



MINUTES 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.

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

B. ROLL CALL.

I. Members: Gary Delveaux, Chair; Matt Schueller, Vice-Chair; Ald. Barbara Dorff, Deby Dehn, Kathy Hinkfuss, Melanie Parma, and Brighid Riordan.

Liaisons: Jeff Mirkes and Leah Weycker.

Members Present: Gary J. Delveaux, Deby Dehn, Brighid Riordan (arrived after item EI), Ald. Barbara Dorff, Matt Schueller, Excused: Kathy Hinkfuss, Melanie Parma

Liaisons Present: Jeff Mirkes and Leah Weycker

C. APPROVAL OF THE AGENDA.

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

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to approve the agenda. Motion Passed.

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

D. APPROVAL OF MINUTES.

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

Moved by Matt Schueller, seconded by Ald. Barbara Dorff to approve the minutes from the July 13, 2021 and July 27, 2021, meetings. Motion Passed.

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

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).

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to adopt the Initial Resolution Authorizing Actions Necessary for the Sale and Issuance of Taxable Lease Revenue Refunding Bonds for the KI Convention Center Expansion and forward to the City Council on August 17th for their consideration and possible action. Motion Passed.

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

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.

Moved by Matt Schueller, seconded by Ald. Barbara Dorff to approve 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 neighborhood parks to be designated at a later date by staff after review and consultation with Brighid Riordan to determine a plan to reach as many areas as possible with the funding available. Motion Passed.

Yes- Barbara Dorff, Gary J. Delveaux, Matt Schueller, Deby Dehn, Brighid Riordan, No- None, Abstain- None.

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.

Moved by Ald. Barbara Dorff, seconded by Brighid Riordan to authorize award of CD 21-02 Seymour Park Pedestrian Crossing and Alley Resurfacing to the low qualified bidder, not to exceed \$148,000.00. Motion Passed.

Yes- Barbara Dorff, Gary J. Delveaux, Matt Schueller, Deby Dehn, Brighid Riordan, No- None, Abstain- None.

F. INFORMATIONAL.

1. Update on Housing Study.

Cheryl Renier-Wigg provided 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 Regular Meeting: September 14, 2021 at 1:30 PM.

G. ADJOURNMENT.

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to adjourn. Motion Passed.

Yes- Barbara Dorff, Gary J. Delveaux, Matt Schueller, Deby Dehn, Brighid Riordan, No- None, Abstain- None.

VERBATIM MINUTES

- Delveaux.
- Yes.
- Schueller.
- Yes.
- Dorff.
- Present.
- Riordan. Not yet.
- Okay, we have a quorum, and Brighid might be joining us a little later. She said she was gonna join us.
- And Deby Dehn said she's here, too.
- Yes.
- Yep, I saw, yep.
- Okay.
- Very good. Motion to approve the agenda, please.
- Move to approve.
- Alder Dorff.
- Second.
- Second by Matt. All of those in favor signal by saying, aye.
- [Group] Aye.
- Opposed, motion carried. Approval of minutes from July 13th and July 27th. I think everybody got those minutes. Motion to approve those minutes, please.
- I'll make the motion to approve those two sets of minutes.
- Matt.

