



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, JANUARY 11, 2022, 1:30 PM
Virtual Meeting. Public may join via Zoom.

A. ZOOM MEETING INFORMATION.

I. This item contains Zoom information, instructions, and a link to the Virtual Comment Form.

B. ROLL CALL.

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

Present: Barbara Dorff, Matt Schueller, Gary J. Delveaux, Deby Dehn, and Kathy Hinkfuss, Excused: Brigid Riordan and Melanie Parma
Liaisons Present: Jeff Mirkes, Leah Weycker, and Brooke Hafs
Others Present: Ald. Brian Johnson and Mayor Eric Genrich

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the January 11, 2022, meeting of the Redevelopment Authority.

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to approve. Motion Passed.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None.

D. APPROVAL OF MINUTES.

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

Moved by Kathy Hinkfuss, seconded by Deby Dehn to approve. Motion Passed.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, No- None, Abstain- None.

E. REGULAR BUSINESS.

1. Consideration with possible action on a request to amend Development Agreement 2021-01 with Merge, LLC.

Moved by Kathy Hinkfuss, seconded by Ald. Barbara Dorff to amend the draft First Amendment to Development Agreement 2021-01 with Merge, LLC, which includes the dates shifting six months and also accommodating Arndt Street to be completed by May 31, 2024, and to approve as amended. Motion Passed.

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

2. Consideration with possible action to approve a 60-day extension of planning option with Maker Solutions for a four-plex townhouse development at 115 S. Van Buren Street.

Moved by Kathy Hinkfuss, seconded by Deby Dehn to approve a 60-day extension of planning option with Maker Solutions for a new house development at 115 S. Van Buren Street. Motion Passed.

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

3. Consideration with possible action on a six-month extension to the 2020 CDBG CARES Agreement with Legal Action of Wisconsin.

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to approve a six-month extension to the 2020 CDBG CARES Agreement with Legal Action of Wisconsin. Motion Passed.

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

F. INFORMATIONAL.

1. Update on Housing Study.

Cheryl Renier-Wigg provided the update.

2. Financial report and check register.

3. Director's report and project updates.

Neil Stechschulte provided the update.

4. Next Regular Meeting: February 8, 2022 at 1:30 PM

Members will be contacted for a possible special meeting the week of January 24, 2022.

G. ADJOURNMENT.

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

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

VERBATIM MINUTES

- Good.
- I'm just going to grab my papers.
- Yup. Give me just a second here, that's, that'll work.
- We have a quorum, right? Oh yeah. We have a quorum. Very good.
- I believe we do. Yup.
- No, it's a great read. Oh boy. I'm thoroughly enjoying that book. You did a heck of a job. The last four books, four volumes.
- All right...
- That's tiny print. You got to have good eyes, it's kind of tiny print. But its a great information.
- Tiny print.
- It is.
- Okay.
- Neil!
- Alrighty, sir. We'll do a roll call, if that's Okay Mr. Chair?
- Yeah please.
- Delveaux
- Yes.
- Schueller.
- Here.
- Dorff.
- Here.
- Dehn.
- Here.
- Hinkfuss

- Here. Parma. And Riordan.
- I think they both said they were gonna be excused. I believe so.
- Okay. A motion to approve the agenda please.
- [2 People] So moved. Um, all in works and seconded by Matt. All those in signal saying "aye".
- [All] Aye. Opposed? Motion, motion carried. Approval of minutes from the December 14th meeting.
- Move to approve.
- Kathy, and Deby. Deby?
- Yes.
- All right, Thank you. All those in favor of the motion signal by saying "aye".
- [All] Aye.
- Motion carried. Very good. Thank you. A regular order of business. It's it's, it's kinda neat that Neil, that we don't have 14, 15 items in a way.
- I know you guys are going to get, you guys are going to get, you getting off easy today. Although we may be asking for a special meeting here later in January though, just so it's not complete without, we do have a few other things coming through, but.
- Yeah, we may not have volume, but definitely quality agenda and a very important agenda.
- Absolutely.
- Number one, Consideration the possible action. The request to amend develop agreement, 2021-01 would merge LLC.
- Yep. Thank you, Mr Chair. I'll do the report on that one. Essentially. These are, we're just updating the, the dates for the completion of the project for the merged development in the shipyard. Um, essentially due to several reasons, including some, some design efforts with architect and even from just, just in terms of general delays, obviously some related to the pandemic as well. They simply asked to kind of shift their dates six months. So we'll certainly not a minor, not a major change, but it does, you know, certainly does affect one less year of tax increment in the TIF district because of the change. Um, so again, they, they they surely didn't express any concerns over that. They're aware of that, but simply wanted to make sure that the, the overall project was simply shifting six months. The other change that is identified in there is they requested that the city accelerate the reconstruction of art street. Uh, essentially we were going to be completing that project, trying to do the timing with that. Essentially with the, after the completion of their project, just to avoid some construction conflicts with their equipment and so forth. But we, they've asked us to move that up. Staff has

