MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, JUNE 8, 2021, 1:30 PM
Virtual Meeting. Public may join via Zoom.

A. ZOOM MEETING INFORMATION.

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

B. ROLL CALL.

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

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

C. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the June 8, 2021, meeting of the Redevelopment Authority.

Moved by Melanie Parma, seconded by Deby Dehn to approve the agenda for the June 8, 2021, meeting. Motion Passed.
Yes- Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Brighid Riordan, Abstain- None.

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the May 11, 2021, meeting of the Redevelopment Authority.

Moved by Kathy Hinkfuss, seconded by Melanie Parma to approve the minutes from the May 11, 2021, meeting. Motion Passed.

Yes- Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Brighid Riordan, Abstain- None.

E. REGULAR BUSINESS.

1. Consideration with possible action on a development agreement with 200 N. Monroe PropCo LLC regarding the redevelopment of the properties located at 227 N. Quincy St., 221 N. Quincy St., 624 Pine St., 618 Pine St., 616 Pine St. and 605 Cherry St., as well as a request for Tax Incremental Financing assistance for the project.

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 Melanie Parma, seconded by Kathy Hinkfuss to open the floor. Motion Passed.
Yes- Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Brighid Riordan, No- None, Abstain- None.

Moved by Kathy Hinkfuss, seconded by Brighid Riordan to approve the development agreement as presented, and forward a final development agreement from the RDA to the City Council once reviewed and approved by the City Attorney. Motion Passed.
Yes- Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Brighid Riordan, No- None, Abstain- None.

2. Consideration with possible action on the request by Sharon Harper of the African American Community Parent Network, Inc. to utilize the Northeast quadrant of the RDA property located on the 200 block of North Monroe Avenue (Parcels 11-159, 11-158, 11-157, 11-156) for a community event.

Moved by Melanie Parma, seconded by Kathy Hinkfuss to approve the request by Sharon Harper of the African American Community Parent Network, Inc. to utilize the Northeast quadrant of the RDA property located on the 200 block of North Monroe Avenue (Parcels 11-159, 11-158, 11-157, 11-156) for a community event. Motion Passed.
Yes- Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Brighid Riordan, Abstain- None.

3. Consideration with possible action on a request from Greater Green Bay Habitat for Humanity to increase the awarded HOME funding for the construction of 216 N. Clay Street, 1409 Elm Street, and 410 Fifteenth Avenue.

Moved by Kathy Hinkfuss, seconded by Melanie Parma to award HOME funding of $23,500.00 per home to Greater Green Bay Habitat for Humanity for the construction of 216 N. Clay Street, 1409 Elm Street, and 410 Fifteenth Avenue. Motion Passed.
Yes- Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Brighid Riordan, Abstain- None.

4. Consideration with possible action to approve a six-month extension of planning option with Maker Solutions for four-plex townhouse development at 115 S. Van Buren Street.

Moved by Kathy Hinkfuss, seconded by Melanie Parma to open the floor. Motion Passed.
Yes- Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Brighid Riordan, No- None,

Abstain- None.

Moved by Melanie Parma, seconded by Kathy Hinkfuss to approve a three-month extension to Maker Solutions for new house development at 115 S. Van Buren Street, and authorize staff the ability to extend an additional three months. Motion Passed.
Yes- Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Brighid Riordan, No- None, Abstain- None.

5. Consideration with possible action on a request from staff to use 2020 Community Development Block Grant funds for park shelter murals.

Moved by Deby Dehn, seconded by Kathy Hinkfuss to approve the allocation of the 2020 Community Development Block Grant arts funds for the development of the park shelter mural project with final design approval from staff. Motion Passed.
Yes- Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Brighid Riordan, Abstain- None.

6. Consideration with possible action on the award of CDBG contract CD21-01 Sidewalks, Arndt Street Resurfacing and Alley Resurfacing to the low qualified bidder, Peters Concrete Co.

Moved by Melanie Parma, seconded by Deby Dehn to award CDBG contract CD21-01 Sidewalks, Arndt Street Resurfacing and Alley Resurfacing to the low qualified bidder, Peters Concrete Co., in the amount of $220,741.60. Motion Passed.
Yes- Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Brighid Riordan, Abstain- None.

7. Consideration with possible action to accept a land donation of parcels 18-757, 18-766, and 18-48 from G&K Properties, llc. to the Redevelopment Authority of the City of Green Bay for the purposes of future or current development.

Moved by Kathy Hinkfuss, seconded by Melanie Parma to accept the land donation of parcels 18-757, 18-766, and 18-48 from G&K Properties, llc. to the Redevelopment Authority of the City of Green Bay for the purposes of future or current development. Motion Passed.
Yes- Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Brighid Riordan, Abstain- None.

F. INFORMATIONAL.

1. Update on Housing Study.

Cheryl Renier-Wigg presented the update. 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: July 13, 2021 at 1:30 PM. (Unless a special meeting is needed.)

G. ADJOURNMENT.

Moved by Melanie Parma, seconded by Deby Dehn to adjourn. Motion Passed.
Yes- Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Brighid Riordan, Abstain- None.

VERBATIM MINUTES

- Call the meeting to order, if you're ready.

- Sounds great. Pressure feels like it's on, as Gary's not here today. So I'll see what I can do, Neil. So everybody, please bear with me.

- We got your back, sir. Not a problem.

- Thank you, Neil. You're about to see a litany of errors. Okay, so why don't we call the meeting to order, and let's jump right in with roll call. Gary Delveaux? Gary's not here today.

- He's excused.

- Matt Schueller's here. Alder Barb Dorff?

- Alder Dorff is excused today as well, Mr. Schueller.

- Okay.

- Deby Dehn?

- Here.

- Kathy Hinkfuss?

- Here.

- There we go. Hi, Kathy. Melanie Parma?

- Here.

- And I do believe then we likely have someone new attending today, based on the agenda, and a new face out there, Brighid Riordan.

- I'm here.

- Brighid, did you just want to introduce yourself to everybody?

- Sure. My name is Brighid Riordan. I'm the Chief Innovation Officer for Nsight and Cellcom. And I live in downtown Green Bay. I live in the Rail Yard District. And I'm a huge fan of our city and all things that can go well. So, that's me.

- Yes, and Brighid is proudly living right in an RDA development site.

- There we go.

- We have TIF money because of her.

- Right, exactly.

- Thank you, Brighid.

- Just doing my part.

- Welcome aboard, Brighid.

- Welcome.

- Yes, welcome aboard, we're glad to have you. Okay.

- You guys sound like a lot of fun. So this has already been fun. You never know what you're gonna get, right?

- We're always really calm and gentle on your first meeting, just so that you'll sign up to come again. Okay. Let's move to approve the agenda for today's meeting. Do we have a motion?

- So moved.

- Second.

- A motion from Melanie and a second from, was that you, Kathy?

- I think it was Deby, I believe.

- From Deby, all right. All those in favor say aye?

- [All] Aye.

- Anybody opposed? No, don't see any opposed. That's great then. Let's move on to item D, then, approval of the minutes from the May 11th meeting of the Redevelopment Authority. Do we have a motion for that?

- Move to approve.

- Do we have a second?

- I'll second.

- All right. We have a motion from Kathy and a second from Melanie. All those in favor say aye?

- [All] Aye.

- Anybody opposed? No, great. We are through four agenda items already. I think it's gonna start slowing down now. So we'll move into regular order of business, which is consideration with a possible action on a development agreement with 200 North Monroe PropCo, LLC, regarding the development of the properties located at 227 North Quincy, 221 North Quincy, 624 Pine Street, 618 Pine Street, 616 Pine Street, and 605 Cherry, as well as a request for Tax Incremental Financing assistance for the project. And Neil, why don't I hand off to you here and give us an intro to the project? We're all excited to hear.