- Second.
- Second by Alder Dorff. All those in favor signify by saying aye.
- [Group] Aye.
- Opposed, minutes are approved. Regular business number one, consideration with possible action on the Mitchell Resolutions with the need to propose issuance by Redevelopment Authority of the City of Green Bay, Wisconsin of its Taxable Lease Revenue Refunding Bonds, Series 2021, KI Center Expansion Project. We're very familiar with this. We talked about it a couple meetings ago, whatever it was, but anyway, Neil, bring us up to speed.
- Yep. Lisa, this is, I think like the July 13th meeting we introduced the topic as Diane had briefly mentioned a moment ago. This is just bringing the actual formal resolution back forward for approval by the RDA, and staff is recommending approval as attached.
- And I think we mentioned this last time. I think everybody kind of agrees the interest rates are not going down lower. Maybe it will, I doubt it. I think they're gonna go up, so whatever we can do to expedite this process, to get the mission as??? quickly as possible.
- Yep, and I think, just so everyone knows, Chairman Delveaux did raise that question when he sent the agenda out, and actually we have already had a preliminary conversation with our Bond Council on accelerating that schedule, too, for the exact same concern, Mr. Chair. So we are already moving on, trying to presented. So possibly up to even a month earlier.
- Fantastic. Questions or comments, please.
- I have heard so much about this, that I am so ready to move to approve this.
- All right.
- So I would like to move to approve it.
- Thank you, Alder Dorff. Is there a second? Oh, I think Deby had her hand up. Deby, making a second? Oh, you're still on mute, Deb. Ope, ope, still on mute.
- Can't hear.
- I can read your lips, though.
- Now, you might, Deb, you might have to go out and come back in again.
- I thought I heard her just for a second there, but...
- Okay.
- Okay, she'll try that.

- Okay. In the meantime, maybe Matt, so we can get a real voice, Matt.
- Yeah, I would second that motion as well, so we can move this forward.
- Okay, there's a motion and a second to move forward with the bond resolution. All those... Any other questions or comments? I'm sorry. If not, all those in favor signify by saying aye.
- [Group] Aye.
- Aye, okay.
- Deb.
- Just a point of order, if we need to make sure we got Deby's vote. 'Cause I think we have just the four of us. I think we need to make sure she's on record as voting.
- Like this or like this.
- She's givin' us a thumbs up, she's givin' us a thumbs up. So I think I would let the record show that Deby has said yes.
- Thank you.
- Thank you, Deby.
- What can we do to help Deby get unmuted? Can anybody help her with that? Let's see.
- I don't know why she doesn't have any audio for some reason, that's yeah.
- [Gatekeeper] She may need to hit the mute on her computer and unmute herself, 'cause that usually works.
- She's tryin'.
- I would just have her exit and enter back in, join again, 'cause what came up with the option, 'cause usually used computer audio or not, and she may have clicked not to use computer audio, which is why her voice isn't coming through. So Deby, just try exiting and entering back in.
- Yeah, she's gonna try. I think she just stepped out. She's gonna try to come back in here, so.
- Okay.
- Oh, and there's Brighid. So now we have a quorum again.
- Hi Brighid.
- But she's-

- Excellent.
- There she is, but she's muted too, so.
- Okay, how do you unmute?
- Sorry I'm late.
- Oh there we go.
- You're fine.
- You're in.
- We had just enough of a quorum, Brigid, so we approved the first item on the agenda, which is the initial resolution relating to proposed issuance of the redevelopment of City of Green Bay bonds.. So that's been approved. We are now into item number two. Consideration with possible action on approving an allocation of CDBG-CV2 funds in the amount of \$253,062.34 from the State of Wisconsin. Neil, have you got this, again?
- I'm gonna forward to Mr. Peter here. He'll provide the support for us.
- Thank you. Yes, so the state has set aside CARES funds for the City of Green Bay in the amount of 253,000 four cents. These funds, though, need to be used for activities approved within our first allocation from the CARES funds, which was homelessness prevention, essential frontline needs, and then also the Community Development Revolving Loan Program, the grant program. So really what we had to do is take a look at how our spending has been with our first allocation, and since there is so much money out there currently yet floating around, especially with the rent and mortgage assistance, we really were cautious in how we are using these funds. So members of the school district, the public and service providers, and also Mike Hronek, our IT director, we really have learned about the disparity in access to internet and wifi amongst both students and then including adults as well with having to just shift from working in person to working at home. So what we are proposing to do is to, now this broadband problem in Brown County and Green Bay, but we're looking at this to help make an impact. So we're looking at allocating these funds to create hotspots to run broadband out to four city parks. We're looking at Seymour Park, Navarino Park, Eastman Park and St. John Park. And that way this would just be another location that the public, whether it be students or adults wanting to fill out a job applications, they have another place to access wifi within our community.
- I would add to that, Mr. Chair, that obviously, that also, those frontline workers who are providing programs in some of those areas actually will also be able to take advantage and utilize that internet service, so. Very good.
- Thank you, Neil.
- Deby -

