



AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

THURSDAY, MARCH 24, 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 vacancy.
Liaisons: Jeff Mirkes, Leah Weycker, and Brooke Hafs.

C. Approval of the Agenda.

- I. Approval of the agenda for the March 24, 2022, meeting of the Redevelopment Authority.

D. Regular Business.

- I. Consideration with possible action to approve a six-month planning option for redevelopment of the building located at 109 N Adams Street (Schauer & Schumacher) and the alley of 101 N Adams Street, parcels 12-118 and 12-122.

E. Informational.

- I. Next Regular Meeting: April 12, 2022 at 1:30 PM

F. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT 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



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

+13017158592,,83188044732# US (Washington DC)

+13126266799,,83188044732# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

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 12th 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

March 24, 2022

PREPARED BY

Ronda Bitney

AGENDA ITEM # D.1

Consideration with possible action to approve a six-month planning option for redevelopment of the building located at 109 N Adams Street (Schauer & Schumacher) and the alley of 101 N Adams Street, parcels 12-118 and 12-122.

BACKGROUND

101 and 109 N Adams Street (parcels 12-118 and 12-122) is the site of the former Schauer & Schumacher Funeral Parlor. Originally built in the 1930s, the structure has three floors, each with approximately 15-foot high ceilings. The property has been vacant since 2002 and was acquired by the RDA in August of 2013. The building is part of the Downtown Historic District and provides a rich connection to Green Bay's past.

Staff have received a proposal from The Really Good Idea Co, LLC for the redevelopment of this site. The renovation will be broken into three phases that will provide first floor retail and office space, second and third floor family-sized residential units, a rooftop terrace, and below ground mixed-use space. Kick off for the restoration will focus on replacing the deteriorating limestone, refurbishing the original windows, and providing life to this vibrant area of downtown Green Bay.

To accomplish their vision, they have partnered with Jennifer Lehrke of Legacy Architecture and Jamie Blom of Immel Construction. Combined, the two have extensive experience renovating historic buildings in Northeast Wisconsin. Not only will the developer lease space for their own business entities, but they also plan to live in the residential units.

The developer is offering to purchase parcels 12-118 and 12-122 for \$1.00 per parcel. Restoration has been estimated at \$230/sq ft for an overall estimate of \$2,994,600. The developer is actively seeking financing from preferred lenders and private investment. The project will adhere to both federal and state Historic Building Rehabilitation Guidelines in order to qualify for Historic Tax Credits. The developer is also requesting potential TID financing.

Staff is recommending the approval of a six-month planning option with an option for staff to approve a three-month extension to The Real Good Idea Co, LLC.

RECOMMENDATION

To approve a six-month planning option to The Really Good Idea Co, LLC for the redevelopment of the properties located at 101 N Adams Street and 109 N Adams Street.

FISCAL IMPACT

ATTACHMENTS

1. The Really Good Idea Co Proposal - 109 N Adams - Green Bay RDA
2. 109 N Adams St.



Schauer & Schumacher Building

101 & 109 North Adams Street, Green Bay

February 1, 2022

The Really Good Idea Co, LLC

130 E Walnut St, Suite 802

Green Bay, WI 54301

Justin Seidl, Partner

(920) 660-1560

justin@thereallygoodidea.co

Joseph Zeitler, Partner

(920) 639-5485

joe@thereallygoodidea.co

The Really Good Idea Co, LLC

Green Bay Redevelopment Authority
Attn: Gary Delveaux
100 North Jefferson Street
Green Bay, WI 54301

Dear Gary and RDA Members:

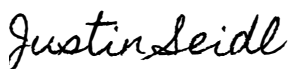
We are pleased to submit our proposal for the redevelopment of the Schauer & Schumacher Building located at 109 N Adams Street, specifically parcels 12-118 and 12-122. Our goal is to support the continued revitalization of downtown Green Bay by renovating this historic building. Our proposed project will bring to life a building that has stood vacant for over 15 years.

Starting with the exterior we plan to replace the deteriorating limestone, refurbish the original windows, and provide life to this vibrant area of downtown Green Bay. The first floor of the building will feature multi-use retail and office space. On the second floor are two modern/loft style residential units each boasting two bedrooms and two bathrooms. The crown jewel of the building will be our third floor family-sized unit with high-end finishes featuring three bedrooms, two bathrooms, and ample entertainment space. To tie the spaces together the buildout will include mixed use and storage space in the lower level and a beautiful shared rooftop terrace overlooking Adams Street.

To accomplish our vision we have partnered with Jennifer Lehrke of Legacy Architecture and Jamie Blom of Immel Construction. Combined, the two have extensive experience renovating historic buildings in Northeast Wisconsin and more specifically on the recently renovated building at 115 N Adams Street.

