



# **AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY**

**TUESDAY, FEBRUARY 8, 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 Brighid Riordan.  
Liaisons: Jeff Mirkes, Leah Weycker, and Brooke Hafs.

**C. Approval of the Agenda.**

- I. Approval of the agenda for the February 8, 2022, meeting of the Redevelopment Authority.

**D. Approval of Minutes.**

- I. Approval of the minutes from the January 11, 2022 and January 27, 2022, meetings of the Redevelopment Authority.

**E. Regular Business.**

- I. Consideration with possible action regarding preliminary terms and conditions related to a request for Tax Incremental Financing assistance for a redevelopment project at 419 N. Broadway.

*The Committee may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Committee will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.*

2. Consideration with possible action to approve and recommend to the Common Council the City of Green Bay's Action Plan for the HOME-America Rescue Plan (HOME-ARP) entitlement program.
3. Consideration with possible action on a six-month extension to the 2020 CDBG CARES Agreement with Newcap.

**F. Informational.**

1. Update on redevelopment project at 158 N. Maple Avenue to provide affordable student housing for the UWGB Civic Scholars program.
2. Update on current RDA-owned properties.
3. Financial report and check register.
4. Director's report and project updates.
5. Next Regular Meeting: March 8, 2022 at 1:30 PM

**G. Adjournment.**

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT [www.greenbaywi.gov](http://www.greenbaywi.gov)
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Redevelopment Authority meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.

# Virtual Meeting Instructions

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## Redevelopment Authority Zoom Meeting Information

### Join Zoom Meeting

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

**Meeting ID: 831 8804 4732**

**Passcode: 084117**

### One tap mobile

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### Dial by your location

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Meeting ID: 831 8804 4732

Passcode: 084117

Find your local number: <https://us02web.zoom.us/j/kc4U7kFumh>

## Public Comments

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting.

## Additional Information

1. Wisconsin Open Meetings Law still applies
  - a. Persons interested in speaking to an item must state their name and address for the minutes.
  - b. Committee/Commission/Board members will still follow *Roberts Rules of Order Newly Revised 12<sup>th</sup> edition*.
2. Please log into the Zoom meeting at least 10 minutes before the meeting begins to ensure a proper connection and that your technology is working.
  - a. If you are a Board Member, please log into [CivicClerk](#) with a computer, laptop, or tablet device.
3. Once you are in the meeting please mute yourself.
  - a. You may unmute yourself when you are called upon to speak.
4. Waiting room
  - a. When you call in or connect via web or Zoom app, you will be placed in a “waiting room.”
  - b. The meeting host will then admit you to the meeting, and mute you upon entrance (you will still be able to hear and or otherwise observe the meeting).
5. Registering
  - a. The host may ask you to register for the meeting. A registration link will be sent to you along with the invite. You'll receive another email confirming that you're registered for the meeting.
  - b. If you're using a phone, your registration will be tied to an email.
6. Raising your hand
  - a. Committee/Commission/Board members—you can either use CivicClerk and request to speak or you can also utilize the “raise your hand” tool in the Zoom platform (you'd need to use a computer or tablet) to let the host know you would like to speak. You can also un-mute yourself and start speaking.
  - b. Persons with items on the agenda or other interested parties—you can also utilize the “raise your hand” tool on the Zoom platform via computer or mobile device. You will be allowed to speak once the committee, commission, or board has moved to “open the floor for interested parties to speak.” Once discussion on your agenda item has concluded, the host will mute you, unless the committee opens the floor again.
7. What devices should I use?
  - a. Smart phone (please see more detailed instructions on page 3)
  - b. Land line
  - c. Tablet—in advance of the meeting, please download the Zoom Meeting app by using either the Apple Store or the Play Store. You will be asked to input your name, to identify you for the meeting.
  - d. Computer—you can access the meeting through a web browser by clicking on the meeting link, or through the Zoom Meeting app. If using the app, please download it in advance of the meeting. You will be asked to input your name, to identify yourself for the meeting.
  - e. For tablet and computer users--if you download the app you may be asked to verify your email.