- I have just a question.
- Alder Dorff.
- Alder Dorff, go ahead, I'm sorry.
- I just, once you can use it if they wanted to sit in their car and work on something, could they do that? That could work?
- I'm gonna defer that question to our IT director. I know that the radius should be the whole park, but I just wanna confirm with Mike.
- Mike.
- Is Mike on here?
- Yes, Mike. He's admitted.
- He's talking, you guys.
- Good afternoon.
- Good, good, how are you, Mike?
- Good. The wifi access would only be around the pavilion or park shelter in each building, on each site. I don't believe that it'd stretch across a whole park, depending on the size of the park.
- So, does that mean this is just for summer? Or it's for winter, too.
- We could keep it lit up during the winter, also.
- If they happen to have a skating park or something like that, they'd be able to use it inside the shelter.
- Okay, Deb.
- You're still, ah, shoot. Oh shoot.
- Maybe, Deby, can you type your question into the chat section?
- Oh, yeah, good idea.
- Or it's for all the time, the hotspots?
- I don't think the, are the shelters open in the winter?
- It depends if there's a skating rink there or not. But wifi could be accessed on a warm winter day. If somebody, we would keep it going all winter.

- Just a question, Mike, did you, are you restricting the access to the pavilions based on cost or?
- Definitely on cost, because we couldn't stretch fiber, pay for fiber across the extent of the whole park.
- And in many locations. Well, and-
- But you could put more wifi access point, right?
- Yeah, well what we're proposing here for all five of these locations, I currently don't have enough money to reach all those.
- Gotcha.
- I believe you know the cost of how much this costs.
- Wifi's a drop in the bucket, though.
- Alder Dorff.
- Well, no, this is extending fiber to each one of these locations. That's where the majority of the costs is. Just an access point does nothing. We have to get fiber to these park facilities to provide wifi access. And that's where the cost of this project is mostly.
- And so you're building fiber.
- We are building fiber, we are sharing fiber with Brown County, and then we have existing conduits that we'll use. So I think in the agenda packet, you're gonna find a map that is kinda gonna show that instance by the different color locations of the fiber runs.
- So Deby's question is Navarino doesn't have a shelter.
- We were gonna put up a pole there around the, I guess the playground area, and put up a wifi access point outside. So we'd have a NEMA constructed box and pole, and we would provide wifi access like that at that location.
- Alder Dorff, please.
- I'm sorry, my computer froze as you probably could tell, but I missed the answer to my question. So, is this meant to be a year-round thing.
- The wifi access points work to a certain degree up to like 20 below.
- Oh, okay, that's, but I'm just trying to think how people are gonna be able to use it. They would just have to walk to the shelter and get their computer out and use it.
- It would be like a normal, like a restaurant or a coffee place. They do that.

- Is it heated and warm and can they go inside?

- Yes, I understand.

- I'm curious. I know this is a nice, nice idea. I'm not saying it's not a nice idea. Is it gonna be an effective idea.

- It's part of a two, if I may speak, is that we were hearing stories of instances where families were driving to the parking lot of the Brown County Library, when the library was closed during the pandemic, just because there was no other place that they could access wifi. So like, I assume that initially, this isn't going to solve, this isn't the answer, the silver bullet, to solve our access to broadband citywide, but we're just looking at it to help, to add those extra few spots to increase the for families and individuals who may not have reliable access at home.

- So let me make sure I understand. So it's gonna cost us dollars to bring this to four shelters. Is that correct? It seems like a lot of money, but maybe-

- It is money because it is fiber in the ground to get to these park shelters. To provide-

- What do you think of 253,000 to get there?

