay in my administration. So with that invite members to ask any questions that you have or provide any input for us.

- Or if Brian might have some comments potentially from trivia. So if you'd be so kind maybe as to open the floor.

- Motion to open the floor.

- It's all moved.

- Only Dorff? Second by...

- [Melanie] I'll second.

- Second by Melanie I believe. All those in favor signal saying aye.

- Aye.

- [Participant] Aye.

- Open floor please.

- Good afternoon, everyone. Thank you for having us. My name is Brian Cayabyab. I'm the HR director at JBS Green Bay. And I have here our General Manager Hicham Tai Jargon. I'll have him talk about, you know just kind of say a little thing about this partnership.

- Good afternoon everyone. My name is Hicham Tai Jargon. I'm representing JBS here in Green Bay as a general manager here, I'm really excited and happy that we're partnership with city. And this project when we move forward that will be helping the community and the people of the Green Bay. Really, the first time when me and Brian talked to the city we really... Our future is to be partnership with the city and help our team members as well. I work in JBS too, and their families are out there but they lives in the East side.

- Okay, great.

- Great.

- Any comments from the public or anyone else outside of the committee? If none, yes, please.

- It just seems to me... I was wondering, is this where a library was going to go at one point?

- Yeah. So that's a great question Alder. There was some reporting that was done on some of the discussions that we've had with JBS which also involved the county and some of the library administration, you know I think it's still an open question where the Brown County library system would like to locate their East branch. There was just a recent story, I think last week talking about how the, I think it's an admiral committee was moving forward with improvements, authorizing improvements, either renovation or reconstruction of an East branch library. So we, you know, we feel very strongly that to locate that East branch library say within, you know half mile mile radius of its current location would be ideal for our East side residents. You know, I also feel that if we were to potentially place that library on Gans Road, it's some great frontage right across from Walmart East, which, you know, probably has some of the highest traffic constant in the city of Green Bay but also respect the fact that this is a decision that needs to be made by the library board, the library administration and our County government. But, you know, feel like this would be a great location for an East branch library. I think East Town mall also has some real advantages. So, you know, as they continue to work through their process you know, I'll continue to be a strong advocate for locating the East branch library either in this area or potentially over at East town.

- Okay.

- I have one more thing.

- Yes please.

- I just want to say thank you to JBS and this is just a wonderful donation and I'm just very excited to see that the housing that might be put up for the people that work at JBS. And I just sincerely appreciate your willingness to work with the city and to do this for us. So thank you so much.

- Thank you. Excellent. Is there... There's no other comments on the public entertainment motion get back to regular business please.

- I'll make the motion Gary.

- [Kathy] I'll make the motion.

- A motion by Matt, second by Kathy. Questions or comments if not all those in favor signal by saying aye.

- Aye.

- Aye.

- Opposed. Okay, we're back to regular business. Cheryl, this must very much be right in line with our housing study.

- Oh, absolutely. You know, we'll be talking about that later in the meeting, when we talk about our affordable housing plan going forward, but the creation of additional units along with a super cool playground and some, maybe some unconventional, urban gardening something we haven't seen before Staff is very excited about this project

- Very good. Comments or questions or otherwise I'll entertain a motion.

- Hey Gary, just one quick question. And this is Matt. And this can go to Neil, might be Cheryl, might be Vanessa. And two very appreciative of this donation by JBS. And just one thing I want to make sure that I understand. And if there's any complications raised by this I saw in exhibit B, you know in the document, it talks about, you know, naming rights in perpetuity and perpetuity is a really long time. And I just wondered if there's any... Does that pose any kind of challenges for us as a city as opposed to some really long number of years that spelled out it, and I'm not sure I've never created documents that lasted into perpetuity. So I'm just trying to understand that one.

- Good, great question--.

- I would just throw that to your attorney Chavez for the definition of perpetuity.

- So in perpetuity is exactly what it sounds like in perpetuity. So the only way creates an issue for us is if it's not documented somewhere and then we ultimately violate it. So as long as we are willing to accept the in perpetuity and we have that documented but we don't ultimately violate that standard then there is no issue with it.

- What are we actually giving up by having those naming rights? I don't really see us really giving up anything there, I guess I'm not sure it's an issue. We're not really giving up anything by having that, are we?

- I don't believe staff has any concerns with any of the name that we certainly were in any case we want to work with JBS in terms of, you know if it's the naming the park facility or the gardens or any of the other amenities in the area certainly there'll be a collaboration with JBS on the naming, I think regardless of whether or not that was in the agreement. So I don't think the staff has any concerns with the language at this point.

- Excellent, thank you.

- Thank you, Neil.

- With that in mind I will entertain a motion. Yes, please. Yes.

- Thank you. Just a quick question. Real quickly, obviously very appreciative. It's a very generous offer from JBS and I too am excited about the opportunity that it presents for development on that side of town. However, one of the things I just want to be sure you know, simply because the property is a donation shouldn't necessarily absolve us of due diligence. And so I'm just curious from a staff perspective, you know that that site is full of a lot of power lines and other equipment. Are there sort of power line easements or do you think it's necessary for us to consider phase one phase two boring samples? I mean, ultimately getting at the determination of kind of like what an ALTA survey might determine which is what on that site is actually buildable because what I just want to make sure of is that we don't inadvertently find ourselves in a situation where we have a lot that maybe we can't build as much as we thought because of different on, and then of

course we have a big lot that we're maintaining for 40 years, like the shipyard site. So if staff could maybe just kind of comment on that.

- Yeah, I think they're--. Go ahead Cheryl.

- I was going to say we actually did have our public works department take a look at this, hunk of land out here for the same reasons. There will be a couple of challenges with regards to some lift stations maybe needed with regards to water and sewer. There are some, I think wetlands towards the back of the site, but that site we didn't plan to develop looking at it. So I think we've looked at the site and there is absolutely enough land for us to develop without having to worry about those types of issues we're looking at. We did not do... I don't think, you know we didn't do like any Alta survey or borings at this point we just had our public works department review the parcel of land.

- Were there any easements that came up in that review? The power line easements obviously can be a real stickler in any kind of development.

- You know, I can't remember if there were easements, but I remember that the portion of the land that would have any issues with access was not part of the developable space we looked at. So we did not have concerns with regards to easements not being able to allow us to develop with the majority of the site. You know, we will have to work at... We're going to have to look at when we develop the site access. So whether that's going to be, if we're going to do something out to Imperial lane, for example or if we're going to circle back maybe and work with the school district for, you know an easement to get back out onto Gans like in a U shape, something to that effect. But I think these are things we're looking at down the line.

