



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, OCTOBER 12, 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, Leah Weycker, and Brooke Gehrke.

Members Present: Gary J. Delveaux, Deby Dehn, Kathy Hinkfuss, Brighid Riordan, Melanie Parma, and Barbara Dorff (arrived at 1:32 p.m.), Excused: Matt Schueller
Liaisons Present: Jeff Mirkes, Leah Weycker, and Brooke Gerke
Others Present: Ald. Mark Steuer, Ald. Brian Johnson, and Mayor Eric Genrich

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the October 12, 2021, meeting of the Redevelopment Authority.

Moved by Brighid Riordan, seconded by Kathy Hinkfuss to approve the agenda. Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Melanie Parma, Deby Dehn, Brighid Riordan, No- None, Abstain- None.

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the September 14, 2021, meeting of the Redevelopment Authority.

Moved by Deby Dehn, seconded by Melanie Parma to approve the minutes. Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Melanie Parma, Deby Dehn, Brighid Riordan, No- None, Abstain- None.

E. REGULAR BUSINESS.

1. Consideration with possible action on the review and award of the contract KICC 2-21 Lighting Upgrades to Elmstar Electric in the amount of \$383,521.

Ald. Barbara Dorff arrived at this time.

Moved by Melanie Parma, seconded by Kathy Hinkfuss to approve contract KICC 2-21 Lighting Upgrades, including the 3 alternates, to Elmstar Electric for \$383,521.00. Motion Passed.

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

2. Consideration with possible action on the review and award of the contract KICC 3-21 A/V upgrades to Frank O. Ziese Construction in the amount of \$248,516.

Moved by Melanie Parma, seconded by Ald. Barbara Dorff to approve contract KICC 3-21 A/V upgrades to Frank O. Ziese Construction for \$248,516.00. Motion Passed.

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

3. Consideration with possible action to award a contract for architectural services to Berners Schober in the amount of \$49,000 related to a shelter and restroom facility at Leicht Park.

Moved by Brighid Riordan, seconded by Ald. Barbara Dorff to hold until the regularly scheduled RDA meeting in November. Motion Passed.

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

4. Consideration with possible action to authorize City staff to award a contract for the Legends District Sidewalk and Lighting project to the qualified low bidder, not to exceed \$425,000.

Moved by Kathy Hinkfuss, seconded by Deby Dehn to authorize City staff to award a contract for the Legends District Sidewalk and Lighting project to the qualified low bidder, not to exceed \$425,000 upon completion of required bidding procedures. Motion Passed.

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

5. Consideration with possible action to approve the recommendation of the Real Estate Subcommittee to award MF Housing Partners LLC a planning option for the development of 1100 E. Walnut Street site.

Moved by Kathy Hinkfuss, seconded by Ald. Barbara Dorff to approve the recommendation of the Real Estate Subcommittee to award MF Housing Partners LLC a planning option for the development of 1100 E. Walnut Street site (tax parcels 14-195, 14-196, 14-197, 14-198, 14-199, 14-200, 14-201, 14-202). Motion Passed.

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

6. Consideration with possible action to approve the 2021-2022 Tax Increment District Affordable Housing (TIDAH) Plan.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to approve the 2021-2022 TIDAH Plan and forward to the City Council for approval. Motion Passed.

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

7. Consideration with possible action on the acceptance of a notice of transfer of ownership for 1901-1931 Main Street and authorization of continued PayGo TID payments.

Moved by Kathy Hinkfuss, seconded by Deby Dehn to accept the written notice of transfer of ownership for 1901-1931 Main Street and authorize the continued payment of PayGo incentive as described in the development agreement. Motion Passed.

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

8. Consideration with possible action on general terms relating to a request for \$300,000 in TID assistance for facade improvements for East Town.

Moved by Melanie Parma, seconded by Kathy Hinkfuss to open the floor. Motion Passed.

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

Moved by Melanie Parma, seconded by Brighid Riordan to close the floor. Motion Passed.

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

Moved by Ald. Barbara Dorff, seconded by Brighid Riordan to direct staff to prepare a formal development agreement to provide tax incremental financing assistance for facade improvements at East Town as an up front payment in the amount of \$300,000 if the City determines there is an adequate fund balance available in TID #10 and TID #19, or if adequate fund balance is not available provide \$330,000 on a PayGo basis, subject to review by the City Attorney and confirmation of the financial feasibility of the request by the City's Finance Department prior to final approval. Motion Passed.

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

9. Consideration with possible action on a request from On Broadway, Inc. to utilize 401 S. Broadway for the display of a temporary art sculpture.

Moved by Brighid Riordan, seconded by Kathy Hinkfuss to approve the hold harmless agreement as presented, as well as the temporary placement of art work at 401 S. Broadway through the end of December 2022. Motion Passed.

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

F. INFORMATIONAL.

I. Update on Housing Study.

Cheryl Renier-Wigg presented the update.

2. Financial report and check register.

3. Director's report and project updates.

a. Update on KI Center Bond Refinancing.

Neil Stechschulte presented the update.

b. Update on 216 S. Military Avenue.

Neil Stechschulte presented the update.

c. Update on WPS Site Redevelopment.

Neil Stechschulte presented the update.

d. Update on Fort at the Railyard Project.

Neil Stechschulte presented the update.

4. Next Meeting: Special Meeting on October 19, 2021 at 5:30 PM.

G. ADJOURNMENT.

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

Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Melanie Parma, Deby Dehn, Brighid Riordan,

No- None, Abstain- None.

VERBATIM MINUTES

- Kathy's here, I think. Yep. Kathy's here. Yep. She's waving.

- Unmute her.

- Yep. She's here.

- I don't know why it's not up there.

- Parma?

- Here I am.

- And Riordan.

- Here. Okay, I think we're good to go, sir.

- Excellent. Thank you. Motion to approve the agenda, please.

- Schueller.
- Second.
- Melanie, and Kathy, all in favor, signify by saying aye.
- [Members] Aye.
- Opposed? Motion carried. And we have minutes from September 14th that need to get approved. I think everybody got those online. Deby.
- What? Move to approve?
- Move to approve, take it, Deby.
- Okay.
- And then Melanie. All in favor, signal by saying aye.
- [Members] Aye.
- Opposed? Minutes approved. Regular business. First thing is a consideration of possible action on the review and award of the contract KI Convention Center, 2-21, Lighting Upgrades. They're looking to approve the award to Elmstar Electric, in the amount of 383,521. I need a session on this, Neil? Or Cheryl? Cheryl, will take one, right?
- Yep. Actually, the first two agenda items are both concerning the KI Convention Center. We're doing upgrades to the lighting in the AB, and we actually bid them together earlier this year, I believe, and the bid came back really high, so we decided to split them and bid them at a later date, and they actually came back really good for us. So, this first agenda item is lighting upgrades, just so you know, right now we have 2,117,848 in our maintenance account for that Convention Center, so. The first one is like, and you saw in the report, it listed the things that were happening with the upgrade to the lighting, LEDs, replacing of fixtures. There's also some work that's gonna be done, kind of in the main areas. Like, you know, those phone little booths they have?
- Yes.
- Cubbies? We're getting rid of those, people aren't using those. So, we're doing a little bit more of those upgrades. But any questions? Particularly about the bid. Trista Hobbs is here from Public Works. But otherwise, it's been reviewed by Public Works, and we recommend moving both.
- [Female] Chair? I have a question, chair. I'm just curious of the two projects you had mentioned had been bid together previously, separated them out, and then as we'll see in the next one, Zaizi was low for the AV. Any concerns about having two different contractors doing those two contracts? I mean, I'm sure they're contractors that have probably worked together before, both, you know, long-standing firms in the area, reputable contractors, et cetera. Just curious if there'd be concerns about that.

