



AGENDA OF THE ECONOMIC DEVELOPMENT AUTHORITY

MONDAY, APRIL 11, 2022, 5:00 PM
Virtual Meeting. Public may join via Zoom.

A. Zoom Meeting Information.

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

B. Roll Call.

1. Members: Michael Peot - Chair, Tara Yang - Vice-Chair, Ald. Brian Johnson, John Calewarts, Glen Sherman, Ace Champion and Christopher Garcia

C. Approval of the Agenda.

1. Approval of the agenda for the April 11, 2022, meeting of the Economic Development Authority.

D. Approval of Minutes.

1. Approval of the minutes from the March 7, 2022, meeting of the Economic Development Authority.

E. Regular Business.

1. Election of Officers - Chair, Vice-Chair and Secretary.
2. Consideration with possible action on a development agreement for the development of City-owned parcels 21-22 and 21-24 (partial).

The Authority 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, and Section 19.85(1)(g), Wis. Stats., for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. The Authority 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.

3. Consideration with possible action on request to transfer a current planning option on

parcels 4-83, 4-82, 4-81, and 4-80 with On Broadway, Inc. to General Capital Acquisitions, LLC.

F. Informational.

1. Staff update on brownfield programs.
2. Director's Report.
3. Date of next meeting: May 2, 2022

G. 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 Economic Development 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



Economic Development Authority

Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/83574579318?pwd=TkVERjFsaElBN2lWVURkcGo5bTlKdz09>

Meeting ID: 835 7457 9318

Passcode: 643957

One tap mobile

+13017158592,,83574579318# US (Washington DC)

+13126266799,,83574579318# 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)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 835 7457 9318

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

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.

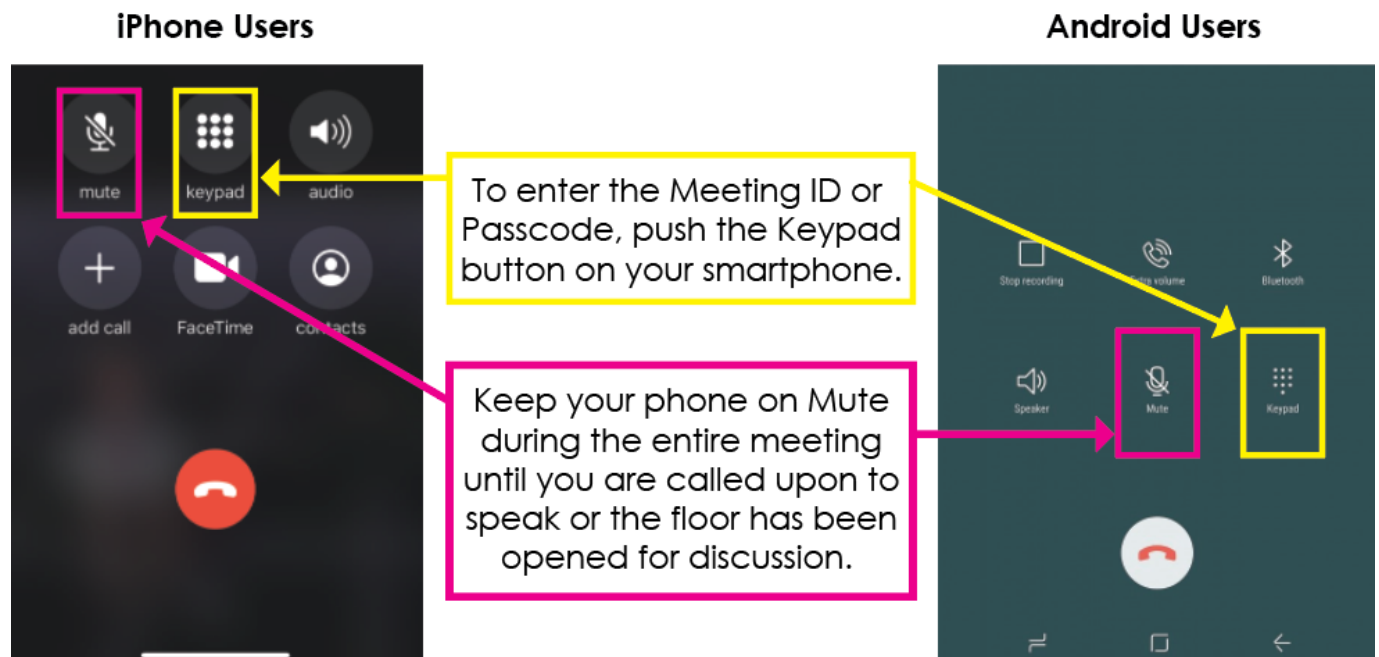
Additional Information

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
Economic Development Authority
of the City of Green Bay

MEETING DATE

April 11, 2022

PREPARED BY

Neil Stechschulte, Director

AGENDA ITEM # E.2

Consideration with possible action on a development agreement for the development of City-owned parcels 21-22 and 21-24 (partial).

The Authority 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, and Section 19.85(1)(g), Wis. Stats., for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. The Authority 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

At the March 7, 2022, meeting, the EDA met and discussed a terms sheet for development of City-owned parcels 21-22, 21-24 and 21-189 and provided direction to staff in closed session. Through site planning, this has been reduced to parcels 21-22 and 21-24 (partial). Staff has prepared a formal development agreement related to the acquisition of land and to the developer's request for tax incremental financing assistance. As of the time of issuance of this meeting packet, legal counsel for both parties were still reviewing the agreement, but staff was anticipating substantial agreement on the language. In order to keep this project moving forward on a timely basis, Staff is prepared to provide a detailed overview of the agreement at the EDA meeting on Monday, April 11, 2022. The City Attorney will also be in attendance to answer any questions. This item has been posted for closed session as final terms may still require some negotiation with the developer.

RECOMMENDATION

Approval of the development agreement subject to final review and approval of the City Attorney.

FISCAL IMPACT

The City will need to create a new industrial TID for this project. Staff will provide an overview of the developer's offer to purchase, as well as the request for tax incremental financing assistance at the EDA meeting.

ATTACHMENTS

- I. 04082022 CMC Development EDA Packet Draft



Report to the
**Economic Development Authority
of the City of Green Bay**

MEETING DATE

April 11, 2022

PREPARED BY

Neil Stechschulte, Director

AGENDA ITEM # E.3

Consideration with possible action on request to transfer a current planning option on parcels 4-83, 4-82, 4-81, and 4-80 with On Broadway, Inc. to General Capital Acquisitions, LLC.

BACKGROUND

General Capital Group is the developer that is seeking to potentially redevelop the previously identified City-owned parcels into a multi-family residential project with onsite parking. The original planning option was considered by the EDA at its February 7, 2022, meeting, and approved by the City Council at its February 16, 2022, meeting. The planning option agreement requires that the City approve any request to transfer the planning option to another entity besides On Broadway, Inc. No other terms of the original planning option are changing at this time. Both General Capital and On Broadway, Inc. are supportive of this transfer request.

RECOMMENDATION

Approval of the request for On Broadway, Inc. to transfer their planning option on parcels 4-83, 4-82, 4-81, and 4-80 to General Capital Acquisitions, LLC, and direct the City Attorney to prepare the appropriate documents to facilitate the transfer of the planning option for Council approval.

FISCAL IMPACT

No immediate fiscal impact. The transfer to General Capital will allow the developer to proceed with its planning and due diligence on their proposed project. The fiscal impact of the project will be brought forward as part of a request for approval of a formal development agreement.

ATTACHMENTS

None