Our goal is to do our part to continue the revitalization effort of downtown Green Bay. We value the Downtown Green Bay neighborhood so much that, not only will we lease the space for our own separate business entities but we also plan to live in the residential units on the second and third floors. Together with the Redevelopment Authority's support we can create another success story for downtown Green Bay.

Kind regards,



Justin Seidl, Partner

The Really Good Idea Co, LLC

Sincerely,



Joseph Zeitler, Partner

The Really Good Idea Co, LLC

Contents

- Development Team 4
- Concept Overview 5
- Alignment with Strategy
 - Safety 6
 - Healthy 6
 - Connectedness 6
 - Beauty & Appreciation 7
- Design and Use
 - Building Use 8
 - Long-Term Use 8
 - Public Art 8
 - Design Renderings 9
- Market Analysis and Financing
 - Market Analysis 13
 - Investment..... 14
 - Financing 14
 - Tax Increment 14
- Phasing & Timeline 15
- Letters of Intent and/or Support 16

Development Team

The development of the Schauer & Schumacher building will be led by The Really Good Idea Co, LLC partners, Justin Seidl and Joseph Zeitler. Assisting the team in the development are Jennifer L. Lehrke, President and Principal Architect of Legacy Architecture, Inc., and Jamie Blom, Sales Representative of Immel Construction, Inc.

Justin Seidl

Justin Seidl is the CEO of Sequoia, a financial technology firm, currently located in the Bellin Building. Justin was previously the Head of Product at a boutique venture capital firm in Chicago with a focus on early-stage investments. Justin is well accustomed to launching US-based companies, has been involved in multiple acquisitions, and specializes in financial technologies.

Joseph Zeitler

Joseph Zeitler is owner of La Baye Insurance Agency, an agency that focuses on simplifying health insurance for our aging and disabled members of Northeastern Wisconsin. La Baye started in 2019 and quickly grew to over a dozen agents. These agents have helped hundreds of aging and disabled people live healthier and happier lives by making certain their health insurance plan is the right fit for their physical and financial needs. The name La Baye was used to pay homage to the early beginnings of Green Bay because this will always be home to La Baye and the Zeitler Family.

Jennifer L. Lehrke

Over the past ten years, Ms. Lehrke has become a state-wide leader in preservation services and is the only licensed architect in the state who provides a full spectrum of both architectural design and consulting services, ranging from simple façade and feasibility studies, National Register of Historic Places nominations, and reconnaissance and intensive surveys, to historic structures reports. Her award winning historic preservation work ranges from a \$10 million theater restoration to an office addition to a small storefront, attesting to her level of expertise with regards to historic buildings and commitment to preserve the legacy of our past.

Jamie Blom

Jamie has sold over \$86 million dollars of commercial construction projects and over 1,023,000 square feet of facilities during his career as a commercial construction sales representative. Jamie and his team at Immel Construction led the recent renovation of the neighboring property at 115 North Adams Street.

Concept Overview

The goal and vision of the team is to bring back life to this historic downtown building that has been vacant for over 15 years. We are asking the Redevelopment Authority of the City of Green Bay to include both 109 N Adams Street (parcel:12-118) and 101 N Adams Street (parcel:12-122) which is alley-way under the south-side and behind the Schauer & Schumacher building. Proper control of the access ensures our tenants will have adequate access to the building.

The renovation itself will be broken into three phases that will provide first floor retail and office space, second and third floor family-sized residential units, a rooftop terrace, and below ground mixed-use space.

Phase I kicks off the restoration with a focus on the exterior facade and the first floor interior. The facade would be fully repaired and restored to its original design. The first floor will have office space in the rear for Table Needs, a software company enhancing guests' dining experience by allowing them to streamline interaction from the convenience of their phone. The retail space in the front of the building will feature street access, large windows, and is to be occupied by Afterglow Florals and Events which offers custom eco-friendly wedding floral and decor designs for couples throughout Wisconsin.

Phase II will commence shortly after the completion of Phase I and includes the build out of the second and third floors residential units. The second floor will contain two individual two bedroom and two bathroom units. One of these units will be occupied by Joe Zeitler and his wife Sarah. The third floor will feature a family-sized unit with three bedrooms and two bathrooms occupied by Justin Seidl, his wife Crystal, and two children. The last piece of Phase II will be the restoration of the elevator servicing the lower-level, first, second, third floors, and the addition of rooftop access.

Phase III will round out the entire project with shared spaces including a rooftop terrace, residential storage space and fitness center in the basement, and courtyard behind the building. The rooftop terrace will feature a wooden deck, outdoor seating, glass railings, greens, and views overlooking the historic Adams Street. This presents our tenants with views of Green Bay's nightlife, 4th of July fireworks, and Green Bay's Artstreet.