- Okay. And then in understanding that it is farm land imposes probably a low degree of risk. Do you have concerns about environmental contamination on that site? Any history that might demonstrate?

- I don't think that'll come up. I don't know Matt, you can't... Matt if you have any comments on that I can't remember things when we reviewed this that coming up is an issue for us.

- We didn't do a phase one environmental site assessments just looking at the property there wasn't any red flags or yellow flags that really popped up just knowing the history of the site.

- Okay. In which case, it means eventually that's going to have to be done. I presume, right? When we develop the site and I just, in the interest of really mitigating potential risks for the city and I don't want this to undermine the gratitude you know, that I certainly have for it. But I wonder if that might make sense to have a contingency you know, upon the successful completion of a phase one I'll leave that for the RDA to discuss, but I just at least wanted to float that out there, just, again it might be a small chance of risk, but one I think that we have the opportunity to at least mitigate but that's all I had for questions. Thank you and again, much gratitude to JBS for this opportunity for our community.

- Thank you Brian Johnson.

- Mr. Chair I will make the motion. I move to approve this agreement with JBS.

- Motion made by Alder Dorff, is there a second?

- Everybody's muted so they're seconding it, but they're mute.

- Okay let's unmute all of us who are going to second.

- I think Kathy's seconded.

- [Kathy] I seconded.
- Thank you.
- [Kathy] I got it.
- There we go, thank you. Motion by Alder Dorff and a second by Kathy. Any questions or comments. If not, I'll call for the vote. All those in favor, signal by saying I.
- [Participants] I.
- Opposed? Motion carried. Thank you. Absolutely this is a great opportunity for the city. And we appreciate JBS very much. And thanks for coordinating that Mr. Mayor. I appreciate your comments and it's very exciting.
- Absolutely. Thanks to the RDA.
- All right. Agenda item, number two. You're going to have to excuse me for a second here while I get it back up. All right. Consideration of possible action on the development agreement with Lamance Construction for a single family, a new home construction project at 1255 Cherry Street using the new homes in your neighborhood program. Who was getting it?
- I do. We received a proposal from Lamance construction who has done three other projects on the RDA sites. They are looking to do an owner occupied two storey family home with the estimated value of 208,000. They are looking to purchase the land for \$1,500 but they're also asking for the \$25,000 new homes in your neighborhood grant, we didn't see any problems with the plans that they provided. They also do have a potential buyer ready to go. Staff recommends that the RDA approve a one-year development agreement with Lamance Construction for this project.
- Okay, and we've had good luck with Lamance before, right in--
- We have, yes.
- And this is in line with the previous agreements that we made with your new neighborhood programs, is that correct?
- Yep.
- Okay. Questions, comments. If not, I'll entertain a motion. Sounds like a good opportunity.
- Move to approve.
- Everyone else is mute.
- Second by Matt. Motion by Alder Dorff, second by Matt. Any questions or comments? If not, all those in favor of the motion signal by saying aye.
- Aye.
- Aye.
- [Kathy] Aye.

- Opposed? Motion carried, thank you. Sound like a very neat opportunity again. Number three, consideration possible action to approve a 90 day extension of planning option with narrowed works Green Bay on broadly or potential mixed use development at 158 North Maple Avenue. And I read where the staff is actually recommending that we not approve this. Is that correct?

- We are, back in January we gave them a 90 day planning option. And at this time we did receive a new proposal that they're asking for a 90 day extension to explore a new idea for taking a phased approach at completing this project possibly with working on the first level and the exterior of the building. So they're looking for the extra time to develop the cost and estimates and prepare the new plan to present to the RDA approximately in June at the June meeting. So although our staff is still very interested in their concept, but the end result could still end up in demolition of that lot. We are proposing that we are able to put out another request for an RFP to go with possibly a single family multiunit two, three units or a multi-use just to see what kind of feedback we could get. NeighborWorks at that time could present the same thing if they have more, I guess, concrete plans moving forward as to that we know there's actual steps in order.

- Right?

- We'd like to do that kind of quick... We'd like to do this on a timeline to get it back to the RDA possibly by June. So we don't want to sit on it any longer, but you know, I think we just have this fear that we may end up demolishing this house just because the cost is going to be so great for it to be remodeled that we wanted to check all the boxes to make sure that we didn't eliminate the ability for someone to bid on that for our two or three family.

- Right.

- We're not super hopeful we're going to get that proposal in because of the cost of the remodel but at least that would allow us to make sure we, I guess we gave that opportunity to developers if they were out there for that.

- Yes. Alder Dorff please.

- Refresh me. Did we run an RFP on this site before.

- Yes, we have.

- Okay.

- My comment was going to be, I remember we were excited about the I think it was artists in residence program and why wouldn't we give them 90 days? It seems like we're only giving three months. That's not very long. I'm wondering if we could hear from them.

- Yep. And I just want to be clear, like staff is not going to... Like, our denial is more of a check the box kind of denial to shake this up. If the RDA says, let's go forward with this extension. We're okay with that too. I think when we weighed the pros and cons out, we just felt like a quick RFP might at least allow us if we had to end up taking the building down, we'd have that opportunity. So that being said, yes. I believe that NeighborWorks and on Broadway representatives are here as well. if they'd like to speak.

- We want to entertain a motion to move for a meeting--

- Open the floor. Okay, I'll move to open the floor.

- [Kathy] Second.

- Second by All those in favor signal saying aye

- [Participants] Aye.

- The meeting is open to the public. Is there comments out there?