- I think, Trista, if you could answer that.
- Yeah. Like you were saying, we've worked with both of those firms, both reputable contractors. We'll be coordinating all of that work with the KI, so on DPW's behalf, we don't have any concerns with two separate contractors.
- [Deby] Oh, and a motion.
- [Melanie] I'll make a motion to approve the contract for those lighting upgrades to Elmstar Electric, including those three alternatives for the total of \$383,521.
- I'll second.
- Melanie, a second by Kathy. Questions or comments? Being not, all in favor of the motion, signify by saying aye.
- [Members] Aye.
- Opposed? Motion carried. Thank you.
- Mr. Chair, I just want to make a note that Alder Dorff has joined us, she is here in the meeting, so.
- Welcome, Alder Dorff.
- [Dorff] Thank you. Number two, consideration with possible action on the review and award of the contract to the KI Convention Center, 3-21, A/V Upgrades to Frank O. Zeise Construction in the amount of 248,516.
- Oh, same story, except this is the A/V portion of that bid. That's going through a lot of work, it's gonna be done in the ballrooms, A, B, and C, replacing speakers, and sound boards. You know, this equipment in the section of the KI's about 20 years old, so it's got a lot of problems, so it would be good to have all of that upgraded. The balance will be less than 2,000,117, since he ordered the last one, so.
- Right.
- But we still have, I think, enough money in that account to do these direly needed repairs.
- Right.
- In regard to the construction account, on a monthly basis, we would get the additional dollars in there, right?
- Right, we do.
- Yep. All right. Questions or comments on this particular award?

- [Melanie] No, I'll make a motion there as well to approve the contract for the A/V Upgrades to Ziese Construction in the amount of \$248,516.

- Motion made by Melanie. And the second?

- [Barbara] Second!

- Second for Kathy.

- [Barbara] Or Barb.

- Or Barb, okay. I'm sorry. Any questions or comments in regard to the motion? If approved, signal by saying aye.

- [Members] Aye.

- Opposed? Motion carried. Thank you. Good work that's gonna upgrade the KI and make it even more available and functional, functional, if you will. Number three, consideration possible action to award a contract for architectural services through Berners Schober in the amount of 49,000, related to a shelter and restaurant facility at Leicht Park. Cheryl, or?

- I'll take this one, Mr. Chair. This is working with director Dan Dichai from Parks Farm, who's also online here. Looking to get some design work done for a shelter and restroom facility at Leicht Park. This is regarding an opportunity we have for some TIF funding that we have available for 2-5 to get this project moving forward. We are under a time constraint on this one to get this moving forward to this fall. In order to qualify and be able to utilize the funds, they have to be committed by the end of this year, so we are interested in proceeding with it as quickly as possible. I think there is a couple of Alders who may be wanting to comment on this here as we go forward, but this would be a similar design work to what has been done in a couple of other park facilities. It also, this is a shelter and restroom facility, at Leicht Park specifically. It's kind of what we're looking at here. These were the bids that were received with that, I think, I don't know if there's, there may be, Director Ditchai, if you have some additional comments on exactly what we're looking at here for this project, I'll turn it over to you.

- [Director] Yeah, so I had some discussions with both the mayor and Alder Johnson in regards to this. I think there's an interest right now to just temporarily put this on hold, so that would be my recommended motion, is to hold on this item for now. And that'll give us a little bit of time to do some thinking about the master plan, and the strategic plan for the park as a whole. And so, I already have some meetings set up with Alder Johnson, Alder Scannell, and the mayor, to begin those discussions in the near future. And so it makes sense to just put this on hold right now, but I don't know if Alder Johnson would like to expand on that.

- Neil, wouldn't it put some of these funds in jeopardy, like you mentioned earlier? If we do put it on hold, or they miss something?

- Certainly if we delay too long, Gary, that could be a potential problem. But I think director Ditchai and Alder Johnson are both aware of the deadlines, so I'm confident that they're planning on proceeding fast enough that we could bring something back here, hopefully, maybe even in

November, and get something approved. So, I think they're both aware of the time constraints.

- Okay, and how long are our bids available? You know, these particular bids, how long can they wait?

- [Director] I believe that these quotes are good for 90 days.

- Oh, okay. Okay. So, that doesn't seem to be an issue. Alder Johnson, are you aboard?

- [Johnson] Yeah, and I think, Director Stechschulte, correct me if I'm wrong, but we have until the end of the year to commit those funds?

- We do, but in order to commit them, there may be some actions required after just approving the process going forward. So, ideally, we'd like to kind of bring this back to this body, I think in November, Alder Johnson, if at all possible.

- [Johnson] Yep. And I think our meeting is on October 22nd, so, we'll be able to do that.

- Perfect.

- And the reason for the holding them up is that you, do you want to look at this from a bigger picture? That correct?

- [Johnson] Yes.

- Bigger planning picture. Okay. That makes sense.

- I really support that direction, I think Leicht is a really special property, and I'm glad that we're taking time to look at it holistically. So I would, if we need to make a motion, I'd make a motion to hold off on that.

- Okay. Thank you, Brighid.

- [Dorff] I'd like to second it, but just if it would be to hold until November. Would Brighid be willing to change that to hold until our November meeting?

- Sure.

- [Dorff] Okay. And then Kathy, want to second it too? I don't care who seconds it, but either one.

- Well, your addition though make some sense. Okay. So, Brighid said --

- [Dorff] Okay, I'll second it then.

- So motion by Bridget, and seconded by an Alder Dorff, that we put in a hold, but then they would come back into our November meeting. Any other questions or comments in that regard? If not, all those in favor, signify by saying aye.

- [Members] Aye. Opposed? Carries. Thank you. Thanks to everyone. Number four, consideration of possible action to authorize city staff to award a contract for Legends District Sidewalk Lighting project to the qualified low bidder, not to exceed \$425,000.

- Yeah. This is not our usual process. We have done this with this body, one on a public works project previously this summer due to some time constraints. Similarly, this is a project we would like to still get done and committed this fall. Really, whether is our big challenge here, that we were kind of coming up against for this particular one. So, while the engineering and public works department is finalizing the actual designing and bid documents, they were hoping to be able to get those finalized, and get those issued prior to coming back to this body for approval. So, what they're basically doing is, quoting the actual budget number, and allowing staff to kind of conduct the proper bidding process, and then award it to the qualified low bidder, not to exceed \$425,000. Here's approximately the rough area that we're looking at here. This is Brett Farve Pass. This is Tony Canadeo Run. Here's Reggie White Way. Lombardi Avenue, for folks who are interested here. This site we were looking at right here, this is where hopefully the new legacy hotel project will be going. We're continuing discussions with them, and we'll hopefully be bringing an updated development agreement forward here, yet this fall for that particular project. But this one particularly involves the installation of sidewalks here, I think primarily on the Canadeo area specifically. But then actually putting in the conduit then for a lot of the actual street lighting that will needed to be going throughout the entire project area. So, we're trying to beat the weather a little bit on this one, as engineering is kind of finalizing of their design work. So, they are requesting that, I already authorized staff to award a contract at the conclusion of the bidding process, so long as it's below \$425,000, and has successfully completed all the bidding requirements.

- Do they expect quite a few a bidders on this one, Neil?