8. Zoom etiquette
  - a. Muting yourself when you're not speaking will prevent your background noise from interfering with others' ability to listen to and participate in the meeting.
  - b. If you're using a telephone, please identify yourself with your phone number and state your name and address before you speak. Zoom meeting hosts can see only your telephone number and will ask you to identify yourself.
9. Closed session
  - a. Persons in the Zoom meeting will be put into a waiting room while the committee/commission/board meets in Closed Session. Participants will be admitted back into the Zoom meeting once the committee reconvenes in Open Session.
  - b. Persons watching a Common Council meeting live on YouTube will see a gray screen with the City logo during closed session.
10. Persons interested in attending anonymously or listening to the meeting may call in by dialing \*67 followed by the phone number in the Zoom Meeting Information box.

### Calling into the Zoom meeting using a smartphone

1. Dial the phone number listed at the beginning of this document.
2. When prompted, enter the Meeting ID number followed by #
3. Once you are in the meeting, notify the meeting host that you are in and state your name.
4. If you do not wish to speak, please make sure your phone is on **Mute**
  - a. If you're using a smartphone, look at your screen and click the Mute button





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

**MEETING DATE**

February 8, 2022

**PREPARED BY**

Neil Stechschulte, Director

**AGENDA ITEM # E.1**

Consideration with possible action regarding preliminary terms and conditions related to a request for Tax Incremental Financing assistance for a redevelopment project at 419 N. Broadway.

*The Committee may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Committee will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.*

**BACKGROUND**

Materials and information to be shared via presentation at the meeting.

**RECOMMENDATION**

Proceed as directed by the RDA in closed session.

**FISCAL IMPACT**

To be determined as part of the preparation and evaluation of a formal development agreement.

**ATTACHMENTS**

None



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

### MEETING DATE

February 8, 2022

### PREPARED BY

Will Peters

### AGENDA ITEM # E.2

Consideration with possible action to approve and recommend to the Common Council the City of Green Bay's Action Plan for the HOME-America Rescue Plan (HOME-ARP) entitlement program.

### BACKGROUND

The City of Green Bay is an entitlement jurisdiction that receives federal funds from the U.S. Department of Housing and Urban Development (HUD) to invest in the City of Green Bay. The funds are provided under the Community Development Block Grant Program (CDBG) and HOME Investment Partnerships Program (HOME) entitlement programs.

To address the need for homelessness assistance and supportive services, Congress appropriated \$5 billion in American Rescue Plan (ARP) funds to be administered through HOME to perform four activities that must primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations. These activities include: (1) development and support of affordable housing, (2) tenant-based rental assistance (TBRA), (3) provision of supportive services, and (4) acquisition and development of non-congregate shelter units. The City of Green Bay received \$1,948,216 of HOME-ARP funds.

City staff collected data and conducted public hearings and one-on-one interviews with local shelters, service providers, housing authorities, and State organizations. The information collected guided staff's decision in allocating funds. Staff is proposing to fund the following activities:

- Acquisition and Development of Affordable Rental Housing - \$1,000,000.00
- Supportive Services - \$753,395.00
- Administration and Planning - \$194,821.00

Attached to this report is the HOME-ARP allocation plan which contains the proposed budget and supporting information.

### RECOMMENDATION

To approve and recommend to the Common Council the City of Green Bay's Action Plan for the HOME-America Rescue Plan (HOME-ARP) entitlement program.

### FISCAL IMPACT

### ATTACHMENTS

## I. HOME-ARP Action Plan



City of Green Bay  
Community and Economic Development  
Home-ARP Allocation Plan

### Needs Assessment and Gaps Analysis

***PJs must evaluate the size and demographic composition of qualifying populations within its boundaries and assess the unmet needs of those populations. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services. The PJ may use the optional tables provided below and/or attach additional data tables to this template.***