Alignment Strategy

This mixed-use development of the Schauer and Schumacher building aligns with the Green Bay community and economic development goals of being safe, healthy, connected and appreciated.

Safety

Safety of the Schauer & Schumacher building and the surrounding environment are of utmost importance. Given that this project is a rehabilitation of a historic building, our safety plans focus on construction that upgrades the building's structure and amenities to exceed today's standards. Immel Construction has a history of restoring buildings in downtown Green Bay but more specifically a history of restoring buildings on Adams Street. For the office, retail, and residential spaces, there is limited access in order to guarantee safety to residents and tenants.

The historic design and mixed-use purposes of this development are expected to attract individuals with respect and appreciation for public safety and the city's police personnel. Thus, we hope to minimize any burden on the police department.

Healthy

Healthy environments promote wellbeing for individuals and the community at large. Prior to the onset of construction, environmental testing will be conducted to ensure the building is free from asbestos and lead paint contamination. Immel Construction has extensive and current experience in renovating historic buildings to today's environmental standards and building codes.

Health and well-being of residents and tenants in our buildings will also be improved by minimizing nuisance noise from traffic and crowds. Construction and design measures for internal spaces will conform to the newest options for sound barriers in relevant areas. At the same time, there are open air spaces on the back courtyard and rooftop terrace which will give individuals full access to watch and listen to off-site fireworks, music and urban sounds.

Connectedness

A continued effort to connect with neighboring properties is an important aspect of our proposal. The nearby buildings are anchored by landmarks such as the Meyer theater, City Hall, Hotel Northland and surrounded by notable restaurants that include Republic Chophouse, Mangiare, and Angelina's. A natural flow of human-powered traffic will occur as our residents and tenants take advantage of downtown amenities.

The retail spaces in our Phase I build out will complement those of nearby retail options and establish the basis for future retail expansion in nearby buildings. Our apartments are a mere block away from the river front and will generate more commerce and recreation with the City Deck and downtown districts.

Beauty & Appreciation

Our fresh, distinctive and history-centric development will further help Adams Street become a focal point for Green Bay's downtown district. The exterior design of the Schauer & Schumacher building will be restored to its original appearance with a focus on restoring the original windows, fresh paint, hand-chiseled limestone accents and topped with a limestone lintel engraved with the iconic "Schauer & Schumacher " qualification. Commercial and retail signage will have limited aesthetic standards similar to those of the building's era. The restored charm of the Schauer & Schumacher building in the presence of its neighboring buildings will be highlighted and on full display during Green Bay's annual Artstreet weekend.

Design & Use

Building Use

Space	Sq Ft
Retail & Office	2,945
Residential	6,207
Outdoor Space	1,276
Common Space	~2,100
Parking & Loading	900
Total	~13,428

Long-Term Use

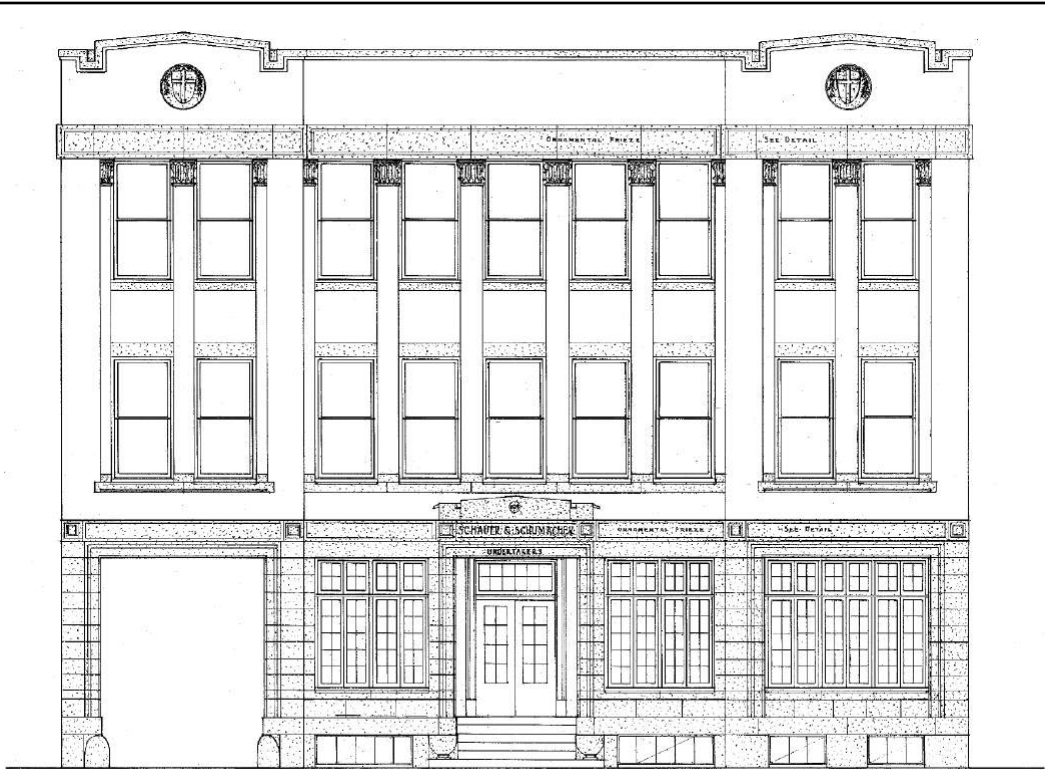
By connecting retail, office and residential facilities, we are addressing the “live-work-play” healthy lifestyle recommendations that are embraced by multiple demographics and generations.

