



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, APRIL 12, 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.

Present: Barbara Dorff, Gary J. Delveaux, Melanie Parma, Debra Dehn, and Kathy Hinkfuss, Excused: Matt Schueller

Liaisons Present: Jeff Mirkes and Leah Weycker

Others Present: Ald. Brian Johnson and Mayor Eric Genrich

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the April 12, 2022, meeting of the Redevelopment Authority.

Moved by Kathy Hinkfuss, seconded by Melanie Parma to approve the agenda. Motion Passed.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Melanie Parma, Debra Dehn, No- None,
Abstain- None.

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the March 8, 2022 and March 24, 2022, meetings of the Redevelopment Authority.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to approve the minutes. Motion Passed.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Melanie Parma, Debra Dehn, No- None,

Abstain- None.

E. REGULAR BUSINESS.

1. Consideration with possible action on a request to transfer a planning option agreement between the Redevelopment Authority of the City of Green Bay and On Broadway Inc. to General Capital Acquisitions, LLC on parcels 4-91, 4-91A, 4-79, 4-77,4-78, 4-161, and 4-160.

Moved by Melanie Parma, seconded by Kathy Hinkfuss to open the floor. Motion Passed.

Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Melanie Parma, Debra Dehn, No- None, Abstain- None.

Moved by Kathy Hinkfuss, seconded by Melanie Parma to close the floor. Motion Passed.

Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Melanie Parma, Debra Dehn, No- None, Abstain- None.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to approve the request of On Broadway, Inc. to transfer their planning option on parcels 4-91, 4-91A, 4-79, 4-77,4-78, 4-161, and 4-160 to General Capital Acquisitions, LLC, and direct the City Attorney to prepare the appropriate documents to facilitate the transfer of the planning option. Motion Passed.

Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Melanie Parma, Debra Dehn, No- None, Abstain- None.

2. Consideration with possible action on a conceptual site plan for Toonen Properties project, University Heights at Baird Creek.

Moved by Melanie Parma, seconded by Debra Dehn to open the floor. Motion Passed.

Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Melanie Parma, Debra Dehn, No- None, Abstain- None.

Moved by Melanie Parma, seconded by Debra Dehn to close the floor. Motion Passed.

Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Melanie Parma, Debra Dehn, No- None, Abstain- None.

Moved by Melanie Parma, seconded by Debra Dehn to approve the concept plan as presented subject to the future submittal of full formal site plans to the City for review and consideration.

Motion Passed.

Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Melanie Parma, Debra Dehn, No- None, Abstain- None.

3. Consideration with possible action on RDA approving the release of the Non-Disturbance and Attornment Agreement regarding the transfer of ownership at River's Edge Apartments.

Moved by Kathy Hinkfuss, seconded by Ald. Barbara Dorff to approve the release of the Non-Disturbance and Attornment Agreement contingent upon the execution and recording of a full satisfaction and release of the Leasehold Mortgage recorded as Document No. 2789604 in the Office of the Register of Deeds of Brown County, Wisconsin on June 16, 2017. Motion Passed.

Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Melanie Parma, Debra Dehn, No- None, Abstain- None.

4. Consideration with possible action on request from Hyatt Regency to rebuild the employee locker rooms within the KI Convention Center.

Moved by Melanie Parma, seconded by Debra Dehn to approve the Locker Room Upgrade Project at the KICC, funded by the Hyatt Regency. Motion Passed.

Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Melanie Parma, Debra Dehn, No- None, Abstain- None.

5. Consideration with possible action on request from NeighborWorks Green Bay to approve subordination of RDA held liens as part of a larger refinancing proposal.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to open the floor. Motion Passed.

Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Melanie Parma, Debra Dehn, No- None, Abstain- None.

Moved by Debra Dehn, seconded by Kathy Hinkfuss to close the floor. Motion Passed.

Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Melanie Parma, Debra Dehn, No- None, Abstain- None.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to approve the subordination contingent on review and approval of documents by the Law Department, NeighborWorks agreeing to a Payment In Lieu of Tax agreement on 145-151 N Ashland Avenue, and approval by the Green Bay Housing Authority. Motion Passed.

Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Melanie Parma, Debra Dehn, No- None, Abstain- None.

6. Consideration with possible action on a request by NeighborWorks Green Bay to change the program guidelines for the HOME Downpayment Closing Cost Assistance Program.

Moved by Kathy Hinkfuss, seconded by Melanie Parma to open the floor. Motion Passed.

Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Melanie Parma, Debra Dehn, No- None, Abstain- None.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to close the floor. Motion Passed.

Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Melanie Parma, Debra Dehn, No- None, Abstain- None.

Moved by Melanie Parma, seconded by Kathy Hinkfuss to approve the request by NeighborWorks Green Bay to change the program guidelines for the HOME Downpayment Closing Cost Assistance Program. Motion Passed.

Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Melanie Parma, Debra Dehn, No- None, Abstain- None.

7. Consideration with possible action on a Commercial Facade Building Materials Grant request from Handy Equipment Rentals for enhancements to 308 N Military Avenue (Parcel 6-97-D).

Moved by Melanie Parma, seconded by Ald. Barbara Dorff to approve a \$39,152.19 Commercial Facade Building Materials Grant to Handy Equipment Rentals LLC. Motion Passed.

Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Melanie Parma, Debra Dehn, No- None, Abstain- None.

8. Consideration with possible action on a Commercial Facade Building Materials Grant request from Cole Ductan for enhancements to 126 S Broadway (Parcel 3-1300).

Moved by Melanie Parma, seconded by Kathy Hinkfuss to approve a \$8,110.00 Commercial Facade Building Materials Grant to Cole Ductan. Motion Passed.

Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Melanie Parma, Debra Dehn, No- None, Abstain- None.

9. Consideration with possible action on the intent to award Community Development Block Grant: Homelessness Activities RFP #2022-02 to House of Hope Green Bay, Inc. a grant for the sum of \$58,000.00.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to award \$58,000.00 of Community Development Block Grant funds to House of Hope Green Bay, Inc. Motion Passed.

Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Melanie Parma, Debra Dehn, No- None, Abstain- None.

10. Consideration with possible action on HOME funding request in the amount of \$23,500.00 from Greater Green Bay Habitat for Humanity to build a home at 321 Lau Street.

Moved by Kathy Hinkfuss, seconded by Debra Dehn to approve the HOME funding request in the amount of \$23,500.00 from Greater Green Bay Habitat for Humanity to build a home at 321 Lau Street. Motion Passed.

Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Melanie Parma, Debra Dehn, No- None, Abstain- None.

11. Consideration with possible action to approve a six-month planning option to Journey to Adult Success (JAS) for the development of housing for foster and at-risk young adults at 100 S and 110 S Baird Street and 1368 E Walnut Street.

Moved by Kathy Hinkfuss, seconded by Melanie Parma to approve a six-month planning option for Journey to Adult Success (JAS) for the development of a triplex for housing foster and at-risk young adults at 100 S and 110 S Baird Street and 1368 E Walnut Street. Motion Passed.

Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Melanie Parma, Debra Dehn, No- None, Abstain- None.

12. Consideration with possible action on a substantial amendment to the 2021 Annual Action Plan reallocating \$90,000.00 to fund the purchase of new playground equipment for Seymour Park.

Moved by Ald. Barbara Dorff, seconded by Melanie Parma to approve a substantial amendment to the 2021 Annual Action Plan reallocating \$90,000.00 to fund the purchase of new playground equipment for Seymour Park. Motion Passed.

Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Melanie Parma, Debra Dehn, No- None, Abstain- None.

F. INFORMATIONAL.

1. Financial report and check register.

2. Director's report and project updates.

Neil Stechschulte presented the Director's Report and project updates.

3. Next Regular Meeting: May 10, 2022 at 1:30 PM

G. ADJOURNMENT.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to adjourn. Motion Passed.
Yes- Barbara Dorff, Gary J. Delveaux, Kathy Hinkfuss, Melanie Parma, Debra Dehn, No- None,
Abstain- None.