essentially, we've resolved that through design effort and site planning, essentially a way to do that improvement and still keep the construction equipment off of the new, the new road. So both, both amendments have been edited into the agreement as provided for you. So, certainly available to answer any questions.

- So public works doesn't have any trouble with the new date on arndt street?

- Uh, no. In fact, we worked with them on certainly the ability to do that. And there's still some design work that still needs to be completed for that street, but they said they're able to accommodate that. And the one, I think the one thing we do want to certainly do some additional work on is some coordination with the with CN rail. Obviously with the railroad crossing right there, located on arndt street. And actually the railroad has actually reached out to the city and asked to meet to discuss some design considerations for that. So looking forward to good communication on that and moving that forward. So really all other aspects are moving forward as anticipated. They simply wanted to adjust, the really, the development agreement to reflect what they thought the real time schedule was going to be.

- And your confidence level is as high as it ever was as far as their progress?

- Yeah, absolutely. They are still meeting quite regularly with Stantec. This art design firm. They're still can, doing considerable amount of work. Certainly. So there are certainly dollars are still being spent and invested. So again, we felt that they were being just simply being proactive in requesting that this change be moved six months, to give kind of, accurately reflect what they believe the actual construction time would be.

- I'm sorry. Questions and comments in the group please.

- I mean, is this cause and Neil, when, with this change when would um, you know, we start seeing shovels go into the ground and you know, real construction work start?

- For the actual development for me, see here, if we actually had that note in there, I believe it would probably would be sometime this fall. I think, you will actually see in the spring time, you'll actually see public improvements for the waterfront improvements going on at the cities. Part of the project will actually be going, that's actually being finalized right now, as we speak we're about 85% on design work for that aspect of waterfront improvements. So the trail, some of the cool amenities for in, in the actual slip itself, the water improvements, but the private construction we would anticipate would be underway probably late this fall.

- Well Neil, you'd indicated that the changes were already in the contract?

- I believe that was the attachment that was done here. Let me make sure that that may be not.

- All right, 'cause I'm not seeing, um, I went through this a few times.

- Oh, sorry. It's the first amendment to the development agreement. It's actually an, and it's actually an addendum to the current agreement, Kathy. So it's not a red line version of that, should be like about a two or three multiple page document. Five page document with the... So it's titled First

Amendment to the, I can share it on the screen if need to, but it is the third attachment on the, on the, the, the agenda screen on the agenda on the online agenda, I should say.

- Okay.

- If anybody would like to make sure and see that here, I can stir that here. Let's see.

- So we are gonna put into the contracts that we're gonna make the changes on the roadway?

- Yes, that is, that has been incorporated. So let me make sure here, dates. Oh, I'm not seeing what they done. I'm not seeing that specifically in there, I guess if we could simply just make that if any motion or the effect would be, could we include that in the actual motion to make sure that that is included, please? I'm looking for it in here. I guess the, the amendment is primarily related to the dates.

- Yeah. 'Cause there's other dates in there that I'm questioning when the TIF goes, and now there's such dates. So does that move all the dates six months? Or?

- Well, essentially, essentially the way the TIF is still the best of PayGo, Kathy so essentially until the increment is actually in the ground and assessed on the following January 01, there won't be any movement on that. So this will actually be, this will actually delay. There might be some substantial completion done depending on when the project's done. So there may be a lower payment done that would have been anticipated in that first year, but otherwise it will shift. It will shift all of the TIF payments out by probably a year.

- Okay.

- Um, I know we have somebody aboard from legal consult. I'd like to get their interpretation.

- Yep. Joanne's here. She's dialing in right now.

- Good Afternoon Um, If someone... find following as to what... the question is... this point, um, just so I'm clear as to what I'm answering.

- I think Mr. Chair was essentially, was the question, and Kathy's question related to certainly the delays in construction near what is essentially affecting the other dates in the agreement in terms of the TIF payment, I believe.