- Absolutely, I will try to start sharing my screen here, just so we make sure we've got the information. Hopefully everybody can see a PowerPoint slide. Perfect, thank you, Melanie, for the thumbs up. Thank you. So, yeah, we will go ahead. Obviously this is a project we've been working on, staff has been working on for quite some time. We're excited to have it at this point. So, we'll just kind of hop right into it here. The project as proposed is a five, well, I say five to three story mixed-use building structure, 'cause it varies in height as it goes around the site. Facing Monroe Avenue, about 172 market rate apartment units in the mix of studio, one, twos, and threes size units. Ground floor grocery, approximately 15,000 square feet, which we'll get into a little bit more detail here in a moment. And then an initial 7,000 square feet of other retail space. The project is proposed to be completed by December 31st, 2024. The estimated project value is about $22 million. The minimum valuation that it has to achieve to qualify for at least a prorated portion of the promised TIF assistance is $17.6 million. The city investment in this project is essentially an 80% annual increment after recovery of the city's acquisition costs for this property. And that it will require a new TIF district to be created. So with that, we'd like to just kind of, I'm gonna kind of quickly go through, this is, here is the site location. This is Monroe Avenue here. This is Pine Street here. Quincy Street here. And Cherry Street here. So to give everybody here a look, an idea of exactly where the project is. I'm just going to very briefly show some slides, but then the developer is here to kind of provide a more detailed walkthrough of the architecture. So we are very, certainly very pleased, with the concept that has been done here. Specifically, the grocery tenant that we'll be looking at is actually Main Oriental Market. They've provided they're still in negotiations with the developer to secure the final location and space. But provided this, and unfortunately, Ms. Yang, Tara Yang, could not be with us today, she's traveling, but she did provide this particular statement. And she continues to work with the developer here to actually secure their space. So we were excited about the opportunities and really the growth of this business that's already located right across the street, here in this neighborhood, but this would be a significant increase, in not only in the size of the retail facility, but also of the adoptions affiliated with it. So, we are excited about the opportunity being presented by that as one of the key commercial grocery tenants for this project, which has been a challenge, as probably the RDA members who've been around for a while, can recall, has been a challenge, to try to get one secured here. So we're excited about this as a prospect for that particular use there. So with that, I'm gonna kind of quickly go into, if I can turn it over to the developer, actually, I guess, technically, do we have to open the floor to allow the developer to provide some comments here and then address any questions that we might have. But they have a detailed overview of the architecture that I would like to basically turn that over to them at this point, if that would be acceptable, Mr. Chair.

- Yeah, and I would be open, then, to a motion from someone to open floor.

- I'll make a motion to open the floor.

- We have a motion from Melanie, a second from Kathy Hinkfuss, to open the floor. All those in favor say aye?

- [All] Aye.

- Anybody opposed? Nope? Okay, with that, the floor is open. And I'm not sure who's here from the developer, Neil, but we'd love to get some overview on the project.

- Yep. Jason, are you gonna start off or Ted? If either one of you would like to begin with some introductory comments, and then I will advance the slides regarding the architecture on your direction.

- Yeah. Neil I'll start. Ted Matkom, Gorman Company. As the RDA probably knows, we were awarded the opportunity to develop this site. We originally proposed a WHEDA tax credit development that unfortunately, with a different grocer, didn't go anywhere because the census tract changed by the time that we had submitted to the time that we were awarded. And unfortunately the points didn't line up, so that did not work. But in that, that was given to us, we pledged to the Green Bay community that we would help foster and facilitate a market rate development. And the market rate development was always based on a grocer, which is now the Main Oriental Market, which we're extremely excited about. A grocer who actually kind of complained, the original old grocer that we came in was not local, which is true, and she said that she could do a great job in this, had a great vision, showed us that vision, and kind of blew us away on her presentation, which it's too bad she couldn't be here today. But she's got a great vision that we're working through. And Mike Klein, who would be a partner of ours, and then also Jason Korb, who is the architect, they've developed a revised vision of what we originally were thinking here, to be a market rate development that would be a bookend to this side of downtown, with a grocer. And we do have another retail user who actually I think is on the Zoom call, Mike Alexander, who is the Chancellor of UW Green Bay. Not sure if Mike's on, Mike, are you on?

- Yep. I'm here.

- Awesome. So Mike, I just, we brought Mike on because we've been having very, very preliminary discussions with him about his vision of what a space for UW Green Bay would look like in the downtown. This site caught his eye, just because of the proximity to downtown. And we've got about 7,500 to 10,000 square feet, which is available, which he was gonna talk about briefly today. Mike, do you want to just give us your take on that?

- Yep, absolutely. Thanks, Ted. It's good to be here here with everybody. Thanks for the time here. Yeah, just, we're very excited about the possibilities here. It's exactly the kind of space that we're looking for to move, possibly. For a number of years, the university has been requested to move downtown, to have its presence downtown. This is the kind of space we definitely need to be successful in doing so. So a few options for us would be, and there's a whole long list here of things we're considering, but a few of the highlights would be to move the Center for Civic Engagement. So to completely connect what we're doing in Civic Engagement in the place where the civic engagement is actually occurring, which is really important. To move, we have one of the largest continuing education community engagement programs in the state, over 70,000 people that we work with each year, to take a portion of that and move it here, to, again, to have more direct connection to the city. And third is to have a resource center for students that are living in the area to come to be able to fill out FAFSA forms, to have help filling out college applications with us and NWTC. Possibly with, to think about, how to support students that are underrepresented downtown that may want to continue their education past high school. And then finally, to have a space, a flexible space, that we would use for all parts of the university, that could be used for programming and other aspects that we could bring to the downtown area. So we're really excited about the possibilities here.

- Excellent. Appreciate that. Thank you. Oh. Ted, we're losing you. Okay, it looks like we've got, it's like Ted--

- But we're working towards that, yes.

- There we are, now you're back. You were frozen up for a second there, Ted, but now you're back.

- Sorry about that. I was just saying that we're still in the preliminary stages for both the grocery and UW Green Bay, but very excited. And wanted to just present those retail users to the RDA prior to Jason Korb's tour of the site architecturally, which he could do right now.

- Hi. Good afternoon, everyone. Can you hear me?

- Yes, Jason we can. Thank you.