**OPTIONAL Homeless Needs Inventory and Gap Analysis Table**

| Homeless                     |                   |            |             |            |           |                              |                      |      |               |              |            |             |            |
|------------------------------|-------------------|------------|-------------|------------|-----------|------------------------------|----------------------|------|---------------|--------------|------------|-------------|------------|
|                              | Current Inventory |            |             |            |           | Homeless Population          |                      |      |               | Gap Analysis |            |             |            |
|                              | Family            |            | Adults Only |            | Vets      | Family HH (at least 1 child) | Adult HH (w/o child) | Vets | Victims of DV | Family       |            | Adults Only |            |
|                              | # of Beds         | # of Units | # of Beds   | # of Units | # of Beds |                              |                      |      |               | # of Beds    | # of Units | # of Beds   | # of Units |
| Emergency Shelter            | #                 | 42         | 142         | #          | 6         |                              |                      |      |               |              |            |             |            |
| Transitional Housing         | 138               | 36         | 19          | #          | 21        |                              |                      |      |               |              |            |             |            |
| Permanent Supportive Housing | 99                | 33         | 92          | #          | 43        |                              |                      |      |               |              |            |             |            |
| Other Permanent Housing      |                   |            |             |            |           | #                            | #                    | #    | #             |              |            |             |            |
| Sheltered Homeless           |                   |            |             |            |           | 155                          | 99                   | #    | #             |              |            |             |            |
| Unsheltered Homeless         |                   |            |             |            |           | 59                           | 41                   | #    | #             |              |            |             |            |
| <b>Current Gap</b>           |                   |            |             |            |           |                              |                      |      |               | 59           | 26         | 0           | 0          |

### ***Describe the size and demographic composition of qualifying populations within the PJ's boundaries:***

According to HMIS Data in March of 2021 there were a total of 1,177 clients served. 83 clients were new to the system, 23 returned to homelessness, and 42 exited to public housing. 50% of clients identified as female and 48.9% as male. 40.8% were under the age of 18 and 47.8% were adults over the age of 18. 3% of the population declared veteran status. Looking at racial makeup 0.2% identified as Other/Multi-Racial, 0.3% as Native Hawaiian or Other Pacific Islander, 1.1% as Asian, 2% did not identify, 16.8% American Indian or Alaska Native, 33% Black or African American, and 47% White.

***Describe the unmet housing and service needs of qualifying populations, including but not limited to:***

- ***Sheltered and unsheltered homeless populations;***
- ***Those currently housed populations at risk of homelessness;***
- ***Other families requiring services or housing assistance or to prevent homelessness; and,***
- ***Those at greatest risk of housing instability or in unstable housing situations:***

Below lists area shelters and the number of individuals/households/children served who currently cannot find housing:

- NEWCAP Rapid Re-housing - total number of households/individuals/children that have not been able to be housed is currently: 34 (from CAPER Report)
- NEWCAP- number of enrolled households not able to find apartments: 57
- House of Hope Rapid Re-housing – 19 households unhoused (from CAPER Report)
- Golden House Rapid Re-housing – 4 unhoused (from CAPER Report)

***Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing:***

- House of Hope TBRA – Current capacity 32 households with children. No maximum capacity
- NEWCAP TBRA – They do not have maximum capacity for TBRA program, they serve as many households as possible. TBRA funding is used to pay the rental assistance portion of EHH RRH/Prevention Services
- NEWCAP CABA Emergency Shelter – 16 beds, 8 units
- Housing Choice Voucher/ICS – 2799 households have vouchers and are getting assistance payments, 764 approved applicants on the waiting list waiting for vouchers
- The Bridge at Freedom House (TLP): Current capacity 5 household's w/children
- EPH: 13 long-term supportive units for families, 20 transitional units available
- RE Management: 120-Unit Badger Terrace Apartments, 80-unit Woodland Park Apartments, 70-unit Trail Creek Apartments all serving seniors and persons with disabilities, 84 units of Section 8 Family Housing at Line Tree Terrace and Parkview Terrace Apartments (*taken from RE Management's website*)
- Housing Authority Scattered Sites: 152 Households housed at Mason Manor, 48 families housed in scattered site program. Mason Manor currently has a wait list and they have 39 applications. 77 current applications on Scattered Sites Waiting List (*info from GB Housing Authority Director Jayme Valentine*)
- New Community Shelter: 50 beds
- Safe Shelter: 13 family units that can accommodate up to 60 individuals

***Identify any gaps within the current shelter and housing inventory as well as the service delivery system:***

Gaps within the current shelter inventory:

- Based on conversations at Brown County Housing & Coalition we need low-barrier shelters for clients with AODA needs, severe mental health illnesses (those unable to care for themselves or that may be a threat to others in shelter situations, individuals with disabilities that severely limit one or more functional capacities); shelters for larger family sizes
- Couples shelter
- Shelter for sex offenders

Gaps within the current housing program inventory:

- Rentals that are “affordable”; three bedroom and larger units; handicap-accessible units; one-bedroom units; two-bedroom units
- More TLP units
- Until the above-mentioned items are more accessible, meeting the requirements for ICA and other housing inspections
- PSH for singles and families
- Housing specific for people with disabilities