- The understanding is that, um, because of the delays, all the dates needed to be shifted in the original agreement. And so that's why we're bringing forward just an amendment to the original agreement that was executed to address those dates versus executing an entirely new agreement. So whatever provisions are being called out in the amendments specifically, are the ones that are having dates changed. Anything else that's not called out specifically in the amendment, the original dates.

- Okay.

- Okay.

- So to protect ourselves, do we need to make the motion very specific?
- Yes. If, if there needs to be a change to the, to the amendment draft and additional language needs to be added, then that language needs to be specified in the motion so that it can be revised.
- Alright, quick other questions or comments? If not, I'll entertain a motion of any sort. Matt or Kathy usually very good at wording.
- Um, okay. I'll make a motion that we approve the first amendment to the development agreement. Which includes the dates shifting six months. And also that we are accommodating arndt street, and arndt street to be completed.
- You could say by May 2024.
- By May 31st, 2024.
- Perfect, Thank you Kathy. That's perfect.
- Joanne, you comfortable with the motion? Joanne, you comfortable with the motion?
- Yes. That would be fine.
- There's no second, I believe. Okay.
- Yes.
- Any other questions or comments?
- One, uh, one change I would say is that I think the motion should be to amend the draft and then to approve as amended.
- You go with, go along with that, Kathy?
- Sure.
- You agree with that as well? I'm sure. Okay.
- Yes.
- Any other questions or comments? If not, all those in favor of the motion then signal by saying "aye".
- [Guys] Aye.
- [Ladies] Aye.
- Opposed? Motion carried. Thank you. Thank you, Joanne, as well.

- Absolutely.

- Number two, Consideration of possible action to approve a 60 day extension of planning option with Maker Solutions, for a fourplex townhouse development at 115 South Van Buren street Yes. I read that as well. Go ahead, Neil is that you?

- Nope, that'd be me, uh, Chairman. So I just talked with Ken' Rovinski from Maker Solutions, earlier this week. You know, we asked for a 30 day extension last week to, to work on some more financing to get some things in order. But in speaking with Ken, there's been some challenges with the financing and the loss of a partner. So we're now looking at, which is actually, I think that's better for project. Ken's looking at one to two of those four units potentially being affordable. So he's partnering up with NeighborWorks to try to come up with a plan to make those four townhomes, both affordable and market rate kind of similar to the Navarino townhomes that NeighborWorks did, which are really cool and rock. So we're asking, we're just asking for a 60 day extension to give NeighborWorks and Maker Solutions enough time to put this project together and bring it back.

- You're comfortable with that? And you're as excited about the project as you ever were?

- Yes. I actually am more excited about the project now that we could actually mix it with some affordability. So yes, and we haven't had anyone, you know, knocking on the door for this parcel either. So I think, I think bringing it back to the March RDA as appropriate, and staff supports that.

- Okay, I'll make a motion to approve.

- I'll second it.

- Oh, Deby got it, Deby

- Okay. Kathy made the motion a second by Deby, questions or comments? If not, all those in favor of the motion signal by saying "aye".

- [All] Aye.

- Opposed? Motion carried. Nice again. Very good.

- Thank you.

- We're rolling here, we're on our last agenda. Which is kind of rare for us, but that's okay. A consideration with possible action and a six month extension to the 2020 CDBG Cares agreement with legal action on Wisconsin. Who's got that?

- Krista...

- I do, Chair.

- Um, yes. In December, we received a letter from legal action of Wisconsin. They currently hold an agreement for some Cares funds. Our first round of Care funds for legal services in response to the COVID pandemic. During the 2021 year, they had some unforeseen staffing shortages. So they

weren't able to expend all of their funds per the agreement. They are currently up and running full staffed and have the clientele to proceed with this funding and would like a six, a six month extension to continue on with their services, to the residents of the, of Green Bay who are experiencing legal, legal issues due to the pandemic and staff fully supports. Currently they have assisted 134 individuals. We do have someone on the line from legal, Wisconsin, if you have any questions for them, otherwise that is really the background of what they are asking.

- How does that number compare to other years at this point in time? The 134?

- Uh, well, we have, we have never contracted for issues like this. So this is the one-time Cares funding. So this is, is it's a new service, and a new contract.

- So basically we had given them a certain amount to spend within a certain amount of time. They couldn't do that, so now they want an extension and that's, there's not an issue with Cares funding for that extension. So it's the same amount that we approved?

- Yes. Right? Correct. Yeah. They, they received \$77,950 and currently have expended \$44,885.48. So they're about halfway done with their funding.

- Okay.

- M'kay.

- Does anybody feel we should open up the meeting or do you feel comfortable with proceeding?