- Great. So, this is Jason Korb at KA, headed here in Milwaukee. Just walk you around. So the site is huge, right? And so, one of our bigger discussions with staff was actually how to fill it up in a way that makes sense, because earlier versions of this building included less building and more parking. And just through a series of meetings and working sessions we kind of determined that that much surface parking was not really appropriate in a downtown environment in 2021. So we added the wing that you see on Quincy Street on the right hand of the image here. Can you jump to the next image, please, Neil? Very quickly go through the plans. As Neil mentioned, it's, aside from the retail, it's 172 apartments. In a basement underneath the building we have 171 parking spaces. So more in there will be one for one in the basement. And it's entered from the southeast corner of the site. So that sort of appendage you see in the lower right is a ramp down to that basement. Next slide, please. And as Neil mentioned, the ground floor is anchored by three very tall retail spaces. Upper left-hand would be a grocery component. The lower left would be imagined, hopefully, as some kind of destination restaurant component with a south-facing outdoor patio. And then the northeast corner would be space that could potentially occupied by UW Green Bay. On the Quincy Street wing we've added eight townhomes, because Quincy Street is not really a retail street. It's a little quieter and more residential. So we've placed eight two-story townhomes on it. In the lower right-hand corner you can see where the parking to the basement enters and then ramps down inside the building. And then above that, we have an additional 21 spaces, I think, for additional residential parking on the ground floor. In the center of the site, hopefully, and our hope is activated both by the grocery store and a hope for a restaurant, we have a kind of a semi-public plaza that sort of wraps around the building. We did maintain approximately 64 retail parking spaces because retail, it's still reality that retail does need proximate parking. We've broken the building, as you see, into what sort of appears to be three or four pieces, just to break down the scale, including a curb cut where the current alley is, which a truck could drive through and then back up to a dock to service the grocery store. And then the site is 100% impervious and we haven't done a deeper dive on our civil engineering, but we do feel it's going to be both appropriate and necessary to have some stormwater management. And so part of the agreement has a percentage for art in the project. And so we're hopeful to create some kind of water feature that both functions as public art and, again, helps to try to create a destination, as well as helping to manage stormwater that hits the site. Next slide, please. So the second floor, what you're seeing is, the white spaces are just open to below, because the retail spaces are very tall. And then on the Quincy Street Way, we did tuck in a second floor under what's called the Podium Lid. So that is the second floor of the townhouses, and then we start to see some apartment units facing towards the plaza. Next slide, please. Here's our first full floor of apartments. So they're color-coded by unit and room count. So we have, again, sort of our northeast and northwest corners are three bedrooms. The light green are two bedrooms. And then we have a combination of one bedrooms and what's called junior one bedrooms, which is a fancy way of saying it's a one bedroom with a square footage that starts with a five, not a six or a seven. The dark blue areas are building shared amenities for the residents. So we'll have a fitness center. We'll have a community room or a club room. And then the roof, sort of facing southeast there, would be a roof deck that the club room occupants could use as outdoor events space. Next slide, please. Again, now we're getting into a typical floor of units. Not much more to add here, except as Neil mentioned early on, this is the last floor where the building occupies its entire footprint. It starts to step back on, the next slide, please. So now we see, and again, it's just a lower scale and more residential street. Our Quincy Street wing falls off. We are exploring another roof terrace on the roof of the Quincy Street wing. Next slide, please. So this is the top floor. And again, fully residential with the west-facing, dark blue shaded area is more community space. And we have carved out, this drawing's a little bit out of date, but to the south of that blue space, where that indentation is, is now an outdoor, west-facing terrace. The developer was interested at this height of being able to capture views of Lambeau Field, which we believe we will, as well as great views of downtown. Next slide, please. So here we are looking from the south, east southeast, back towards downtown. So we're looking at the Quincy Street facade, so the lower part of that facade is our two-story townhomes with apartments above. You can see some of the roof top amenities that we're providing. There'll be a lobby for the space, hopefully occupied by the university, on the corner of Quincy and Pine. And then you start to see the plaza in the background. Next slide, please. So here we are looking north and a little bit east, again, towards the, back towards sort of the more residential neighborhoods you start to see coming in. So you can see that the building is scaled up, as Neil mentioned, as you start to look towards downtown. You start to see that we've sort of started to develop a water feature facing the southwest, which we think will be great. We are proposing that the retail space facing that plaza have either bi-fold or overhead doors so people can filter in and out on nice days. The materials you're seeing here are a combination of brick and fiber cement. So as we sit here today, anything that's white is imagined to be brick, and then anything that is dark is a more lightweight, or even the colorful components as well, are all a lightweight fiber cement board. Next slide, please. And here we are with sort of a ground's eye view. Looking to describe as a water feature, and we may have some sculpture or other elements here. And then we have some out outdoor gazebos and cabanas to sort of make the space more usable, even in sort of the shoulder seasons, if you will. And so this is the southwest corner of the building. Almost every apartment in the building, as we sit today, does have a balcony. So these face west, so there'll be great daylight in the afternoon. Next slide, please. And here we are from Monroe Street looking due east. So, one of the things that we wanted to do, as I mentioned when we started, was that this is a huge building. And so we wanted to break it down into sort of more relatable scales. And so, you can see that cut to the immediate north of the brick that comes up the building. You can see the terrace on the top floor of that cut. And then you can kind of see that we've, again, so it's not so monolithic, we sort of, on Monroe in particular, we've sort of peeled it back from the street as you had south. And that's, A, to create some interest, and B, to really make it not so overwhelming, because it is, as I said, a very large building. Next slide, please. And then just another vignette of what this could look like on a summer night. So we're almost as excited about the outdoor space as we are about the building, because, again, the goal was to really create a destination. And I think, Neil, that's our last slide.

- We'd just like to kind of hop in, to get the consumers back on. Just this here, just to kind of finish up. Again, the overall increment valuation is, this a PayGo TIF, obviously this is not an upfront cost. There is no public infrastructure related, at least at this point, that we are aware of, at this point. The developer is kind of charged with providing us a detailed budget of TIF eligible improvements as part of their overall development budget. There is a section in the agreement that covers that specifically. Obviously with the, I think, both the commercial market use and the UWGB use in here, those check a couple of pretty major boxes, I think, in terms of staff, and I think previous RDA discussions, in terms of the type of activity we'd like to see for the commercial component for a building like this. So certainly, and then I think, just the last comment I want to make, is sort of the 80% increment is consistent with the term sheet that was previously discussed with the RDA at an earlier date. So with that, I think both staff and the developer are available for questions.

- So I'll just, a couple real quick here, Neil. So first of all, Cheryl, this question is for you. So, 172 market rate apartments. We've been talking about the housing study recently. Some of the recommendations and implications of that, and I know you're way more familiar with that than the rest of us. So just kind of tell us how that project and the housing study fit together.

- Well, let me... So we're looking to create anywhere from three to 500 units a year to make our goals going into 2040. And I just did an email which listed all of the housing projects that we have coming forward. This, I think, when it originally started, I think there was gonna be some workforce housing. And this, I don't think, Ted, and correct me if I'm wrong, this is not considered high-end housing on this site. It's really gonna be market rate with regards to who can be renting the units there. I think this city has got some irons in the fire with affordable housing projects. Most recently, you just saw the Impact Seven project that came at the last RDA, which is gonna be more workforce related. We have some RFPs that are going out this summer. So, I think overall, looking at this project, and the fact that it's bringing a grocery to the downtown I'm okay with the makeup of the units on the project, knowing that we've got more affordable coming down the pike.

- Okay. And then--

- Something more specific, Matt, with regards to, that you were looking for?

- No, just the concepts of the housing study. A lot of work was put into it, and here's another big project coming forward, which is great. And just wanted to see if we saw things that are kind of fitting together. We'd love to have a little bit of comments from the developer. And I don't know if this is you Ted or someone else, but just around the timeline. I thought it said opening by December of 2024. So we'd love to get a little thoughts on, hey, what's the timeline that's projected for.

- Sure. This is Mike Klein. Right now we're getting construction numbers in. They are coming in a little bit high. So we have until, at least until the end of 2022 to start construction. But if we get numbers, better numbers in quicker, we will start, I think with the ability to close on the land anytime in '22. So we would absolutely go ahead and do that. But once we start construction, we had some talks with our contractors this morning, we think this is somewhere between a 17 to 20 month project, start to finish. So those are kind of our parameters that are out there. And I think we'd kind of have an absolute worst case in there of a two year construction timeline. But in an ideal world, if we had, if the construction numbers start coming down towards the end of the year, we think we would be able to start construction sometime in the middle of next summer or early fall. If they don't, then it's gonna push towards the end of 2022.

- Okay. Got it. And then Neil, if on the PayGo, if you could just kind of walk us through a little bit of the, hey, what do you see as potential risks or pitfalls as you're looking at the project right now for the city from a finance TIF standpoint? And understanding it's a PayGo, which we really like, and how that helps us balance risk, but just kind of give us your concept on that and how you've gotten to the agreement that's been negotiated to this point?