- Yeah. You know, I'll go first if that's okay Neil. And then if you want to add to it. So when we originally put this request before the redevelopment authority, we had asked for six at that time staff had recommended 90 days and that's what was awarded. And we kind of anticipated that we were likely going to need to come back and request an extension I have to recognize that we're not just trying to do a quote on a real estate renovation. We're literally building a program here from the ground up and how to manage and execute an art residency. You know, that takes time. We have at on Broadway I would say 50 plus hours of time invested into this. So far, I can tell you that if the planning option is not extended, I'm not sure that we would continue to invest time in a property that we know doesn't have a guaranteed outcome. And, that would be a little bit unfortunate. You know, if you look at the reason why we're even at the table today we recognize that this project is a heavy lift. We saw the cost to convert it to a single family. You know, that cost came back in at over a half a million dollars. I'm very skeptical that you will find another developer though. I would certainly support that. But if you had another developer who could do that into a single family, that would be wonderful but it goes back to why are we here with NeighborWorks in the first place, our two organizations. This is embedded in our mission. This is what we do. We have this objective to preserve historic properties at least on Broadway does to preserve historic properties in our district. And we're trying to find a use for that property so that we can salvage it. And so we have, I think a little bit greater commitment to trying to find a way to salvage the property. Now, we did put this in front of our board of directors when we initially requested the planning option and they fully supported it. I went before my board of directors before requesting an extension on the planning option. And they once again, fully supported that. So the board of directors of on Broadway is still entirely committed to this project but we feel that we do need another 90 days to really flesh out the concept, the program and how that functions. And then of course the financing component of it which we do have quite a few good leads and partners on but it's just formulating that into a business plan. And the last thing that I would just point out and that is the, on the planning option it was noted to explore an alternative use, you know, where we would do the exterior followed by the first floor. To me, that doesn't mean that's the only thing we're pursuing To me it's, here's another option that we've looked at as we continue to push this project forward that could be option one. And option two is still, you know, the full fledged art residency that we originally envisioned. So we would respectfully request the RDA to approve a 90 day extension which I think is in alignment with what a lot of other planning options are, meaning 180 days. And I think that by the end of that 180 days we can have a strong determination if this is going to be a viable project or not. And recognizing that raising the property could very well be what's on the other end of this. I hope that we don't kind of, you know snuff the candle out before it has really a chance to burn and determine if the idea can take legs.

- Thank you. Neil, are you out there?

- Yep. Yeah, just, you know, echoing Brian's comments in that, you know, we're part of this team because we'd like to preserve these structures and do useful things, you know in downtown and near downtown, we're the builder. We partner with on Broadway in this. It's like Brian's trying to figure out this program and if, you know, they can then we're ready to help them realize it in terms of the construction at the site. But I would know just in terms of process, right? We did ask for a six month plan. 'Cause this isn't just a rehab. This was a bigger fish to fry that Brian alluded to. And, the only other proposal I recall that you got was somebody who was willing to do it if you give them a \$407,000 grant. So I don't know if you go out again if you're going to cast your line again if you're going to get anything better than that. And also, you know that's gonna just put us on pause until June until we hear, you know, until we hear from you you know, if we get selected again rather than continuing to work on the project. So I don't know that it, at time table it sounds like it slows it down considerably. So just with respect, you know, to staff I understand you guys think about a lot of variables when you make your decisions but I think this one's a mistake and we ask that you grant us the request. Not that

there's any guarantee we're going to be able to pull a rabbit out of our hats. And I'm sorry if I'm hedging against Brian's work on this but it is a big lift and we've got to do a lot of work to make this happen.

- Yeah, Alder Dorff. I was going to just say motion to close the floor so that we can move on with the motion.

- Any other comments from the public?

- Mr. Chair, we did have a... Kenneth Rovinski has his hand raised on Zoom here. Mr. Rovinski do you still have a question?

- I guess not.

- Okay. If there's no other comments from the public--.

- [Kenneth] I'm sorry. Sorry, my phone was on I'm on a job site right now.

- Okay, hilarious, okay.

- [Kenneth] I just wanted to make a comment. So thank you for letting me speak. I would just be issuing extension on this just looking at, put numbers together on it. It is going to be hard to find any other developer that is going to be able to put, you know that much money into this project. And even just on my knowledge from, you know when I had originally put the RFP out, when I worked for the city, the biggest hurdle was the funding. So I think, you know, giving NeighborWorks that three months extension just make sense. Let them keep their momentum going. That's all I have, thank you.

- Thank you, Ken. Any other comments from the public? If not I'll entertain a motion to get back to regular business.

- Motion to go back to regular order of business.

- Alder Doff.

- Second.

- Second by Melanie. All those in favor signal by saying aye.

- Aye.

- Aye.

- Aye.

- Opposed? We are back to regular business.

- I would like to make a motion to approve the extension for three more months.

- I'll second that.

- A second by Melanie. Any other questions or comments? If not, all those in favor of the motion signal by saying aye.

- Aye.

- Aye.

- Aye.

- Opposed? Motion carried. Thank you. The extension is granted, all right? Yeah. If you'll excuse me again I'm going to get back to my other phone. Here we go, got it. Okay. Number four, consideration possible actually commercial facade building materials. grant requests from NeighborhoodWorks or enhancements through 722 Bodart Street tax parcel 10-6. All right, who's got that? Thank you.

- One moment while I try to share my screen here. All right. Hopefully you're looking at a PowerPoint.

- Yes.

- Great.

- Yep.

- All right. So we have two facade grant applications for your consideration today. The first one is 722 Bodart Street. This is a building owned by NeighborWorks. It's at the corner of Bodart in Jackson. Here's a picture of it. You might know it more as the Attic building or Asian Taste Market. In NeighborWorks they have those two commercial tenants The Attic and Asian Taste as well as 14 residential units inside of this building. And they're proposing a project that would replace 82 windows. They would improve the masonry, they'd restore the masonry, a new perimeter Trim and a flashing in color band. Here's just some images from their application. So replacing all of the upper windows, basically on this side of the street, similar windows as well. So, this is just a little snippet from their budget here. This entire project is budgeted around \$26,646. Our design review team has reviewed and we score the application and we are recommending a word for that total request of 26646. In the report I did mention that we're still in the process of our federally required environmental review and that we would recommend an award contingent on the completion of that review. Quick update, that review is complete. So now our recommendation is changed to just standard approval. That's it. There's a pretty quick one here, simple project. It's a great old building. Staff supports a project like this to extend the life of the building.

- Questions, comments?

- I have a question. Matt, I know you had the info in the packet but could you just elaborate on the balance in that fund and what we're looking at if we award this. And then I think there's another one as well on the agenda today.

- Yeah. So if we did approve this grant we would have a little bit more than \$11,000 left for our current year of funds. If we approved both, we would have just under 5,000 left for this year. So we're sitting okay we're getting close to running out of funds, but we do... We could always come back and request for reallocation from another program.