Gaps within the service delivery system:

- Access to services – not all housing programs use coordinated entry, many have high barriers to access
- Waiting lists are long – Clients are often not reachable when shelter/housing becomes available
- Centralized Location - on bus line

***Identify priority needs for qualifying populations:***

- Increase in supportive housing units
- Increase in affordable and accessible housing
- Additional resources for mental health and AODA services
- Increase in services to assist individuals who are homeless and cannot provide self-care

***Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined:***

The level of need and gaps have been determined through consultation with local service providers, local area data, reports, and studies.

## HOME-ARP Activities

***Describe the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the PJ will administer eligible activities directly:***

The City will follow all procurement standards and procedures as defined by the City of Green Bay's Purchasing Department. Any direct subsidy to developers will be awarded by the City of Green Bay's Redevelopment Authority and administered by City of Green Bay Staff.

**PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits. The following table may be used to meet this requirement.**

| Use of HOME-ARP Funding Amount                         |               | Percent of the Grant   | Statutory Limit |
|--------------------------------------------------------|---------------|------------------------|-----------------|
| Supportive Services                                    |               | \$ 753,395.00          |                 |
| Acquisition and Development of Non-Congregate Shelters |               | \$ 0                   |                 |
| Tenant Based Rental Assistance (TBRA)                  |               | \$ 0                   |                 |
| Development of Affordable Rental Housing               |               | \$ 1,000,000.00        |                 |
| Non-Profit Operating                                   | \$ 0          | 0 %                    | 5%              |
| Non-Profit Capacity Building                           | \$ 0          | 0 %                    | 5%              |
| Administration and Planning                            | \$ 194,821.00 | 10 %                   | 15%             |
| <b>Total HOME ARP Allocation</b>                       |               | <b>\$ 1,948,216.00</b> |                 |

***Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:***

The City of Green Bay is currently facing a housing shortage. This is shown in the attached data and it is validated by nearly every service provider and agency we have spoken to. Service providers are having a challenging time finding permanent housing for the individuals/families they serve. Furthermore, there is a gap in permanent supportive housing (PSH). There is a high need for housing which includes mental health, job development, and other supportive services. Separate from the need for housing, there are also gaps in our service delivery system for our homeless population who have high mental health needs, including and those who struggle with substance abuse. Based on the input received from service providers and the data collected, we are allocating the majority of funding to affordable housing development and supportive services.

#### **HOME-ARP Production Housing Goals**

***Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:***

10-15 Units

***Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ's priority needs:***

It is the PJ's goal to produce rental housing which meet the needs of qualified populations. This includes, but is not limited to, the production of public supportive housing and accessible rental units priced for individuals earning below 30% AMI.



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

**MEETING DATE**

February 8, 2022

**PREPARED BY**

Krista Cisneroz, Staff

**AGENDA ITEM # E.3**

Consideration with possible action on a six-month extension to the 2020 CDBG CARES Agreement with Newcap.

**BACKGROUND**

In January 2021, the Redevelopment Authority entered into an agreement with Newcap to use a portion of the City of Green Bay's CARES funding to provide rental and mortgage payments to Green Bay residents who are experiencing financial issues due to the COVID-19 pandemic. The agreement was from January 2021 to January 2022 with all unexpended funds reverting back to the City.

Staff received a letter from Newcap requesting an extension to the agreement for rental and mortgage assistance. Newcap's program did not start until October 2021, thus presenting a very short timeline to expend the CARES funds. An extension granted by the RDA would provide Newcap time to assist Green Bay residents and extend all the CARES funding.

The RDA offered a six (6) month extension to Legal Action who also requested an extension. Staff recommends an extension of the agreement through July 31, 2022.

**RECOMMENDATION**

To approve a six-month extension to the 2020 CDBG CARES Agreement with Newcap.

**FISCAL IMPACT**

**ATTACHMENTS**

- I. MAPsextensionrequest.GBRDA.1.25.2022 (002)

January 25, 2022

City of Green Bay Redevelopment Authority

Newcap request for extension on Mortgage Assistance Program

Newcap staff have been working with WHEDA and area lenders, etc. and although we have spent over \$75,000 of the \$190,000 MAPs grant, we were unsuccessful in spending out these funds by January 25<sup>th</sup>, 2022.

