



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, NOVEMBER 8, 2021, 6:00 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: Lisa Hanson - Chair, Jacob Miller - Vice-Chair, Ald. Veronica Corpus-Dax, Sidney Bremer, Derius Daniels, Autumn Linsmeier, and Ken Rovinski.

Present: Jacob Miller, Lisa Hanson, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, Excused:

C. APPROVAL OF THE AGENDA.

I. Approval of the Agenda for the November 8, 2021, meeting of the Green Bay Plan Commission.

Moved by Sidney Bremer, seconded by Autumn Linsmeier to approve the agenda. Motion Passed.
Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, No- None, Abstain- None.

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the October 25, 2021, meeting of the Green Bay Plan Commission.

Moved by Jacob Miller, seconded by Sidney Bremer to approve the minutes. Motion Passed.
Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, No- None, Abstain- None.

E. REGULAR BUSINESS.

Chair Lisa Hanson read into record the rules and procedures for all public hearing tonight. All public hearings have been properly posted.

1. (CPA 21-02) Public Hearing on a request to amend the City's Comprehensive Plan for a portion of the property located in the 3400 Block of East Mason Street, Tax Parcel: 21-167 (Figure 22-6), from Commercial to Medium/High Density Housing, submitted by Jon LeRoy, Mau & Associates on behalf of Gerry Bigelow, Bigelow Rentals, G&H Properties, property owner (Ald. V. Corpus-Dax, District 2).

Chair Lisa Hanson opened the floor for the Public Hearing on the request to amend the City's Comprehensive Plan for a portion of the property located in the 3400 Block of East Mason Street, Tax Parcel: 21-167, from Commercial to Medium/High Density Housing, submitted by Jon LeRoy, Mau & Associates on behalf of Gerry Bigelow, Bigelow Rentals, G&H Properties, property owner (Ald. V. Corpus-Dax, District 2).

Chair Lisa Hanson then asked three (3) times if there was anyone else present who wished to speak. Hearing/seeing no one, the Public Hearing was closed.

2. (CPA 21-02) Consideration with possible action on a request to amend the City's Comprehensive Plan for a portion of property located in the 3400 Block of East Mason Street, Tax Parcel: 21-167 (Figure 22-6), from Commercial to Medium/High Density Housing, submitted by Jon LeRoy, Mau & Associates on behalf of Gerry Bigelow, Bigelow Rentals, G&H Properties, property owner (Ald. V. Corpus-Dax, District 2).

Moved by Ken Rovinski, seconded by Sidney Bremer to approve the request to amend the City's Comprehensive Plan for a portion of property located in the 3400 Block of East Mason Street from Commercial to Medium/High Density Housing. Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, No- None, Abstain- None.

3. (ZP 21-33) Public Hearing on a request to rezone a portion of property in the 3400 Block of East Mason Street from Rural Residential (RR) and Low Density Residential (R1) to Varied Density Residential (R3), and Rural Residential (RR) to General Commercial (C1), submitted by Jon LeRoy, Mau & Associates on behalf of Gerry Bigelow, Bigelow Rentals (Ald. V. Corpus-Dax, District 2).

Chair Lisa Hanson opened the floor for the Public Hearing on the request to rezone a portion of property in the 3400 Block of East Mason Street from Rural Residential (RR) and Low Density Residential (R1) to Varied Density Residential (R3), and Rural Residential (RR) to General Commercial (C1), submitted by Jon LeRoy, Mau & Associates on behalf of Gerry Bigelow, Bigelow Rentals (Ald. V. Corpus-Dax, District 2).

Chair Lisa Hanson then asked three (3) times if there was anyone else present who wished to speak. Hearing/seeing no one, the Public Hearing was closed.

4. (ZP 21-33) Consideration with possible action on a request to rezone a portion of property in the 3400 Block of East Mason Street from Rural Residential (RR) and Low Density Residential (R1) to Varied Density Residential (R3), and Rural Residential (RR) to General Commercial (C1), submitted by Jon LeRoy, Mau & Associates on behalf of Gerry Bigelow, Bigelow Rentals (Ald. V. Corpus-Dax, District 2).

Moved by Ken Rovinski, seconded by Ald. Veronica Corpus-Dax to approve the request to rezone a portion of property in the 3400 Block of East Mason Street from Rural Residential (RR) and Low Density Residential (RI) to Varied Density Residential (R3) and Rural Residential (RR) to General Commercial (CI). Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, No- None, Abstain- None.

5. Consideration with possible action on the approval of the Military Avenue Business Association (MABA) Business Improvement District (BID) Operating Plan for 2022.

Moved by Sidney Bremer, seconded by Ken Rovinski to approve the Military Avenue Business Association (MABA) Business Improvement District (BID) operating Plan for 2022. Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, No- None, Abstain- None.

6. Consideration with possible action on the approval of the On Broadway, Inc. (OBI) Business Improvement District (BID) Operating Plan for 2022.

Moved by Ald. Veronica Corpus-Dax, seconded by Ken Rovinski to approve the On Broadway , Inc., (OBI) Business Improvement District (BID) Operating Plan for 2022. Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, No- None, Abstain- None.

7. Consideration with possible action on the approval of the Olde Main Sreet, Inc. (OMSI) Business Improvement District (BID) Operating Plan for 2022.

Moved by Sidney Bremer, seconded by Derius Daniels to approve the Olde Main Street, Inc., (OMSI) Business Improvement District (BID) Operating Plan for 2022. Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, No- None, Abstain- None.

8. Consideration with possible action on the approval of the Downtown Green Bay, Inc. (DGBI) Business Improvement District (BID) Operating Plan for 2022.

Moved by Ken Rovinski, seconded by Derius Daniels to approve the Downtown Green ay, Inc. (DGBI) Business Improvement District (BID) Operating Plan for 2022. Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Autumn Linsmeier, Ken Rovinski, No- None, Abstain- None.

9. Consideration with possible action on the Downtown Green Bay Inc. (DGBI) Business Improvement District (BID) Board appointment for Jenny VanderZanden and reappointment of Sue Lagerman.

Moved by Sidney Bremer, seconded by Ken Rovinski to approve the Downtown Green Bay Inc. (DGBI) Business Improvement District (BID) Board appointment for Jenny VanderZanden and reappointment of Sue Lagerman. Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Ken Rovinski, No- None, Abstain- None.

10. Appointment to the City of Green Bay - Town of Scott Joint Planning Commission.

Ken Rovinski volunteered for the appointment to the City of Green Bay - Town of Scott Joint

Planning Commission.

F. INFORMATIONAL.

1. Director's Report.

Neil Stechschulte presented the Director's Report.

2. Date of the next meeting: November 22, 2021.

Please note the date change from November 29, 2021 to November 22, 2021.