- I think so. I don't know if we have anybody from a public work on the call for this one. I think there will be some interest in this one, this is a large enough project that I think it will probably draw some interest. This is a good project for a year-end, a year-end kind of project for someone to fill in, and just get one last job in before the snow flies. This should be, I think this will actually be a competitive project.

- Okay.

- [Brighid] Neil, are you building conduit in there for fiber as well?

- That, at this point, I'd have to consult with public, at this point, we're really primarily focusing just on the street lighting. So, none of the other utilities are being looked at at this current time. But I think that would be the time we want to start to take a look at fiber for that area. I know the Legacy Hotel for sure is interested in having some quality access, for sure. We've had that discussion with them. So, we're trying to figure out exactly how to, what are the delays in this entire process was, essentially. I guess our previous mayor kind of directed some of those, when the street was reconstructed, he kind of primarily just, he focused on moving traffic, and that was the primary concern. As staff had kind of come back now to this, and looking at it from a planning and park standpoint, trying to identify where the sidewalks were gonna go, what sort of other amenities that were gonna be in this area in terms of landscaping, other utilities, in fact. Brighid, to your point, there wasn't really a lot of consideration done when that initial design was done, it was really kind of put the focus of kind of moving traffic on game days was kind of really what the process was. So, we're

kind of coming back in now at this point, trying to retrofit into this project a little bit to try to make all those things work.

- [Brighid] I think just as you look forward, though, you want, I mean even for moving traffic, the more you can implement smart city applications the better, right? So.

- Absolutely. No, yes?

- [Brighid] Yeah. Even if we have to put in the conduit ourselves, that's something we might be interested in, but when you've got the sidewalks dug up, that's the time to do it.

- Yeah. In this case, we just certainly missed our opportunity when the entire street was kind of dug up. That would have been the perfect time to do some of this work. But unfortunately, that was not achieved at that time, so we are kind of having to retrofit some of these improvements back into the area, so.

- How did we come up with this 425,000?

- I think that's the engineering estimate, Gary, that was in terms of what our public works guys have actually come up with with their construction estimate for the project.

- Okay, gotcha.

- And just to remind everybody, this was actually, you guys remember earlier in the year, we moved funding from TID 7 to TID 23, specifically for this part. This is part of that particular project.

- Yes, whoever it is.

- That's why this contract is coming before the RDA, because this is essentially a TID funded project.

- Okay. So if we approve it, we get the requests for bids out? How soon could we get a decision on this? Maybe Jim has to answer that.

- Yeah, I think in terms of how fast the turnaround would be, ideally we'd actually have a report back for you coming in in terms of November, but I'm not sure exactly how long the bid has to be let out for responses, Mr. Chairman, I don't know that, and I don't have that information. But I can follow up and share that with everyone, in terms of what we think the schedule would be, if that'd be helpful.

- Great. And as far as Brighid's comment, as far as putting fiber in there at the same time --

- [Brighid] Even just conduit. Even if you just, I mean, I would ask that you at least broaden the scope to just ask them how much more conduit would be. It's not that usually expensive when you're doing a project like this.

- Right, right, right.

- [Brighid] That'd be part of the scope.

- Yeah, happy to check on that, absolutely.

- All right, good. All right, so ready to entertain a motion? Yeah. Usually the bids come to us, and then we award them, but here in this case they're just saying, do we award to the qualified low bidder, not to exceed 425,000. I'm comfortable with that. I don't know if the rest of the committee is, but I have no problem with it.

- Yeah. Just to note, we certainly don't prefer to do it this way, Mr. Chairman, we'd much rather bring the bids in, and show everybody exactly what we're looking at before asking you for approval. But again, this one, we're coming up against some winter weather here, we just want to make sure we have an opportunity to get this project in this fall.

- [Kathy] Okay, I'll make a motion that, due to time constraints, that the RDA will authorize city staff to award a contract for the Legends Sidewalk District and Lighting to the qualified low bidder, not to exceed 425,000.

- Motion made by Kathy.

- [Deby] Second.

- Seconded by Deby. Any questions or comments? If not, all those in favor, signify by saying aye.

- [Members] Aye.

- Opposed? Carried. All right, number five. Consideration about possible action to approve recommendation of real estate subcommittee to a word MF Housing Partners LLC a planning option for the development of 1100 East Walnut Street site.

- Melanie, you must've been there, Kathy must've been there, right?

- [Melanie] Yeah.

- [Kathy] And Matt.

- And Matt was? Or was he there?

- [Melanie] Right, Matt was not available, so I don't know, Kathy, you or I can talk about, you know, our meeting that we had. We had talked to each of the development teams that had submitted proposals. They all submitted, you know, good proposals with great ideas. You know, at the end of the day, we certainly would appreciate if we were able to find opportunities for all of them in our city to create development, for each of them. But as we were looking at one site, we needed to recommend one team. We recommended the team who was the team that staff also had recommended, as they had evaluated the three proposals based on their set criteria. From my perspective, I was very pleased with the design, and their proposal, from an aesthetic of it fitting into that very residential neighborhood. It was certainly, again, the mix of units that we were looking for. And we liked the team. From my perspective, UA and Proforma, Proforma being a local firm, certainly appreciate that, UA, very reputable in what they do, as well as, you know, a developer from the valley. So again, from a proximity perspective, I think they had included a local artist that they

were planning to include in the project as well. There might've been another. Oh, and then Catalyst Construction, again, I just personally have some experience with them, so I felt very comfortable with this team, their local presence, and their design, and then just that entire proposal that they put together. But like I said, we thanked all of those developers, and definitely felt that they all could bring value to our community, and you know, hoped and suggested that they continue to work with staff to be able to look at other opportunities as they provided.

- [Kathy] Right. And they also had a high number of three bedrooms. I think out of the 42 apartments, 12 of them were three bedrooms, so.

- Excellent.

- [Kathy] Yep, that was our recommendation.

- Excellent. Appreciate Kathy and Melanie's background in particular in looking at these alternatives. Excellent comments. I want you to pack it. It looks like a very nice project, it has my approval. Any other questions or comments? Otherwise, we'll entertain a motion.

- I do have one comment. Excuse me. The, the Oneida Group?

- The Wise Women Gathering and --

- Yeah, Wise Women Gathering. I just hope that we continue to work with them, in helping to find a place for them to do their supportive housing project. The point in time, that counts homeless, show that we have an inordinate amount of homeless Native Americans in our community, so I just hope that we continue working with that project to bring it to fruition.

- I would say the staff agrees with the committees comments on that. All three projects were certainly very viable, and brought considerable value, so we will be following up with them on a couple of other spots, I have a feeling, so.

- [Will] I have a meeting scheduled actually already.

- See? Leave it to Will, exactly. Thank you, Will.

- [Kathy] We were really pleased to have them there, and definitely both Melanie and I indicated to, oh, who heads it up?

- Indoor?

- She wasn't the one that was there, but that we look forward to working with.

- [Will] Beverly?

- [Kathy] Yes, Beverly. So.

- Thank you.