- I would like to make a motion to, to approve this. It seems like this is the right thing to do. There's, need is out there. The money is available. It's a one-time funding. I move that we approve it.

- Okay. All the dark. Motion in order may approve.

- I'll second.

- I Think Matt, I Think Matt is not gonna sign Kathy.

- I was gonna give it to Kathy, Gary.

- You're right. Motion by all, second by Matt. Any other questions or comments on the motion? If not all those in favor, signal by saying "aye".

- [All] Aye.

- Opposed? Motion carried. Very good. Informational. Cheryl, I don't mind. We have this update on Housing study. Do you think we should continue to have it on the agenda or, or as needed? Or how do you feel about ideally? You know, when we, when we first approved apposing study, you said it's so important that we're gonna continue to have an agenda agenda item for the foreseeable future. I mean, I love, getting the updates. How do you feel about?

- You know, I can certainly continue to give updates on what we're working on for housing. I spoke with director Stechschulte who thought that that also could be included in the director's report. When we have announcements with regards to housing projects, we're working on.

- Well, however the two you want to work on it. That's great, but we've made some great progress actually in regard to that study, as far as things that we implemented already. But anything specific you want, you want to bring us up to speed on?

- Well I just, to cut this briefly, um, our department is finalizing some housing project proposals, for ARPA funding, that we'll be working with the mayor's office with, this week, which we're excited about. We've also started the redevelopment process in earnest at, for our public housing units at Mason Manor and Scatter site this week is, is capital needs, assessment updates, appraisals, environmental. So a lot of tenant notices, a lot of activity going on. COVID safe, within those public housing, that public housing project. And then we had a great meeting with the new executive director of Habitat for Humanity, Jessica Diederich. Very excited about continuing along with our partnership has a potential new project that we're going to meet with, next week on, or I think she's looking at maybe 10 homes. So a larger habitat project. So very excited about that. So that went very well, as well. So that's what I have.

- Good. Any questions on Cheryl, in regard to the housing study? If not, our next item, I looked at a financial report and check register. Didn't have any questions. I don't know if have any, anybody else in the committee had any questions, if not, we will accept that as, as presented. Director's report and project updates, Neil.

- Thank you, Mr. Chair. Obviously I mentioned we'll be sending out a quick poll to members to see if there's availability for a meeting on either the Wednesday or Thursday the week of January 24th. I think that's gonna be, I think that's the 26th and 27th, I think will be the key dates we'll be looking at, just check availability. We're looking at a couple of projects. One, we think the TWG amendment is hopefully ready by then. We're still waiting on a significant amount of information for them to still provide back to staff for some analysis. In terms of some information we've requested back from them. So we're tentatively planning on them coming forward on that. We are, have been presented with a, an assignment request of the TIF payment for the Legacy Hotel project. Working with Joanne in the attorney's office to kind of essentially, if you guys remember in that agreement, we always have generally have standard language that allows for the assignment of that benefit to go to someone, especially a financial institution. In this case, we have a financial institution, a developer, who is taking advantage of that. And they're asking to assign their, essentially their TIF payment to their lending institution as part of their payment that as they go forward. So, in order to do that, there's a couple of minor tweaks. There's... They essentially an assignment agreement that we need to approve. There's also a guaranteed increment language that we would like to add to the current agreement, again. So we're really not changing the agreement, just really the mechanics of how the TIF increment gets paid out to the developer at their request. So we're bringing that forward, now there's also hopefully a, an additional new project that we'll be ready to hopefully announce and talk about at that particular meeting when that comes forward. So, probably looking at the next regular meeting, I'm sneaking ahead a little bit is February 8th. Looking at the one Asta development agreement and the 222 Cherry Street project that has previously been discussed, both of those coming back at the February meeting. So picking up, kind of, where we left off in terms of some of these projects that we're working on and we think they're done, but there's some minor adjustments as they get ready, kind of getting ready to proceed towards construction. So it's still a good sign. We still very feel very