Public Art

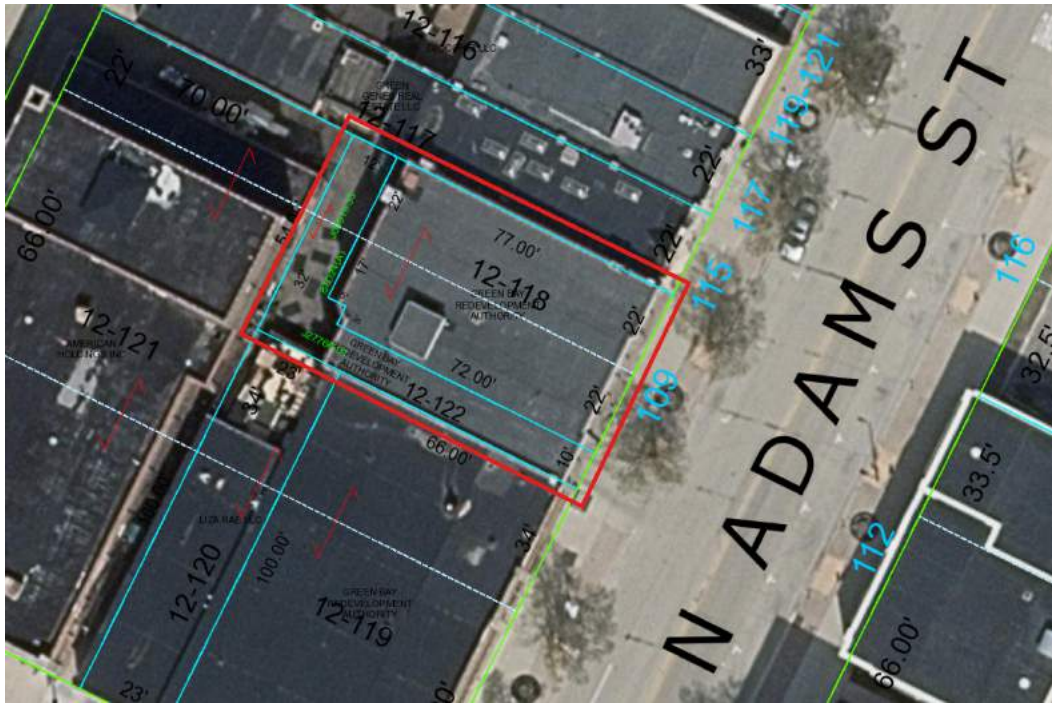
The shared building spaces will feature local artwork to tie the historic building with the modern aesthetic aimed at creating a vibrant environment for residents and tenants.

In addition, the proposed tenant, Afterglow Florals and Events, for the retail space is committed to displaying local artwork alongside their floral displays and arrangements. The artwork displayed can also be leased as focal points for events and weddings hosted in the surrounding businesses that include The Hotel Northland, Hagemeister Park, KI Convention Center, Backstage at Meyer, among others.