- And the whole point of the funds are to use them, right? So, I mean, I look at this and it seems to be exactly what we're looking for, right. You know, neat old building, prominent building take the opportunity to, you know, update where needed Windows are important, stones important flashings important, all of those things, right. Are they building envelopes. So taking care of those helps keep the life of the building long term.

- I make a motion to approve.

- Excellent. Thank you, Melanie. A motion by Melanie.

- I'll second.

- Second by Debbie. Any other questions or comments? If not all those in favor of the motion signal by saying aye

- [Participants] Aye.

- Opposed?

- Aye.

- Motion carried, thank you. Number five, consideration of possible action. Commercial facade building materials, grant requests from Arnold Pendergast, I believe for enhancements to 1351 Cedar Street tax parcel 8-332. Ms. Madigan?

- Yes. All right. So this is our second application 1351 Cedar street also in the Old Main district just not too far from the Main and Baird intersections, just a block off. So Napoli's is the business that's operated out of this building for many years. They are requesting funds to help support the installation of a new mural, exterior lighting front door and new stain glassed windows. Sorry, here's some existing photographs of what the building currently looks like today. Here's some images. This is where the proposed mural is going to be located. So it's going to be on the Eastern facade but pretty up close to the street. I'm also up on this upper chimney. So it's well within view from the public right of way. Here's just some images of the proposed lighting to light up the mural. They don't have a final design of the mural yet. It's something that they're working on. They're partnering with United Arts Group. They're partnering with Art Garage, the Canary fund in Old Maine on developing a final design. These are some concepts that they provided with their application. Just to give the community an idea of kind of the direction they're going with. The hope is that the message of the mural would convey something that affirms the history, the presence and contributions of LGBTQ people in Northeast Wisconsin. In addition to the mural they'll be replacing these windows right here with some new stained glass. This is an image of the front door on Cedar street. It's an interesting sort of story. Years ago, they sealed up the store and they used the back door for their primary access into the building. And they still do that up because it had been vandalized many times. They recognized that it's a new world today. They're showing their pride with this new mural. They want to welcome the community and with a brand new front door. So that's part of their facade grant application as well. Their budgets in total, we're looking at a grant application request of \$6,130. The design review committee obviously scored this one as well. Art staff supports the project and we are also recommending a full grant award of that \$6,130.

- Matt, when the mural design is finalized hoping the city approves it, the mural itself.

- And that actually, so this is new for our program. Our facade grant program has never funded a mural before it's always been eligible, but we've never actually funded a mural with these sets of funds. So what we're recommending is that the RDA approve the grants, contingent upon the final design having that be approved by the public arts commission. So once they get that design finished the public arts commission would take a look at that and grant final approval of the mural.

- Do we have representatives from the city on that committee?

- Laura Sliders is our public arts coordinator and she oversees that group. It's a commission, just like the RDA. So those members are appointed by the mayor.

- Okay. Very good. Thank you. Questions or comments?

- I believe we do have the applicants with us today. If you have any questions for them.

- I don't believe we need to open up the meeting but if people feel otherwise so be it otherwise I'll entertain a motion.
- [Kathy] I want to make a motion that we approve the 6,000 plus dollars to improve building the set.
- Okay, motion by Kathy.
- [Kathy] The voices on the phone, because I don't know why my computer's not connecting seminars.
- All right, thanks Kathy.
- I do second that.
- A second by Debbie Questions or comments? If not, all those in favor of the motion signal by saying aye.
- Aye.
- Opposed? Motion agreed. Alright. Number six, consideration possible action. Like extension of the 12 month loan deferral agreement for the quality Inn and suites downtown for an additional six months. Who's got that?
- Wendy Townsel you can take that please.
- I have that. I brought before the RDA back in August, a request from Mr. Benny Mellon Berg from Quality Inn and Suites. They one year deferral on his RDA loan for his interest in, and anyway on his loan that is with the RDA. And now he is asking for a six months extension that the hospitality industry has been hit hard with the COVID situation. And I do have Mr. Vandenwy Bullinburg with me on my phone. He wasn't able to call in. So I have them on my phone too with questions. The request is that we allow him to defer his principle payments through the end of August. His hotel revenues were down about 50% when he did do his financials this year for his P And I'll show that his actual revenue was down 600,000 by the numbers that he's reporting to us. He has financial information that he can provide to the RDA if we need that. And I guess that was most of the information that we have to provide to the RDA.
- Did we want to open up the meeting? It's up to the group?
- I don't have any questions. I mean, I don't think it's a surprise to any of us that the hospitality industry has struggled over the last year. Plus I think Wendy you had some additional potential stipulations with that extension? Do you want to mention that?
- Yeah. As staff we have talked a little bit about some things with the additional second extension that the staff would like to recommend that the RDA consider adding a requirement to the loan agreement, that for one that any proposed sale of the property while there's a balanced student on this loan that we must or that it be brought to the RDA for approval, just so that we are involved with us involving some extensions. We'd like to a little bit of involvement in that. And then also that the city retains a right of first refusal on the property once the loan is paid back. We'd like to ask for those opportunities with this extension.
- Very good. Those sound like some very good additions. Thank you. Questions or comments.
- If Alder Dorff has a question, Mr. Chair.
- Mr. Chair I think those are very good requirements. And are those agreeable to the owner?
- I have not spoken with him about that but I do have him on the phone if we want to open the floor to talk about those items.

- Let's do that.
- I would move to open the floor then.
- Alder Doff.
- I'll second.
- Second by Melanie. All those in favor signal by saying aye.
- [Participants] Aye.
- Aye.
- The floor is open to the public. Thank you.
- Mr. Vani--
- Yes please Wendy.
- Paul you may speak now.
- [Paul] Okay. Hi, everybody.
- Hi.
- Regarding I accept the conditions that right off without, I mean, I'm not seeing any reason why I would not. For history purposes I am 74 years old. I had my hotel on the market. I put it on the market in January of 2020 and I actually almost had it sold. And then March 13 happened and my industry went backwards fast. So I'm sitting on a hotel that I will have to operate from. I will review your proposal right off the top. I don't see any reason why I would not agree to this. And financially that I don't see any way that you guys are not going to get all the money that they're owed.
- Very good. Any other comments from the public? Good.
- [Paul] So let me just give you a little more information here as long as we have an open floor. 2020 was a brutal year. I never saw anything like it before. I've obviously had to reduce costs everywhere and forego a lot of capital expenditures. My staff has been a great staff. They worked together on this but I'll make management has been part time. And you know, we've had to cut everywhere despite that my revenue was actually down 42% year end and the city was actually down 51%. We have a statistical company called Swiss Travel We've had all major brands support that. We see generic numbers which talk about occupancy and revenues. So I know that I've done better than the city. I am anticipating a good second half in 2021. The first half is actually, we're starting to see some improvements, especially in media. The business travel is simply not happening and I don't know that it will until possibly the third quarter.
- Okay. Any other comments from the public? If not, I'll entertain a motion to get back to regular business.
- All moved.
- Regard Melanie, all those in favor signal saying aye.
- [Participants] Aye.