positive about all of our projects that we have approved agreements with. So we're excited about that. Cheryl mentioned the Mason Manor project, and we don't. Want to emphasize what a major project this is in terms of the renovations at Mason Manor, as well as the scattered sites throughout the city. This is really an enormous undertaking. So we just want to make sure that, you know, everybody really understands. I think Cheryl, Cheryl, maybe not, may not be patting yourself on the back quite enough on this one for her and her staff, Jamie Valentine and everybody. This is going to be an inordinate amount of work, but it's really, it's really going to be a great investment for the city going forward on that. So excited to hopefully have some updates specifically on that project as it goes through, because we do want to celebrate and show that one off a little bit as those renovations get made to that facility. So Cheryl also mentioned the art by allocations work with the mayor's office to kind of come up with some recommendations to bring forward for, for council discussion and consideration here in the coming month or so. I'm going to be working on the JBS site RFP. We've been kind of, we've been a little delayed on that one in terms of getting that. But we've got some additional resources that can, kind of come to the table in terms of partnerships, that have kind of caused us to slow that down a little bit. So we are still planning on working on that here this, this spring. And just try to get that RFP drafted and out to the RDA for consideration, but we've got some additional resources we're kind of making, have been made available to us that are kind of, kind of some of the partnerships that we like to kind of leverage on this then would include certainly the, the Green Bay School district. The, um probably UW Green Bay, extension services, you know, certainly the other folks like the ATC power lines coordinating with our office a little bit in terms of some, the ability to use the land underneath the power lines. So we're kind of doing some, a little bit more upfront coordination than we were planning on, which I don't think is a bad thing. I think that's actually only gonna help us result a little bit better RFP as we go forward. So we'll be certainly bringing updates to this body as we're ready to go, but also looking forward to actually bringing the RFP forward for approval here in the next several months. I mentioned earlier, the shipyard kind of public improvement plans are about, you know, we're, we're kind of barreling towards the 85% level complete plans with our engineering in parks staff. Kind of coordinating that and getting that working with Stantec, our consultant on that. Looking to try to get those projects bid in February to get the most competitive bid time. And we figured that's kind of the best time to get those out and hopefully get the most where most contractors will be looking for work. We feel that's probably our best opportunity to get that out. We had a really good meeting, mayor's office facilitated directly with the, the individuals, Mr. Chair you'll like this one at the actual owners of the C. Reiss Coal company, actually were in town. We've had a really good conversation with them, looking to move forward a little bit on kind of getting the appraisals and some of the land done and start talking about actual transfer of property. We are still waiting on grant announcements from the state, hopefully that in terms of kind of both us and then the county in terms of kind of facilitating the actual acquisition of the Pullium site by the county, again, that still remains domino number one. But we are, we're confident that that that's coming soon. It was supposed to maybe be by the end of the year, but I think certainly things happen. Obviously. We're hoping those announcements get made here in the next couple of weeks. But we are still, what we are, everybody else is still working behind the scenes. I know the county is still working on preparing for planning and design of Pullium site improvements, regardless of what kind of moves forward here. Again, we've started these conversations, again, with C. Reiss directly. We think that's a good, also a good sign. So we'll continue to have those in. And I want to make sure that folks were aware of last night there was a referral made. Considering staff's going to be evaluating the potential of merging the economic development authority into this body of the redevelopment authority. So we're just considering some of the options in terms of the amount of workload that's being done by this group. And by the other group, we just think there might be some efficiencies and maybe confining them into one. However, we need to make sure that, that we

maintain all of our statutory essentially abilities, essentially that the, that the RDA has. We don't want to diminish those, those, those authorities and rules that you guys already have. So we're going to be doing some kind of some analysis and seeing what it would be in terms of, you know, maybe moving some of those duties up there. The EDA, generally, is responsible for industrial park development. They've done some work with our EPA funds, in terms of some of the actual planning. Corridor planning, and things that have been done. Items that are really not totally different than I think what this body has done. I think the expertise on this is certainly not, not a stretch. I don't believe for most folks who are on this, on this, the authority. So preliminarily we think it's a good idea, we think its a way we get to eliminate a meeting. We still want to make sure we're certainly taking advantage of the skill sets and those individuals who are serving on the EDA. Whether that's maybe helping out with some of the revolving loan fund committee, review, applications, or grant applications or other things that we might want to take a look at that. So staff has been asked to take, to take a look at that as an opportunity. And when, when we have something tangible, we're certainly gonna be bringing a report back to the RDA as well, for some feedback on the, on the concept and see if there's something that we guys are interested in. So see what happens when you get a short meeting, Mr. Chairman and see what happens? They give you a whole bunch more stuff. So with that, that's the, my staff report for my director spot for today, and certainly available for any questions.

- Lots of stuff going on. Great job. Kathy, please.

- I'm just following up on, we approved that contract like two months ago when we were, it was for, uh, Leicht Park? And there was four or five diff, three or four different proposals. And we were going to get an outline and the major differences? December, and then we didn't get it. So we were supposed to get in January.