Here are some of the issues:

1. In October 2021, Newcap Financial Coach was presented with the MAPs program for mortgage assistance. This created a very short timeline for staff to provide program outreach and education to lenders, eligible homeowners and state lending authorities.
2. Some homeowners have already been put into forbearance and/or modified their mortgages with their lender and are not eligible for the MAPs program.
3. Some homeowners have completed 2<sup>nd</sup> mortgages for their late payments with their lenders.
4. Although WHEDA sent out over 60 letters to their late payment clients to contact us, we have received several phone calls and processed the apps we can, but many applicants have not been following through with completing the paperwork and/or not returning our calls or providing documentation. This is beginning to pick up with the draft introduction of the Wisconsin Help for Homeowners (WHH) program which will also provide mortgage assistance relief and other homeowner expenses and will be administered by Newcap in our entire service delivery area beginning late Feb. 2022.
5. Staff has reached out to Neighborworks, banks, credit unions, and they have not referred anyone to the program. This is a continuous process of outreach and education to the lending community. This outreach and community education will continue under the new WHH program as well. And both the WHH and MAPs program can work seamlessly when the WHH program is rolled out.
6. Newcap marketing has boosted this program at least 2X in the past few months and we have begun to receive more applications.
7. Staff presented the MAPs program to Newcap WX staff and provided apps for them to leave with Green Bay clients. Given more time, we will present mortgage assistance programs to all Newcap program staff.
8. Several applicants have been out of the city of Green Bay and are not eligible for MAPs, they have been assisted with HCRI dollars.

Newcap would like to explore the possibility of extending this contract so we may work with lenders and homeowners to better understand the program, program requirements and the options that they may have in addition to or instead of forbearance and/or second mortgages which may only prolong the problem.

Best Regards,  
*Jaime Johnson*  
Vice President of Real Estate  
**Newcap**  
Advocating. Believing. Achieving.

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

**MEETING DATE**

February 8, 2022

**PREPARED BY**

Will Peters

**AGENDA ITEM # F.1**

Update on redevelopment project at 158 N. Maple Avenue to provide affordable student housing for the UWGB Civic Scholars program.

**BACKGROUND**

At the November 9, 2021 RDA meeting, the Authority voted to approve staff to proceed on a partnership project with UWGB to rehab 158 N. Maple Avenue and report back to the RDA in three months with an update as discussed. It was also requested that we do a comparison chart that would look at the differences between a private housing development at this property and a community partnership project AND for staff to explore alternatives to the City/RDA maintaining ownership of the property. Attached is a side by side comparison of the two projects.

Since the November meeting, staff has been working with the University and Ken Rovinski to gather rehabilitation costs for the project, explore potential funding sources, look at lay-out of the house and to firm up the programmatic side of the student rental housing. Staff and UWGB have also engaged an additional partner who will contribute expertise and resources along with placing the property under private ownership to bring the property back on the tax roll.

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

1. 158 N Maple Project Comparison
2. Community Based Learning Center

## 158 N Maple Project Comparison

|                                                | Market Rate Housing<br>(3-Unit)                                                                                                                                             | Community Based Learning Center<br>(UWGB/COGB)                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Assessed Value**</b>                        | \$200,000                                                                                                                                                                   | \$200,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Property Tax**</b>                          | \$4,900                                                                                                                                                                     | <ul style="list-style-type: none"> <li>• If owned by the City/NPO: PILOT of \$2,000</li> <li>• If owned by a private entity: \$4,900</li> </ul>                                                                                                                                                                                                                                                                                                                              |
| <b>Approx. Cost to Rehab</b>                   | \$250,630                                                                                                                                                                   | \$500,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Value-add to the neighborhood/community</b> | <ol style="list-style-type: none"> <li>1. Provide market rent housing for up to 3 families/individuals.</li> <li>2. Property is saved and added to the tax roll.</li> </ol> | <ol style="list-style-type: none"> <li>1. House is remodeled as a single family so it can be returned to that use in the future.</li> <li>2. Student volunteer hours = 300 per student x 6 x \$15.00 per hour = \$27,000 per year service time value.</li> <li>3. Affordable housing project for 6 students and 1 Vista.</li> <li>4. Property is saved and added to the tax roll.</li> <li>5. Building a stronger relationship between UWGB, City, and community.</li> </ol> |
| <b>Purchase price</b>                          | Donation to developer                                                                                                                                                       | Donation to donor or NPO/stays owned by RDA                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Level of Rehab</b>                          | Standard, little preservation                                                                                                                                               | Full, preservation of key interior elements, exterior focus on maintaining originality                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Management</b>                              | Private manager                                                                                                                                                             | Private or NPO manager with RDA oversight                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Subsidy needed from RDA</b>                 | \$80,000                                                                                                                                                                    | \$250,000 HOME funds (or combo HOME & TIDAH)                                                                                                                                                                                                                                                                                                                                                                                                                                 |

