



AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, JULY 13, 2021, 1:30 PM
Virtual Meeting. Public may join via Zoom.

A. Zoom Meeting Information.

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

B. Roll Call.

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

C. Approval of the Agenda.

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

D. Approval of Minutes.

1. Approval of the minutes from the June 8, 2021, meeting of the Redevelopment Authority.

E. Regular Business.

1. Consideration with possible action on 2013 RDA Lease Revenue Bond (KI 2) Refinancing.
2. Consideration with possible action on a terms sheet for a new development agreement with Toonen Properties for up to \$5 million in TIF assistance for completion of demolition of existing structures and development of approximately 209 market rate apartments on the former JBS Packerland site at 2580 University Avenue (Parcel 21-301), and replacing the previously executed agreement with TMD Properties.

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.

3. Consideration with possible action on a request to amend the development agreement with Whitney School Development, LLC regarding moving the timing of their first PayGo TIF payment for the Whitney School Apartments (Lofts) development at 215 N. Webster Avenue (Parcel 9-112) from 2022 to 2021.

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4. Consideration with possible action on HOME funding request from Greater Green Bay Habitat for Humanity to build a home at 1267 Harvey Street.
5. Consideration with possible action on the request from NEWCAP, Inc. of \$136,900.00 of Community Development Block Grant funding for the acquisition of 315 S. Jefferson Street (Parcel 13-122) to develop a temporary shelter facility which will serve unsheltered families.
6. Consideration with possible action on the request from NEWCAP, Inc. of \$141,900.00 of Community Development Block Grant funding for the acquisition of 932 Cherry Street (Parcel 09-134-A) to develop a short-term housing facility for youth under the age of 18.
7. Consideration with possible action on substantial amendment to 2020 Annual Action Plan to reallocate \$148,000.00 from Economic Development Revolving Loan funding to Infrastructure & Park Improvements in CDBG Eligible Areas.
8. Consideration with possible action on approving revisions to the Home Improvement Loan Program (HILP) Procedures Manual.
9. Consideration with possible action on approving a final payment for CD 20-01 Sidewalk Pavement Repair and Alley Resurfacing, in the amount of \$22,452.32, to Peter's Concrete Company.
10. Consideration with possible action on report of current RDA owned properties.

F. Informational.

1. Update on Housing Study.
2. Financial report and check register.
3. Director's report and project updates.
4. Special Meeting (Subject to quorum): July 27, 2021 at 1:30 PM.
Next Regular Meeting: August 10, 2021 at 1:30 PM.

G. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov

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