



AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, AUGUST 10, 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.

C. Approval of the Agenda.

1. Approval of the agenda for the August 10, 2021, meeting of the Redevelopment Authority.

D. Approval of Minutes.

1. Approval of the minutes from the July 13, 2021 and July 27, 2021, meetings of the Redevelopment Authority.

E. Regular Business.

1. Consideration with possible action on the Initial Resolutions relating to the proposed issuance by the Redevelopment Authority of the City of Green Bay, Wisconsin of its Taxable Lease Revenue Refunding Bonds, Series 2021 (KI Convention Center Expansion Project).
2. Consideration with possible action on approving an allocation of CDBG-CV2 funds in the amount of \$253,062.34 from the State of Wisconsin.
3. Consideration with possible action on awarding CD 21-02 Seymour Park Pedestrian Crossing and Alley Resurfacing to the low qualified bidder, not to exceed \$148,000.00.

F. Informational.

1. Update on Housing Study.
2. Financial report and check register.
3. Director's report and project updates.
4. Next Regular Meeting: September 14, 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.

Virtual Meeting Instructions

Redevelopment Authority



Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/83188044732?pwd=YUducEM2VUZWOGVYZzMyNTA0c1FJQT09>

Meeting ID: 831 8804 4732

Password: 084117

One tap mobile

+13017158592,,83188044732# US (Germantown)

+13126266799,,83188044732# US (Chicago)

Dial by your location

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

Meeting ID: 831 8804 4732

Password: 084117

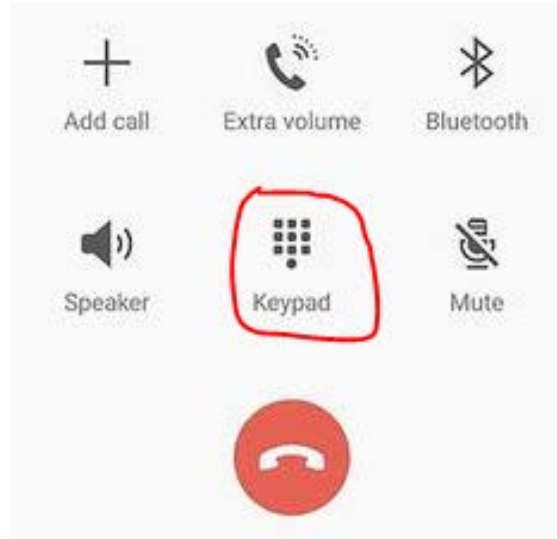
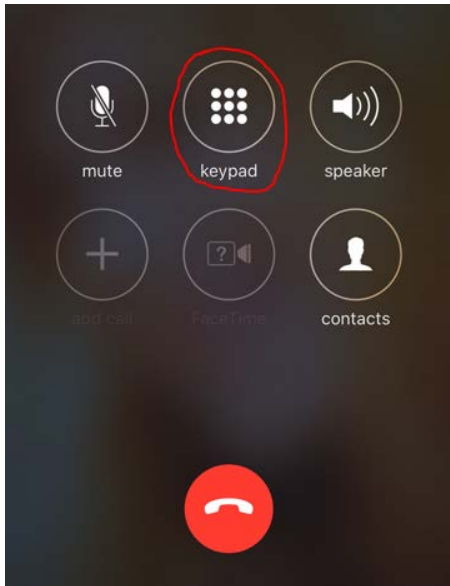
Find your local number: <https://us02web.zoom.us/j/83188044732?pwd=YUducEM2VUZWOGVYZzMyNTA0c1FJQT09>