G. ADJOURNMENT.

Moved by Ken Rovinski, seconded by Ald. Veronica Corpus-Dax to adjourn. Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, Ken Rovinski,

No- None, Abstain- None.

VERBATIM MINUTES

- Hello, Leah? I don't see the other bid directors here yet, so.

- I just wanna go on the record that likeness that I've got going on at six o'clock at night, I'm not a fan. All right, well, good evening. And welcome to the Monday, November 8th meeting of the Green Bay Planning Commission. We'll start with a roll call. Chair Lisa Hansen, present. Vice chair, Jacob Miller?

- Present.

- Alder Veronica Corpus-Dax?

- Present.

- Commissioner Sidney Bremer?

- Present.

- Commissioner Derrius Daniels?

- Present.

- Commissioner Autumn Linsmeier?

- Present.

- And commissioner Ken Rovinski? All right, it looks like Ken is not with us.

- Yeah, not seen him.

- Okay, he might be joining us later, I don't know if he will. Moving on to the approval of the agenda for the November 8th, 2021 meeting of the Green Bay Planning Commission.

- So moved.

- Motion by Commissioner Bremer, and second by Commissioner Vince Meyer, all those in favor.

- Aye.

- Any opposed? And then moving on to the approval of the minutes from the October 25th, 2021 meeting of the Green Bay Planning Commission.

- Move to approve.

- Second.

- A motion by vice chair Miller and second by commissioner Bremer. All those in favor?

- Aye.

- Aye.

- Aye.

- Any opposed? And then moving on to regular business, starting with a public hearing. This public hearing has been properly posted and public notification has been published in the Green Bay Press Gazette. The plan commission is interested in hearing public comments on the subject agenda items. We invite your comments and ask that after your name has been called you state your address, whether you represent a group or association, whether you favor, oppose or only providing information in this manner and your comments or concerns. We also ask that you can find your testimony to facts related to the proposal at hand and avoid repetitive testimony. You are recognized by the planning commission in order to speak and please address your comments to the chair. Comments will be limited to three minutes. Let's open the public hearing on public hearing on a request amend the plan for a portion of the property located in the 3,400 block of East Mason Street tax parcel 21-167 from commercial to medium high density housing submitted by John LeRoy Roy and Associates on behalf of Jerry Bigelow, Bigelow Rentals, GNH properties, property order.

- Madam chair, I can give a brief overview if you don't mind.

- Yeah, Paul.

- Yeah, so this property is located at a 3,400 block of East Mason Street pretty much on the far east side of town. The graphic up here shows the property is about 22 acres in size here on road, URI road, Finger and East Mason. This property is kind of bounded by two family uses to the north, multifamily and single families to the east, vacant property to the west and then the I-43 business center to the south. So the request tonight as a comprehensive plan amendment, this has been designated as commercial. We'll changing that to a medium, to high density, residential. Not the entire site. There's about a 2.59 acre piece that would be left commercial the balance, which was about 19 and a half acres would go to that medium to high density residential. That would allow for a rezoning to apartments and that'll be another item within the agenda tonight.

- Okay, thank you, Paul. All right, so now with this public hearing, we are looking for parties who are looking to speak in favor to this item. And if you're calling in on internet audio, it is *6 to unmute yourself. Looking to take any interested parties who are looking to speak in opposite to this mission. Is there anyone wishing to provide information only? Is there anyone wishing to speak? Is there anyone wishing to speak? Is there anyone wishing to speak? Let the record reflect that no one came forward and this public hearing is now closed. Now to the actionable item, item number two. Consideration with possible action on a request to amend the city's

comprehensive plan for a portion of property located in the 3,400 block of East Mason Street tax parcel 21-167 from commercial to medium high density housing submitted by John LeRoy, Roy and Associates on behalf of Jared Bigelow, Bigelow Rentals, GNH properties, property owners.

- Madam chair, I can just add a few more details. I guess we've kind of gone through the general site location. The city's comprehensive plan recommends commercial again, and that's what's being proposed for change tonight. Again, there's commercial to the west and Southwest of the property. The current zoning is it's got a variety of zoning. It's got a rural residential as well as a low density residential. Very density residential to the west and to the east. And of course the I-43 Business Center to the south. With this change there's criteria at. We look at for comp plan amendments, and that's detailed within your report. And we can notify effective property, we didn't receive any calls or questions. We believe this is a good transition for this particular area from kind of lower density, residential down to the business park to the south. It really is kind of a sweet spot for that transition. So with that staff is recommending approval of request tonight for the comp plan amendment to medium to high density residential.

- All right, thank you, Paul. Any discussion amongst the commission? Go ahead, commissioner Bremer. You'll wanna go off mute.

- Thanks very much. Paul, they are expecting to offer 192 units at eight to \$900 per unit. Is that indeed something that is considered affordable as well as the market rate? Both phrases were used to describe that intention.

- I'm not sure I can speak to that directly necessarily not knowing the market itself. It's strict this is looking at it from a land use perspective and a future land use. I'm not, unless other staff can better address that than I can. Neil possibly, sure.

- Mr. Stechschulte.

- Thank you commissioner. I believe it is probably both statements are probably accurate based on our housing study that the city had done end of last year. While it certainly is probably, I would say that's probably the more affordable end of a market rate apartment. However if it's kind of combining the both of those a little bit I think that's probably, it would be a fair statement. So it is not certainly considered to be an affordable unit in sense of a subsidized housing unit of some sort, but in terms of every market rate unit, I believe that this is probably within the range of a market rate unit. I think rents we've seen for market rate units have gone certainly from, I think this range. I've certainly certainly seen, I I, \$1,200 a month for other market rate units, I think similar in size within the market. So I believe this is probably a market rate unit yes, but probably a little bit more on the affordable end of market rate units.

- Thank you, that's very helpful.

- I would move to approve if no one had any other questions.

- I did have a question for Paul real quick. if I don't mind jumping on you Ken. I'm just looking at the comp plan. So I know this is commercial. Would you be able to pop that screen up again with the current zoning? Okay, so that is Bellevue directly to the south, right?

- No, it's still within the city. That would be the-

- Oh, it is?

- Yes, sir.

- Oh, you're right. You're right, okay, sorry. So in terms of the comp plan, is there any real concern that taking this gigantic block out of commercial and turning into residential, is there a concern there at all?

- Not necessarily, no. I think I was going to kind of get into that into the action item. I mean this parcel as well as to others to the westward candidates, years ago for commercial development. And I think the commercial market's changed and our thoughts about the size of commercial that's really needed to support the community. So it kind of lieu that commercial, this kind of fills that void almost ideally as a future land use really.

- Just wanting to point out just that being that much of a chunk of commercial, if we were comfortable flipping that over to residential. Because if it's going to be apartments, it's gonna be apartments for a long time. So if you're comfortable with it, that's good by me.