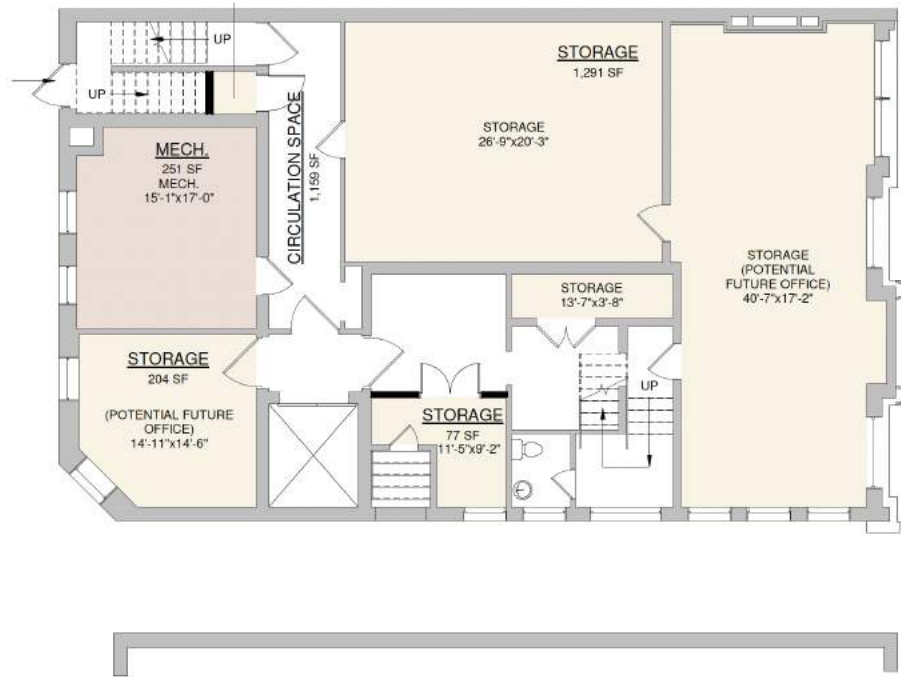
Design Renderings



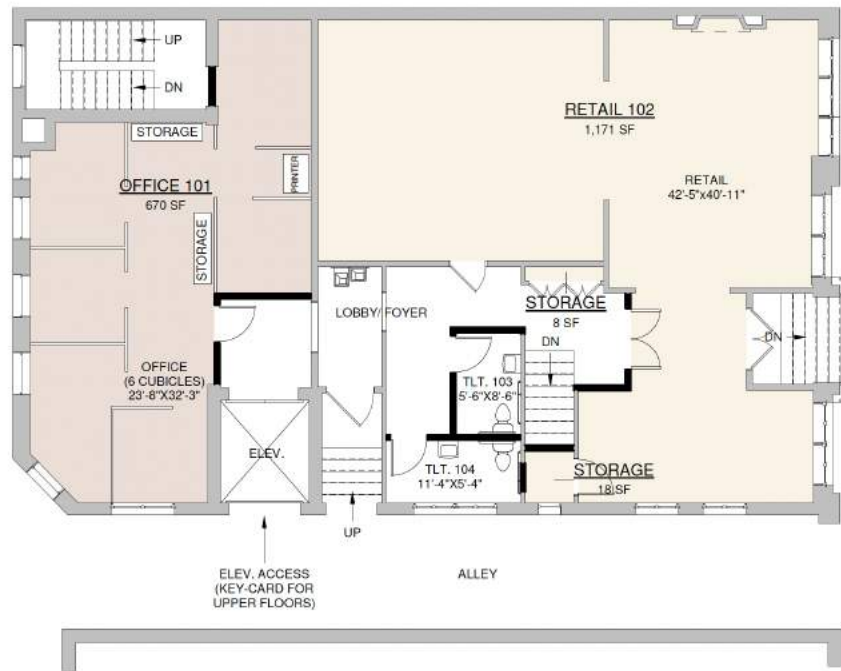
Exterior - Street View



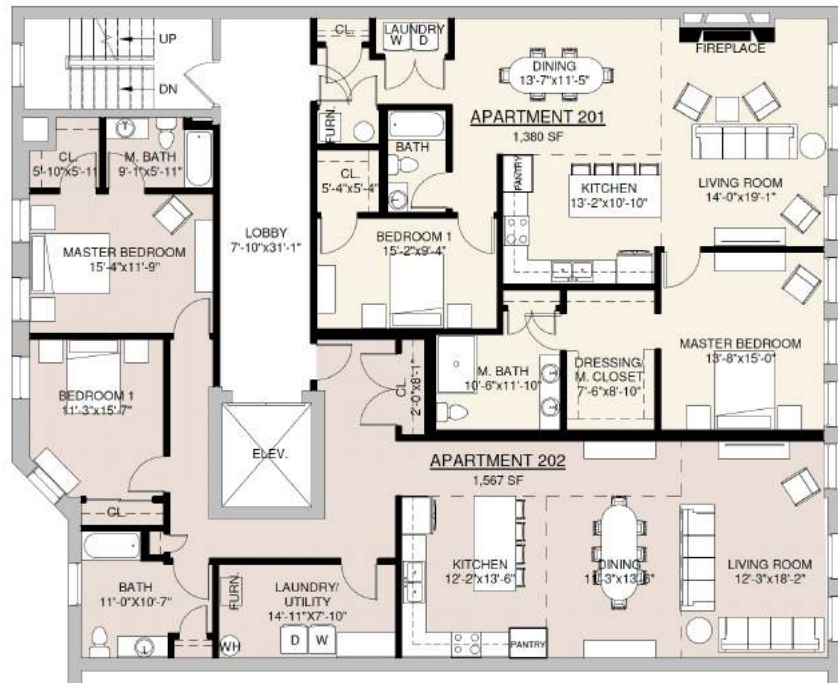
GIS - MAP



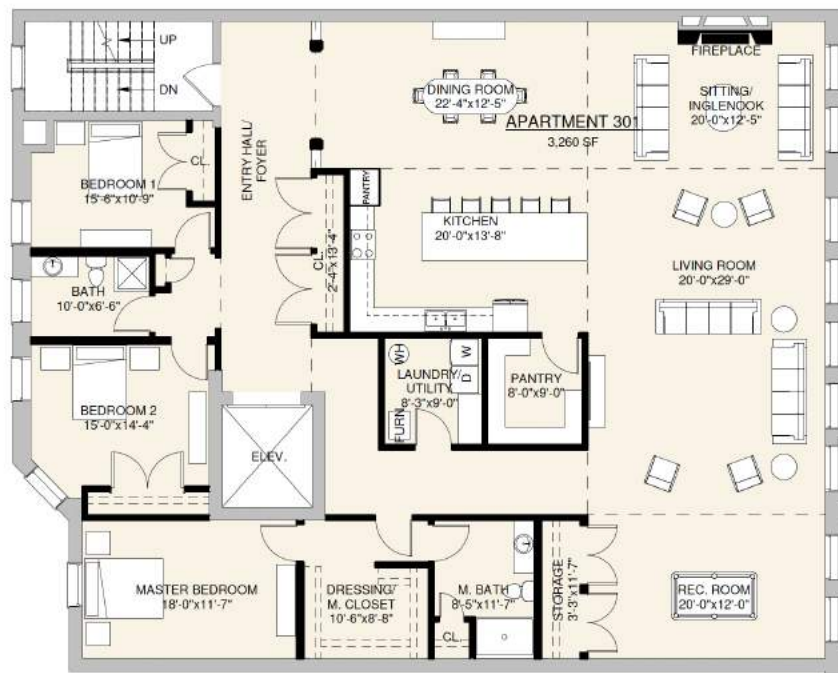
Lower Level



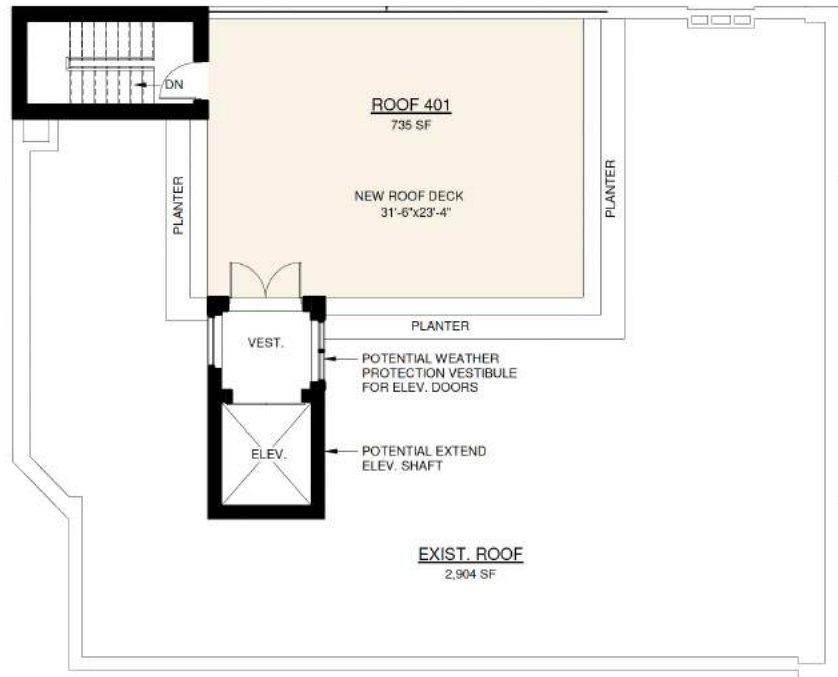
1st Floor - Retail & Office



2nd Floor - Residential



3rd Floor - Residential



Rooftop

Marketing Analysis and Financing

Market Analysis

Adams Street and the downtown district will greatly benefit from a renovated Schauer & Schumacher Building. We have analyzed other apartment options to determine market values and likely occupancy rates. As noted in the chart below, the monthly rent of apartments will be somewhat higher than the complex that currently has the highest quality apartments.