Additional Information

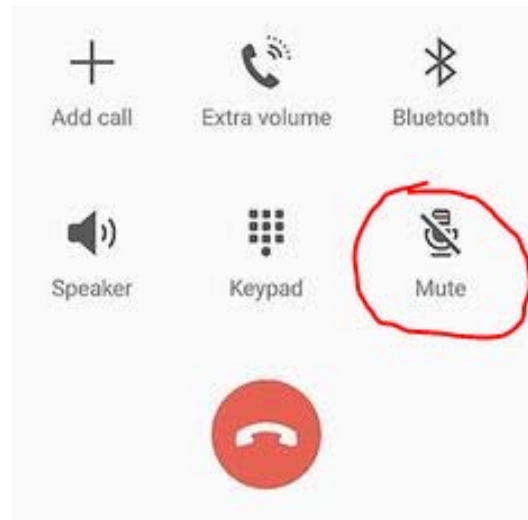
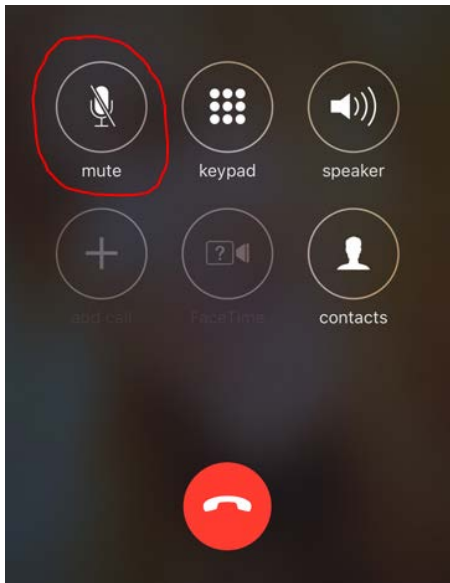
1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must give their name and address
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order*
2. All zoom meetings will have a password in the instructions. Please enter when prompted.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

Calling into the Zoom meeting using a smartphone

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



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



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





Report to the
**Redevelopment Authority
of the City of Green Bay**

MEETING DATE

August 10, 2021

PREPARED BY

Neil Stechschulte, Director

AGENDA ITEM # E.1

Consideration with possible action on the Initial Resolutions relating to the proposed issuance by the Redevelopment Authority of the City of Green Bay, Wisconsin of its Taxable Lease Revenue Refunding Bonds, Series 2021 (KI Convention Center Expansion Project).

BACKGROUND

The 2013 RDA Lease Revenue Bonds were originally issued to finance the expansion to the KI Center. The bonds are federally taxable, and state tax-exempt. They are pre-payable June 1, 2023, but can be "advance refunded" now.

The objectives of refinancing this debt now are 1) achieving debt service savings, and 2) mitigating anticipated near term room tax revenue shortfalls.

The City's financial consultant, Ehler's, provided a formal presentation and additional background at the RDA meeting on July 13th, and stated that a formal resolution by the RDA would be required at the meeting on August 10th, and by the City Council on August 17th.

RECOMMENDATION

Staff recommends adoption of the resolution by the RDA authorizing proceeding with the refinancing of the bonds, and forwarding to the City Council on August 17th for their consideration and possible action.

FISCAL IMPACT

Ehler's recommends a savings of \$7.1 million.

ATTACHMENTS

- I. Green Bay RDA 2021 KICC Expansion Taxable Lease Rev Ref Bonds - Authority Initial Resolution

**REDEVELOPMENT AUTHORITY
OF THE
CITY OF GREEN BAY, WISCONSIN**

August 10, 2021

Resolution No. _____

**AN INITIAL RESOLUTION AUTHORIZING ACTIONS NECESSARY FOR THE
SALE AND ISSUANCE OF TAXABLE LEASE REVENUE REFUNDING BONDS
FOR THE KI CONVENTION CENTER EXPANSION**

WHEREAS, the Redevelopment Authority of the City of Green Bay, Wisconsin (the “**Authority**”) is a redevelopment authority organized by the City of Green Bay, Wisconsin (the “**Municipality**”), under Section 66.1333 of the Wisconsin Statutes (the “**Redevelopment Act**”) and is authorized by the Redevelopment Act:

- (a) to acquire property necessary or incidental to an urban renewal program and to lease, sell, or otherwise transfer such property to a public body for use in accordance with a redevelopment plan;
- (b) to enter into contracts determined to be necessary to effectuate the purposes of the Redevelopment Act;
- (c) to issue revenue bonds to finance its activities; and
- (d) to issue refunding bonds for the payment or retirement of such bonds; and

WHEREAS, on November 18, 1997 the Authority adopted a resolution approving the Redevelopment Plan for Downtown Green Bay Redevelopment Area (the “**Redevelopment Plan**”) with respect to the Downtown Green Bay Redevelopment District in the Municipality (the “**Redevelopment Area**”), the boundaries of which were designated by the Authority in its resolution adopted on August 14, 1997 declaring such area to be a blighted area in need of urban renewal within the meaning of the Redevelopment Act; and