VERBATIM MINUTES

- Record here, make sure we're actually recording the meeting here.
- [Steph] Yep. We're good to go.
- Okay. Excellent. Thank you, Steph. All right. Roll call. Delveaux?
- Here.
- Schueller, excused. Dorff?.
- Here.
- Dehn?
- Here.
- Hinkfuss?
- Here.
- Parma?
- Here.
- Thanks. We have a quorum and are ready to go, sir.
- Excellent. Approval of the agenda?
- So moved.
- I believe that was Kathy. And Melanie.
- Second by Parma.
- Okay, all those in favor signify by saying aye?

- [Board Members] Aye.

- Opposed? Motion carried. The agenda has been approved. And we have the minutes from actually two meetings. You had the special meeting on March 24th, so we have the minutes from March 8th and March 24th meetings.

- Move to approve.

- Alder Dorff.

- Second.

- And second by Kathy. All those in favor signify by saying aye?

- [Board Members] Aye.

- Minutes approved. Excellent. Regular business. Number one, consideration with possible action on a request to transfer a planning option agreement between the Redevelopment Authority of the City of Green Bay and On Broadway, Inc., to General Capital Acquisitions, LLC, on Parcels 4-91, 4-91A, 4-79, 4-77, 4-78, 4-161, and 4-160. Neil, you got that, or?

- Yes, sir. I'll just click here, just to remind everybody here. This was the summary of the current planning option with On Broadway that was approved previously by the RDA. Currently the option runs through February 1st, 2023. The cost of the option was a dollar. Essentially the purpose of it was to assign rights to allow for the design and planning of a project on those parcels immediately behind the Old Fort Square Building. The RDA does retain ownership until such time a purchase and development agreement is approved. Specifically in that planning option. Isn't allowed without RDA approval. So we did anticipate this was likely to occur once On Broadway did request this initially. So certainly staff is recommending approval of that. And I do believe that, I think, actually, Alder Johnson is here, but I think also members of the developer, General Capital, are available if there are any specific questions for either one of them. But essentially this is not changing anything in the option. It's simply assigning it from On Broadway over to General Capital Group.

- Alder Johnson, are you there? There he is. Are you on mute, Alderman Johnson?

- Yep. Can you hear me?

- Yep.

- There we go, yep.

- Okay.

- Now I can. So tell us a little bit of detail about your relationship with General Capital, please?

- Yeah. And perhaps, Chair, what I would suggest, because I'm would be speaking to you as the Director of On Broadway, you may want to open the floor.

- Oh yeah. You're right, right, you would be. Motion to open the floor, please?

- I'll make a motion, Parma.

- Parma.

- Second.

- Second by Kathy. All those in favor signify by saying aye?

- [Board Members] Aye.

- Opposed? Motion carried. We are open. Thank you.

- And I appreciate, Gary, just asking, I think this is pretty standard for us, as Neil said, this is something we anticipated. The reason that On Broadway requested the planning option versus having the developer do it directly is because what happens on that lot directly impacts the Public Market Project. And so by having us request it, and then assign the planning option, it gives us the ability to have a little bit of oversight, the final design of the facility that would be put on that site. And so we have had very productive conversations with the developer, General Capital, as well as their representative, David Donian, who's on the line here as well. I'm not sure if he wants to speak at all. But a few requests, I guess, put in that documentation that just gives us the ability to have some approval oversight, to make sure, again, that we can handle two things. Primarily, one is where trucks are loading and unloading for the public market, and then to be able to help steer some of the conversation around parking infrastructure needs.

- Okay. Questions? And I'm gonna call you Brian right now, Brian, here. Any questions for Brian?

- Anytime, Gary, anytime.

- Brian, or for General Capital, from the group?

- And really, just to further clarify too, the assignment of this option, what it does is it gives General Capital, obviously, some. Already spending money on designers without a guaranteed commitment on that property. So this gives them that security.

- And then Brian, once that design is done, is that something that then comes back to the RDA?

- Oh absolutely. They're gonna come to you for a full development agreement. And that will be that, that won't involve On Broadway at all. That's a direct request between General Capital and the city.

- Okay. And this relationship really helps with just the ongoing planning of the market and everything else, just to make sure it's all streamlined and we don't have something happening with one that doesn't work with the other?

- Exactly.

- It makes sense to me.