Apartments	115 N Adams St (Former Heel)	Metreau Apartments (115 E Walnut St)	CityDeck Landing (401 N Washington St)	Whitney School Lofts (215 N Webster Ave)	Schauer & Schumacher (109 N Adams St)
Rent Charged					
Asking Rent High	\$1,995	\$3,000	\$2,210	\$1,770	\$3,000
Asking Rent Low	\$1,995	\$890	\$900	\$1,200	\$1,500
Occupancy	100%	99.9%	99.9%	100%	-
Location / Condition					
Year Built	1894	2016	2015	1918	1930
Stories	2	8	5	3	3
Units	1	107	76	23	3
Distance to Subject	Adjacent	0.1 Miles	0.3 Miles	0.7 Miles	Subject
Unit Amenities					
AC	Yes	Yes	Yes	Yes	Yes
Range	Yes	Yes	Yes	Yes	Yes
Refrigerator	Yes	Yes	Yes	Yes	Yes
Microwave	Yes	Yes	Yes	Yes	Yes
Dishwasher	Yes	Yes	Yes	Yes	Yes
Washer/Dryer	Yes	Yes	Yes	Yes	Yes
Sq Ft	2,500	566-2,000	612-1,270	744-1,036	1,380-3,250

Site Amenities					
Extra Storage	No	Yes	Yes	Yes	Yes
Fitness Center	No	Yes	Yes	Yes	Yes
Common Conference	No	Yes	Yes	Yes	Yes
Rooftop Terrace	Yes	No	No	No	Yes
Parking	Yes	Yes	Yes	Yes	Available
Utilities (included in rent)					
Air Conditioning	No	No	No	No	No
Heat	No	No	No	No	No
Electric	No	No	No	No	No
Water / Sewer	Yes	Yes	Yes	Yes	Yes
Trash	Yes	Yes	Yes	Yes	Yes
Internet	Yes	Yes	Yes	Yes	Yes

Investment

The Really Good Idea Co, LLC is offering to purchase parcels, 12-118 and 12-122, from the Redevelopment Authority for \$1 per parcel. Restoration of the Schauer & Schumacher building has been estimated by Immel Construction at \$230/sq ft for an overall estimate of \$2,994,600.

Financing

The Really Good Idea Co, LLC is actively seeking financing from preferred lenders, including Bristol Morgan Bank, and private investment. In addition, the project will adhere to both federal and state Historic Building Rehabilitation guidelines under Jennifer Lehrke's direction to qualify for historic tax credits.

Tax Increment

Our expectation based on Immel Construction's estimated assessed value is \$2,200,000 - \$2,500,000 after completion of all phases. Assuming a \$24.07 per \$1,000 tax rate the total property taxes realized would equate to roughly \$52,954 - \$60,175 annually.

With the increment of tax revenue our team is seeking tax increment financing consideration for the restoration of the Schauer & Schumacher building in the Downtown Green Bay district.

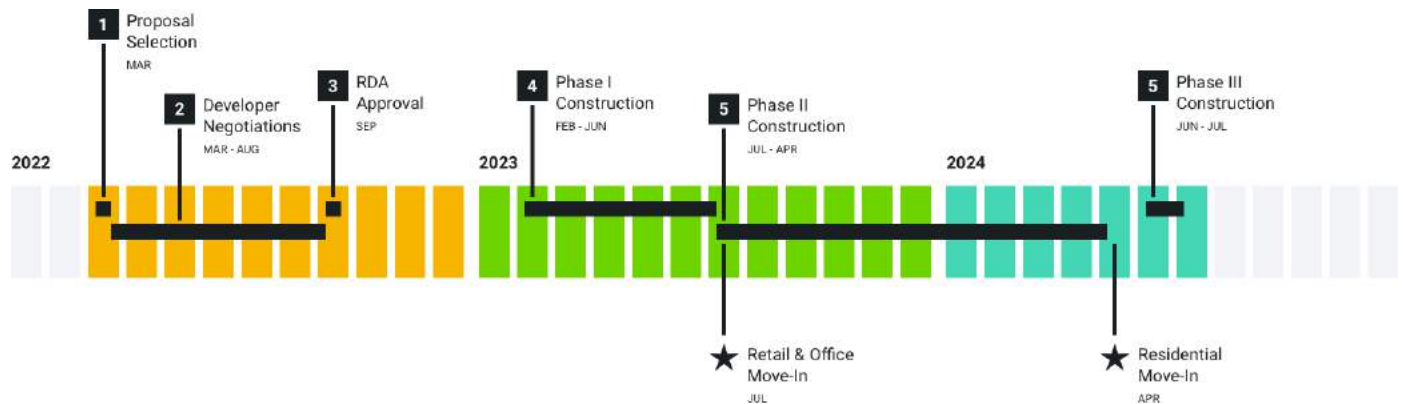
Phasing & Timeline

The phasing and timeline of construction and its completion is expected to span a little less than three years.