WHEREAS, the Authority has previously issued its \$24,840,000 Taxable Lease Revenue Bonds, Series 2013 (KI Convention Center Project), dated December 10, 2013 (the “**2013 Bonds**”) which financed the expansion by the Municipality of the KI Convention Center on property in the Redevelopment Area (the “**Project**”); and

WHEREAS, the Authority and the Municipality entered into a Cooperation Agreement, dated as of December 1, 2013 (the “**Cooperation Agreement**”), in anticipation of issuing the Authority’s revenue bonds; accepting contributions from the Municipality of, or otherwise acquiring, certain property; leasing certain property to the Municipality; assigning and mortgaging the lease, the rents under the lease, and related property to the trustee for the bonds;

selling the leased property and related property to the Municipality following the retirement of the bonds; and releasing and conveying certain property from time to time upon request of the Municipality; and

WHEREAS, the Authority and the Municipality undertook the construction of the Project and other improvements (collectively, the “**Improvements**”) in the Redevelopment Area relating to the KI Convention Center expansion; and

WHEREAS, the 2013 Bonds were issued pursuant to an Indenture of Trust, dated as of December 1, 2013 (the “**Indenture**”), between the Authority and Associated Trust Company, National Association, as trustee; and

WHEREAS, the Authority and the Municipality entered into a lease (the “**Lease**”), pursuant to which the Authority leases the Improvements to the Municipality for use in accordance with the Redevelopment Plan; and

WHEREAS, the Indenture and the Lease contemplate the issuance of additional bonds; and

WHEREAS, the Authority now desires to refinance the Improvements by selling and issuing its taxable lease revenue refunding bonds pursuant to the Act to refund the outstanding 2013 Bonds (the “**Refunding**”);

NOW, THEREFORE, be it resolved by the Commissioners of the Authority as follows:

Section 1. Issuance of Bonds.

To effect the Refunding, the Authority is hereby authorized and directed to take all actions necessary to issue its lease revenue refunding bonds in a principal amount of approximately \$27,915,000 (the “**Bonds**”), including entering into a supplement to the Indenture pursuant to which the Bonds will be issued and a supplement to the Lease, and all other documents and certificates relating to the issuance of the Bonds. The terms of the Bonds, or parameters therefor, will be set forth in a final bond resolution to be approved by this body. Notwithstanding the foregoing, the issuance of the Bonds is subject to the receipt of written request by the Municipality for the Authority to issue the Bonds.

Section 2. Authorization to Act.

The officers of the Authority, attorneys for the Authority, or other agents or employees of the Authority are hereby authorized to do all acts and procedures required of them by this resolution for the full, punctual, and complete performance of all the provisions of this resolution.

Section 3. Effective Date; Conflicting Resolutions; Conformity.

This Resolution shall be effective immediately upon its passage and approval. To the extent that any prior resolutions of this body are inconsistent with the provisions hereof, this Resolution shall control and such prior resolutions shall be deemed amended to such extent as may be necessary to bring them in conformity with this Resolution.

Adopted: August 10, 2021

Gary Delveaux, Chairperson

Neil Stechschulte, Secretary

CERTIFICATIONS BY SECRETARY

I, Neil Stechschulte, hereby certify that I am the duly qualified and acting Secretary of the Redevelopment Authority of the City of Green Bay, Wisconsin (the “**Authority**”), and as such I have in my possession, or have access to, the complete corporate records of the Authority and of its Commissioners (the “**Governing Body**”) and that attached hereto is a true, correct, and complete copy of the resolution (the “**Resolution**”) entitled:

AN INITIAL RESOLUTION AUTHORIZING ACTIONS NECESSARY FOR THE SALE AND ISSUANCE OF TAXABLE LEASE REVENUE REFUNDING BONDS FOR THE KI CONVENTION CENTER EXPANSION

I do hereby further certify as follows:

1. **Meeting Date.** On August 10, 2021, a meeting of the Governing Body was held commencing at ____ p.m.
2. **Posting.** On August ____, 2021 (and not less than 24 hours prior to the meeting), I posted, or caused to be posted, at the Authority’s offices in Green Bay, Wisconsin a notice setting forth the date, time, location, and subject matter (including specific reference to the Resolution) of said meeting.
3. **Notification of Media.** On August ____, 2021 (and not less than 24 hours prior to the meeting), I communicated or caused to be communicated, the date, time, location, and subject matter (including specific reference to the Resolution) of said meeting to those news media who have filed a written request for such notice and to the official newspaper of the Authority.
4. **Open Meeting Law Compliance.** Said meeting was a regular meeting of the Governing Body that was held in open session in compliance with Subchapter V of Chapter 19 of the Wisconsin Statutes and any other applicable local rules and state statutes.
5. **Members Present.** Said meeting was duly called to order by the Chairperson (the “**Presiding Officer**”), who chaired the meeting. Upon roll call, I noted and recorded that there were ____ members of the Governing Body present at the meeting, such number being a quorum of the Governing Body.
6. **Consideration of and Roll Call Vote on Resolution.** Various matters and business were taken up during the course of the meeting without intervention of any closed session. One of the matters taken up was the Resolution. A proper quorum of the Governing Body was present for the consideration of the Resolution, and each member of the Governing Body had received a copy of the Resolution. All rules of the Governing Body that interfered with the consideration of the Resolution, if any, were suspended by a two-thirds vote of the Governing Body. The Resolution was then introduced, moved, and seconded, and after due consideration, upon roll call, ____ of the Governing Body members voted Aye, ____ voted Nay, and ____ Abstained.

7. **Adoption of Resolution.** The Resolution was supported by the affirmative vote of a majority of a quorum of the members of the Governing Body in attendance. The Presiding Officer then approved the Resolution and declared that the Resolution was adopted, and I recorded the adoption of the Resolution.

IN WITNESS WHEREOF, I have signed my name and affixed the seal of the Authority hereto on August ____, 2021.

Secretary

[SEAL]



Report to the
**Redevelopment Authority
of the City of Green Bay**

MEETING DATE

August 10, 2021

PREPARED BY

Krista Cisneroz, Staff

AGENDA ITEM # E.2

Consideration with possible action on approving an allocation of CDBG-CV2 funds in the amount of \$253,062.34 from the State of Wisconsin.

BACKGROUND

The City of Green Bay has received an allocation of CARES funding through the State of Wisconsin Community Development Block Grant (CDBG) Coronavirus (CV) Round 2 funding (CDBG-CV2) in the amount of \$253,062.34. The funds need to be used for activities approved within our first allocation of CARES funds through HUD.

Staff are proposing to use this allocation under the Essential Frontline Employee Relief Program. This program was created under our CDBG-CV CARES funding to support public service activities for low-moderate income individuals. Providing broadband and wireless access in neighborhood parks in the City of Green Bay will assist those who do not have access to do things like remote work, remote school, and other needs due to the pandemic and the social distance requirements. The following parks are being proposed:

Seymour Park
Navarino Park
Eastman Park
St. John Park

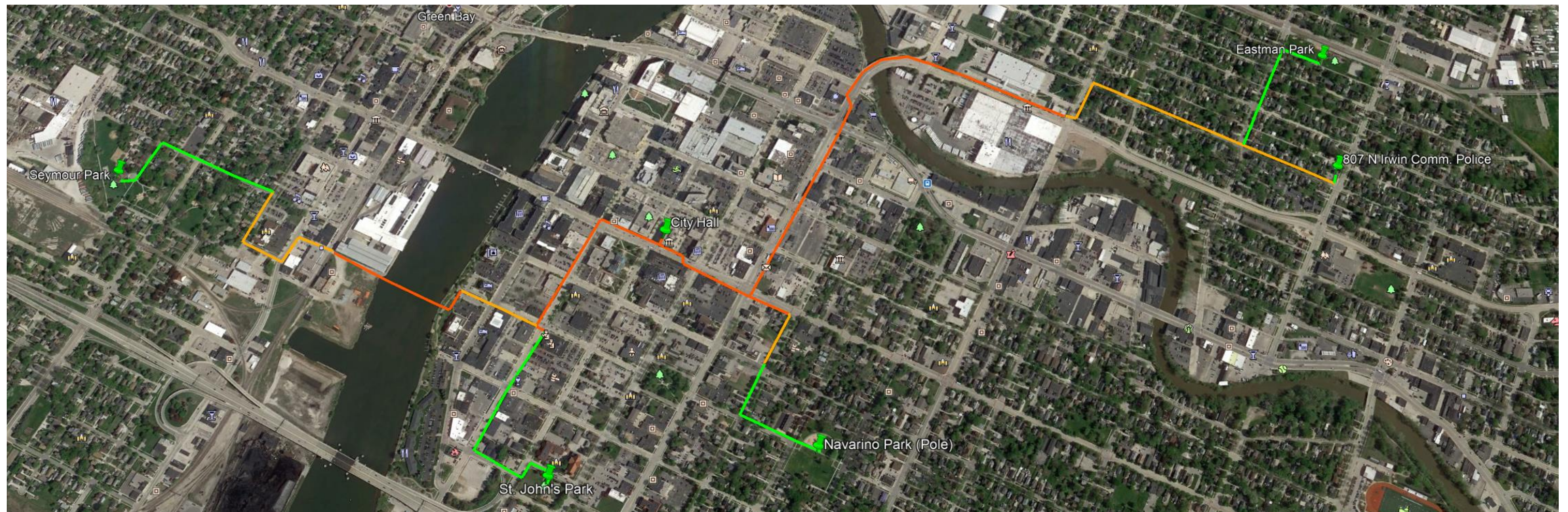
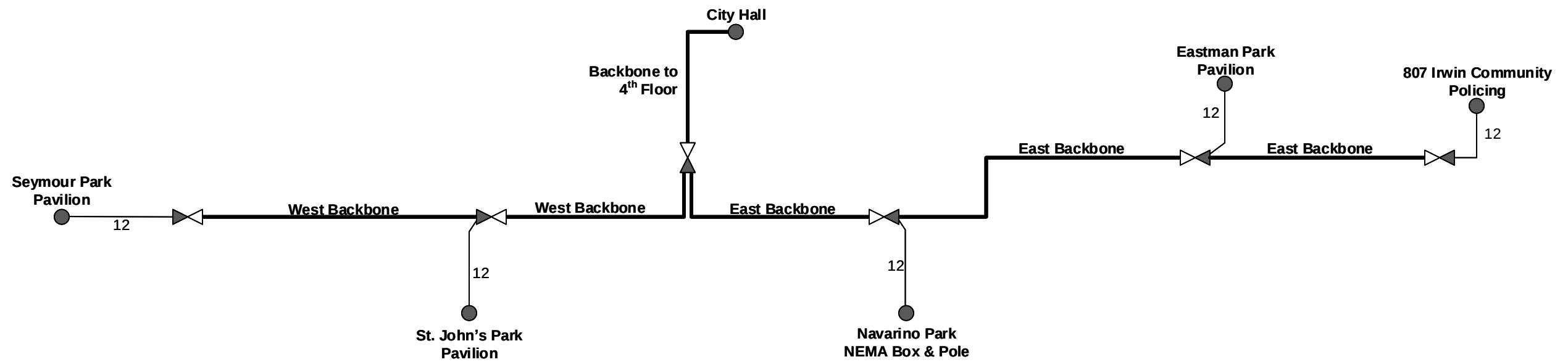
RECOMMENDATION

Staff recommends approval of the allocation of CDBG-CV2 funds in the amount of \$253,062.34 from the State of Wisconsin to provide public broadband and wireless access to low-moderate income persons at designated neighborhood parks.

FISCAL IMPACT

ATTACHMENTS

- I. HUD Funded Connections Overview Drawing



Multimedia Communications & Engineering, Inc.
PO Box 11064 Green Bay, WI 54307 www.mcewi.com

Prepared By:
Dan Becker
Fiber Optic Specialist
O: (877) 870-6968 ext. 1002
C: (920) 676-3496
dbecker@mcewi.com

Legend

- New Underground City Duct
- Existing City-Owned Duct with room for new cable
- Existing County-Owned Duct with room for new cable



City of Green Bay
HUD Funded Connections
7-07-21



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

August 10, 2021

PREPARED BY

Krista Cisneroz, Staff

AGENDA ITEM # E.3

Consideration with possible action on awarding CD 21-02 Seymour Park Pedestrian Crossing and Alley Resurfacing to the low qualified bidder, not to exceed \$148,000.00.

BACKGROUND

The Department of Public Works is in the process of bidding CDBG contract CD 21-02 Seymour Park Pedestrian Crossing and Alley Resurfacing. The bid opening for this project is scheduled for August 31, 2021. In an effort to expedite the start date of this contract, staff is requesting the RDA authorize the award of contract CD 21-02 Seymour Park Pedestrian Crossing and Alley Resurfacing to the low qualified bidder, not to exceed \$148,000.00, after the bid opening.