- I think he's probably right. I don't know if you've talked to anybody from our company, but we would probably be willing to share costs on something like that or share fiber. It seems over engineered, wifi to parks that, to Barb's point, I mean, you're not gonna bring your computer out when you've got gloves on. I mean, in my mind, this is what I do all the time, and I'm thinking about what is the most efficient way to partner to get wifi to the best spots or internet? I think we could probably help with saving costs, but I don't know if you've talked to anybody from Cellcom or Nsight, Mike.

- No, we, have not. TDS has approached us. But we are more than willing to partner with Cellcom or Nsight.

- Okay, I'll take a look at those spots. We have a lot of fiber in the ground. We have a lot of, we can turn those into 5G, all that kind of stuff. There's more than one outcome we can have if we work together, I guess that's what I, and it sounds like you're working with TDS, but.

- No, no, no, no, I'm totally agnostic who we go with. I'm just giving you the full, all the information.

- Well, we should talk. I've got big ideas and I think I could help.

- Yeah.

- Actually, that's great. And I would appreciate that. We have larger ideas, too, where we wanna go in other locations.

- Awesome.

- And Director Ron, just to, for question, I think to Alder Dorff's point, if there was an ability to add a wifi connection close enough to the parking, public parking area where someone could sit, that's something we could scale up for, if funds were available?
- Yes, generally. And generally in, these parts that I'm talkin' about, except Navarino, the parking lot is generally right next to the building. So if you-
- If you get fiber to the building, you can probably put another access point on a light pole or something like that, yeah.
- That close, mmhmm.
- Excellent.
- I'm willin' to share our engineering notes with you.
- I call myself an honorary engineer at our company, and engineers don't love that, but it's true.
- I'm lookin' to get to most city parks the cheapest way.
- Okay.
- We're willin' to do multiple things here. And part of it is crime prevention. And part of it is giving access to as many people as possible.
- Like, for example, we're Leicht Park already, if that's a place you're looking at for security. I mean, we are there with cell sites, with fiber, with everything. So, I don't know if these, I don't know how these were chosen, but maybe if we put our heads together, we can look at .
- Great, Alder Dorff.
- I just wanna say if Mike Hronek and Will Peters think this is a good idea, then I'm gonna trust them, and then I'm gonna vote yes on this, because they know what they're doin'.
- I just wanna say we don't have enough money from your grant, and I really appreciate it, to get to all four locations. That's why it'd be nice to partner with somebody like Nsight.
- Excellent.
- Yeah, and especially if they're already in Leicht Park, that's a very big goal, going down Broadway, going down Washington, our City Deck.
- Yes.
- Fox River Trail, all that, we wanna get all that done and lit up.
- There's so many people there, and yeah, okay. This is like my, this is my, like my real job, what's happening?

- All right, questions or comments or otherwise I'll entertain a motion.
- Oh, Deby, I'm sorry. I think Deby had another question.
- Oh please, I'm sorry, Deby.
- Deby asked about maybe Whitney as opposed to Navarino. I think that's something that could be looked into. I don't know how flexible we can be after this vote with parks. I don't necessarily, if there are, if members here think that there are parts that are more suitable or have a better opportunity for ease of access from the general public, I think we should consider those. I also, in conversations with Diana Delbecchi from Green Bay Area Public Schools, who has also been doing a lot of work in advocacy on this front as well, have also identified some parks in areas such as, I think the park that's off there off the top of my head, but I'm sorry, it's escaping me right now. Eisenhower Park? Eisenhower Park, that area has been a really tough spot for their students that live because of the lack of cell towers out there. So, I mean, we don't necessarily, I guess, have to be tied to these specifically, but we, since these are our block grant dollars, we just have to be cognizant of the geography and staying within the low-to-moderate income neighborhoods that are designated such by HUD.
- Looking for a perfect.
- Let's see, Gary, if I can try to word something correctly. 'Cause, yeah, right, I'm fully supportive of the concept, and I definitely wanna take advantage of the offer that Brighid has made to try to... Hey, is there some way we can continue forward Wwh this expanding wifi access, but seeing if there's a way that we can leverage the dollars and make them go further? So I guess the motion I would make is, hey, completely open to the idea of allocating the CDBG-CV2 funds in the amount of \$253,062 from the state of Wisconsin to provide public broadband and wireless access to low income, moderate persons at neighborhood parks to be designated at a later date by review with staff and consulting with Brighid as well.
- I knew you had the perfect motion.
- I saw heads shaking yes, so I think maybe I have it.
- Alright, there's a motion, second?
- Great, thanks Matt.
- Matt, for clarification, then that is a call that staff can make? That does not need to come back to the RDA?
- With, let me clarify then Cheryl, that there is a belief from staff that in whatever is brought forward is as good as what's presented here in the packet today or better. There's a judgment that we can read more people that are low-to-moderate income with the designated plan.
- Okay.