- Yeah, absolutely. Essentially what we've looked at is, obviously the PayGo is certainly the preference. There is not an upfront request. There is the investment that the city has had in terms of investing and acquiring the site in this case. So this is a little bit different than some of the other parcels and properties that we have dealt with and that the city did have a significant investment in acquiring the site. So probably our main concern is certainly getting a project in the ground in a timely enough fashion to certainly generate increment, to pay ourselves back, to recover that investment in acquiring that property. And then as we, after once we've done that, moving forward with the 80% annual increment on a PayGo basis with the developer for the creation of the district now. So certainly the risk is, if for some reason the project didn't move forward, we certainly have debt service that we still need to pay for on that lot, because we've done that. So obviously the faster we get a project in and the more value for a project we get in, certainly the faster we're able to cover that cost and take care of that debt service that we currently have on the lot itself. But in terms of risk on a PayGo basis, we've tried to identify, obviously with things being what they are in terms of construction costs and other things and whether or not those being higher, and how much does that actually translate into a project value going forward? Our Assessing Department has done a pretty phenomenal job in terms of kind of taking the business plan information from the developer, projecting that forward on an income basis, and trying to come up with a value. So we are comfortable, $22 million is a conservative estimate. We think that this project is likely to be worth more than that. But we, so in order to do that, we've kind of got that, now that was the number we knew, in terms of cashflow and working it together, we knew that was kind of the magic number that certainly everybody was comfortable with, including our Finance staff. But we also have built in, if for some reason it doesn't come in at that number, if it comes in lower, which we don't think is very likely, there is a prorated amount. They have to at least generate at least $17.6 million in value in order to qualify for any assistance. And that would be a proportionally reduced amount of TIF assistance compared to the value of, if for some reason it came in at 17.6 instead of 22, the proportion is lowered significantly. If it comes in less than that 17.6, the project does not qualify for any TIF assistance. So we do have a basement that, a minimum performance level that we are requiring to make sure that it's level. So staff is pretty comfortable in terms of the number being, the projected value being conservative enough. We don't feel like there's going to be much problem in hitting that. So we did kind of, just to be on the safe side, from the developer standpoint, and from our own cashflow projections, we did still want to require that, kind of that that secondary basement that it needs to at least be a certain amount to qualify for at least partial assistance going forward. So overall the risk for the city, certainly once the debt service is paid, is fairly minimal in this project.

- And Neil, could you just explain, is the debt service, the first, is 100% of the increment go to debt service until debt service is extinguished? Or how's the schedule work on that?

- And I'll just ask, if Diana is on, if she's actually, can answer that specifically. But the intent is to cover that cost to the extent that we can. And obviously, in terms of getting that in fast enough, and it can, that's certainly making sure, the more value and the earlier we get in the faster we're able to pay that off and get that over to the pay as you go model towards the developer. But it is our intention, I think, to cover that debt service first and foremost. And Diana just hopped on here.

- Yeah, I agree with everything that Neil just stated.

- Okay.

- Thank you.

- I love it when I'm right, Matt, it's great.

- You just wanted to emphasize that point, right, Neil? That you were right.

- Well, I'd rather be lucky than good sometimes. It's nice to have Diana on to keep me on the straight and narrow.

- And I don't want to hog the floor here, and are there other questions. I think Kathy, you were just raising your hand, and you're on mute, so if you can just unmute so we can hear you.

- She's working on it here.

- It's still showing that you're on mute, Kathy.

- All right, there we go.

- There you go.

- A couple of questions. The one thing that I did notice when I went and I read, and I was looking at the contract, it basically said and I apologize for the plane. That the debt service to Green Bay, as far as the 1.2 million that we were just talking about, looks like it's paid at the end of the contract, not the beginning, or did I read that wrong?

- I believe the intention is to have that covered first, Kathy. So if there's a point, maybe hopefully, I'll have to double check. Is there a particular language reference we need to take a look at?

- I think I circled it because I was like, "Hmm, where did that come from?" And then, 'cause I was reading everything up front. And then the last question is more about, it goes back to what Matt had asked, regarding the market rate apartments. Originally I think this development was going to be 70 units with a percentage of them to help with housing assistance. And based on what's been in the newspapers, the stories that are out there, do we have an option to make any of these? What is the downside to making a portion of these eligible? Because I even think UWGB students are going to be looking for some assistance. So, it just saddens me as a community member and a member of the RDA that we wouldn't have some of these apartments so that we can keep people working in Green Bay and keep our businesses going.

- And staff did take a good look at that, Kathy, when we kind of were working with the developer in terms of reevaluating that. And certainly want to emphasize Assistant Director Cheryl's point of view, again, looking at the overall number of units that are in the pipeline. And the housing study was very clear, saying it required, really to address this shortfall, it needed units across the entire full spectrum. So what we're seeing is, and I think we're actually very, very excited about is that we are actually seeing at least three or four different income levels with projects that are in the pipeline right now. So we feel that it is an appropriate use in this particular case. And it is always a little bit of a difficult charge in terms of a TIF district, in terms of balancing affordable housing within a TIF district versus, 'cause it obviously, the way these projects are valued is based on income. So when you are doing an affordable housing project it immediately reduces the income on a particular project and it does make it more, in fact, more difficult for it to cash flow, thus the reason for TIF assistance on those types of projects. So, certainly, we certainly welcomed it in this particular project here, but felt that the value of the project, in addition to the commercial tenants that we're looking at on here, really kind of outweighed the possible, and that paired with the fact that we know we have other more affordable units coming in within the same area, really in the downtown area, made this project worth moving forward as presented.

- Okay. 'Cause it's going to be done soon. It's one of them that are gonna start right away. So I just want to make sure--

- Kathy, to a separate point, these are not in the big scheme of things, these are not very expensive apartments. We underwrite it, we approve tenants that make three times their monthly gross income. So a studio or the junior ones or studio apartments are gonna start around a thousand dollars. So that would mean to qualify to live here, you only need to make $36,000 a year. So it's not something where it's only people making six figures that are gonna afford to live here. We like the fact that there's gonna be a broad spectrum of renters here.

- Yeah, and let me also just buttress on that, Ted Matkom, this really, this development really, as Michael indicated, is not high-end, it's more the missing middle. And there are incomes that are targeted in low income housing tax credit projects, Section 42 projects through WHEDA that hit 60% of the county median income and below. This project is, in terms of the missing middle, like the 80% county median income to about 120% of the county median income. And then you've got your high, high end market rate. And I think this really fits a niche in the downtown market that really will add value to the diversity of housing in the downtown market.

- Okay. I just wanted to at least bring in the question and the concern.

- Absolutely.

- Well, just let me--

- And I trust Cheryl and her team.

- Let me just tell you that, as far as the department goes, that is something we are working on all the time and encouraging, as staff, when we talk with developers and meet with developers. And I also just want to remind everyone that these units also create that waterfall effect we talk about, where people who can afford to pay more but can't find a unit are renting at lower rates. So, this helps to create that waterfall effect, which frees up some of the units kind of on, for the less rent. And that's not, look, that's not in place of just straight old affordable housing projects, but we are looking for those all the time. And like Director said, we've got some RFPs going out that we're gonna be focusing on that.

- Thank you, both Neil and Cheryl.

- Matt, I have a comment. Matt's on mute, so I'll just--

- Matt's still muted, yep.

- I don't have a question, but I just wanted to comment that there was some things for me that checked some nice boxes, approaching that large site, like Jason talked about, walking through that plan and being sensitive to the area. There's a public school, I believe, right across Quincy, I think, being sensitive to that, putting the townhouses in the lower portion over there, just speaking with that context. I also think having that public school there and the conversation with UWGB and having space in that area there could be a really nice synergy there for those students at that school. So I think that's really exciting. Obviously the grocery store is exciting. And I just have to comment, and this is not necessarily a negative on any of the other developments, but I was happy to hear brick and fiber cement. I was getting a little metal paneled out with some of our other developments lately. So that was nice to see as well. That's all.

- Thank you, Melanie. And Alder Johnson, did you have a question?

- Yep, thank you, Matt. Director Stechschulte, I think this is for you, since I don't know if Public Works is on the line, but when we, gosh, this has to be almost three years ago, two and a half years ago, when we purchased this lot, one of the ways that we were obligating to handle the debt service was rental, at least at the time we were sure that there would be sufficient enough parking rental to actually handle the debt service on the lot. So do we know, like right now, assuming that happened, maybe it didn't, with COVID, especially, are there parking agreements in place right now that we have to relocate, and is there sufficient supply elsewhere to make those accommodations?

- We do have a language in the agreement, Alder Johnson, that's requires when they are ready to close on the lot. There are existing leased parking spaces on this facility right now that we require. I think, I believe it was a 45 day notice when, if in fact, when they're getting ready to close. I don't believe that the parking impact is really that significant. There's not that many, I don't know exactly, I don't know if I have a hard number of exactly how many stalls are currently being leased on here, but it's certainly not, in my opinion, was not a number that could not be accommodated elsewhere, especially knowing that we have time going into certainly the rest of this year and into next year to try to identify alternatives for where those parking is. But I don't believe that there was enough spaces being utilized on this lot that it was gonna be really a significant impact for the Parking Utility to lose those spaces.