- So I guess I'll entertain a motion from the real estate subcommittee.
- [Kathy] I'll make a motion to approve the recommendation to award MF Housing Partners LLC a planning option for the development of 1100 East Walnut Street, tax parcels --
- All those extra minutes, Kathy, I don't think you don't need to read them all off.
- [Kathy] Okay. And the one thing is, is how long, did we say six months?
- [Will] And thank you, Kathy, I was just gonna interject. If six months, so all three of the applicants were actually looking to apply for WEDA tax credits, so MF will not receive word until early spring, so six months would be an appropriate amount of time for a planning option.
- A motion by Kathy. Is there a second?
- [Dorff] I second.
- Aldermen Dorff.
- Alder Dorff seconded. Any other questions or comments? If not, all those in favor of the motion signal by saying aye.
- [Members] Aye.
- Opposed? Motion carries. Thanks, Melanie and Kathy, for the working subcommittee, as you guys at the real estate subcommittee are digging into this. Appreciate your efforts very much, thank you. Number six. Consideration of possible action to approve 2021, there's 2022, Tax Incremental District Affordable Housing. TIDAH plan.
- It's our TIDAH plan. Yes, Gary, that's right.
- [Kathy] TIDAH! Okay.
- There you go.
- [Kathy] I know, it was very anti-climactic. So, you remember that we've held some districts open to create some funding for affordable housing.
- Yes.
- [Kathy] That happened, and we passed the policy, and that happened in April of this year. Part of that policy requires that, every October, we bring to you kind of a status of where we are, and what our plans are going forward for the next year. And we have to submit that plan to the RDA, and to the city council for approval. So, just briefly going through the plan, I attached that in the packet. Summary of revenues, I can tell you, we started out from increment, that was contributed from TID 7 and 8, and that brought us to a 1,161,279. Out of that, we made one purchase last year, and that was for back taxes on Brown County Lot, that we partnered with them on, and allowed, for \$7,730. So, our balance right now in the TIDAH fund is 1,153,549. So right now, this is the balance. We will

be closing TID 12, and so we'll get an additional amount of money coming into this account in January of 2023, and we think that will be an estimated 2.5 million that will be coming into the account. So a lot of money, more money coming down the road. We did do an allocation this year for a little bit of admin. We had staff track the time on what it took to get this TIDAH in place. It's a very small, I think it was about 24,000 out of 1.5 million. Going forward, staff is just tracking the time, and actually checking admin out of what this, what we actually do. It's not just a percentage, in other words. So, those admin costs won't be very high. We're recommending the following allocations based on what the plan calls for, what we can use the money for, and what we see as the needs, and the questions we've been getting into the office. So, we're looking at 600,000 for the larger multiunit development, out of the ground, new build projects. We've also had some interest in conversion of underutilized space in the housing. That would include, you know, those dead areas above businesses, or looking at buildings that weren't originally housing. That's 353,549. We have a 100 people on our waiting list for home improvement loans, so we really want to add a little bit of money into the home improvement loan program. We've actually been in contact with one lender, and we're working with other ones as well. We'd like to possibly have this money matched by the private lenders in the town so we can make this money go a little bit further. And then part of this funding is 100,000 towards acquisition on new homes in Your Neighborhood Program. That's the funding that allows us to get those cheap lots from the county for tax foreclosures, and then it allows us to provide some subsidy to folks who want to build anew, and fill single families on the lots that we have to get rid of our lots. So, one of the elements is, if there were any adjustments on the account for inflation, cost of living, meeting income, market fluctuations, there really haven't been. We know the market has slowed down a little bit in real estate, and we've seen prices go down in construction costs, which is good. But other than that, we haven't made any changes to that plan. And then, the last question is discussion about priority neighborhoods, on where the funding will be focused. So, the TIDAH funds can be used anywhere in the city, and that will remain the same, but our department will be, well, we have been focusing on the shipyard area, and we will be moving our focus into the old north neighborhood, in that there are going to be thousands of parcels that are going to come out of the floodplain, hopefully next year when they changed the FEMA maps. That will give us the ability to do, I think we have 11 vacant lots that are buildable in the old north neighborhood that we'll be able to do new home construction. And help funding as well will be good for that neighborhood. But again, we take applications in regardless of where that neighborhood is. And then other sites that we're still looking at, and had questions asked on, of course, is, well, first of all, our priority is anything owned by the RDA, the city, because we want to get that tax base back on those parcels.

- Yes.

- [Kathy] But then there's also the JBS site. That has some potential. And we've got Monroe in Chicago, that's still open as a development site. And then of course we've got opportunities in the shipyard area and the railyard areas. So, that is the plan for next year, and that will be, if approved from RDA, will be moved to council for approval.

- It looks like a good plan. You guys have given it quite a bit of thought, and it looks like a good plan. Questions or comments?

- [Brigid] The one comment that I have, just a caution based on where I live, but I understand that the TWC properties may be coming back for this too, but in the rail yard, we have a lot of subsidized housing. I just want to make sure we don't pile on subsidized housing all in one spot. I think that can

cause issues. So, I just, I'm okay with it being on there, but I think we have to make sure we're looking at all the socio-economics to make a healthy development.

- [Kathy] Yep, so Brighid, you and I are on the same page.

- [Brighid] Good.

- [Kathy] And we've had this discussion on the staff level as well. The TIDAH funding is to subsidize to build for affordable housing. So, but you're right, there are implications when you have a lot of units together like that, and we don't want to recreate that, so that's something that we look at when we look at when we look at proposals.

- [Brighid] Great.

- Good comment, Brighid. Any other questions or comments with regard to the plan? if not --

- [Dorff] I'd like to make a motion, then.

- Alder Dorff.

- [Dorff] Yes. I would like to make a motion. Let me get my wording correct here, that we approve the 2021-2022 TIDAH plan, and forward it to the city council for approval.

- Motion by Alder Dorff, second by Kathy. Other questions or comments? If not, all those in favor of the motion, signal by saying aye.

- [Members] Aye.

- Opposed? Motion carried. Thank you. It's a good plan. Good luck. Number seven. Consideration with possible action on the acceptance of a notice of transfer of ownership for 1901-1931, to 1931 Main Street, in authorization of a continued PayGo TID. Yes?

- This is me, Mr. Chairman. This is essentially, this is Mr. Garret Bader, and hopefully he's going to be joining us, if he's not on already, he should be joining us here shortly. This was essentially, each development agreement, generally requires the city to be notified of ownership changes. In this case, the notice was done, but it was done, I believe, verbally, with the previous director, and it was never really formalized and brought forward to the RDA for action. As staff kind of looked to approve the PayGo payment for this year, it was noted that the ownership had changed. So, Mr. Bader has followed up with us, and again, he confirmed, and we did verify that there was a verbal conversation, that the city was notified, it just was not done in writing, and it was not brought forward to the RDA. So other than that, this is primarily staff use, this is primarily an administrative effort at this point to make sure of that. Let's see if there were any questions from the RDA regarding that. It does not always impact the development agreement, or the remaining, probably I would estimate, I think two more payments that will still go to the original developer. So, outside of the sale, but. So just with that, we were just requesting that the RDA accept the written notice of transfer, and authorize the PayGo payment for 2021.

- Okay. I remember the project, but I don't, you're right. I don't remember us having a written

document in that regard. But I'm all in favor, and I have no problem at all with what you're recommending here. And as you know, we all like PayGos, that means you have to do the work before you get paid. That's good. All right. Questions or comments?

- [Kathy] I'll make a motion that we accept written notice of transfer of ownership, and authorize continued payment of the PayGo incentive.

- Motion by Kathy.

- Second.

- Second by Brighid, I believe? I'm sorry, who was second, was it Brighid?

- Deby.

- Deby!

- [Brighid] We all sound the same.

- [Kathy] It'd be great if we were all in live person, and could see everybody.

- See everybody. Absolutely.

- But anyway, a motion by Kathy, second by Debbie. Any other questions or comments in regard to the motion? If not, all those in favor, signify by saying aye.

- [Members] Aye.