- I second the move, but I would like to hear from alder Corpus-Dax about the neighborhood meeting.

- I just muted myself, so thank you. I'm in support of this. And Mr. LeRoy had held a town hall when was this? Last fall.

- I think in July maybe.

- In July, yep. And people were definitely more receptive to this than they were the previous proposal, which was potentially the cold storage. So I don't know if you guys remember that coming through couple of years ago and residents around that area were very much opposed to that, because then that meant that the public or the industrial park was jumping Mason Street and now encroaching on residential area. So they were definitely more receptive to the apartments going in knowing that at some point that land's going to get developed, it was just a matter of what, how it was going to get developed. I saw the plans at that point. I support it, still support it, so

- Thank you, Veronica.

- Absolutely.

- Okay, so we have a motion by commissioner Rovinski and a second by commissioner Bremer. Thank you for your hand. Was there any further discussion or anyone else had any questions for staff? Okay, hearing then will go ahead with a voice vote, all those in favor.

- Aye.

- Any opposed? All right, and then that will go forward to city council meeting and the next city council meeting, I'm trying to get my calendar up as quickly as possible.

- I believe it's December 7th.

- Really?

- Jumping right over Thanksgiving to Pearl Harbor Day.

- Okay, so December 7th, all right. So that'll move forward to city council for the next meeting, which is December 7th. All right, and moving on to the next item, item number three. Public hearing on a request to rezone a portion of property in the 3,400 block of East Mason Street from rural residential and low density residential to varied density, residential and rural residential to general commercial submitted by John LeRoy Mountain Associates on behalf of Jerry Bigelow of Bigelow Rentals.

- Madam chair, I can give her a brief overview again, same property, same location. This would be the implementation of the comp plan amendment that's just been proposed. So with that, the property, the 19.5 acres would go from a low density residential, rural residential to very density residential R3 that would allow for the apartments to go in. The 2.59 acre parcel towards the Southwest here. That would go from rural residential to commercial. Again, that would be in keeping with the comp plans, recommendation for that portion. But again, this would be the implementation now of the comp plan recommendation.
- Okay, all right, and then with this public hearing, we are looking to hear from parties that are in favor of this item. Looking to hear from parties who are in opposition to this item.
- Mr. LeRoy had raised his hand.
- Oh, okay.
- Jon LeRoy Associates, just wanting to go ahead and touch base that I'm here for any questions past the public hearing comment for any specifics.
- Sounds good, and if you could just state your address for the record chief please.
- 400 Security Boulevard.
- Perfect, thank you so much. Is there anyone wishing to provide information only on this public hearing item? Is there anyone wishing to speak? Is there anyone wishing to speak? Is there anyone wishing to speak? Let the record reflect that no one came forward and this public hearing is now closed. Moving on to the actionable item, item number four consideration with possible action on a request to rezone a portion of property in the 3,400 block of East Mason Street from rural residential and low density residential to very density residential and rural residential to general commercial submitted by John LeRoy, Mt. Associates on behalf of Jerry Bigelow, Bigelow Rentals.
- Thank you madam chair, not to repeat myself, but again, the location map here of the property that we've been discussing future land use, which we've been through as well as the current zoning. So again, that's the same as the comp plan amendment. Those previous couple of items. I did want to share the concept plan that was provided by the applicant here. Tennessee, East Mason Street on the south side, which include approximately 192 units here for multi-family development that works out to about 10 or 11 units per acre. I believe that's well below some of our thresholds for multifamily. And then you can see in this corner here would be the commercial development. With this area, it's fairly unique that there's really one true dedicated access point here. There is a secondary access that maybe utilize off of fryers path. Some of those details are not quite ready yet at this point, but I want to at least share plan, the concept plans can get kind of an idea of what the layout may be in the future. Again, we've notified effective property owners haven't received any calls or questions, and our staff is recommending approval of both requests before you tonight.
- Thank you, Paul. I would move to approve.
- Second.
- All right, do we have any discussion amongst the commission or any questions for staff? So we have a motion on this by commissioner Rovinski, a second by all alder Corpus-Dax. I guess we can go ahead with the voice vote. All those in favor?
- Aye.
- Aye.

- Aye.

- Aye.

- Any opposed? All right, then that moves forward unanimously to the December 7th meeting of the common council. Moving on to item number five consideration with possible action on the approval of the military avenue business association, business improvement district operating plan for 2022.

- Madam chair, I'd like to just give an introduction, please.

- Sure, go ahead.

- This is Wendy Thompson and I work as a liaison and each year the city of Green Bays, they have a business improvement handbook and it states that we should bring their operating plan for the next year to the plan commission. So that's what each one of the bids will be presenting this evening, thank you.

- Thank you, Wendy. And then do we have Leah here with Military Avenue business association?

- We do, I'm here.

- Perfect, hey Leah.

- Hey, Lisa. You have a copy of our operating plan for this year and the attorney has approved this draft and so has our board. COVID definitely sent us back a bit on accomplishing things last year, especially trying to have a strategic plan done. So a lot of the spending stayed pretty similar and we are going to hopefully get that done this year instead. A couple increases for more data security and web security after having our website hacked this year, it was really painful. A poor experience and our email was frozen for quite a while because of that hack and thousands of emails that went out using our military app.org. And I thought we were too small to have to worry about those kinds of things, but that's exactly who usually is getting targeted. The ones that are small. So we had to pay quite a bit more for some extra security on that. Our market was very successful and we actually planned a winter, a bigger winter market. We hadn't intended on doing that, but the board gave me permission to invest in cleaning up the former old country buffet space. And it's actually really nice and large and inside we can fit almost 45 vendors in there. We started on Saturday and I think it was very well-received. So I guess that's all for the changes that I think, became last year in last year's operating plan, but I'm open for questions.

- I just wanna say, I saw commissioner Bremer unmute herself, and like you she's usually good for saying something.

- Shall I just say something. I was glad to see your inclusion of the arts in your amenities. And I have having seen no other questions coming forward, I'd like to move approval. That was why I un-muted actually Lisa.

- I would second that and just say, Leah, keep up the good work over there. Not always the easiest over there, but you guys, you make a good go of it. And I think the city definitely appreciates it. So keep up the good work.

- Thanks Ken.

- Any other discussion? Otherwise we do have a motion by commissioner Bremer and a second by commissioner or Rovinski to approve that operating plan for 2022. And we'll go ahead with the voice vote. All those in favor?

- Aye.

- Aye.

- Aye.

- Any opposed? That operating plan is approved and it goes forward to city council for the December 7th meeting. And moving on to item number six consideration with possible action on the approval of the On Broadway incorporated. This improvement plan for 2022.