- Yeah I have, I think, I think we're looking at the one thing that was holding me up. I believe Kathy, was in terms of whether or not I actually think, I believe the request was for the outline and the actual proposals? I think was what the request was, at least from what I have in my notes. Then the size of the proposals was, was kind of prohibitive in terms of getting them out. So I have an outline that's ready to go. What I can set, if that's all that the RDA is interested, I can send that scoring matrix outline out, right now. And if you know that I have that available for everybody, but my understanding was that there was a request to actually look at the proposals too. But if the outline is all you guys are interested in seeing right now, I can send that out. That'll be out this afternoon.

- That was, I'm tryna think who that was specifically, um, hang on a second...

- Yeah, I think, in my notes it was just, it was a request for the, for the outline of the scoring matrix and then specific the copies of the proposals.

- This was something of particular interest of Melanie. So you may wanna be check with Melanie because they, and I don't know if it's...

- I don't think we asked about proposals.

- If it legally right for her to see all proposals, I don't know, I mean.

- They are public public record, essentially. They've been submitted, but they're just, they're just, again, they're not super friendly to get emailed out to everybody and make the right order. So we're

just trying to figure out if, they set it for certainly for RDA members if you just want to start. I'll send the outline up this afternoon. And if anybody has an interest in seeing any extra information from that, just certainly let me know and we'll figure out

- That sounds good... how to get them over to you.

- Neil.

- Perfect.

- That sounds perfect.

- And continue to keep in touch with Melanie, 'cause this was something that was a particular interest of her, of course.

- I'll reach out to her directly, Mr. Chairman, to make sure.

- Appreciate that. Any other questions for Neil or staff? Neil each year, there's three things we like getting updates on. Two we, you recently have done. Updates on where the TIFs are. Of course, we just did a lot of updating on that, but somewhere during the year give us another update on the the status of all the TIFs are bonding. It's also something we also interested in. Of course, we just did a big change on that. So there's no hurry on that. But the thing that's probably the most interesting to us is an update on the land parcels that we own and the plans that and how we're going to get them back in the tax rules. This of course can be a lot of work for Rhonda probably, but you know, you you've, you've done that before. And so we, and I think breech in particular, she mentioned one time that she was unaware of the lands that we own. And that would be great that all the committee members are brought up to speeds on exactly what parcels we own and any strategies and how we're going to get them back on tax rule. Sherly, you're smiling.

- That was actually going to come to this meeting, but Rhonda is on vacation this week.

- Okay.

- So we had planned to bring that the parcel. We give the annual report on parcels we own and the plans and how to move forward. That's going to come to you in February.

- That'd be great. And I hope bridges is there, cause she was particularly interested in that. That'd be great. So the other two, you've given us updates fairly recently... But somewhere during the year, I know you have to do a report to the state on the TIFs in a way.

- Yeah, absolutely. Mr chair. Yeah. So we'll be preparing that information as part of our audit and as well also that in addition for that, not only for the city's audit, but also for the joint review board. So we'll probably be bringing that report in that update to this body prior to going to the joint review board.

- That'd be great. And you guys have done a great amount of work on those fairly recently. And I think we're in really good shape, but an update on that is always appreciated any. Oh, and then I want to make sure you said that special meeting maybe January 26th or 27th? Is that what you said?

- I think those are the days, we're probably going to send the poll out. We may, get, we're looking for like kind of a Wednesday or Wednesday and Thursday of that particular week, I believe, or Friday possibly if we needed to.

- Wait, I'm going skiing at Big Sky Montana, but I think it's right after that. But Matt, if not, I'm sure you'll, you'll handle it well, like you always do. But anyway...

- You mean the skiing Gary? Or the meeting?

- Yeah, so we all get to go skiing.

- And we're leaving for Denver on that Friday, so.

- For Wednesday or Thursday then? Yep, absolutely.

- Deby, please. I will not be here for either of those.

- Oh shoot. Okay.

- I will not be here Wednesday or Friday. I'm presenting at a conference and Friday and I won't be here Wednesday. So Thursday's my only possibility.

- Okay, we'll have to check, we'll check a poll, and hopefully it will have to make Thursday, otherwise we may need to get creative on the dates, which will obviously need a quorum we'll work with we'll work with everybody's schedule to make that happen. So.

- Any other questions or comments? If not, I will entertain a motion to adjourn.

- So moved.

- Second

- Seconded by Kathy. All in favor signal by saying "aye".

- [All] Aye.

- Opposed? We are adjourned. Thanks. Thanks for a great job. Like always gang.