- Opposed? Motion carries. Thank you. Number eight. Consideration of possible action on general terms relating to a request for \$300,000 in TID assistance with facade improvements for east.

- Yep, this is me as well, Mr. Chair, I'll take this one. This is a request, again from Mr. Bader, who has been obviously very active in his redevelopment efforts out at East Town mall. Essentially, what we're looking at here is, the primary buildings would be facade improvements to the primary structure. The unique aspect of kind of what we're looking at here is that this would actually, the we're not anticipating the valuation of this particular improvement to specifically fund the requests, there's actually two other newer buildings that could be constructed that we're looking at in terms of that would actually generate the increment that would actually fund the improvement on the primary building. So a couple of the out lots, essentially, would be constructed to fund that. So, I think these are just right out of your staff report that we provided to you. Some of the preliminary things, again, this is primarily, this is just a term sheet, so what we're gonna be seeking from today's RDAs is that we authorize the general direction, saying we agree with these general terms, please proceed with the development agreement to return back to this body at some point. But these are the general terms we are presenting, at least at this point, and I have discussed these with Mr. Bader at this point, so I'll just run through these real quick. Submitting, oh, I'm sorry?

- Yes, please.

- Okay. Submitting architectural designs for the facade improvement for RDA approval by November 4th. So we actually know what we're providing assistance for in terms of the appearance of what the structure might look like. Obviously, required to apply for any building permits that are required. We're looking for about a million and a half of improved facade improvement costs, specifically for the project. So that would be, you know, essentially by September of '22, apply for any required zoning approvals related to the development of a minimum of two new commercial developments along the Ring Road inside of East Town Mall. So, in front of the mall, but kind of the parking lot. It's almost like a little frontage road right there. I think the intent of the developer is to kind of expand that and formalize that a little bit, and make that function more like an actual street, in addition to the ring road itself, as well as an access directly all the way up to the mall. So, we're asking for at least two new specific developments of 1.5 million in increment to be created. I believe construction of \$2 million of additional assessable value along the internal Ring Road by December 31st, 2023, or just through the increase in valuation of the primary mall buildings itself. We really don't care exactly where the increment comes from, as long as it happens. We would prefer to see, obviously, some of those additional buildings happen in the interior of where those giant seas of parking, we think that's a great reuse strategy for the mall. And then obviously guaranteeing the property tax payment forward, so we're gonna be making sure that we have financial assistance, you know, basically the income, the cash flow available to fund the assistance we're providing, and the developer to pay his property tax by July 31st of each year. Certainly no payment would go out until those taxes were fully paid on an annual basis. So then, from the city standpoint, looking for the RDA to review and approve the architectural renderings, possibly on November 9th. Review zoning and building permit applications in a timely fashion, for full permits in place by February of '22. Assess the improved property as of January 1, 2023, and then compare it to a base year of January 1, 2021. We're basically taking the increment from this particular project, is what we're gonna try to count there. Beginning of 2025, we're talking about, we've presented this as an 80% of the annual increment generated each year, essentially to a maximum of \$330,000. The developer requesting \$300,000 upfront in terms of the city financing it. Staff has kind of countered with the overtime position at this point. There is a possibility that we can look at some additional cross funds, possibly from TID 10 is within the half mile of this particular area, that there's a possibility that between two, if there was sufficient cash available, that it's something that we could consider. However at this point, we have not ascertained if that's accepted. I haven't fully projected if that's gonna be the case, so staff's recommendation still, at this point, we're still more comfortable with the pay as you go model, but the developer certainly has made his case, and is making his case, for possibly the city to finance that, and provide that upfront. He has made considerable investments, I think. In terms of the letter Mr. Bader did provide, and we actually look at the overall amount of investment he has placed in the overall East Town property is certainly very impressive from an acquisition and improvement standpoint. We certainly do not discount that. And in terms of overall percentage of that investment, this is a fairly small amount compared to other projects that we've seen. But again, you know, staff is essentially, we're confident that it definitely works on a pay as you go basis for these projects. But if it doesn't, we haven't quite fully ascertained if we're willing to, if we can, and if we're willing to entertain an upfront financial assistance for this. And I don't know if Mr. Bader is actually on the phone at this point, if he's on the call. Garrett, are you with us?

- [Garrett] Yes, sir.

- All right, there we go! So he is here, Mr. Chairman, if you would like to have him answer any questions.

- Entertain a motion to open the meeting.
- I'll make a motion to open the meeting.
- Melanie, and second by Kathy. All of those in favor signal by saying aye.
- [Members] Aye.
- Okay so, Garret, meeting is open. Give us your planning story.
- [Garrett] Well, happy Tuesday. If you can't see, we're wearing a shirt, go Birds, 4 o'clock, they need the win today. It's not pretty if they don't. So, here we go.
- [Brighid] Priorities.
- Great.
- [Garrett] As Neil said, this is part of the ongoing East Town work, the original plans for the property to continue to grow. I think a great thing, we're up now 15 millionish with all five to six or so. So, we're doing a lot for those that may not have been out there recently, Fazoli's is gone, Chipotle and cousins, are coming out of the ground in their space. We just held an unveiling yesterday for Shoreline Credit Union, that's gonna be building in the parking lot, our first in-lot group. Permit is in for that, we'd like to break ground on that right after Thanksgiving, hopefully. And again, it's just adding to the overall improvement and renovation on the center. The specific request in front of you involves the re-skinning of the hobby-lobby building. As it's noted in my memo that I submitted, this has not seen substantial work since 1981. It's dated, looks terrible. We're gonna make it look a lot better. And as a part of that, we'll be joining in a new retailer with hobby-lobby. Can't disclose it yet, the lease is not executed. But it will be yet another, another get for the center of people, which I've always been a big believer of, not only just the center of the property to look good and feel good for people to want to be there, you need the users and the operators that people want to patronize. So, both efforts still ongoing here. The main reason for this ask, and because I'm proud to say that prior to this point, I've asked for nothing for East Town of anyone, of the city. A little bit different, where this was an add-on property, not anticipated to originally had been purchased, and the work done to this building will not notably increase the valuation of this building, but it will allow all the external projects that we're talking about to. And that's the big part here, is that improving the overall visibility of the center to bring more ancillary development. So, as Neil and I talked about, the upfront is requested, and I really hope that can come from the adjacent TID. No one is asking for the city to bond for this, or do anything like that. But if those funds can be transferred from the adjacent TID to this one. So with that, I'll answer any questions you guys have.
- So, I'm sure you've seen the developer obligation list that Neil went through in the city obligations. So in concept, you agree with those?
- Yeah. I mean the old man twists my arm pretty hard, I was bent over and, oh my gosh! But yes. It's all good.
- Would.

- If it has to be, yes. That's not the end of the world. Again, the upfront is much cleaner for this site because of the uniqueness with this property and evaluation. But I am willing to entertain and talk with Neil, and staff, about other options if that's not ultimately able.

- First of all, I live fairly close to there, and it's so exciting to see all the improvements, and the work that's going on, so I compliment you and your team on that. You're right, they got great big back hoes, and things going on right now since quite a while ago. So, it's exciting to see all that transition. That is very, very exciting.