- We're back to regular order of business. and I will entertain a motion.

- Matt.

- Yeah Gary, I would make the motion, you know to grant the additional six months of deferred payments on the loan with the, you know, of the two proposals. And in understanding the property owner would need to agree that as well, but one the, you know proposed sale of the property while there was a balance on the loan must be approved by the RDA and that the city retains a writing for it's refusal once the loan is paid.

- That's a very good motion. Is there a second?

- Second.

- Second by Alder Dorf. Any other questions or comments? If not, all those in favor of the motion signal by saying aye.

- [Participants] Aye.

- Aye.

- Motion carried. Thank you. All right. Number seven, consideration of the possible action on the tax incremental district affordable housing T-I-D-A-H funding fun policy. I'm sorry, fun policy. Who's got that?

- I think we're going to refer to that Chairman as to die, the to die plan. So we have it, right? This is old Kevin Bob character. So it's an acronym. Okay. So this is, of course this policy is based off of the fact that council approved the holding open of some teds to create a pool of money for affordable housing in Green Bay. And the Ted's that were held open in 21 or seven and eight. And right now we have a balance of 1,161,000 from change in this pool right now. So we could start spending money this year using this funding source. So what we did was based off of the results of our housing study which of course took a long time to put together and had a lot of input. We put together this policy on how we'd like to see this affordable housing money be spent. And this was an in your packet. It's a pretty comprehensive list. I think with our main priority is really in the creation of additional housing units. So we really need to fill a lot of... We need to build the numbers up for housing units. So we'll want to give priorities to properties that are owned by the RDA or the city specifically the ones that have been sitting for a while, right? We'd like to be able to redevelop those properties. We'd like to look at projects and the block grant sensee block grant eligible areas but we're not limited to that. So if there are some projects outside of that block grand area, we can do that. We also want to look at places that are accessible for pedestrians and bicyclists, public transit, places of employment. So it kind of makes sense to put the housing where people need it. And then also we want to be able to look at neighborhoods as priorities. So for example, we've been focusing our efforts and our department on the shipyard of lately but there are other neighborhoods that we need to be looking at as well. We want to allocate these tid dollars to larger multiunit rental or owner occupied development projects. We'd also like to see the conversion of underutilized space. So for example, there's a lot of spaces above businesses that are vacant right now. That it would be nice to be able to utilize this money to help with the redevelopment of those. And I think there may be some office space, for example depending on how we come out of this pandemic if there's a lot of vacant office space that there's a potential that we could utilize that for housing as well. We'd also like to be able to do some RDA led construction in the past, we've been able to do some single family builds in the neighborhoods. So we'd like to include that for single family or multi-family. And then we also put in there home improvement loans for income qualified applicants. So right now home improvement loans are funded primarily through our home dollars. And we allocate those monies annually. NeighborWorks is our contract provider to do this service. Right now, I think we package 10 to 15 a year maybe but we have a waiting list. I think it's an excess of 90 people on that waiting list. So we know that there's a need for rehab in some capacity. We'd like to give priorities to some projects that of course are creating higher value in the property

generating taxes. We want to make sure that we rehabilitate or build new structures that are accessible to everyone but especially to our elderly citizens or elderly neighbors because we know that Green Bay is aging from our housing study, including me. So we know people are going to start needing different opportunities for rentals potentially. And then also we know that there's a need for universal design or accessible units. So we need to start building more of those as well in Green Bay. We want to look at transitional housing with supportive onsite services. We have folks in shelter that are coming into that first apartment that we need more of those single units, studios, smaller units with that supportive care to help those folks meet the challenges of this new living situation. We're also looking at just being able to acquire those occasional blighted ones that are sticking out, that we need to pick up that we've used enhancement funds for in the past. We're looking at again I mentioned this converting those under utilized spaces. We want to work with developers who are successful in working with WEDA and other HUD programs in the past. We want to make sure that the developers have equity in the property. So we're looking for at least 20% equity from developers who are working within this program. We want to make sure that they have financing that will allow them to complete the project. And we've also included in this four projects over \$500,000 the 1% dedication towards public art. I think we've got a couple of limitations. We're not going to give more than the amount of the developer equity in the project or 20% with our top grant being 500,000. Those are for the very large redevelopment projects. So we received some really good news. And I don't know, Mary, if you're gonna mention this maybe at the end with some American rescue plan dollars that will be coming to the city specifically to be used for housing. I guess we weren't aware of that when we started drafting this, but yay, right. How often do we have a problem with having all this money coming in. We may move between these two plans and depending on how the rules come out with how we can use the home dollars. So for example, we have rehab loans in the today plan but maybe we decide that we just allocate more with the recovery money or the rescue plan money. So I think this is a kind of a fluid document. The plan of action is to have this document come to the RDA annually around budget time for review by the RDA, with the recommendation to city council. So city council weighs in on that as well. And then the RDA would administer these dollars much like we do with block rent and neighborhood enhancement funds. So this is the time, I guess, for commentary from anyone, if they think we've forgotten something in here, or if we should do more of a focus, we'd be looking for commentary

- Personally. I think it's quite thorough to etude. You did a great job Cheryl, but other comments please. Or questions

- Alder Johnson has his hand up--

- Johnson, Alder Johnson please.

- Thank you, Cheryl. And correct me if I'm wrong, but I think this was in response to the communication that I submitted. And one of the provisions that I put in there is for the plan to go before city council. And I will admit, I am forever confused by where RDA has final jurisdiction versus what goes to council. So I just want to verify now while the annual plan will go before council. Will this actual plan go before council?

- Yes.

- Okay.

- So the goal is to get the RDA, get some comments and then council, you know, will take a stab at this as well to see if we've omitted some things and we can make changes as well. And then annually going forward, you know, this might change neighborhoods that we designate may change, needs may change. So then annually, the council will have that final review and approval much like block grant.