**\*\*This number is an approximation. 159 N Maple is being used as a comp.**

## UWGB COMMUNITY BASED LEARNING CENTER

### **Project:**

UW-Green Bay's Center for Civic Engagement together with the City of Green Bay is converting a house purchased by the city at 158 N Maple into a community-based learning center. The center will house 5-6 students plus the Center for Civic Engagement's AmeriCorp Vista fellow who will work with and help coordinate many of the activities. In exchange for reduced rent, students will commit to a year-long community-based learning project with local organizations, NGOs, community groups or the city to gain valuable practical experience, to foster community development and strengthen connections between UWGB and the city.

### **Layout/Concept:**

This three-story house, located on the near West side of Green Bay is an ideal space to bring together university and non-university participants to come together for education classes, meetings, planning and workshops. The ground floor will have a meeting room (accessible only with the oversight of the VISTA fellow), a communal kitchen and half-bath. The second floor will have single and double bedrooms for students and a full-bath and the top floor will have a bedroom and office space for the VISTA fellow plus 1-2 additional bedrooms (space permitting) and a full-bath.

### **Community-based Learning:**

Community-based learning "integrates problem-based service-learning, volunteerism, and experiential learning across a variety of disciplines in academic and community-based settings" (Carlisle, et. al.). Studies have shown that students participating CBL programs report increased capacities across multiple personal and professional indicators, including being more connected to their community and having expanded career opportunities. Junior and Seniors from all backgrounds and academic disciplines willing to commit to a year-long community-based project will be invited to apply, with preference given to those who have completed the Civic Scholars program as well as underrepresented students. They will be expected to devote 50hrs of CBL per credit hour as well as work to foster a collaborate and mutually beneficial atmosphere in the Center. Together with the VISTA Fellow, residents will be encouraged to have weekly dinners together and invite guest from the community and/or the university to share updates on the work they are engaged in. UWGB Faculty and Staff as well as community leaders will also be encouraged and invited to present to the residents in the first-floor board room.



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

### MEETING DATE

February 8, 2022

### PREPARED BY

Ronda Bitney

### AGENDA ITEM # F.2

Update on current RDA-owned properties.

### BACKGROUND

RDA has asked for a review of RDA-owned properties. In this past year, staff have been concentrating on creating affordable housing, developing our infill lots and the Shipyard. Request for Proposals were sent out and we are currently in planning options for large developments in the Shipyard with Impact Seven and Merge, 1100 Block of Walnut Street with MF Housing Partners, and two smaller sites with Maker Solutions and UWGB.

There are currently 151 RDA-owned properties. Attached is a summary of how parcels are currently being used. They are broken down into three categories: **Active** - Buildable lots and buildings that are currently being marketed for development; **On Hold** - Lots that are currently being used for other needs or are in the process of researching for possible uses; and **In Planning Option or Development** - Currently in the process for development.

In 2021, we acquired six lots and disposed of five lots. Acquired lots consist of two lots gifted to us by JBS, three lots gifted to us by G & K Properties, and one lot purchased as a tax deed foreclosure for infill development. Disposed lots consist of four lots to Green Bay Habitat for Humanity and one purchased by LeMense Construction, all for single-family development.

In 2022, staff will continue to expand our development of affordable and market-rate units in our infill lots. A large number of our lots will be removed from the current FEMA floodplain map, which will create a larger desire to build in those areas. We are continually working to develop/rehab the Schauer and Schumacher buildings, which recently have seen more interest from larger developers.