- And, Mr. Chair, I would just like to add the fact that, you know, some of the comments that Mr. Bader referenced in terms of other improvements, it's going be able to fund those. One of the things we are looking at doing, and the mayor has already kind of given direction to staff to is to proceed with making some pedestrian improvements across Mason Street to this particular area. Kind of right where the central drive is, essentially coming into where this would be doing. So, we're looking at kind of adding some significant pedestrian crossing infrastructure, and pavement markings, and beyond that, and actual infrastructure in this particular area. So, once we kind of get this kind of scheduled, and moving forward, and we're able to pay, you know, do that, we'll be looking pretty quickly to start planning some of those, and coordinating with Mr. Bader on his developments on the inner Ring Road, and then making some of those pedestrian improvements at that time as well. So that's just one example, and that's a TIF project plan. That's already approved in the TIF project plan, so this is actually, this development is actually gonna be generating a cashflow that would allow us to proceed with some of those improvements as well.

- And which TIF would that be?

- The main one is, I believe it's 19. I believe that East Town Mall is TIF 19 is the primary one here. But TID 10 is the one that's a Main and Mason TIF district, we're checking to see, confirming if there's an available balance there that we might be able to utilize for that particular area that we could make available to here, so.

- Kind of a side note, Garrett, and I'm sure you've heard this before, but what the east side desperately needs is a sports store, like a Dunham's or something. I mean, I just can't imagine someone hasn't jumped at an opportunity. But I'm sure you've heard that before. But any thoughts on that?

- [Garrett] Yeah, there's a number of different folks that I'm talking with yet, and other uses that I want to see there as well. Of course, can't promise any of that necessarily, but that's definitely in the category of uses that I've already, yes.

- Question with what's going on here, and Garrett requesting a \$300,000 upfront. We can't even, even if we wanted to consider that, we can't. Right? Because we don't know if the TIDs have it.

- I would say you could conditionally say, if you wanted to recommend a subject to a finance department saying there that there would be an adequate balance available from 10, and a clear process how to make those funds available for this project. You could recommend that.

- Well, I guess my concern is what if they're being used, you know, does that TID, it seems to me there's some more work done if we really want to consider this.

- Yeah, the upfront part is, again, we agree, Kathy, in terms of, that's certainly staff's position, is certainly it's easier and cleaner from the city standpoint always to do the PayGo basis. We certainly, I get it, but we do understand Mr. Bader's request in terms of the amount of investment he is making, and in fact that this was an additional investment that was not scheduled, so he is a little tight on his capital stack. So, anything that could be provided upfront would certainly be helpful, and we certainly understand that. But there is certainly a financial exercise we need to go through internally to confirm whether or not that that's even viable from the city at this point.

- [Brighid] And what Kathy is saying, though, does that need to be done first before we have this conversation?

- Ideally we would, we would have that. Again, you know, based on current practice. You know, essentially we're asking for if there's interest in doing that, and it is viable, we could do that. Otherwise, the default would simply be to go do the pay as you go request. So, they're not mutually exclusive for one another. If there's a preference and an interest in doing an upfront payment, we would proceed to see if that was viable. If it's not, we would default back to the PayGo.

- So, what we would be approving today would be the obligation that you went through, and the city obligations, that list. And at this point in time, I think we'd recommend a PayGo. And if it's other than that, you'd come back to us.

- That would be, and certainly that would be fine. And then as part of that, we would prepare to base the development agreement on a PayGo basis. But at the same time, we would verify whether or not there would be something that could be done upfront. We could bring that forward at the same time as we bring the development agreement forward.

- Very good.

- If there were to be an alternative that would want to be done.

- Yeah, the list of obligations on both the development of the city site seems very clear to me.

- Again, this is just the preliminary terms. Staff's looking for direction in terms of what the RDA's primary interest is. And at that point, then we'll proceed with actually completing the full development agreement. So, we didn't want to necessarily have to do the full exercise of preparing two agreements, so we wanted to make sure we had some direction before we moved down that path.

- Absolutely.

- [Dorff] Chair? It's Alder Dorff.

- Alder Dorff.

- [Dorff] Thank you. So, I actually wouldn't plan making a motion the opposite way, but I'm, whatever the group wants. I wouldn't mind saying that that staff could look into seeing if that 300,000 is available, and if not, we would default to the PayGo. That's the way I prefer to make that motion.

Gary, you just said the opposite. So I --

- I did.

- [Dorff] I would like the PayGo to be a default position, and if possible to do the 300,000 upfront, if the money is available.

- Can you do that the way that I'm leaning, to Barb, with all the work that's been done, and assuming that those other TIDs don't have anything on their docket, if we can do.

- [Dorff] And then if we can't, then we have, yeah, we can default to that.

- Melanie, give me your opinion.

- [Brigid] I love what, this is Brigid, I love what Garrett's doing. He's like the commercial Chip and Joanna Gaines for Green Bay.

- Big words!

- [Brigid] So, I'm a huge fan. But for me, upfront payments on behalf of the city, doesn't feel fiscally prudent. I just, that's just a red flag for me. But I otherwise support it as a PayGo. So, I would look at the opposite of what Barb was saying. That's my feeling.

- And we've had better luck with PayGos than we've had many years ago, if you will. But --

- [Brigid] I'm new to this, and I take a conservative approach when using city money. So, you know.

- No, I'm with you there, Brig, too, but one thing that Garrett has proven, since he's got a track record, that's where that's where I'm coming from. 'Cause I normally wouldn't want to do this either.

- Yeah. And I guess I would add, you know, this is really the first ask, right?

- Yes.

- Correct? In that, for this development, which you know, we sat around talking about East Town Mall and what was gonna happen there, and who was gonna step in, and you know, take the reins on this, and so certainly appreciate that. So, I would say that's kind of another factor in, well this is, you know, was it maybe part of the original plan, this property became available, he was willing to take that on as well. Looking like we've got another tenant going in there, again, all positive things. It's not, I mean, obviously it's all relative, you know, not a huge ask in comparison to, you know, some of the others that we've seen. Again, I would lean towards if it was available in the TID, again, you know, we're not borrowing, creating another financial burden, et cetera, if there's an opportunity for that, I'd be willing to look at that.

- [Brigid] I can be persuaded based on perspective and track record, but he seems a little sketchy to me!

- Doesn't even have his camera on!

- [Brighid] Right? I hear he's got long hair, and it's just, you know.
- [Garrett] Tough crowd, tough crowd!
- Yeah, yeah we can. Deby.
- Yes, I agree that we should be looking to see if the money is in the other TID to be able to do the upfront, and if not default to the PayGo. And it is because of the proven track record of the real estate development that he has had, and the amount of money that's been put in to the project already. And additional new monies that will be coming in because of that.
- [Kathy] So, I will make that motion.
- [Melanie] Do we need to return to regular order?
- Yes, yeah.
- [Melanie] I'll make a motion to return to regular order of business.
- Melanie.
- Good catch, Melanie.
- [Brighid] Second by Brighid.
- Second by Kathy, I believe. All those in favor, signify by saying aye.
- [Members] Aye.
- We are back to regular order of business.
- [Dorff] I move that we provide financing in the amount of \$300,000 from, from TID 19, right? Sorry, from TID 10. And if that money is not available, then our default position would be \$330,000 in a PayGo. How confusing is that? Is that okay?
- That makes sense.
- [Brighid] Provide the funding if it's available.
- Right.
- [Dorff] Yeah, that's it. Provide it if it's available.
- Motion by Alder Dorff, looking for a second.
- [Brighid] Second, Brighid.

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

- [Members] Aye.

- Opposed? None? Motion carried. Thank you.

- Thank you, everybody.

- Good comments by everybody, I really appreciate it very, very much. Thank you.

- That's why I just, I agree, ideally we would have it all signed, sealed, delivered, and kind of buttoned up here, but we figured it would be, it was prudent to kind of just bring it at this level of discussion to you guys, for your feedback, and see which direction you preferred, so thank you for the input, and it is appreciated by staff. Thank you.