- So would this... In essence, sort of create the guiding principles over a fund per say, where if we do these two closures in the future, they automatically go into that fund and these guidelines continue to remain in play, right?

- Yes

- Correct.

- And I like that idea and by the way just really great job by you and your staff and putting this together. I honestly and admittedly I only did a cursory review of this but I honestly only have one question and that's related to percent for the art cause that's a soft spot for me but I think this might need some clarifying language a little bit because in the original percent for the art program, we indicated that it's based on the assessed value of the project. And I don't know that that is par tic. Whether that 1% applies to the award amount or if it is still the assessed value of the project.

- If I may Director Stek I think you just did some work with our public arts coordinator maybe in defining that a little better that we can tie that into this.

- Exactly. I think all it does is What we're looking at there is kind of maintaining a pretty high standard on that. Then trying to provide some flexibility off of that for certain situations where it makes sense to put in certain link, we can use an example for affordable housing. That makes sense just to figure a little bit lower on that. You know, we're trying to certainly raise I think the city of Green Bay's done an excellent job of encouraging public art in a lot of areas. And we kind of want to maintain that. In fact, that's one of the other issues we're looking at too is maintenance of existing artwork that we have as well that we need to make sure it's one of the reasons behind some of the songs. It is certainly a higher figure but we are looking at trying to provide some flexibility in terms of the TIFF guidelines in exchange for other criteria or other basic city goals and objectives that are met in a TIFF program that there would be some flexibility to reduce it down from the overall value of the project. Certainly a percentage based on the amount of the award is a very likely candidate for something to be in a case to be reduced and to be basically evaluated at a lower dollar figure.

- So maybe just two comments on that front. I think one, we always intended, you know for a program to come back to RDA and assess its success, I guess but I'm really not even aware of any projects that have qualified yet for that. Maybe there have been but, I mean I know that it's been in development agreements, but I don't know that there's been any projects that have been complete yet that have actually required that investment. I could be wrong but that might be a worthwhile discussion at a later date. The other thing is just to keep in mind especially around low income projects, public art time and time again has been cited for, you know being a catalyst in the redevelopment of lower income neighborhoods. So my only thought process on that is when you, you know relieve that restriction or that requirement on some of these projects, it almost has like a counter effect. So if there's any way that there are other ways I guess, that we can find as a city to contribute if it's an inhibitor to getting a deal done we absolutely have to have that conversation but is there another way that perhaps the city through block grant or some other sources can kind of backfill that. Because the idea is to revitalize struggling neighborhoods and public art, like I said has proven to do that time and time again. So again, great job staff. I like what you've done here.

- Yeah. Just a quick comment on that. Staff agrees to 100% and that in fact I think the comment was made at the staff level that out of any areas that generally would need would require some investment for public art odds are it's going to be a public, you know a subsidized housing project. That's already going to kind of a little bit tighter on the budget anyway. Sometimes a little tougher discussion to try to get them with some better architecture, better landscaping and more of an aesthetic on the project anyway. So public art as we see that as certainly a great way to kind of help mitigate that a little bit. So staff is very much in agreement with that.

- Any other questions or comments please?

- Noel's got his hand up Mr. Chair.

- Noel, please. Noel, where are you?

- Thank you. Yeah. And thanks for inviting some comments on this Cheryl. I've just got a couple under the section on purpose. It's not explicit, although I imagine somebody could argue that it would be permitted, but in talking about how the fund could be allocated I would suggest maybe making explicit that it could also include the acquisition of property for future development, you know, of affordable housing and even perhaps the improvements to the land, say if it were, you know something that needed infrastructure brought it as well that you could use that for that, another thought is that the fund could be absent in the restructuring of an existing, you know, debt stack or capital stack for an existing property to preserve affordability. Now, one of the things that happens sometimes as properties are created with subsidies to make them over the 20 years or 30 years goes by and then they'd convert to market and no longer are accessible to people of modest means. One of the things that could be done as a debt restructure maybe that involves some of these funds to preserve affordability. Under the projects section for priorities, there's a great list of priorities there. I would suggest adding one that says, you know "Projects that increase residential density "in downtown and near downtown neighborhoods." That may be part of the wind markers. There is just that it's bringing more units or more dense units. And my last comment really is about the design. So reading through this, it looks like it's structured as a simple subsidy in terms of a grant to a development project or something. And that there are other ways to make that work because if you are doing it that way and I wouldn't argue against having a component of the fund that works as a grant. But if you're going to be putting potentially millions of dollars in this say over a decade, you know if you grant it all out, it's one and done with each dollar there may be opportunities to talk to some financial institution partners and get them to put up, you know, the best lowest price capital they can put up in terms of debt. And then you can blend, you know, the today pot with some, you know some market rate capital and end up with still a lower cost capital pot to help a developer along. Or maybe because of, you know what you're able to do is you're maybe able to stretch or do something like that. 'Cause sometimes it's not just the amount, it's the payback. And, somebody is looking at a 20 year payback on something, but they're constrained on the rents. They're going to be charging the tenants that might not make the numbers work real well. Whereas if you could say, "Hey, we know we can make a 30 year amortization "for that affordable housing development or something." That might bring somebody in who might not otherwise come in I would say, and I'm not necessarily a revision to your plan, but I would encourage you strongly to explore possibilities of layering. What you've got here is a really powerful tool and use it as a catalyst with some private capital.

- Good comments, excellent. Other comments.

- Thank you.

- Thank you.

- Any other comments from the committee? You probably really aren't looking for a motion here Cheryl. You just wanted us to comment on the document. Is that correct?

- No, actually I would like you to pass it if you could so I can get it on to council to have them take a look at it.

- So I'll entertain a motion, please.

- Gary, I'll make the motion to approve the today fund policy.

- All right. Very good Matt. Thank you. Today absolutely.

- I'll second that.

- And second by Melanie.

- We need today hands Melanie. There we go.