- Do you want me to jump in Wendy? I think that was a yes.

- I'm sorry, yes. Go right ahead, thank you.

- Thank you commissioners for having us in front of you today to talk about our plans for next year. I think ours is probably quite a bit different than what you saw last year. Last year, you may recall we just had one line item, which was a blanket allocation, keep On Broadway alive, to summarize it best. So this year is quite a bit of a different story for us. Our bid plan is different than the other two before you, and that's not uncommon. Bids can be created in a lot of different ways across the state. And one of the things that is particularly unique about our bid is that there's a clear separation between the bid and On Broadway as a nonprofit organization. And so as a result, what you see before you is a budget that reflects just the bid and not On Broadway as an entire organization. But obviously bids are created typically to support an organization that's doing the work, which is what you see in this case. So we essentially went from what last year was just a blanket allocation and we did return back to separating into buckets if you will. The first bucket is just related to lighting, recognizing the importance of lighting in our district. We did reduce that amount by \$5,000, but it's not because we intend to reduce the investment. That's the amount that we're requesting of our bid. And On Broadway intends to supplement that more substantially with proceeds and income from sponsorships and our events. Our annual maintenance continues to hold flat at about \$25,000 a year. So this is what you see from planting flowers. When you bring in the watering every week, you are installing fall decor, winter decor. I mean, annual maintenance actually adds up very quickly. And I think it's just one of those things that most people don't realize, but that is annually what we spend on just greenery, if you will, in the district. Public art continues to maintain a strong focus. We did a Maryland Bhaskar festival event this year in the district that resulted in... I mean, overall we had I think about 15 new murals installed in the Broadway district this year, a couple of sculp shirts to be a high focus, high priority area of ours. And so the bid board has allocated \$15,000 towards public art initiatives. But in particular you may recall that our benches in garbage cans are all painted differently down here in the Broadway district, a little bit of artistic flair to them, but like all things, eventually they require maintenance. And so it is our intent to maintain those in this coming year, that's what that allocation is for. And then On Broadway, again, we'll continue to supplement public art installations into next year. The Maryland busker festival is returning for at least two more years, thanks to the generosity of a title sponsor. So we'll continue to see some investment there. Something that's a little bit new in our bid plan this year is an administrative allocation. Not unlike what you see when the city receives a grant or other major organizations, generally you're allowed a percentage of an admin allocation. And so that's what we've calculated here. And this is just really being applied to the general support of our organization, what it takes to keep the doors open and the lights on. So when you think about things like rent and telephones, obviously staff, I mean, this barely puts a dent in the overall need of what we have as an organization, but it don't under strict funding allows us to cover some of those expenses. The annual audit, which is a requirement by state statute. And so an allocation for that. And then the last item is really just a marketing allowance. And again, this will be supplemented by On Broadway, but it's just when we think about the dining guides that we do in collaboration with Jeff in downtown Green Bay, the downtown event guides, our website, we do some destination marketing, which sometimes can involve influencers, social media boosts. We take out ads in different publications promoting people to patronize the district, particularly during the holiday season. So that's really what that marketing allocation is for. So that's what the bid intends to do. And like I said, there as an organization, we're very happy to see the rebound of events this year. We weren't at a 100% but we certainly was much better than 2020 to that. And so we did see net proceeds coming in in that area for us, which has

allowed us to restore most of our staff positions here and On Broadway. And so we're going to be able to hopefully continue to execute events next year, which of course will create the income that we need to operate our organization. So a little perspective, our overall bid allocation on an average year, our normal year is responsible for about 6% of our budget, which means that the rest of our budget comes from sponsorships, it comes from donors and then the proceeds from special events. So that 6% bid allocation is generating significantly higher reinvestment back into the district, through the operations of On Broadway, which obviously something that we're pretty thrilled to be able to do for our district. So with that, happy to take any questions, if you have any.

- Thank you so much, Brian. Go ahead commissioner Daniels.

- Thanks Brian, that was very quick. Brian, quick question and this is probably not something you guys can do or might consider, but with the recent incident On Broadway, the break-ins and things of that nature, is it feasible or have you guys looked at any type of, I don't know, a camera system? I know that those can be very expensive, but anything for the business owners to add some sense of security for them, has that been thought about, or?

- Not specifically other than to encourage individual business owners obviously to make those investments. It'd be probably fairly difficult for us to come up with funding for something like that, not impossible. The biggest piece of that DJ is really the infrastructure that's required. I have a little bit of experience in this area because of my efforts to try to get security cameras installed in some of our parks where we've seen some crime and it really boils down to having the accessibility of fiber so that you can review some of that stuff in real time. But interestingly enough, some of the block grant dollars that we allocated the city council will hopefully create the pipeline that's necessary where we can create those plugins. That was one of the secondary tertiary effects that we talked about with that. So I think that could be something that we look at down the road, but probably not something that we have sufficient enough funding to be able to address in the immediate term. The good news is though to your point, those businesses that were impacted did have security systems. And so the police were able to access that footage. And I think, it was two businesses. One of them in our district, one of them was actually further down and not in our district, but clearly you don't like to see that anywhere in our community. But we did some outreach with those businesses and thankfully the impact was very minimal.

- Thank you, a second quick question, Brian, have you seen any interest in some of the storefronts that are currently vacant for any businesses trying to come into the area?

- Yeah, thankfully we have very low vacancy rates here in the district. We do have maybe one or two spaces actually that I can think of on the ground floor. And typically those actually fill up pretty quickly. It rallies in the core. When you start getting on the outside of the core, those are a little bit harder to lease out because contiguous downtowns matter. And when you start, getting outside of the core in any downtown, there's always a little bit more challenge because foot traffic and density goes down. Now that said, the state of Wisconsin right now has the \$10,000 bounce back grant. Some restrictions apply, but we've had tremendous success with that. Statewide, I think the biggest fear was obviously business closures and certainly businesses were impacted by the pandemic. But what you're seeing statewide in main street communities is a 200% growth of business openings over business closures. And I think, that was something that was probably a little bit unexpected. I would say, here in the Broadway district rough calculation, we're running about four to 500% openings over closures. So we've actually seen quite a few openings a lot of it attributed to that bounce back grant, which has been a tremendous tool. I've quipped with some folks at the state that we need to find a way to make that permanent. I say quit, but it's really not a joke. We really got to find a way to make that permanent because it really opens the door to conversations that may be are a little harder to start when you can kind of take some of that upfront risk out of the equation.

- Awesome, thank you.

- Make a motion to approve.

- I would second.

- So we have a motion by Alder Corpus-Dax and a second by commissioner Rovinski. Do we have any further discussion amongst the commission? All right, hearing none, I'll go ahead with the voice vote. All those in favor?

- Aye.

- Aye.

- Aye.