- Lisa, you got all that? I'm sure she did well. Okay, very good, so there's a motion and a second with some clarification from Cheryl. Any other your questions or comments? If not all in favor, signify by saying aye.

- [Group] Aye.

- Opposed? Motion carried. Thank you. Excellent job, guys.

- Thank you.

- Great opportunity. Item number three. Let me get it here. Consideration with possible action on awarding CD 21-02 Seymour Park Pedestrian Crossing and Alley Resurfacing to the low qualified bidder, not to exceed, wow, \$148,000. Yeah, tell us a little more about this project.

- Right, so this is me again. We have been working with, by we as in our department, has been working with Department of Public Works on allocating block grant funds to infrastructure projects. Specifically, this one in question here is improving the pedestrian crossing on Ashland Avenue to get from the east side of Seymour Park to the west side of Seymour Park. That's four lanes of traffic that pedestrians have to cross. There is currently a striped crosswalk there now with signage that is solar powered and flashes, but we're looking to increase this to improve this to signage similar to what's in front of the hospitals, by Saint Vincent Hospital. Those very high-intensity beacon systems. There's a special name for it and I'm butchering it. But anyways, that's what we're looking to replace those with that's been identified in our Shipyard Investment Strategy. It's been an identified need from the public and the neighbors there, but we are up against the clock, as I'm sure you're all aware, with block grant funds, and we need to make sure we're meeting our timeliness. And we're just a little nervous that by the time we get the bid back and having to get this in front of RDA again, we're gonna be cutting it very close to meeting that timeliness. So just to expedite this process, we would like to have staff approval of, to bid this out to the lowest qualified bidder, not to exceed the \$148,000. I believe somebody from DPW was supposed to be on this call, but I'm not seeing Matt anywhere, to provide more details, if you're looking for more details, but that's the general overview of the project itself and the reason as to why we're making this request.

- Very good. Alder Dorff, please.

- That makes a lot of sense to me. And I would, I'd move to approve. I mean, there could be other discussion, but that makes total sense to me. So I make a motion to approve.

- Second.

- Okay, a motion by Alder Dorff, and second by Brighid. Any questions or comments into the approval of this request? If not, I'll call for the vote. All those in favor signify by saying aye.

- [Group] Aye. Opposed? Motion carried. Thank you. Thanks, Will.

- Thank you.

- Excellent job, like always. All right, we are moving right along here. We are in the informational. Housing study. Cheryl, what's happenin'?

- We don't have a lot to report this month. I can tell you that the two projects that the RDA approved last month that were submitted by NEWCAP for the two shelter buildings were approved at Planned Commission last night, so their next and final step will be at council next Tuesday. And there really wasn't, I don't think I saw any opposition to those projects. There were a few suggestions on lighting and maybe some exterior landscaping types of situations, but, so those are moving forward, which is good. And then we just continued to support new housing development. That's what we're workin' on, so, short and sweet.