- Okay. And clearly my question isn't oriented at, hey, I favor parking over development, just to be clear about that, but it's just making sure that, again, we were under the impression initially that there would be enough parking revenue to handle the debt service. But obviously we're looking at the development agreement to assume that responsibility. So it was just trying to connect the dots on that a little bit. The one thing, and Ted and Jason, in particular, Ted, you may recall, we took a tour of this site a couple of years ago, and I toured you on some sites as well. And I just have to say that the only thing wrong I think you did with this design is that it's on the east side of the river. But other than that, I think you guys hit a home run. I really do. It's not often that I think designs come before this body that at least we don't look at it and think, gosh, I wish this was different or that was different. I think you did a really bang up job on the rendering. I'm really excited about the prospective tenants that could potentially move in there. And I appreciate the questions as well about the affordable housing. I think we all recognize that that's a need in our community, but so is market rate housing. And I think sometimes that gets forgotten. And we try to trump, maybe, the need of one over the other, and say, I'd rather have this than that. But I think the reality is, if we want that to happen, we need state tax credits. And I encourage everybody on this call, contact your state legislators, ask for some additional assistance there. We tried, Ted tried to put an affordable housing development on this site and the state tax credits didn't come through. And so that's why we have an alternative in front of us. And it's because it's the TIF incentive that's going to handle this, it's literally in the name TIF, tax increment financing, which means you need increment to make it work. And because affordable housing comes in at a lower assessed rate is, as Neil alluded to, that's why this doesn't work in this particular scenario. So capital stack matters. And I try to have this conversation with a lot of people why affordable housing doesn't work in certain circumstances. And this is an example of why, because it's the need for the TIFF to make this development work. And then I just wanted to end by saying we had some, oh, one other thing too, by the way, in affordable housing, of course, recognizing its demand, we can't forget that we have put affordable housing stock on the market, Broadway Lofts, 107 units affordable housing. It's only at 50% capacity right now. So if we know people who are looking, folks, we've got units that are available right now on the market for income-qualifying individuals. And then initially too, when we first made the decision to exercise the purchase option on this lot, I think there was some public discussion about the fiscal responsibility around the city's acquisition of this lot for $1.2 million. And I just want to point out, this is why you do those things. Strategic site acquisition is what leads to $21 million developments and investment in your community. When developers have to parcel that stuff together, the percentage of likelihood that you close on these deals shrinks. And so, at the time there was some questions, and deservedly so, there's always risk involved, but this is, I think we're seeing the payout for when that happens, particularly when that site acquisition is positioned around, in this case, a $10 million infrastructure investment, which was Monroe Avenue. So I think overall, very pleased with this. Great job to city staff for getting this in front of RDA. I think this is a good agreement. And it's gonna help fill a lot of gaps that the city of Green Bay really needs to fill right now.

- And, this is Jason Korb, I can speak to the most important point you just made, Alder. I'm a Preble High grad. I don't go west of the river, sorry.

- And Alder Johnson, we're gonna leave you with the quote of the meeting, which is capital stack matters. We're gonna get T-shirts printed for our next meeting and we're all gonna wear those. So thank you.

- I can make that happen, Matt. I can that happen. Everybody get me their sizes. I'll put that order in next week.

- So, no, are there any other questions. I didn't see any, but I want to make sure we've got an opportunity here for others to ask questions. Nope. Okay. And I know we've got on here the opportunity to go into closed session if we need to. And I want to open up that opportunity if anybody feels that we need to do that, but I don't want to force that just for the point of making the meeting longer. So does anybody have a need to go into closed session? And I'm seeing no. Then I would take a motion on this agenda item.

- Chairman Schueller, I think, you just want to make sure to make note of the staff recommendation is that this document, as, recommend approval as presented by staff subject to review and finalization by the city attorney prior to going to City Council. So with this, the agreement is drafted based on existing approved drafts and things that we've done, but it is still needs subject to review by the city attorney prior to going to City Council. Just want to make sure that that was clear.

- Okay. Thank you, Neil. So do we have a motion?

- I make a motion that we approve the development agreement as Neil has laid out here for the Monroe Prop Company, LLC, regarding the development of properties at 227 North Quincy, 221 North Quincy, 624 Pine Street, 618 Pine Street, 616, and 605 Cherry, as well as the request for the tax incremental financing assistance for the project. However, this won't go to City Council until Vanessa has had it.

- Outstanding. Thank you, Kathy.

- We have a motion by Kathy. Do we have a second?

- I would second.

- We have a second from Melanie. Any questions?

- It was Brighid.

- It was Brighid.

- Oh.

- The new girl.

- I saw Melanie, I saw your face--

- I know, she beat me to it, she beat me to it.

- I gotta get in here. I gotta do something.

- Perfect. You're on the record now. So we have a motion and a second. All those in favor say aye?

- [All] Aye.

- Anybody opposed? Nope. Great. Then this has passed and is gonna move forward. And thank you to everybody that's been involved. Staff, the architects, developers, everybody working on this. Lots of questions and diligence and continuing to move this forward over the years. It's a really. Project. And we are excited to welcome it to downtown.

- Yes, we are.

- Thank you so much. Appreciate it.

- Awesome.

- Thank you.

- Thank you very much.

- Let's go to our second agenda item, which is consideration with a possible action on the request by Sharon Harper of the African American Community Parent Network to utilize the northeast quadrant of, I believe what is this same exact property that we've just been talking about, so we better get this event in quick if we're gonna do it. I think is the idea here. So Neil, are you taking this one?

- Let's see, I think, who is the staff on this one.

- [Cheryl] It's actually Will.

- I've got this one. Hello, everyone. Yeah, we're gonna get this in quick. Yeah, so like you said, Sharon Harper, also of the Divine Temple, which is right across the street on Monroe. Every year they host a Juneteenth Celebration. This year they would like to host it on, like I said, the northeast quadrant of this parking lot. Really, this event will consist of a music, public speaking, and an organized march. This event has already been in front of the Special Events Committee for the city of Green Bay, which consists of the fire departments, police departments, risk managements, DPW, and parks. And this event has already been approved at that level. However, after it was approved, it occurred that this wasn't just city owned property, it was RDA property and needed the approval of the RDA here, which is why we're bringing this forward to just kind of cross our T's and dot our I's. But as I said, the Special Events Committee of the city unanimously supports this events here. And if you'd like, I can pull up a map, if you feel that's necessary.

- I've already got the one up.

- Oh you do, great. Here I was looking at my report there and not the screen. Yep. You got it there, Neil. Thanks. I appreciate that. Yeah. So that's really the area that they're looking to occupy from 10:00 to noon on the 19th, with a setup time of 9:00 AM.

- So a quick question, Will, is there anything that's been put in place so that the RDA is not taking on some liability with the event on the property?

- Yeah. So this is, everything's covered under the city's insurance policy. Every property that the city owns is insured through, or the RDA owns, is insured through the city.

- And in no way, shape or form, is the RDA like the target of the march or anything, is it?

- No sir.

- [Matt] That was a joke

- But it is open to the members of the RDA, so if you'd like to come down. I know I'm gonna try to make my way down there, of course, pending its approval here. It should be a really great event.

- Any other questions from anyone? Okay, in that case, then I would be open for a motion on this agenda item.

- Motion to approve.

- We've got a motion from Kathy.

- [Melanie] I'll second.

- And a second from Melanie. Any other questions or comments? If not then, all those in of the motion say aye?

- [All] Aye.

- Anybody opposed? Nope. The motion has carried. So wonderful. And thank you for all of the pre-work on that Will, and having known it went through the Special Events Committee certainly made that pretty easy--

- Yep, no problem.

- As well. Let's go to the next agenda item number three, consideration with possible action on a request from Greater Green Bay Habitat for Humanity to increase the awarded home funding for the construction of 216 North Clay Street, 1409 Elm Street, and 410 15th Avenue

- I think Krista Cisneroz has the report for this one.