- Aye.

- Any opposed? And then that will go forward again to the common council meeting for December 7th. Moving on to item number seven, consideration with possible action on the approval of the Old Main Street incorporated business improvement district operating plan for 2022.

- Good evening plan commissioners, nice to see you all tonight. And I look forward to giving you an update on some of our plans for the year 2022. You have before you the big plan for the Old Main Street business improvement district. This plan was approved by the bid board and also by our board of directors. Just as a little refresh for anyone new to business improvement districts. We are a sister organization to Downtown Green Bay Incorporated. And so those two organizations make up two of the three districts in our downtown. We are very close partners with the On Broadway district, sharing a website, a newsletter, and we collaborate them in many ways. Downtown and Old Main Street has and I shouldn't forget a key economic development partner in the city of Green Bay economic development co-workers with Matt and Wendy and Neil and the developers we talk with and the business that we've grouped in all cases where we're working with the city's economic development department. And that's a very good camaraderie with our city connections. The team of Downtown and Old Main Street, we are comprised of a team of seven people, and we exist via a management agreement with Downtown and Old Main Street. As many of you know, our key focuses are the event creation, marketing, business development, and also physical improvements. I like to call it first impressions. Anything that has an impact when visitors come to the area, whether it's planters, banners, public art, cleanliness, we have a weed team and a clean team. During the pandemic, we put together an adopted block program in both the Downtown district and the Old Main Street district. And we're very pleased with how that is being received and people want to step up and help out. And so we're really finding that as a way to economize not having to contract, but we care a lot about what our districts look like and very dedicated to that. We're so pleased that we have some partners now that are stepping up to help out. From the standpoint of Old Main Street, an organization, as I talk about every year with a very thin budget, a budget of about \$107,000, about 50% of our funding is via the business improvement district. And other sources are either grants, sponsorships, and we have our planter program via sponsorships. And then a lot of our events could not take place without real strong sponsorship support. During the past year, well actually looking back 2020 the worst year ever, we are feeling things are coming back. We're seeing momentum in both districts, energy is going back. We're very pleased that there was a return of special events during the current year. And that is the best way to bring the 265,000 residents of Brown County into the downtown districts is to give them unique reasons to come there. Activities, we're very pleased that we see events coming back. We will continue on that trajectory in the upcoming year. From the standpoint of business development, we're very pleased that there have been a number of real estate transactions during the year. A number of storefronts have been acquired and are under new ownership and new plans are in the way. Two of those are located at old town crossing. One, a pottery studio is coming to Main Street and another real estate development company. But we're pleased with the occupancy on Main Street, old town crossing and main street commons continue to experience very strong occupancy near 100%. Residential occupancy is also very respectable. 901 Main, a development that opened a couple of years ago with 20 units and Whitney school, 23

units. Both those properties doing very well at 100% occupancy. Business tenant at 901 is the East Salon Suites and a dozen salon type providers at that location. We're very pleased with the absorption of that space over the past few months. And they are already at nine of the 12 units. The way we look at that, that is nine new small businesses to our district that made a decision to open their salon. And we love the energy that East Salon suites brings to the district. For both districts, there's real significant importance to the proposed development on Monroe Street. So many of our initiatives are to continue to encourage development, residential and corporate. And Neil and team are working with the developer for that post 172 units and a grocery store. We feel that that property positioned very nicely equidistant between both the downtown and Old Main Street districts. And we are very hopeful that we can see continued progress, and we wanna do whatever we can to do to support that. Whitney Park has been really a key activity center. The switch has been turned off there for the past year because of construction. We are seeing pavement going down, curbing going in and hopefully that street will be opening soon. We'll have access for programming at Whitney Park as well. I'd be more than happy to answer any questions regarding the Main Street district but our board and leaders are pleased with our progress and encourage for what lies ahead in the upcoming year.

- Thank you so much, Jeff. Daniel?

- Jeff, I just have one quick question for you. Can you give us an update on developments for the old Greyhound bus station? Is there any plans to do anything there? I mean, that building has been sitting and like you mentioned 901 Main Street, and that's definitely been a nice add to the community. But that Greyhound bus station building or that structure is still sitting there. So any plans there will be helpful.

- There is a lease in place there with a business that was relocated from Washington Street. Kentro Euro is under construction. I'm not exactly sure of their timeframe, but I have been in touch with the owner of that business. That space is currently under renovation in hopes for the new home to Kentro Euro.

- I just want to offer congratulations on that. And also on the good work that you've done with the Whitney Park area development, Jeff. And with that in mind, I'd like to move for approval.

- Seconded.

- That's a motion by commissioner Bremer and a second by commissioner Daniels. And yeah, I was very excited when I saw that that Euro place went out. I'm like, well, where am I supposed to get Euros now? But yeah, it's a Greyhound bus station. That's where we're going to get our Euro. So I had heard about that probably about a month ago or so, but yeah. All right, so a motion by commissioner Bremer, seconded by commissioner Daniels, any further discussion? Seeing none, we'll go ahead with a voice vote on the Old Main Street operating plan. All those in favor?

- Aye.

- Aye.

- Aye.

- Any opposed? And then that will move on to city council for December 7th. And then item number eight consideration with possible action on the approval of the downtown rebate, corporated business improvement district operating plan for 2022.

- Thank you, I will make this report relatively short and sweet. First of all, commissioner Bremer, thank you very much for the compliment, but Old Main Street will not take all of that on our own. It would not take place without the parks department economic department. The neighborhood association there is also a very significant to the progress, some of their initiatives. I have a lot of thanks for even some of your Vader's leadership in that neighborhood. I'm not afraid to say that the reason we have 65 residential units in that