### RECOMMENDATION

### FISCAL IMPACT

### ATTACHMENTS

- I. RDA Properties Summary

## RDA PROPERTIES SUMMARY - TOTAL 151

### 2/3/2022

#### ACTIVE – 65 Parcels

Buildable lots and buildings that we are currently marketing for development:

|                         |                                                                                          |    |
|-------------------------|------------------------------------------------------------------------------------------|----|
| Shipyards Redevelopment | Vacant lots – Developer (Merge) 225 market rate units, transfer anticipated Fall of 2022 | 12 |
| Community Center        | 1035 Vanderbraak Street and Eastman Avenue                                               | 6  |
| Schauer & Schumacher    | 109 N Adams Street, Alley, and 227 E Walnut Street                                       | 3  |
| Buildable Lots          | Marketed for Mixed-use, Conditional Use                                                  | 21 |
| Buildable Lots          | Marketed for New Homes in Your Neighborhood                                              | 20 |
| Large Development Site  | Corner of Baird and Walnut - Proposing a townhomes development                           | 3  |

#### ON HOLD – 66 Parcels

Lots that are currently being held for other needs or are in the process of researching for possible uses:

|                                                                                          |   |                      |    |
|------------------------------------------------------------------------------------------|---|----------------------|----|
| Community Policing Center                                                                | 4 | UW Gardens           | 6  |
| Olde North Crossing                                                                      | 3 | Parking              | 8  |
| Rotating Art Sites                                                                       | 4 | Research in progress | 27 |
| Leased Parcels                                                                           | 3 | Recently demolished  | 3  |
| Rivers Edge Apts, Storage Garage, Veterans Memorial Parkway, KI Center, East River Trail |   |                      | 8  |

#### PLANNING OPTION OR DEVELOPMENT – 19 Parcels

Lots currently in the process for development:

|                                                                                                                                                                                                                                                              |    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| Leased to On Broadway – Pocket Park                                                                                                                                                                                                                          | 2  |
| Active Planning Options <ul style="list-style-type: none"> <li>• 115 S Van Buren Street – Maker Solutions</li> <li>• 158 N Maple Avenue – UWGB</li> <li>• 1100 Block Walnut Street – MF Housing Partners</li> <li>• 420 S Broadway – Impact Seven</li> </ul> | 11 |
| Parking Lot                                                                                                                                                                                                                                                  | 6  |

#### SUMMARY FOR 2021

|          |                                                                                                                                                                                                                                  |   |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| Disposed | <ul style="list-style-type: none"> <li>• 4 Single Lots to Habitat for Humanity/no charge</li> <li>• 1 Lot to LeMense Construction/\$1,000</li> </ul>                                                                             | 5 |
| Acquired | <ul style="list-style-type: none"> <li>• 2 Parcels gifted by JBS</li> <li>• 3 Parcels gifted by G&amp;K Properties</li> <li>• 321 Lau Street - Tax Deed Foreclosure purchased for \$7,730 for single home development</li> </ul> | 6 |

City of Green Bay RDA  
Check Register  
1/31/2022

| CHECK # | CHECK DATE | VENDOR NAME                                       | AMOUNT           |
|---------|------------|---------------------------------------------------|------------------|
| 21559   | 01/27/2022 | AMERICAN ENGINEERING TESTING INC                  | 236.40           |
| 21560   | 01/27/2022 | BROWN COUNTY HOMELESS & HOUSING COALITION         | 75.00            |
| 21561   | 01/27/2022 | BROWN COUNTY TREASURER                            | 3,000.00         |
| 21562   | 01/27/2022 | CITY OF GREEN BAY                                 | 25,775.42        |
| 21563   | 01/27/2022 | METROPOLITAN MILWAUKEE FAIR HOUSING COUNCIL, INC. | 9,695.00         |
| 21564   | 01/27/2022 | NEIGHBOR-WORKS GREEN BAY                          | 2,993.75         |
| 21565   | 01/27/2022 | NEWCAP, INC.                                      | 16,944.89        |
| 21566   | 01/27/2022 | TRAFFIC & PARKING CONTROL CO INC                  | 215.42           |
|         |            |                                                   | <u>58,935.88</u> |