- This is mine. Prior this year, the City of Green Bay awarded Habitat some HOME dollars to construct three properties, one located at 216 North Clay Street, on at 1409 Elm, and one at 410 5th Street. Due to the pandemic and the increasing costs of labor, they had submitted a budget at that time and requested 15,000 per build to fill the gap to make these units affordable. Pandemic hit. Construction costs increased. Material prices increased. So we received a request asking that the RDA increase those HOME awards by 8,500 per home, making a total of 23,500 per home in HOME funding. I have done the underwriting. We have talked it over with staff and we feel that this amount is, it is an eligible amount underneath the HOME regulations.

- And, if everyone remembers our housing study, we also need to create single family units in the price range of that kind of 110 to 150. So Habitat has been a key partner with us in helping to create those units that are almost impossible to get in the city of Green Bay right now in that price range.

- [Kathy] Motion to approve.

- We've got an a motion to approve, I think it was Kathy.

- Yes, absolutely. These guys have been great partners and I don't think it's unreasonable.

- Yeah. And I'll second that. I think the, we all know that it's a real struggle. The construction costs are definitely up. That's not fabrication. That's real and it's significant increases in costs.

- So we have a motion and a second. And all those in favor say aye?

- [All] Aye.

- Anybody opposed? Nope. Then that motion has passed. And we will increase the funding on each of the three construction sites for Green Bay Habitat for Humanity. And agree, great projects that that organization has been doing all throughout the city and the area.

- [Kathy] Absolutely.

- Let's go to our fourth agenda item, which is consideration with possible action to approve a six month extension of planning options with Maker Solutions for a fourplex townhouse development at 115 South Van Buren Street, which is also known as perhaps the best street in the city, right Cheryl?

- [Cheryl] No, no. I thought it was South Jackson. This is Ronda, are you gonna handle this one?

- I'll take this one. Back in the March meeting of the RDA, RDA did approve a three-month planning option with Maker Solutions for a multi-family, single family, fourplex townhouse development. We have since received a request for a six month extension from that original three month plan. And that is for them to be able to meet with more city planners, city financial institutions, developers, to make sure that they can get the scope of the development accurate. Staff is recommending that we provide them with a three month extension at this time, due to the fact that, as the six month extension would be putting us towards the end of the year, the three month, if the developer was not able to move forward with this, it would still give us time before year end to be able to mark it for a new planning option. Therefore, a request at this time is to go ahead and give them a three month extension instead of the six.

- Oh, and I think one of the things, and Ken, I think is in the meeting today. What we received from him was the email that was in your packet. So if he had more information to share, that might give us a little bit more comfort level in extending that to a six, be open to that. We just didn't have any of that information going into the meeting. So I guess that would be up to you. If you'd like to open the floor to have him speak to that, maybe he could share some additional information about the work that's been done.

- Yeah, if Ken is here in the meeting, I would definitely suggest we open up the floor. So, he, as the potential developer here, has the chance to comment, give us more information. So do we have a motion to open the floor?

- So moved. Motion to open the floor.

- We've got a motion. Do we have a second?

- I'll second.

- We have a motion and a second to open the floor. All those in favor say aye?

- [All] Aye.

- Anybody opposed? Nope. Okay, floor is open. And Ken, is there more you would like to tell us about 115 South Van Buren?

- Yeah. Thank you. Yeah, it's been an interesting journey here. Starting out in development is not as easy as you would think, as the RDA makes it look there. But, no, really the biggest hurdle that I've been looking for right now, landing an architect that can handle a project like this. That's on the one-off scale. I've had multiple phone conversations with architectural firms and it's just something where it's kind of in that middle ground, where it's a little bit, well, it's above a residential architect. They're not able to stamp these drawings. And for some of the larger architectural firms in town, it's just kind of too small of a project for them. I have a proposal from a design and development firm. I don't have anything signed with them yet. My clients are reviewing that and I'm just waiting to hear back from them. The other little bit of a hurdle is finding a builder. And I have had communications with builders as well. Right now I'm just waiting, again, to hear back from some, and it's hard to pinpoint them at this time. Some of the firms, some of the larger firms are more of like a design build. And with this one we're. I'm not ready to go into that step yet of the design build. If we have to, that'll flush out here, hopefully, in the next three months. But yeah, right now it's been, it's just trying to get people to get on board with a new developer. So with that, with this proposal I have from the current architect, we're looking at probably about a two month turnaround on drawings from them. And then at that point is when the builder would be comfortable actually sending these out for bid documents, more getting some of those prices finalized or closer to where we would be comfortable taking it to a lender to actually get some financing on this. So that's kind of where the six month extension was coming from, is that right now, we're probably at, like I said about two months out from even having the plans and then the turnaround on bid documents there. I'm not sure where we're gonna be at. So I was kind of giving myself that three to four month buffer with the six months. Realistically, talking to the builders that I've spoken to, we're probably not going to be into the ground until springtime on this project. So that was really, and again, where the longer extension was coming from. And I wish I had more information for you right now, but it's just been kind of little hurdles as I go here. So I have, at this time, I appreciate you considering this extension.

- I think that's more information, Ken. Thank you for sharing that, 'cause that was good to know that, with the architect and the issues you've had with that. I'm wondering if the RDA would be okay with granting a three month extension and then allowing staff to move forward with another three months if Ken can come in with some plans within the next three months? So we wouldn't have to do the RDA route, we can just issue that three month extension at the end of this one? 'Cause you'll know by then, I would think, Ken? After three months, if you could, right?

- Absolutely. I feel like that's fair. Yeah.

- I'd certainly be very open to that proposal, Cheryl. I think that's a really nice middle ground and accommodation in working with Ken as the developer, in this standpoint, right, understanding his circumstances and what's happening to try to move the project forward. So would we have a motion on a three-month planning option plus then the ability for staff to extend it another three months?

- I'll make that motion.

- We have a motion from Melanie. Do we have a second?

- Second.

- I think Kathy just seconded, I believe.

- Great, we're gonna chalk you up for a second on that, Kathy.

- Okay.

- Okay.

- All in favor say aye?

- [All] Aye.

- Anybody opposed? Nope. We have it then. We'll grant a three month option here, Ken, with the ability for staff to extend it an additional three months, if things are progressing forward. It looks great and that one has passed. Let's go on to our next agenda item. And by the way, it's good to see you again, Ken. It's glad to know you're still out there.

- Awesome. Thank you. And I appreciate the working with me on this one. Have a good rest of your meeting.

- Thank you. We'll go to our next one, which is consideration with possible action on a request from staff to use 2020 CDBG funds for the park shelter murals.

- Is this you, Laura? Or is this Krista?

- This is me. If Krista wants to help, though, she definitely can.

- Okay. Thank you, Laura.

- So the RDA previously allocated $25,000.00 for public art in HUD qualified neighborhoods. After receiving input from our community session, input from the Public Arts Commission, and just working with our internal staff teams, we had determined that one of our best ways to utilize the funds that kind of hits on all of these needs groups, is to put art within our parks. Hence, the Park Shelter Mural Program was kind of devised. Essentially we are looking to install roughly 10 murals that are gonna be installed on four by eight plywood sheeting. So that way it can be removed from the park shelter easily. And then at that time we can either repaint them with new work, or if the panel is deteriorated to a certain extent we can replace it with a new panel. Since plywood is at a premium right now, our costs might adjust a bit. But currently we're estimating around $18,000 to complete the project. And I've been working with Parks crew as far as determining locations for these shelter murals. If anyone has questions, I hope that that's enough information to go off of initially, but if you have any questions, let me know.

- Are there any questions from anyone? I'm certainly not seeing any? No, it looks like if I understand this correctly, right? We've kind of earmarked 25,000. You've gone out and you've gotten some bids and costs estimates and that. So it's completely in line with what we were trying to do. And so it makes perfect sense.

- Correct. And I should mention that Parks Committee has already reviewed the project concept and approved it, pending your approval of allocating the funds.

- Well, in that case, then there's no way we're gonna do it. Okay, do we have a motion on this particular item?

- I move to approve.

- [Matt] Was that Deby?