- Very good. The next thing, financial report and check register. I reviewed it, I don't have any questions. I don't know if anybody else had some. If not, we'll go to the director's report and project update, Neil.

- Oh, absolutely. Just kind of a quick rundown since we have a little bit extra time in update projects. I spoke with Chairman Delveaux on this, and who's concerned with the lack of visible progress on a couple projects, but I can assure everyone that there's plenty of activity going on behind the scenes on most of these projects. I'll start with the merge and shipyard. We're actually meeting, staff is meeting weekly with our consultant, as well as with some of the developers' team as well on all sorts of things. Two areas of focus right now are reviewing the fire department access to their site plan, trying to figure out exactly how we would provide firetruck access on their site plan as proposed, and actually kind of dealing with lots of different funding opportunities right now on not only kind of funding of the upfront phase one improvements, but also the phase two and phase three improvements for the rest of the shipyard. So we're looking at everything from EDA funding to state grants, to DNR grants, to a whole host of different funding programs that is keeping Matt Buchanan on my staff very busy in terms of trying to figure out exactly what the best leveraging package would be for making most of those improvements. So, everything is on schedule according, at this point, and like I said, conversations are occurring weekly with our team on that project.

- Good.

- Second one I'll give a brief update on is 200 North Monroe, that project obviously, which has been approved by council, where we make, kind of working on getting the agreement finely executed. Next big phase project for that will be actually to bring forward a new TIF district, which obviously that will need to come through RDA when we do that. So would be expecting a new project plan for the TIF district for that particular area here, coming up here within the next, hopefully the next meeting or two for that particular project. Three, coal piles was one, I think, Mr. Chairman, you specifically asked on. Lots of work on trying to get kind of all of the, I guess, all of the squirrels to run the same way, shall we say, on the wheel right now. And so obviously the first domino that needs to go in order for us to proceed with anything on the coal pile site the acquisition of the Pulliam site. Right now I think they have an agreement to do that, but that property, they have not closed on that property as of yet. So county is still not the owner, but hopefully that's gonna happen on the very short future, we believe. Once that happens, there's gonna be a need for some specific improvements to that particular site. Before that site, that port facility is ready to actually be taking on the coal from, for sea rice and getting them moved up into that particular site. So there lots of infrastructure work and clean up and other things that still need to occur on that Pulliam site in order to make that happen. And one thing I wanna make sure that folks are clear on, is that most likely this is not going to be a relocation of coal from the current site to that new site. What they're probably going to do is they're going to spend down that coal supply on the current location once the new site is available,

and anything new will come into that new site. So it won't be a situation where suddenly you have coal there one day, and the next day it's suddenly been all been moved to the other location. It's going to take some time to spend those two things down, but, again, we've been having multiple conversations with our state legislators and several federal programs in terms of trying to identify financing for actually proceeding and moving that project forward. That's been a lot of effort that's been going into that. We had a here just this morning with association, or administration, actually, the EDA at the federal level, had a 45-minute conversation with them on funding programs here in this morning. So, there is a lot of work going on behind the scenes, and I said, certainly, I think Gary, you may have noted that there was actually still delivering coal to the current-

- This morning.

- Yeah, it's still an active use. They're still in place and using that.

- So, quick questions, a couple quick questions. Number one, who the heck is still using coal? Number one. And secondly, the county board has approved the purchase, right? I mean, it's a matter of making it happen.

- That is correct. Yes, that is correct. They just, the actual, just the actual closing itself has not yet occurred. I think it's year, but it has not actually been been transacted at this point. Most of the coal customers, from our understanding is, Mr. Chairman, is that they are not local. They are not really Wisconsin-based companies. That it is being delivered to the port facility and then being transported probably out of state west, many instances. Yeah, so obviously, I think the likelihood of new coal customers coming on is pretty much slim to none. I think we're gonna continue to see less and less demand for that fuel source here over the next several years. I'm guessing, five, 10 years at the most, maybe, to see maybe use is still wanting to have that demand for that fuel. I think there's just gonna be increasing, not only just a lack of interest in using that particular fuel. There's efficient options going forward. So, I'm sure there's only a very few select industries that are still growing number.