- Great comments. Number nine. Consideration with possible action on requests from On Broadway, Inc. to utilize 401 South Broadway for display of temporary arts.

- Yep, this is a common request that this body has done before. On Broadway has a sculpture piece that's related, I think being worked on as part of the Ignite Market coming up this weekend, and this needs a place to place it after it is completed. They're asking if they can use 401 South Broadway as the temporary display of the art sculpture. This is the location here, so here's Broadway street, here's Art Street. So, shipyard project's down here, so this upper corner here is where they were proposing to put this piece, which is this dragon fly which is currently under construction. If you want to see the full completed piece, head down to the Ignite Market this coming weekend on Saturday. So again, the staff has really, this is pretty standard, we've done this several times with On Broadway. We certainly have no issues, so we're recommending the standard hold harmless agreement as presented. Except for the note, they're asking it to go to the end of December 20 up to the end of December 22, unless construction would be happening there earlier. So, I think the current agreement in your packet says, the end of this year, '21, they're asking to actually be able to leave it up through next summer, unless there's construction happening on the site. Which staff has no issues with.

- [Brighid] All right.

- All right. Questions, comments?

- [Will] It's awesome.

- [Brighid] I would make that motion. I'm pretty fond of the dragon fly that I am seeing built.

- All right!

- It's been over at the Naval Museum for at least a couple of weeks, I think, so yeah.

- [Brighid] I can look out my window, and see it every day.

- Yep!
- Motion made by Brighid.
- [Kathy] And I'll second. We had Barbara.
- [Dorff] Nope, Kathy.
- Kathy, second by Kathy.
- Any time we can have our work out there, I just think that beautifies our city.
- Absolutely.
- Absolutely, Kathy. Any questions or comments? If not, all those in favor of the motion, signal by saying aye.
- [Members] Aye.
- Opposed? Motion carries.
- Yep. Thank you very much.
- Okay, informational update on housing, I'm sure that's Cheryl.
- Yep, and yeah, basically we continue to work with developers on our various programs, and our housing partners. Like I had mentioned at the last meeting, we have a number of committees that we all sit on, and work towards promoting the creation of housing in Green Bay, and we continue to do that, so.
- Very good. Thank you.
- How can we get a copy of that housing study, Cheryl?
- I think it's on the web. I have the link.
- Is it? Okay. That'd be great.
- Yeah, it was a good thorough study, presented around three, four months ago? A little more than that? Thanks, Cheryl. I had some questions, and Christa answered them, so I don't have any problems with the check register, or the financial report. Does anyone else have any questions or comments? Okay. Director's report. Neil, please.
- All right, let's be mean here, let me grab my screen here again, just to throw this up here. Obviously, KI Center Bond Refinancing has been proceeding. The reason we're gonna be asking you for a special meeting on October 19th is because we need final approval of those bond documents, and we're doing that the same night as council. So, going to the RDA for approval, and going to the council right afterwards to get the bond documents out there. We've had very positive feedback

from our bond counsel, as well as from the potential bond seller. Rating was, we actually started off with Moody's, and then we went to S&P. Actually got a little bit, like a two points better review from S&P, so we're going with them as our rating agency. Looking at possibly saving, I believe the last number I heard was around \$8.25 million to the taxpayer by doing this refinancing. So, pretty astonishing number. It certainly came out of crisis, when we were trying to figure out exactly how we were gonna be making our bond payments here this coming year, which we looked into refinancing, this path became forward, so we're very excited about having that. So, it'll be a very short meeting on 5:30. Alder Dorff will figure out how to get you set up at city hall. If that's convenient for you, we'll figure out how to do that so you can hit both of them. But should be a very relatively quick meeting, actually. And, Gary, I will need to get a signature from you. If you're in city hall for the meeting, that's great. You and I could sit right next to each other if you want to, otherwise, I can track you down and get a signature from you after the meeting later that night, if that works, either one would be fine, so.

- Sure.

- So, good news on that one. We're excited all the other governing entities who were involved in that have approved it, and done the approvals they need, so it's simply down to a final approval of the resolutions by the RDA, and then by city council on the 19th, so.

- Good.

- We're going to 216 Military Avenue, this is the Shop Co building at HJ Martin. We had been having multiple discussions with them regarding the temporary use of the Shop Co building. Kind of, a little bit loggerheads there for a couple of weeks there, we weren't seeing eye to eye on some things. so we were prepared to kind of just move forward, if you remember, this body actually reviewed kind of general preliminary terms to proceed with a development agreement to allow them to temporary use, and then came up with some conceptual plans on the redevelopment of the rest of the site. We weren't seeing eye to eye on some of those things in terms of timing, and their wanting their approvals. To proceed with their temporary use, we had actually recommended that they would just go ahead and proceed with their zoning requests. Upon doing that, we actually got a call from their land use attorney, and had an excellent meeting and said, "No, no, no, we definitely want to do the development agreement. Let's let's get that back on track. Let's push that back forward. We want to keep moving forward with that." So, the good news was that his attorney, I think, was very much in agreement with what staff had proposed. Obviously, we need to work out specific language on that, but we are back and working towards the development agreement, as well as the temporary planned unit development for that particular site. So, we're hopefully, we're gonna be having to burn the midnight oil a little bit to keep that on track, but we're excited that it seems to be, we're both kind of swimming in the same direction at this point. So, it was a good conversation. Just a quick update on WPS. We have met briefly with the developer with base companies in terms of the folks who have the development option on that. We are looking at, you know, just fairly basic kind of getting some, trying to get our arms around what we think some of the environmental issues are going to be, what some of the street connections might be if we want to re-establish some of the street of that area. Are there areas of key infrastructure that we need to be aware of to basically start kind of setting the table in terms of what the planning for that site is going to need to be. Working on providing some direction to their consultants, WPS' consultants, related to what we think the environmental work on the site's going to be. I think they were hoping that there was gonna be some areas we said that maybe we would do something other than residential on. And they said, "Well, at

this point, we think the whole area has potential for residential, so we think the environmental cleanup approach probably needs to address that." Some areas, they might just be able to pave over, and cap, and leave alone. We think we come up, you know, staff's recommendation is that, guys, without seeing specific development plans for this site at this point, we think really anything on that area could have a residential component to it. So, probably needs to be cleaned up accordingly. So, we're working with the developer to send that note over to WPS essentially.

- Ownership has not taken place yet? Sorry.

- No, I believe it's more of just an option at this point. They have their due diligence in terms of, I don't know exactly, I think it's at least, it might be a year worth of time for them to actually review zoning, confirm the environmental. There's a lot of work to be done on that site. It is a large complex redevelopment site, for sure. So there will be plenty of work that needs to be done on that before that kind of comes forward. But hopefully at some point, if they have kind of a concept plan they want to share, I think they're certainly interested in having some preliminary conversations with the RDA in terms of just kind of swapping some ideas, and taking a look at what they might be looking at. So, hopefully we have something here in the next couple of months, at least it's a concept that we could bring forward, and share in terms of what particular areas may actually be something that they're looking at. And I think the other thing that's gonna be important is really the overall phasing of the project. Where are they particularly gonna start their redevelopment? What's buildings are gonna stay? What might end up being knocked down, and kind of looking at what the schedule over time for those may end up being. So, we're excited to see somebody moving forward on that, and are cautiously optimistic that we're gonna end up with a good project there right now.

- Good.