- It is. I've been on mute.

- I'm going blind here. I don't have your face up on the screen right now. So we have a motion from Deby. And do we have a second?

- I'll second.

- We have a second from Kathy on the motion. All those in favor say aye?

- [All] Aye.

- Anybody opposed? No opposition. So the motion has passed. And wonderful, another great project to move forward. Let's go to agenda item number six, which is consideration with possible action on the award of CDBG Contract CD21-01 Sidewalks, Arndt Street Resurfacing and Alley Resurfacing to the low qualified bidder, Peter's Contract Company.

- Okay. This is me. These are our 2020 CDBG funds for infrastructure within the city of Green Bay. We have identified, or DPW has identified some projects within the Shipyard neighborhood investment area. And we went out for bids. The bids came back on Tuesday, June 1st. We received two bids and we're asking you to award to the low qualified bidder, who was Peter Concrete Company, in the amount of $220,741.60.

- And Krista, I know we see their name quite often on these things. You're certainly feeling like Peter's is well qualified to do this work?

- Yes, yes. We did receive a memo from DPW, who went through the bids, and they are recommending the award of these funds to this contractor as well.

- So given this item and the paving of sidewalks, do we have a motion?

- I make a motion to approve.

- Motion from Melanie, do we have a second?

- I'll second.

- Was that Deby?

- Deby.

- Yes.

- We have a motion and a second. All those in favor say aye?

- [All] Aye.

- Great. We are gonna have sidewalks then. Wonderful. Thank you all for bringing in those bids and putting those out, much appreciated. Let's move to agenda item number seven, our last agenda item here on regular order of business, which is consideration with a possible action to accept a land donation of parcels 18-757, 18-766, and 18-48, from G&K Properties, LLC, to the RDA of the City of Green Bay for the purposes of future or current development. And Neil, I'm assuming you're gonna take this one. And we have this trend kind of going on here with land donation. So please explain.

- This one, I'm actually gonna hand this one over to Will Peters. He's gonna take care of this one.

- Thanks, Neil. Thanks, Matt. Yes, and I, we received a call from John Kelly of G&K Properties, and just out of the blue he was talking, they own these properties here on the west side of town off of Emmet Street and Mary Street, that they've owned for a number of years. They're current on taxes. They just don't have any way of developing them. They're kind of landlocked. There's no utilities out there currently. So the challenges for them to develop it just aren't just worth their time or investment right now, which is why they would like to donate these properties to the RDA. What's really great about these properties for our purposes is that they connect other properties that we own in that block there. So if you look to the north there, we own the property along Emmett Street, and there's a handful of properties that the RDA currently owns off to the east, going down there. The G&K Properties are highlighted in orange. That access in the middle, that kind of split, where it almost seemed like there'd be an alleyway there, that is public right of way. So that that could be developed. Infrastructure could be put in for developments. So our department really thinks that with this generous donation from G&K Properties, that it would really assist us in putting more housing stock, creating more housing stock on the market.

- Okay.

- And we've been approached already by a local developer who is interested in in putting some homes, some smaller homes in that area on the west side. Alder, this is a lovely west side project that we could do. So I think it would be a good idea if we could get, if we can get these parcels. Plus I think these parcels will be coming out of the flood plain in April of next year.

- That's correct.

- Which makes them even nicer.

- Okay. Do we have a motion?

- I'll make a motion that we accept the land donation.

- A motion from Kathy. Do we have a second?

- Sure, I'll second that.

- Second from Melanie. So we have a motion and a second. All those in favor say aye?

- [All] Aye.

- Anybody opposed? Nope. Okay, then, Cheryl, just based on having looked at that map, it looks like we ought to call Constance Shaw, who has about four adjacent lots there and maybe just see if she wants to donate as well.

- I like that.

- No pressure. No pressure. Okay, great. Now onto the Informational section of the meeting. And the first item there is an update on the housing study.

- So as I mentioned before, we actually are gonna be working on getting four RFPs out for properties that we own that we're gonna get new housing on. I know if Diana is on the call yet, sell, increase the tax base. I have to say that after we accept the donation that just happened. So the goal is to get tax base on our vacant parcels. So, we're gonna be working on that this summer. There's two housing committees that have been formed. One is through Brown County, which I have to sit on, which will be good because that's going to look at ways that we can incentivize, potentially, landlords, for example, to work with our Housing Choice Voucher program, among other things. So those are, I think, some good communications to have. I think there are gonna be members from like the Apartment Association on this committee, potentially, as well. So it's really bringing the groups together, which will be good. And then Neil and I were also asked to sit on a committee out of the chamber as well, which is looking at potentially some incentives for new housing creation that's bringing together members from the business community. And then, through our Planning Commission, we are working to change some of the minimum width guidelines for infill housing. Right now, if you're gonna do a new house in an infill lot, it has to be at least 24 feet wide. And we're looking to change that down to a minimum of 22 feet, which will allow us to be a little bit more creative, potentially, with some of the house designs that we have. And all the other stuff we're working on.

- And there's quite a bit there, Cheryl.

- Nice job guys.

- Okay. Next is the Financial Report and Check Register. And Neil, is there something we need to do there?

- I think for, Krista, if has any comments or anything to report, those are simply provided as, obviously, information purposes only at this point. But if there's any questions, Krista would be happy to answer them.

- And I didn't have any questions. I don't know if anybody else did?

- No.

- It's nice now, all the faces are back up on my screen. I can see everybody, so I can see when somebody--

- I think next month we'll be in person?

- Oh, well maybe that's coming up here in the Director's Report and Project Updates.

- So we will talk about that right off the bat. I did, just, I did email a written copy of the Director's Report prior to the meeting. So I'll just kind of quickly go through that, Just in order to provide, trying to get those into the packet here a little more regularly. Just with the last minute work on the agreement, we didn't have time to get it in there, but. So yes we are. Certainly City Council has done their first kind of hybrid meeting back. I think for the most part it went pretty well. I think there is a few technical hiccups that obviously you just have to work on, in terms of kind of getting that back to normal, sort of still retaining some degree of a virtual presence, at least for the time being. But I would anticipate, I know, certainly in discussions with Mr. Delveaux, he would like to see us back in person, I think, as quickly as possible. So I would imagine, at this time would imagine, probably in July attempting to at least have some sort of hybrid meeting where we could meet in person. And if a few folks needed to still log in, we would probably be attempting to do that. But watch for additional instructions on that as we go forward on that. So, well, I was going to share my screen and show the rest of the director report, but since Matt likes looking at everybody, I'll just read through these and highlight these real quick.

- You can show the report, Neil. Do what you have to do.