neighborhood is because of the 10 units he put up on Van Buren street. So kudos to both Lindsay Bobbin and his development at Winnie school. Moving on to the downtown district, we are very pleased that we have a solid foundation to carry out our initiatives. Our organization is quite dependent on our business improvement district. However, 35% of our total budget comes from the property owners via the bid. And we are thankful to many other sources, especially sponsors and revenues from events that funds the remainder of our budget. There are no major curve balls to our budget. It is pretty comparable to previous years, is relatively the same. However, we have adapted to new needs that our businesses have during the pandemic. And I'm very pleased that the team that I work with has been creative and resilient, very dedicated to the success of our businesses. We're pleased with the momentum that's taking shape this year. I often remind people that are our best years ever were '18 and '19. '20 was pretty bad, '21 is coming back. But some of the things that are taking place currently, I have high hopes for continued success on Adam street. When the folks from Republic Chop House bought a vacant building right next to Angelina, they invested significantly inside and out, and it was clearly not a fixer upper. The property was completely gutted down to only the restaurant, the kitchen hood. And we now have a delightful boat restaurant, Jerry. I'm pleased to say that they're off to a great start. Try them out if you haven't been there yet. But that is characteristic of a downtown business that had confidence in investing even at this point in time. And we're witnessing more and more of that. The former Nectar, again, a business that closed during COVID is now under construction for a business soon to be known as Fresh Kind. They hope to open, this is a healthy, casual food, similar to Chipolte. The chef there, chef Russ Troskey has partnered with a business from Suamico iron duct, and they hope to open in several weeks. So we look forward to welcoming a new business food related on Adam street. That chef Russ has also embarked on a second restaurant and the space located right next to the Heel, right next to Angelina, the former Heel building will be a restaurant plans to open by the holidays. There was a major historic restoration of that former Heel building. This was not a fixer-upper, but a major investment in that space we're very pleased that a property owner had enough confidence to invest in that space. And we hope that the synergy of that trio of restaurants, we all know and love Angelina have been around for a long time, but we hope that influences other significant development nearby, notably the Shower and Schumacher buildings. A number to look at that space during the summer months, we hope they're putting plans together. A number of other very significant initiatives that took place during this year, a million dollar expansion at the automobile gallery is turning out to be a very unique venue for events, but make sure you check out the new pavilion there. And a million dollar expansion at initiative one. Development such as these do convey confidence and momentum to others. The last thing I would like to share with you is a program that is utilized in many other downtowns as a way to activate vacant star cross. And like many others we came up with a pop-up shop program. We had some very early interest in that program. And one business in particular that took a temporary space in the hotel Northland, this was three months lower no costs, a women's boutique owned by Samantha Manndish known as Onto The Next. We recently learned that as a result of that pop-up shop program, she is now ready to sign a longer term lease in that space. We get excited about every small business initiative in our downtown and that being one of them, we hope that some of the other vacant storefronts are motivated to try out our pop-up shop program. And we'll see what Samantha is doing at that location as an example of how you can believe in your dream, find a location, and then commit to a space for a longer period of time. So continued confidence in an initiative called Placemaking. The beautiful lights that you see downtown on Washington Street, along the Packers Plaza and on south Washington street are only because we have generous sponsors who believe in the importance of that. We are soon to be lighting up the city deck bigger than ever. We trialed that last year, and it worked out very well. And so we plan to do the entire city deck from the Inhcaped bridge to the Bart star bridge. And you'll be hearing more about that in the upcoming weeks. So the downtown and Old Main Street team are eager to continue to make things happen, make our community proud and invite residents from throughout Northeast Wisconsin to come to our downtown that is vibrant, always things to do and may consider opening a business or residing in our downtown.

- Thank you so much, Jeff. And go ahead, commissioner Bremer.

- Jeff, you just gave me the lead in, I was surprised at the comment that your marketing was going to be targeted, particularly at Green Bay residents rather than out of town visitors. Because of the Packer Square

but also because of WPS. So I'm wondering about the reason for that decision and whether you can tell us anything about prospect for WPS.

- Well in terms of your question regarding our marketing, we consider Brown County residents to be the key target for what we do, because we're within a 15, 20 minute drive from anyone in Brown County. However, the media reach that we have is much greater than that. And so our market area is throughout Northeast Wisconsin. We work closely with a number of media sources, but our reach is well beyond the boundaries of Brown County, both to recruit businesses and to invite guests from throughout Northeast Wisconsin. In answer to your question regarding the WPS site, we see this as very well positioned for future development. Our Neo economic development leader which is much more adjourned to this development. We are ready to support any progress that takes place there. But our organizations are not directly involved with those conversations.

- Thank you, Jeff. And I just want to report Jeff's excellent reception by a fairly good sized audience on zoom for the lifelong learning institute that reaches out to a lot of senior age folks. He went through with them, like what he's done with us. He also has good taste in restaurants, by the way. I thought putting another Italian restaurant right next to Angelenos was crazy and they are so totally different from each other. And it is really a wonderful place, Nojaris. Thank you Jeff.

- Thank you very much for that comments.

- Is there any other discussion or any comment? Go ahead commissioner Daniels.

- I just wanna echo what commissioner Bremer said. I think as someone who lives, work and sometimes plays in downtown, I really do appreciate the variety and diversity of restaurants that are been brought in. And I happen to can speak for everyone at my place of business. I think they appreciate that as well. Even with last year or earlier this year where Matt Chicken I think has really just changed the complexity of offerings in the downtown area. So amazing work that you and your team are doing, so thank you for that. My question, and I don't know, Jeff this is a question for you or maybe for Neil. But the scooters are doing very well downtown from my understanding, and I see them everywhere. What I'll also see are the skid marks on the sidewalk. And I don't know if that's something, maybe the snow is gonna go and it's gonna go away, but is that something that would be addressed on your union's Jeff or is that something that's more for the city on?

- I will start off and Neil's hand up as well. I bumped that the damage to our sidewalks and the unsightly nature is the responsibility of the company that is gaining and renting the scooters to people. I am concerned about not only some of the graffiti that's taken place there, but some of the skid marks I believe, need to be addressed.

- Okay madam chair, commissioner Daniels certainly Jeff and other businesses have raised that issue with our public works department in terms of that concern. So we have approached Bird Scooters specifically about maintaining and maintaining some degree of a maintenance facility, whether that's a power washer or whether that's some sort of activity actively coming out and taking care of that problem. We hope that the worst cases of it have been resolved at this point. Certainly we're trying to figure out if their ability to control the scooters and track the scooters electronically the way that they can. We're saying that guys, I mean, a lot of the ways some of the graffiti was being made by putting the gas on and the accelerator on full bore and then putting the brake on it full bore and kind of being able to... I said, you should be able to control that from... You can do all that other stuff digitally. There should be some sort of warning signal. Someone in a normal riding in the spirit of that those two things shouldn't be full tilt like that. There should be able to monitor that and shut that down if in fact that happens. The company has been responsive in terms of trying to look into that. But it's certainly an issue we're gonna keep an eye on here going forward. And I think there'll be between either our public work staff getting out and maybe doing some cleaning and then sending them a bill. Or Bird Scooters actually coming on and taking care of the problem on their own. We hope it will be an issue that is being managed.