- Okay, yeah, ironically I drove by today and another ship was unloading coal. It made me think about it again. But anyway, thanks for the update.

- Sure thing.

- And obviously you're workin' hard on it.

- Yeah, one Esther, just quick update on that, I said folks are, I think from what we said before, the Fox River Trail Extension has been installed and has been input on through that site where it needed working with Dean Miller, the developer there, probably to do some more shoreline protection improvements now that the trail has been put in so close to the river, we probably need to do some riprap and some other things there. So we're working through updating the development agreement with him. That's hopefully going to be the next agreement that comes back to the RDA for review and discussion, will be an update to that. That's in the next 30 to 60 days, we should have that back with some updates for this body's review. I wanna take a look at Impact Seven. Folks, remember this is on the Badger Sheet Metal site. They have a planning option. We gave them a three-month planning option, and said if they showed sufficient that extension, essentially they had we are actually at the three-month period already. So that will be coming back in September. They have and have advanced considerably on their site design. And so staff will probably likely be recommending approval of the

extension, probably to March 1st of next year. So look for that on our next meeting agenda, but we are progress that they have shown today.

- Rail yard, anything through there.

- Yes, sir, TWG, we're actually, staff is actually in process. Our Planning Department staff is working with them. Their financing there pursue WHEDA tax credits, is kind of the, what they're looking for right now. We all know that's a very competitive project, competitive program. Deby knows better than anybody, in terms of how those types of products. So we don't know exactly, that won't be known until later this year or early next year, whether or not that has come through. But the most, probably the first and foremost thing we're dealing with still is they're attempting to change the, kind of the makeup of the interior of the building. Some of the commercial, first floor activation uses, they are looking to try to make that more residential in nature, which I think would help them with their WHEDA program, but would not be consistent with the city's plan and I think what the RDA had previously approved for that site. So, more likely there's going to be a revision being brought forward by the developer for the RDA and Public Plan Commission's review. At this point, staff has been kinda trying to hold firm on wanting to see that activity at first floor and see some commercial uses in that area. But at this point, like I said, the developer has not seemed to be really able to accommodate that in their plans and working with our overall strategy. So we may have some work for the RDA to do on this one when it comes back, which again will hopefully 60 days.

- Okay.

- So I think that one, and then I think the only other one I wanna touch base on, I think, is the JBS property. We are working towards developing an RFP for that one. Mr. Peters has been coordinating, especially with the mayor's office, in terms of doing some outreach in that neighborhood, trying to get an outline on exactly what sort of things might be included in that overall project. That feedback will be used to kind of finalize that RFP and get that issued here, again, hopefully in the next 30 to 60 days. So we are, some neat ideas, some neat ideas have come forward on that so far, but we'll see exactly what the development community is willing to hopefully take on and bring forward for us here very, very soon. So, with that available for any other questions on any of the projects folks might have.

- You and your group have been very, very busy. Keep up the great work.

- It's a good team here. It's a good team, so.

- Questions or comments for Neil or his group? Or anybody on staff? Is the mayor on board yet? I'm not sure he is. Any questions from anybody?

- Mayor is actually... Mayor is actually on vacation this week. Mr. Chair. So I'm sure he .

- Questions or comments for Neil or anybody else on staff? Cheryl, anybody? If not, our next meeting is September 14th at 1:30.

- Correct.

- I guess I'll entertain a motion to adjourn, unless we have anybody else got something else they wanna run by the group?
- Move to adjourn.
- Move to adjourn, Alder Dorff.
- Second.
- And second by Matt. All in favor signify by saying aye.
- [Group] Aye. We are adjourned. Another great meeting. Keep up the great work.