- It's not that long. I can just go through it verbally. That's not a problem. Obviously, just one reminder, the Merge development agreement has been approved and signed. And yes, Alder Johnson, we did confirm we have a signed copy sitting in the office today. So, it was obviously, for the folks who remember the history of this project, obviously, it's nice to get a signed document in place. So we are getting that and certainly getting that executed by the Mayor's signature, if he hasn't done so already. But we do have their signature on it, which is the important one. A reminder, folks, Council also did approve the guarantee related to the Bay Lake City Center Building the other day, 'cause it was essentially really an acknowledgement of, if you folks remember, an acknowledgement of the guarantee that was really already in effect. It was simply acknowledging a change in the private financing terms that was related to that. We still are pursuing a private and updated MOU with the developer, with HCW. So if in fact we get that, we've asked to have that by August 1st. So hopefully that happens. We'd like to have something back to the RDA for discussion and review of that, hopefully prior to that, if that in fact we can make that happen. We are preparing for our Annual Joint Review Board meeting with all of our taxing jurisdictions here coming up. It probably will be either June 22nd or 23rd. That's where we'll provide kind of an overview of the financial status of all of our existing districts, as well as maybe kind of a preview of, there may be existing districts we may be taking a look at going forward. So that's, obviously, we have to do that, that's a statutory requirement. We have to have that meeting every year with our taxing jurisdictions. So, that looks to be coming up here in a couple of weeks. We are working on several RFPs. I think it was mentioned several times here in the meeting. 436 South Monroe, which also is known as Chicago and Monroe property, the 100 block of East Walnut Street, the farmer JBS site, and then the Adams Street parking lot, all four of those are in progress in terms of working on an updated RFP for those. We'd like to see at least the first two of those, I think the Chicago and Monroe and the 100 block of East Walnut, issued here, really, the next 30 to 60 days, get those out and on the street. We've got a little bit more work to do, I think, on the JBS site and the Adams Street parking lot. They're just a little bit more complicated parcels, so those may take a little bit longer. But hopefully by late summer, early fall, have updated RFPs, probably bringing those two RFPs back to this body for some comments and consideration as well before those go out. For the Rail Yard, TWG, the developer is waiting to hear back from WHEDA on the tax credit application right now, is kind of what they're waiting on. They also do have some essential design changes that they've had discussions with staff, that we've been kind of negotiating back and forth on, attempting to kind of still keep some of the original design elements that we'd like to see, in terms of the amount of commercial use and so forth with the project. But as soon as they have direction from WHEDA, we should have, hopefully, an updated design and probably an updated development agreement that will need to come back to this body. I want to make a note, we've got a request from Milwaukee View, the Whitney School Development TIF request. They were asking for reimbursement, but according to the development agreement, it's based on when the occupancy permit was issued and that was not issued until January of 2020, which means the full assessment doesn't happen until just 01/01/21, which means the first TIF payment actually won't be until 2022. So we've sent that information back to them and asked them if they have a different take on that, we would like to see if there's anything else we can do. Obviously we're excited about the project and want to continue seeing their interest here in the city. So hopefully that will work. I just wanted to make sure that folks were aware of that, that that request had come into staff. Legacy hotel update. We've had a very productive discussion with the developer's construction company on the hotel project that they are looking at. Feel like they were very close to meeting all the code requirements we were asking for. But in the process of updating that development agreement, in terms of timelines and so forth, coming back with that, in addition to making some pedestrian improvements, particularly on Tony Canadeo Way and Brett Favre Pass, getting some landscaping and actually some good pedestrian improvements, in addition, this fall. So hopefully, again, that will also need to come back to RDA. So we hope we'd be bringing those back. A quick JBS update. We had a very productive meeting with the Green Bay Area School District and the Salvation Army, obviously two neighbors, to the JBS site here. And they're very open to collaborating and open to kind of working on the RFP together and providing their feedback, as to kind of whatever project we do put forward for that. So excited to have a couple of partners. Also learned about some new developments that the Kroc Center is working on, in terms of kind of an outdoor amphitheater, kind of an event space that they're working on outside. In addition to getting a little bit information on some of the additional property they own right there on Lime Kiln Road, right next to the Kroc Center, as possibly being available for some sort of project in the future. So a very productive first meeting. We're looking forward to continuing our collaboration with them. One Aster project we are working on. Easements have been secured for the extension of the Fox River Trail for this area. They're just being finalized. So essentially we are setting up a meeting with the developer to kind of update that development agreement as well, and to begin the TID creation process for that particular location. So anticipating that one, again, to come back here, probably here yet this summer. So another one still to come back to this group. A couple more here, and then we'll be done. University Heights. We are currently working with DeVillers, the former developer, is looking about transitioning that site to Toonen Properties, and kind of picking up that project and moving it forward. Kind of working through what we think some of the public infrastructure needs will be, now that there will be two owners on that site, not just one. There will probably be some need for some public streets and infrastructure in that particular site development, as well as kind of updating the the TIF terms with that particular project. But we are excited to see them, and they seem to be motivated. Again, that will be an agreement that will also be coming forward, back to this body here, hopefully within the next, probably at the next meeting is our objective. We've got a couple of different requests for single family, in terms of, we mentioned single family subdivisions here recently. Hearing increasingly concerns from developers about the expense of public infrastructure to serve single family, residential subdivisions, in terms of how to finance those and get those in place. Cities don't have a whole lot of options in terms of doing those, but we are trying to be creative in terms of identifying what options may exist to help often offset some of those costs, whether that be, certainly everything from special assessments, deferred assessments. There are very limited TIF applications in this case that we're still trying to consider, but are not, again, the statute's pretty clear that there's really not meant for single family subdivisions in most cases. So we expect this to be a topic of conversation for the foreseeable future, for multiple developers, in terms of trying to figure out how to get that going. We've had some conversations here recently about some interest in downtown design standards. Probably would be something that this body would be involved in. We're kind of looking around at getting some cost updates from some consultants in terms of developing similar standards that we've done for, like the Legends District and the Shipyard, actually having some downtown design guidelines, particularly for this area and areas in downtown, I think on both sides of the river. So we're seeing increasingly kind of demands and maybe interest in doing that. So we see that probably coming forward here, hopefully sometime this summer. Parklets update. The policy guidelines and application materials have been finalized. The grant program is live. You can actually go up to the city's website and get, we're encouraging that, and people to get out and take care of that. And then a couple last ones here. Shipyard Corridor Study and Redevelopment Guide was approved by the Economic Development Authority. In my written memo, I've provided a link to that and just wanted to make that available, if anyone is interested in kind of reading through that and seeing what some of those design guidelines, really for the Shipyard Corridor. This was a document that staff had been working on for quite a while. In addition, brownfield RLF policies and procedures were adopted by the EDA, just at its meeting last night, in terms of kind of providing loan funds and possibly subgrants to particular users to help assist with cleanup in the downtown area. And one last note, is, obviously, the next City Council meeting is June 29th. There is no meeting scheduled for July of 2021. Only throw that out there as a mention, because obviously that could impact, in terms of schedule, getting agreements approved. As I've mentioned, we have several in the pipeline coming down. Just wanted to make sure that folks were aware of that, and we're communicating that, certainly to the development community, that, even if we get things in in July, it won't probably be, won't likely be hitting a Council meeting until August at this point. So, that's everything. And there were lots of, a big list of what's going on. If anybody has any questions, happy to answer them.

- That's a lot, Neil. And thank you for the update, and for preparing the written review as well. That's always very helpful. Were there any questions for Neil? If not, I certainly wanted to open up the chance for the Mayor, if there was anything that you wanted to say, as regards to, a lot going on in the city. And I just wanted to make sure you had a chance to speak if you wanted to?

- I don't think there's anything left to be said.

- Not for Neil.

- No, it's a long list, obviously, of projects that staff have been working on. And a lot of superlatives used for the development there on Monroe Avenue. I think they're all perfectly apt. It's an exciting project that checks a lot of boxes for us. And I think it's really beautifully designed. So, very excited about that proposal, in particular, going forward. And just again, thankful to all the staff that had a hand and our developers, who put a lot of work into that, the architect, and Mr. Klein as well, for his work on it. So, thanks to everybody who had a hand in that. I wish Gary were here, though. I get him a new member he's been asking for, for a couple of meetings, and here's Brighid and where's Gary?

- Don't feel bad for him, Mayor. He's out fishing somewhere.

- I believe that. No, but, welcome. Welcome to Brighid. Really glad that she accepted the appointment. And I know she's gonna do a great job for us.

- Thanks, Mayor.

- I agree. You've made it through your first meeting, Brighid. We're thankful. Well, great. I think then, with that, our next meeting will be Tuesday, July 13th. It looks like we may be there in person, so we look forward to that and any guidance that's coming there. And Brighid, congratulations, you made it through your first meeting. And once again to all of the city staff, thank you very, very much. A tremendous amount of work. You just prepared the items, I think, tremendously well. We just went through a lot of stuff in an hour and a half, and it's because of your preparation and the diligence you've done upfront to really make it really easy to work through these items. So thank you very much.

- Thank you, Matt.

- And kudos to you, Matt. You didn't screw anything up, I don't think.

- That's perfect.

- Yes, but don't, tell Gary I did awful, and we need him back badly.

- I don't know if he'll buy it, Matt but we'll try telling him anyway.

- Please do. Let's move to adjourn the meeting.

- So moved.

- Second.

- And a second. All those in favor say aye?

- [All] Aye.

- Meeting is adjourned.