- I just noticed that as I walked the work sometimes. And it's definitely everywhere, so thank you for that.
- I would move to approve.
- Second.
- Second.
- Motion by commissioner Rovinski and second by commissioner Daniels. Do we have any further comments? Hearing none, I'll go ahead with the voice vote. All those in favor?
- Aye.
- Aye.
- Aye.
- Any opposed? And then that will move forward to city council for the December 7th meeting. It looks like moving on to item number nine, which is consideration with possible action on the downtown Green Bay incorporated business improvement district board appointment for Jenny Vander Zanden and reappointment of Sue Lockerman.
- I think Jeff Mirkes will probably take that one if there's any questions.
- I was unmuted. Sue Lockerman is-
- Sorry, I was excited by commissioner Daniel's sign. I've not seeing that before. I'm sorry, go ahead Jeff.
- Sue Lockerman is currently the board president of Downtown Durham Incorporated and her firm with the bid board is up for renewal. And she is willing to renew that term. Jennifer Vander Zanden is an employee leader at Breakthrough Fuel and she is on the board of directors of downtown and is willing to take on a new appointment. We would like to thank Mr. Rick Czarnik for his many years of service on the business recruitment district board. And Jenny is stepping up and is willing to seek appointment to serve on our bid board.
- Perfect, thank you so much, Jeff.
- Wonderful, and it looks like they have some wonderful credentials that they will bring to that work and have been bringing to that work. So I would like to move approval.
- Motion by Bremer, any further discussion? Otherwise I'd entertain a second.
- Second.
- Second by commissioner Rovinsky. Any further discussion? Hearing none, we'll go ahead with the voice vote. All those in favor?
- Aye.
- Aye.
- Aye.

- Any opposed? And then that will also move on unanimously to the December 7th meeting of the common council. And then moving on to item number 10, appointment to the city of Green Bay Town of Scott joint planning commission.

- Thank you, madam chairman. So I think all of you are probably familiar with Tom Scott. The city of Green Bay have an inter governmental boundary agreement that was established to actually replace one from the mid '80s in the early 2000s, 2003, to be exact. And I'll just give you a quick share here. All right, can everybody see this kind of hand drawn map? Again, this was years ago. So that boundary agreement basically established two things and I'm sorry, I didn't highlight this 97 acres in blue. But Scott would be attached these two sections, this 1000 acre piece, the 97 acre piece and the city of Green Bay would detach this 90 acres in yellow. In conjunction with that the city would take the two from Scott and Scott would take the one from the city. So that's kind of the area that we're talking about. In the boundary agreement, they set up first land use scenario, a long-term land use scenario, and also establish zoning in each community. So the larger thousand acre piece is what's called University Heights Business Center. And it's much like the I-43 Business Center in that it has specific uses all those design standards, whatnot. Those were done jointly between Scott and city back in 2003, 2004. The other two areas just kind of fall into the cities purview on the 97 acres. It's pretty much low density. There's a strip along Scottwood or Algoma that's commercial. And then the tone of Scott zoning pretty much just has low density residential throughout their area of the city detached. So to manage those spaces and any zoning requests or comp plan requests, they set up what's called a joint planning commission. And it's a six member commission. I know very few party that have any even member of commissions, but they did it. Three members from the city, three members from the town. And any item going through these areas would go to the joint plan commission before going to either the city or the town plan commission and councils or board in this case for the town. We have not met probably in about two years. And in that timeframe, former plan commissioner chairman Gilbert resigned and one of the other members also basically retired and is not in the commission anymore. So the city's three member is down to one and that commissioner is commissioner Rakers. He lives on the east side. He's a professional engineer. Now his term is up in June, but we have an item coming forward now and we have no commissioners. They cannot be elected officials. Obviously they have to be residents of the city. And one has to be a plan commissioner. Doesn't need to be the chair, but it needs to be one of the city's plan commissioners. We have reached out and found a second commissioner and it would be Ed Dor, Edward Dor. So he's going to be, if the council mayor and council appoint him would be the second citizen member on the joint plan commission. But what we really need is a plan commissioner. So you're up. And if anybody is interested, we do need one member. The mayor will appoint somebody, I think anyway. But again, we meet infrequently. As the economy picks up, I suspect we'll meet more frequently. And also that large area in the town of Scott or the former town of Scott, our University Heights Business Center primarily is on for big box commercial. The landowners back in 2003 had visions of Walmarts and shop goals and Targets. And they zoned everything big box commercial pretty much. And late industrial, which is kind of hot. So we will probably be going through to do a comprehensive rewrite of those covenants and regulations in there including the land uses. So is there anybody interested? I saw Ken raise his hand.

- Yes, I would be willing to volunteer for that.

- Wonderful, great. So what I will do is let the mayor know about our two appointments. And then I will be in touch with you and Ed. And we'll be probably setting up either in December or January a joint plan commission to actually talk about a proposal the city has received. It was originally on this agenda and we pulled it after realizing it hadn't gone to the joint plan commission first. So I don't think there's any vote that needs to be taken here, but I definitely appreciate your willingness to serve Ken and wonderful.

- Had we needed a formal appointment, I was gonna nominate you Ken So I'm really delighted you volunteered cause I didn't do my homework of checking with you ahead of time, thank you.

- Right, it is a three-year term. If you leave the plan commission, you also have to leave the joint plan commission as well. So a little bit of background.

- That is that, thank you.
- So we don't have to take action on item number 10.
- No.
- Item number 10 is done.
- I should probably put it on the informational, but it really wasn't informational so I went into the action.
- Sounds good, thank you, David. All right, moving on to informational. Director's report, Mr. Stechschulte.
- All right, good evening commissioners. We'll just give you some brief updates. Department staff is very, very busy right now. There is no rest for the holidays. It seems like this year and we're going to be gracing into the end of the year so much so that we have an RDA meeting on Tuesday, but we actually scheduled a second RDA meeting on the 16th simply because of the number of items that we are going to be addressing here this month. Some of those things include we're not working on a change order with Stantec, our consultant regarding the shipyard. Just some additional design work that had to go into that project once merge urban development came on board. Those projects are proceeding. We're working on a little bit of a slowdown and scheduled just due to just the overall pandemic situations and other things going on. But so dealing with some design change orders from them, looking at some substantial improvements to light park downtown. I know alderman Johnson has been working very closely with some of our park staff in terms of kind of coming up with some pretty dramatic improvements to light park everything, some kind of boring, more functional things like restoration and enhancement of the dock wall that will allow ships like great lakes cruise ships to actually dock right in Green Bay to get off and do that. They're also working on making some improvements to the stage and some restrooms and other facilities there as part of that park facility that will be really very exciting and we make it an even better place for community events as they move forward. Also our housing authority is working with an affordable student housing proposal at 158 North Maple with actually the University of Wisconsin Green Bay. Several students will actually reside there for a reduced rent rate in exchange for doing some civic, volunteering and working with a couple of different civil city programs. So very unique proposal being brought forward by the university and looking forward to seeing that come forward. Some old ones are going to be brushing some dust off here soon. For folks who remember the legacy hotel project, David Buck has been working very closely with the applicant on some of the zoning related, code related items. With that project, they're actually going from 77 rooms up to 100 rooms. So actually increasing the height of the building. So we're very excited about that to see how that goes. And hopefully going to be bringing that forward here very shortly. We are seeing hopefully going to be bringing back some information while the Fort at the rail yard has finally submitted some information. And Dave Buck has also been working with that applicant in terms of maybe seeing that project, hopefully get in and get going again. So we expect that we'll be coming forward here shortly as well. We have received a request for some financial assistance for 222 Cherry Street. Folks know that's the single storey retail office building on Cherry Street. So they're actually looking to add at least three storeys to that building of residential above that possibly going up to as high as six storeys total, depending on the engineering that comes back with that site. So we're really excited about that. We think that's a great addition of density in that particular area there right next to the parking garage. So we think that's going to be a good project as well. Staffs evaluating our first request for a taxi rental district affordable housing, our Tada fund. If folks have heard Cheryl as a deputy director of an iRig is on the line Hertz, she's been working very closely with that program. We're gonna be evaluating our first request for affordable housing project through that fund here in the coming weeks. Hopefully those are just a couple of things being addressed this week, tomorrow, Tuesday and the week from Tuesday at the RDA, those are all projects that are coming forward shortly. We also hope to have the JBS site RFP done, hopefully in December and we'll be bringing that to the RDA for final issuance and getting that out and getting a developer recruited for that particular site. Similarly with the Adams street lot, right next to the bay lake building and right across from where the 222 Cherry Street Building is, we issued out previously and didn't get a whole lot of traction the last