- One I think Brigid had mentioned earlier, Fort at the rail yard with staff, continues to reach out to them, and try to ascertain exactly where they're at on their kind of their reassessment of their use mix. Folks from the RDA and plant mission council had all essentially approved kind of more of a mixed use building at this location, and essentially was including like some first floor commercial retail in this area. And it was actually more being funded primarily by more of an opportunity zone funding at that point. For some reason, that funding disappeared. They've already started construction, folks already have seen the elevator towers that are already constructed on the site. Construction has since stopped. Site is actually in pretty poor condition. We've actually had to call over there a couple of times, there's weeds, there's other things. It's really an unkempt kind of situation at this point. We do know that the TWG is in process of probably looking for some tax credits. Brigid and I had a quick conversation here a couple of days ago on whether or not, you know, are we excited about, you know, more affordable housing units in this particular area? We think as long as they kind of adjust to some other different income levels, we think that might be okay. Again, until we actually see what they're proposing at this point, we really don't have a specific thing to react to. So, they they've been a little tough to get ahold. Mayor Genrich has actually asked us to set up a meeting with them to try to get an update on exactly what's going on. And I think part of his recommendation is certainly going to be that that update also needs to be provided to this body, hopefully in November, in fact. That's what we're shooting for. At our November 9th meeting. So, we'd like to have them come to this body and kind of present an update as far as where they're actually at in terms of not only pursuing financing and tax credits, but what exactly they are looking at doing possibly in terms of changing the uses on the site. Both staff and base companies, kind of the parent developer for this area, have remained pretty adamant that we want to see that first floor

remain activated, that we would still like to see commercial uses there. We understand the market's pretty tough for some of that right now, so we're interested in, you know, if there's some flexibility we can do, more lift work kinds of things, or some other ideas. We're certainly willing to entertain those. But I think at this point, the original plan was still to maintain some first floor activation in this particular building. So right now, we're at a still, staff's position. Until we see something otherwise that we have to evaluate, it will probably remain our position, so.

- If I remember correctly, actually the original plan was more high-end housing?

- Yeah. They were definitely market rate units, Gary, exactly. I think that was kind of, we were more comfortable with that, simply because not only from a TIF standpoint, but as Brigid had mentioned too, in terms of just mix of units for the area, it was a good combination there. We weren't concentrating one, you know, one type of housing really much more in that area. Certainly going towards more affordable, certainly raises some concerns that staff certainly shares with what Brigid had mentioned earlier, so. Again, I'd love to say, "Well I knew exactly what we were gonna recommend." We need to know what's coming in first, before we're really ready to commit to anything, so.

- Absolutely, thank you.

- [Brigid] And are they going to, I think you talked about this Neil, are there fines going to be implemented? I mean, I'm keeping the scrap metal, keep people off the site as much as I can. This one woman tried to fight it out, it's a little hard.

- Yeah. Guys --

- [Brigid] They actually stole fiber optic cables, and I got 'em, totally. And it wasn't even my fiber optic cable, so.

- Yeah. What we're talking about is, obviously one thing, staff has had the internal conversation on it, and I mentioned this to Brigid on our call the other day, is obviously we, you know, we've noted certainly the poor condition of the site. It looks horrible. Certainly just from a construction standpoint. Adding the weeds and things on top of that. Certainly doing some enforcement in terms of site condition is probably something that's pending. We're gonna probably wait for this meeting with the mayor to have a conversation with them before we issue that. But that is certainly something that my inspection teams have on their radar screen. In addition, we're actually probably looking at, you know, worst case scenario, what happens if, we probably are at a point where if they're in violation of their agreement, and which I think they are at this point, they're beyond their timing on their development agreement, we may have to require them to actually remove the site, and return it back to its pre development stage. Which really, nobody wants to see. But if they can't show that they're really ready to move forward, and to perform on something on this, I think we all just need to be honest with ourselves, and decide, let's get another developer in there to try to do something on that particular site. If and when, you know, we're certainly gonna leave it up to them to try to show us they have a path forward, but at this point there's certainly significant concerns on either their ability, or their desire, or their plan to move forward on the project at this point. So, we've sat here pretty much a full construction season with little or no activity. And that's been frustrating, I'm sure for them, as well as for us, so I think we just need to have an honest conversation. So, certainly gonna start off with the mayor's office, and a couple of staff, but our

recommendation, I think, and I think the mayor's desire, would be to have them come do an update to the RDA in terms of exactly what their plans are. So, hopefully in November. So, those are my main updates. I'm certainly available for any questions.

- [Melanie] I apologize, Neil, you probably mentioned this, who is the developer on that site?

- TWG is the name of the company. Yep.

- [Melanie] Yeah, I just couldn't remember which one it was. And, you know, as we talked earlier about giving praise and kudos to good developers, and rewarding them, we should also keep in mind though, is them letting us down, right? So why don't we mention that name public.

- Yeah, absolutely. Well, and TWG, and they've got, I mean, they've got quite a repertoire in terms of other projects that they've done. So for some reason, we're not sure exactly why this one is holding up the way it is at this point. That's one of the reasons why we need to have a meeting, and they need to communicate that to us, what's going on. So, it's been very frustrating for staff, and I'm sure for them as well, so.

- Sure. Excellent. Mr. Mayor, are you aboard?

- [Mayor] I am.

- There you are.

- [Mayor] I am here.

- Very good.

- Yeah. Just thanks to everybody for a good meeting, productive as well. I appreciate all the comments and decisions made. In terms of updates here, not a whole lot, other than it's budget season. So, it's a busy time at city hall, and for Alder Dorff, as chair of our finance committee. So, just wanted to flag a couple of events for the RDA. We are gonna have a couple of town hall meetings coming up. One on October 21st, and the other on October 26th, town halls related to our city budget, and also the American Rescue Plan act to solicit some more in-person input on that spending plan. So, both events start at 5:30, the one on the 21st is over at NWTC, and the one on the 26th is at UWGB. So of course, one east side, one west side. That's how we do things here in Green Bay. But also both available online, so if people would like to attend virtually, that's also an option for folks. We do have the survey with respect to ARPA that's still live on our site, and we'll continue to be so until October 21st. So if you haven't filled it out yourself, I would certainly encourage you to hop on and do that, and feel free to share it within your networks, 'cause we're already north of 700 respondents on that survey, which is I think a really strong number. You know, probably the highest we've ever had for a survey of this type. But wanting to get to 1,000. I don't know if that's realistic or not, but trying to get there, so would appreciate you all spreading the word as far and as wide as you can.

- Very good. Any questions for the mayor? Neil? Cheryl? The rest of the staff.

- I did have one. I have one comment that I just wanted to throw out. I met the mayor of Provo,

Utah this weekend, and she loved the railyard development by the way. So, just got really excited about it. So, this is exactly what city should be doing! And also we have an open invitation to meet her out there if we ever want to. So Eric, you guys can think about that. Excellent. Well, I've gone downhill skiing one time, so I'm really qualified, I think, to head out to Utah.

- Let's do it!

- But coal piles don't count, mayor.

- All right.

- But she's the mom of a Packer player, and I'm like, I have no interest in the Packer player, let me talk to the mayor!

- That's awesome. That's really cool. Yeah. We'd love to connect with her.

- Mayor, questions or comments? If not, entertain a motion to adjourn. Nobody wants to adjourn. But we'll just stay here, Kathy.

- Vamos!

- Second!

- And Alder Dorff. All in favor, signify by saying aye.

- [Members] Aye.

- We are adjourned, thank you, Mr. Mayor.