- Any other questions or comments. Noel, please? Oh, Noel you had your hand up.
- Will any of those comments I just made be part or is that a daylight to dollar shark, 'cause I really wanted to be a part of having a voice in this process here.
- Right.
- I think I can make those additions to that. You know, really. I don't think there's anything controversial other than you know, giving the ability to, you know like you talked about some debt restructuring or you know basically using it with other funding sources if possible. I mean, you know, I guess we can put it in and if council wants to take it out, they can do that. But I don't have a problem adding those comments to this.
- Matt, adding those comments to the document.
- I do Gary. I just comments is adding flexibility to the policy. Not constraining it. So yes. I'm supportive of those amendments.
- Melanie.
- I absolutely agree.
- Okay. Any other questions or comments? If not, all those in favor of the motion, please signal by saying aye.
- Aye.
- Aye.
- Aye.
- Opposed. Motion carried. Thank you. I have to get computer setup here, all right. Number eight, consideration of possible action to approve and recommend to the council the city of Green Bay 2021 annual action plan for community development block grant program CDBG and home investment partnerships program home entitlement programs. Yes. Neil please. Right.
- This is me. Okay. So we received our allocation from HUD with the dollar amount that we're receiving for 2021 black grant funds and home funds. They're a little less this year than we received the last last year, but it's still a pretty significant amount of money. We went through the input process with the community. We met with departments. We talked through with staff and the mayor. And we came up with these activities proposed projects and their funding with the dollar amounts that we were awarded by HUD. We have both four public service programs that we're thinking of, fair housing. This is a HUD man and they us. So we put some money in there for fair housing. We will RFP that out, community gardens. We support the community gardens in Green Bay and we allocate money to that public service activity. Our arts coordinator supports the art beautification CDBG money within our CDBG eligible areas. And then we have a line this year for crime prevention. And this is something that when we talked to the mayor he wanted to put some money in for some public service activity to do some crime prevention in the city of Green Bay. And then our regular allocations for emergency housing repair. This is our health program. Our block grant funds are used for emergency repair. It's a little bit more flexible than our home dollars where you don't have to bring the whole house up to code. So if somebody comes in and they have an emergency their roof is leaking, but they don't have the equity in the house to bring it all the way up to code. We are more flexible with these dollars. We'd like to put some money into infrastructure and park improvement funds within the CDBG eligible areas. We would like to put some money into beautification and our projects within the CDBG eligible areas. Our facade demo grant program that Matt had brought two applications in. We would like to beef with 75,000. And we'd

like to do some economic development revolving loan funds. So we would like to give some for-profits, some loans to create jobs within the city of Green Bay and then our CDBG administration dollars are our staff salaries. And that's 20% of our allocation.

- Comments please from the group.

- Quick comment, Krista, can you just explain again the two different columns and the total of what's happening there?

- Okay. So yes, the staff recommendations this is our actual allocation from HUD 960-9580 program income is the loans that we do through our health program. Those are loans that are out in the community and they can be out in the community for like 30 years or it could be somebody paying off refinancing doing something like that and repaying those back. So that's program income. So part of our program income is that and then the other part is our economic development revolving loans that we administer that money comes back in as they make their monthly payments on their loans. And that has to go back into the economic development revolving loan fund. So I'm anticipating, and I'm doing it on very cautious this year because of the struggles with COVID and some of the business not being able to make their payments. So last year, this program income, I anticipated as being a lot higher than what I am this year. So I'm being very conservative in case we don't receive that money in. So that's the combination of the tool make up the total amount that's allocated for those projects.

- What's the present balance of the revolving loan fund? You know, one year or Matt?

- Yeah, it's around 400,000 currently.

- Okay.

- Can you give me the exact number if you go in it's \$362,538.31 cents.

- Thanks Wendy.

- Any other questions or comments in regard to the proposal?

- Although I do. I think when you've got a loan in the hopper though that's just a little deceiving though. I think you've got a big loan that's kind of in the hopper right now for that revolving loan funding.

- Actually we have two.

- You have two?

- Yes.

- What's the next time they will have a loan committee's meeting by the way

- It looks like we'll be... I'm just going to get some final questions asked of Crystal a little bit after this meeting but I'm hoping to meet as soon as possible so we can take a look at that.

- And Matt and Debbie are representatives, right? Correct. Cheryl we just made a change with Debbie. Is that correct? Anyway, I digress. I apologize. Any other questions or comments in regard to the proposal?

- I move for approval.

- Alder Doff.

- [Kathy] I'll second.
- Second by Kathy.
- Krista, is that home and CDBG?
- No, I haven't gone through the home yet.
- Do you want to do them separately or together?
- We can do them together. I just wanted to pause at the black grant portion in case anyone had questions with that, or if you wanted to change any of the dollar amounts with that.
- Since we have a motion to second let's approve separately. All those in favor of the motion and the second signal by saying aye.
- Aye.
- Aye.
- Aye.
- Opposed motion carried. Okay. Onward.
- Okay. So then our 2021 home allocation is \$537,000. Again, we are looking at projects that we have funded in the past are our single family rehab loan program, our health program. As Cheryl had mentioned previously, we can do about 10 to 15 loans a year. But we do have an extended waiting list. And, and that's not because we can't get the money out the door. It's, there's a lot of restrictions with that with contractors, you know, how busy they are currently and our admin capacity to create those loans, we would like to bump up or not bump up, but refund the housing development advance in order to create affordable housing within the city of Green Bay. That's one of our key funny into that. With home regulations we need to set aside 15% of our allocation to CHDO Community Housing Development Organizations to compete to create affordable housing within the city of Green Bay. So we have set that 15% aside for that. And then we have our home administration dollars which is 10% of our allocation. And this is used to administer that help program and to support staff that works on both home and CDBG projects.
- Okay, questions and comments in regard to the home allocations. I'll entertain a motion.
- Chair just real quick.
- Yes, please.
- I just wanted to thank staff for their work on the home allocations and the CDBG work. Chris has been doing this for some time so really appreciate all her work. And Will has waded into the fray recently to kind of coordinate our departments and identify priorities. So really appreciate everything that he's been doing to support this work too. And then one thing that Cheryl had mentioned previously we did get some really good news. I think it was just last week. HUD sent out a press release Jeff bullier at the press... Cause Ed actually saw it before we did. So he gave us the good news that we're going to be receiving \$1.9 million in supplemental home funds. So you look at that annual allocation, you know this amount is nearly four times what we get in a normal year, which is just fantastic, you know, excited about what we're going to be able to do with those funds. So I guess I owe Jeff a Christmas card or something for that good news.