Ask from the Redevelopment Authority

We are asking for a six month option to finalize design, budget and financing with an option to extend an additional three months if needed. Once these pieces are secured we will seek the Redevelopment Authority's approval to transfer the Schauer & Schumacher Building.

Afterwards, the initial Phase I construction will commence with the build out of the retail and office spaces. During Phase I the exterior facade, windows, plumbing, and electrical will be updated throughout the building in preparation for Phase II. Retail and office tenants will move-in at the conclusion of Phase I and the start of Phase II. Phase II focuses exclusively on the interior build out of the three residential units located on the second and third floors. Anticipated move-in date for the residential units is set for late April or early May of 2024.





605 Erie Avenue, Suite 101
Sheboygan, Wisconsin 53081
(920) 783-6303
info@legacy-architecture.com
www.legacy-architecture.com

February 21, 2022

Justin Seidl
Sequoir
Green Bay, WI 54301

and

Joe Zeitler
La Baye Insurance Agency LLC
Green Bay, WI 54034

Re: Letter of Support for the
Adaptive Reuse of the
Schauer & Schumacher Funeral Home Building
109 N. Adams Street
Green Bay, WI

To whom it may concern:

I am pleased to write this letter of support for the adaptive reuse of the Schauer & Schumacher Funeral Home Building.

I understand the building has been vacant for nearly 22 years and possibly underutilized for as many as 67 years. In recent years, there have been several adaptive reuse and rehabilitation projects of vacant and underutilized historic buildings nearby, including the Ferguson Family Y (Greater Green Bay YMCA) at 235 N. Jefferson St., Hotel Northland at 304 N. Adams St., and Green Genes Real Estate at 115 N. Adams Street. This project would build on that track record of redevelopment in downtown Green Bay.

The project is also seeking to use federal and state historic tax credits. These credits have a long history of creating jobs, leveraging private investment, increasing property values, drawing new businesses, attracting new residents, and enlarging the tax base. This project will do all that and more!

We appreciate the opportunity to provide this letter of support. Please contact us if there are any questions or if you require further information.

Sincerely,

Legacy Architecture, Inc.

Jennifer L. Lehrke

Jennifer L. Lehrke, AIA, NCARB
Principal Architect, Interior Designer & Historic Preservation Consultant



Table Needs Inc
www.tableneeds.com

Hi Justin,

It is a pleasure to submit this letter of support for your proposal in response to the Redevelopment Authority of the City of Green Bay's desire to renovate the Schauer & Schumacher Building at 109 N Adams Street. I appreciate your intentions to redevelop the building with both office and residential spaces.

Given your proposal, I and the Table Needs company will commit to leasing the planned office space provided the contingencies between you, the developer, the City of Green Bay, and our company are met.

Thank you for the potential opportunity to be a part of this important endeavor. Your vision for the Schauer & Schumacher Building is exciting, and provides the potential to attract and retain young professionals for Table Needs. Like you, I am committed to a bright future for Green Bay's downtown district.

Kind regards,

A handwritten signature in black ink, appearing to read 'Matthew Thompson', with a long horizontal line extending to the right.

Matthew Thompson
VP of Engineering, Table Needs



February 14, 2022

To Whom It May Concern,

This letter serves to demonstrate my support for your proposal in response to the Redevelopment Authority of the City of Green Bay's desire to renovate the Schauer & Schumacher Building located on 109 N Adams Street.

I appreciate your intentions to redevelop the Schauer & Schumacher to be a more modern and livable building with business opportunities. The preliminary plans for your mixed-use development are very impressive.

I have a vested interest in your success. I am the owner of Afterglow Florals and Events and have a growing customer base that requires a retail location. I have a strong interest in opening a floral and event studio in downtown Green Bay. The historic beauty of the Schauer & Schumacher Building sets the perfect stage for my first retail location and an amazing opportunity.

Given that the contingencies between the developer, city of Green Bay, and myself are met, I intend to open a retail location for Afterglow Florals and Events in this new development.

Thank you again and I look forward to working with you soon!

Sincerely,

Sarah Zeitler

Sarah Zeitler

Owner, Afterglow Florals and Events

Adams Street Exterior Photos



East Elevation to Adams Street



Note damage to window and belt course



Damaged precast at alley



Damaged stone under window sill



Damaged precast belt course



Cracked sill

Adams Street Interior - 1st Floor



Reception room and entry



Marble sill at east windows



Entry, former office, and stripped stair rails



Water damage at entry transom



Removed window toward alley



Peeling ceiling paint at chapel



Brick and CMU bearing walls



Basement bearing wall



2nd floor column



2nd floor columns and elevator shaft



3rd floor columns and elevator shaft



3rd floor plaster on north bearing wall