RECOMMENDATION

Authorize award of CD 21-02 Seymour Park Pedestrian Crossing and Alley Resurfacing to the low qualified bidder, not to exceed \$148,000.00.

FISCAL IMPACT**ATTACHMENTS**

None



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

August 10, 2021

PREPARED BY

Krista Cisneroz, Staff

AGENDA ITEM # F.2

Financial report and check register.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. RDA Financial Report 2021
2. Check Report

Redevelopment Authority
Financial Report
CDBG
7/31/2021

CDBG Entitlement Funds	2021 Budget	2020 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Park Improvements	-	48,166.08	-	17,194.89	-	30,971.19
Public Works Improvements	-	19,729.29	-	5,257.43	-	14,471.86
Public Service	-	132,171.35	-	43,404.44	18,766.91	70,000.00
Fair Housing	-	26,820.00	-	8,970.00	-	17,850.00
CDBG Eligible Areas	-	654,180.68	61,930.78	-	-	716,111.46
CDBG Eligible Areas-Beautificatio/Art	-	40,894.00	-	18,500.00	-	22,394.00
Economic Development	-	368,918.54	104,119.89	269,643.83	-	203,394.60
ED Façade & Demo Loans	-	93,567.12	-	2,521.96	86,445.04	4,600.12
Administration	-	185,019.22	-	125,692.16	-	59,327.06
\$	-	\$ 1,569,466.28	\$ 166,050.67	\$ 491,184.71	\$ 105,211.95	\$ 1,139,120.29

695,074.68

-

CARES CDBG-CV Funds	2021 Budget	2020 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Administration	-	64,446.00	-	32,096.68	-	32,349.32
Businesss Improvement Districts	-	58,500.00	-	28,750.00	1,000.00	28,750.00
Homlessness Assistance Programs	-	216,000.00	-	127,862.65	88,137.35	-
Economic Development Business Relief	-	206,500.00	-	145,000.00	-	61,500.00
Essential Frontline Employyee Relief Program	-	100,000.00	-	55,057.63	-	44,942.37
Homelessness Assistance Shelters	-	275,000.00	-	275,000.00	-	-
Rental/Mortgage Assistance Program LMI	-	191,729.00	-	23,795.07	-	167,933.93
Urgent Need-business Relief and Rental.Mortgage	-	50,000.00	-	-	-	50,000.00
\$	-	\$ 1,162,175.00	\$ -	\$ 687,562.03	\$ 89,137.35	\$ 385,475.62

Redevelopment Authority
Financial Report
HOME
7/31/2021

	2021 Budget	2020 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Single Family Rehab Loan Program	-	296,541.09	144,881.10	30,212.00	1,479.00	409,731.19
Housing Development Projects	-	519,135.96	-	-	112,919.96	406,216.00
CHDO Projects	-	199,824.72	-	58,500.00	6,500.00	134,824.72
Downpayment Closing Cost Assistance	-	100,000.00	-	-	-	100,000.00
Administration	-	41,117.31	16,097.90	24,017.07	-	33,198.14
	\$ -	\$ 1,156,619.08	\$ 160,979.00	\$ 112,729.07	\$ 120,898.96	\$ 1,083,970.05

City of Green Bay RDA
Check Register
7/31/2021

CHECK #	CHECK DATE	VENDOR NAME	AMOUNT
21470	07/15/2021	BROWN COUNTY TREASURER	2,076.92
21471	07/15/2021	WISCONSIN MEDIA	340.95
21472	07/15/2021	WISCONSIN PUBLIC SERVICE CORPORATION	53.55
21473	07/15/2021	NEIGHBOR-WORKS GREEN BAY	1,630.00
21474	07/29/2021	METROPOLITAN MILWAUKEE FAIR HOUSING COUNCIL, INC.	1,200.00
21475	07/29/2021	CITY OF GREEN BAY	23,715.12
21476	07/29/2021	WISCONSIN MEDIA	37.93
21477	07/29/2021	PETERS CONCRETE CO	22,452.32
21478	07/29/2021	BROWN COUNTY REGISTER OF DEEDS	30.00
21479	07/29/2021	NEWCAP, INC.	8,133.98
21480	07/29/2021	BRANDON MINGA	<u>5,000.00</u>
			64,670.77