time we issued that. So we're hopefully going to be trying that again, to see, just test the waters a little bit and see if there's anything that has changed in the market to get more interest on that or not. We will see what we get back on that, but we are gonna at least cast the net out once again to see if there's some interested parties there. We'll be bringing back the one Aster development agreement project if folks remember that right by the Mason street bridge there. Just updating the timelines and so forth related to that particular project. Dean Miller and the developer is just getting ready to move forward again. Folks realize that the bike trail has been installed in that particular area and that that easement was moved and shifted. He's been out there kind of getting ready, hopefully for the next phase actually getting ready to hopefully build the project starting next year. A series of other projects staff's been working on, we're been trying to work with a couple of industrial park prod specs, but they've been sort of slow in terms of being responsive and in terms of getting back to them. I think it's just kind of maybe the time of year, hopefully we're going to keep them moving. The WPS site planning, which was mentioned earlier in the meeting here, we continue to have discussions with the developer and with WPS trying to frame the environmental review, that's going to be necessary for that particular site. One of the parking lot areas, I think that the developer would like to maybe do some residential development on, which would kind of require that to be fully remediated was one of the surface parking lots on that site. So obviously, if they'll be putting housing on top of that and disturbing that soil where that parking lot is, that's going to require some considerable environmental analysis that's going to be needed and probably some significant remediation on that site as well. But we're in active discussions with that. Similarly, the 200 North Monroe project. I mean, I believe Mr. Mirkes referenced that project there. They are working on their environmental review for that particular site and run into a little bit additional contamination than they were counting on. So we're in discussions with them about that moving forward. We have had some work being done, folks Planck mission re-analyze the two 16 military avenue project. We've been approached by possibly coordinating an RFP process for like a 1.1 acre site on the front of that proposal to try to see if we can attract a development for that particular corner of that site. So it's just exciting to hear in terms of, obviously they were asking for a three-year window to try to identify something. And here we are like two weeks after we've had that past and we already have a development prospect that we may be able to coordinate with through an RFP process for that site. So we'll see, hopefully that's something that can come forward here in the next several months, if successful. Impact seven on their planning option, right by the shipyard is proceeding. Staff's been working and RDA has been working on acquiring a little corner parcel to kind of help complete that development site in terms of what may be going on with that particular project. But they are proceeding as planned. We are working, staff's working on kind of coordinating a tour with Wisconsin housing and economic development authority representatives, including the director's office to come and take a look at Green Bay sites and kind of hear some of our challenges and benefits and some of the good projects we've had successful on. So we're excited that they're willing to come up and spend time with us. This is a situation where with the the tax credits are kind of the primary tool that a lot of different developers are going for right now in terms of their housing development. It is one of the more while it's still competitive. It is one of the more accessible financing tools that is out there right now. Interestingly enough, a lot of the situations we've seen is oftentimes large projects, basically all the funding for large projects goes to Madison and Milwaukee. And then there's also an allocation for more rural projects. And those go out to every places in the state and communities, the size they're like Green Bay, Racine, Kenosha, we're kind of stuck in the middle and it's difficult for us to compete. We don't qualify for the rural but we it's hard for us to compete with the larger projects. So actually good to have their ear a little bit, and to talk to them a little bit about maybe how to position places like Green Bay in terms of our efforts a little bit more. So I'm excited about that. Working on some subdivision ordinance updates. Madison Spence is coordinating that in terms of our staff, instead of taking the lead in quarterbacking that for us right now. So hopefully be bringing some things forward to you regarding that. Staff has also been out doing some property surveys in the old north neighborhood here recently that we may be using to hopefully create a tax credit finance district here in the near future. Last couple of things, we are working on a neighborhood investment grants. If folks have heard that application process at the state is due this coming Thursday. We have five different project areas that we're actually applying for right now that would be shipyard, coal piles, housing, some affordable housing project, the JBS site, and then a downtown revitalization project that's to be determined here in the future. But we'll be applying for it basically throwing together an application for each one of those projects to help offset some of the costs related to those. And then if that wasn't enough, it's also budget time. Our department budget is up for review tomorrow night. So God bless

the alders who've already sat through this once they get this sat through and go through it one more time with us tomorrow night at council. So always a fun time of year, always nice to get it done. So hopefully one more run at it tomorrow night and it'd be on our way. Just for the record, our department budget actually has looking to go down 1.7%. That's largely to do with some administrative personnel costs and savings that we've seen this coming year, but we also kept a pretty tight line and things like travel and training and so forth. Obviously it was still pandemic conditions. We have done our best to tow the line as best we could and follow the instructions of the mayor. So with that, if I've missed anything, I'm certainly available to answer any questions on anything folks may have. All right, thank you.

- Any questions? I mean, all good things. So thank you so much for that report. I don't even know if you realize how excited I was that I pronounced your name I think correctly. I was so like Mr. Stechschulte.

- Perfect, perfect, perfect.

- All right, well, thank you so much for that Neil. It looks like the date of the next meeting is November 22nd, 2021 and that is a date change. The original meeting was supposed to meet the 29th and moving it up to November 22. And with that, I'd entertain a motion to adjourn.

- So moved.

- Motion to adjourn.

- I've got a motion by commissioner Rovinski and a second by alder Corpus. Those in favor?

- Aye.

- Aye.

- Aye.

- Aye.

- Motion approved. 20 seconds, 20 seconds.

- Thanks to everybody, 20 seconds. Got it.