- I've got a capital projects list we could talk about.
- Get in line Noel.
- Yeah. Right. Thank you, Mr. Mayor. Thanks again. Excellent. Okay I'll entertain a motion.
- I make a motion to approve.
- Melanie made a motion.
- [Kathy] And I'll second it.
- Second by Kathy. Any questions or comments. All those in favor of the motion signal by saying aye.
- Aye.
- Opposed, motion carried. Thank you. All right. Informational update on the housing study. Cheryl, you've given us some information already but anything else you wanna add to that?
- No, I think the ta-dah plan moving forward is good. And then, yeah, it's where we're at.
- Excellent. Thank you Cheryl. About the industry report and check register. I went over it to enter comments. Anybody else they do, you know and directors report, project updates
- Just a couple of quick items here. I know it's been a long meeting today. Thank you everybody for your time on that. We like meetings like that. It's good use of everybody's time. We like to get all those things approved like that in one shot. So thank you for everybody's cooperation today. A couple of just quick updates, city has pretty much completed our TID amendment process for TIDs seven, eight and nine and 23. Folks remember RDA was a key part of that. Providing the resolutions approving that. Joint review board has approved the two allocation amendments and we are finishing up our reporting requirements to the department of revenue to complete that process. The staff continues to work on the guarantee agreement for regarding the city center the HCW project. Remember that came forward and you gave us direction to continue to negotiate in that. We hope to be bringing that back in May is our objective at this point. We wanted to point out the fact that the staff heads in the economic dullness already had a commercial market study that was completed by NAI Beverly, and it had some great information regarding the industrial office retail and multi-family markets. So really nice kind of a real estate overview, not a lot of certainly earth shattering observations in there for us but some real numbers behind some of the things that we were assuming anecdotally that was going on in the marketplace going forward. So some good information that's gonna help direct some of our marketing efforts and our recruitment efforts. I think for some of the real estate ideas we're looking at going forward, we wanna shout out to Matt Buchanan. I think hopefully Matt's still on. I'm not sure if he is or not. Matt has done some good work with the, this parklet program. Folks are familiar with that and we recall that was a program for getting different users and restaurants to maybe establish a little bit more of a presence outdoors and out on some of our city streets. He also has been very critical and working on the shared corridor vision plan that's kind of identifying more opportunities for bicycles, pedestrians. And kind of making some of those roadways a little bit more friendlier to some alternative transportation efforts. Both of those efforts have gone through our economic development authority and then received some feedback and gotten those getting ready to finalize some applications for the Parkland program. And then hopefully what would be implementing the shared corridor plan as we go forward. And then I think as Cheryl mentioned you were previously working with Laura Slayer the guards coordinator, and kind of finalizing some this the TIF related policies related to public arts and some of the rules in that and how those things get reviewed and approved going forward. So hopefully it's going to be having an update me bringing forward on this. That includes the kind of the program guidelines what the approval process is, the standard procedures for reviewing those and kind of managing

those projects as they come forward. So Laura's done some great work so far. We're hopefully going to be having an update for you here at the main meeting. So with that I'm available for any questions Mr. Chair.

- Neil, did you wanna mention the the mural that's gonna go on temporarily on the associated bank lock building, the garage?

- I was thinking exactly which one, was that? I can't remember what exactly the mural itself was but yeah, we did actually give the... What's the artist's name?

- I think Laura. It's Laura, are you on the line? Laura Schley?

- [Laura] I am here, hello.

- There we go.

- Even better. I will let Laura explain exactly what that project was.

- [Laura] Let me get an image up. So that I can share it with you guys here. Bow Thomas, as you may know, very talented local muralist has proposed to put a new mural on the Associated Bank building lot. Let me just bring it up here quick. My apologies.

- Its okay. We can drop this one on your Laura. No problem, it could be a couple of seconds here.

- [Laura] All right.

- Here it comes.

- Oh, beautiful.

- I love it.

- [Laura] Bo is aware that the building is eventually going to be taken down. He's aware that this is a temporary site and really just wants another opportunity to get some artwork up around the community.

- Beautiful.

- Love it.

- Watch for that here very shortly. I think so.

- Pretty good.

- So Neil, you having fun?

- Absolutely. No, it's great to some of these projects moving forward that have been, you know, obviously with COVID and then they get annoying in the fall last year and then just certainly being down the director. So I think some things slowed down a little bit. I think they're falling out and speeding up here as we go forward. So I'll look to hopefully a really kind of an exciting May meeting, hopefully be bringing back several projects and some revisions and getting some more things going. So if we think this one was a big one, we think May could even be a little bit bigger fingers crossed. Staff bringing us several agreements might be coming forward hopefully by our May meetings. So, so far so good Chair, so far so good.

- I appreciate your enthusiasm and positive attitude. Very, very well appreciated. Thank you. For staff or the mayor, and even any RD, any comments or questions?
- Just that I'm working on getting you another member, Gary. And I appreciate your zoom today for that.
- Right, double my PA I appreciate that.
- [Kathy] I have one question. Are we going to go back to imperson in any time soon?
- So I talked to Neil and I was thinking maybe June.
- [Kathy] Or am I way too soon for that.
- I think what we are doing... Kathy what we're doing is certainly we're following the lead of the Mayor and council. And when they kind of get their procedures in place and we kind of get some cover and then they're gonna be our test subjects in terms of kind of figuring out what happened maybe a hybrid meeting, some in-person, some virtual, how that might work and exactly what their guidelines will be. So we should know. I think they're going to establish that in May and correct me if I'm wrong and then probably maybe they'll have something that may be enacted by June. That's assuming all the numbers keep doing hopefully going the right direction, I think at this point.
- [Kathy] Right, right. Okay, that's good to hear.
- Yeah. That's a good question. Yep. And I will be bringing forward a plan to city council for the first meeting in May. And then, so we'll have that discussion in that. And then we'll have a plan in place, both for council and all of our boards and commissions and committees.
- Thank you.
- Thank you Mayor.
- [Kathy] Thanks mayor.
- Any other questions or comments for the mayor or staff?
- Keep up the good work you guys are doing great.
- [Kathy] Yes.
- Another great meeting. I appreciate everybody--.
- [Kathy] Yep, that synergy is there.
- All right. Our next meeting will be May 11th at 1:30. I definitely should be back from Arizona and Colorado wherever. Motion to adjourn.
- It's all moved.
- [Kathy] I make a motion to adjourn.
- I'll second.
- Kathy and Alder Doff. All those in favor signal by saying aye.

- [Participants] Aye.

- Pretty good. Thanks. Have a great day.