Redevelopment Authority  
Financial Report  
HOME  
01/31/2022

|                                     | 2022<br>Budget | 2021<br>Carry Over     | Program Income      | Expenses           | Obligated           | Remaining Balance      |
|-------------------------------------|----------------|------------------------|---------------------|--------------------|---------------------|------------------------|
| Single Family Rehab Loan Program    | -              | 657,323.60             | 22,535.55           | -                  | 14,399.00           | 665,460.15             |
| CHDO Projects                       | -              | 201,000.00             | -                   | -                  | -                   | 201,000.00             |
| Downpayment Closing Cost Assistance | -              | 53,500.00              | -                   | -                  | -                   | 53,500.00              |
| Housing Development Projects        | -              | 758,943.03             | -                   | -                  | -                   | 758,943.03             |
| Administration                      | -              | 88,234.97              | 2,503.95            | 3,834.86           |                     | 86,904.06              |
| HOME-ARP Admin                      | -              | 97,410.80              | -                   | -                  | -                   | 97,410.80              |
|                                     | <b>\$ -</b>    | <b>\$ 1,856,412.40</b> | <b>\$ 25,039.50</b> | <b>\$ 3,834.86</b> | <b>\$ 14,399.00</b> | <b>\$ 1,863,218.04</b> |

Redevelopment Authority  
Financial Report  
CDBG  
01/31/2022

| <b>CDBG Entitlement Funds</b>                            | <b>2022<br/>Budget</b> | <b>2021<br/>Carry Over</b> | <b>Program Income</b> | <b>Expenses</b>     | <b>Obligated</b> | <b>Remaining Balance</b> |
|----------------------------------------------------------|------------------------|----------------------------|-----------------------|---------------------|------------------|--------------------------|
| Public Works Improvements                                | -                      | 14,471.86                  | -                     | -                   | -                | 14,471.86                |
| Fair Housing                                             | -                      | 29,695.00                  | -                     | 9,695.00            | -                | 20,000.00                |
| Public Services                                          | -                      | 156,243.67                 | -                     | 6,090.64            | -                | 150,153.03               |
| CDBG Eligible Areas HILP Program                         | -                      | 89,973.00                  | -                     | -                   | -                | 89,973.00                |
| CDBG Eligible Areas Public Facilities and Infrastructure | -                      | 407,736.98                 | -                     | -                   | -                | 407,736.98               |
| CDBG Eligible Areas-Beautificatio/Art                    | -                      | 87,054.77                  | -                     | -                   | -                | 87,054.77                |
| Economic Development                                     | -                      | 438,819.12                 | 21,059.14             | -                   | -                | 459,878.26               |
| ED Façade & Demo Loans                                   | -                      | 134,123.12                 | -                     | -                   | -                | 134,123.12               |
| Administration                                           | -                      | 169,086.79                 | -                     | 17,220.77           | -                | 151,866.02               |
| <b>\$</b>                                                | <b>-</b>               | <b>\$ 1,527,204.31</b>     | <b>\$ 21,059.14</b>   | <b>\$ 33,006.41</b> | <b>\$ -</b>      | <b>\$ 1,515,257.04</b>   |

| <b>CARES CDBG-CV Funds</b>                      | <b>2022<br/>Budget</b> | <b>2021<br/>Carry Over</b> | <b>Program Income</b> | <b>Expenses</b>     | <b>Obligated</b> | <b>Remaining Balance</b> |
|-------------------------------------------------|------------------------|----------------------------|-----------------------|---------------------|------------------|--------------------------|
| Administration                                  | -                      | 16,270.14                  | -                     | 2,051.89            | -                | 14,218.25                |
| Business Improvement Districts                  | -                      | 29,750.00                  | -                     | -                   | -                | 29,750.00                |
| Homelessness Assistance Programs                | -                      | 70,276.51                  | -                     | -                   | -                | 70,276.51                |
| Economic Development Business Relief            | -                      | 16,500.00                  | -                     | -                   | -                | 16,500.00                |
| Essential Frontline Employee Relief Program     | -                      | 44,391.65                  | -                     | -                   | -                | 44,391.65                |
| Rental/Mortgage Assistance Program LMI          | -                      | 155,518.06                 | -                     | 16,944.89           | -                | 138,573.17               |
| Urgent Need-business Relief and Rental.Mortgage | -                      | 50,000.00                  | -                     | -                   | -                | 50,000.00                |
| <b>\$</b>                                       | <b>-</b>               | <b>\$ 382,706.36</b>       | <b>\$ -</b>           | <b>\$ 18,996.78</b> | <b>\$ -</b>      | <b>\$ 363,709.58</b>     |