- Other questions for Brian or General Capital?
- This is Deby. I just have a comment. I'm very appreciative of the relationships that you have with General Capital and the investment that they're putting in the Broadway District, and in the rest of Green Bay. So it's really great to see.
- The project is definitely extremely exciting, without a doubt.
- Brian, you're gonna need some more project managers.
- Kathy's willing, it sounds like.
- Careful what you say.
- Yeah, right, right. Any other questions for Brian or General Capital? If not, a motion to go back to regular order of business, please?
- So moved.
- By Kathy.
- And second.
- Second.
- And Melanie. All those in favor signify by saying aye?
- [Board Members] Aye.
- Opposed? We are back to regular order of business. All right. I'll entertain a motion?
- Here would be staff's recommendation for the motion on your screen right now.
- Okay.
- I move that we approve the request of On Broadway, and to transfer the planning option on Parcels 4-91, 4-91A, 4-79, 4-77, 4-78, 4-161, and 4-160, to General Capital Acquisitions, LLC. Attorney to prepare the appropriate documents to facilitate the transfer of the planning option.
- And I'll second.
- Okay. I'm sorry, who seconded, Kathy? Is that--
- Yep.
- City Attorney, do you have any questions? Because you're gonna be involved here.

- Joanne's here, that's right.

- Okay. All right. We have a motion and a second. Any other questions or comments in regard to the motion? If not, all those in favor of the motion, please signify by saying aye?

- [Board Members] Aye.

- Opposed? Motion carried. Thank you, Brian, Alderman Johnson.

- Thanks, Brian.

- Thank you. Thanks, David.

- I've gotta tease you a little bit, Brian. All right. Thanks. Okay, number two.

- All right. Item two is specifically, is consideration with possible action on a conceptual site plan for Toonen Properties project at University Heights Baird Creek. Part of the development agreement that has already been approved, requires them to come in and get a concept plan approved. So they are submitting that to us for our review here today. So I'll do a quick share screen again here and put some information on here. So here's the current update in terms of the unit count and rents that they're aware of at this current point. So 14 studios, 41 one bedroom units, 124 two bedroom units, and then 28 two bedroom town homes. The rent ranges are, this is based on one of their current projects in Howard, is what I think is what they were basing on, projected rent right now. So those still could change a little bit. Anticipated schedule, depending on how things all go, is excavation in the fall or spring, utilities to follow, and then building construction, certainly starting at some point in '23, next year, but depending on how fast the prep work would go. Here's the actual updated concept plan. I think staff's preliminary review of this was kind of did a lot of work. You see a lot of the red lines kind of connecting the various buildings in here. We were working on ensuring that there was adequate pedestrian connections between the buildings, was a main focus. There's also going to be, if I can find my arrow, my cursor here. You notice that the walkway out here connects out to this side here on the Rothe Street, where there is a trail connection out here, it connects to a regional trail out here on the side. So we wanted to make sure that that was facilitated as well. I think the only other item that came up in our preliminary or cursory review was essentially making sure that if they're, the post office is requiring group mailboxes, so that mailbox is going to need to be located probably someplace on this cul-de-sac. If that ends up being a private roadway, that certainly would be acceptable. It's just in terms of dealing with the current post office rules, in terms. But all in all, the unit count and the layout certainly was, staff had, a preliminary reaction was that it was favorable. They have met with staff on two different occasions to review some of the specific layouts and issues related to some of the site as we know it. But at this point, we sort of, from a conceptual standpoint, staff is certainly in favor of, and recommending approval, of the concept. This does not mean that this is their final site plan approval. That still needs to go through utilities, planning and all that type of detail still would need to be done. However, at this point, they were just wanting to make sure they were fulfilling their concept plan submittal requirement as defined in the development agreement. So a couple of quick examples of some of the building architecture renderings that they're looking at. Some unique, more unique structures, that I think will be a good fit for the area. So again, kind of, a little bit, a little different than some of the other ones we've seen in town, which we think is mostly kind of a good thing. So staff recommendation is approval of the concept plan as presented subject to final formal site plan submittal for, obviously, any necessary

approvals that are needed in the future. Let me see, I believe we have, I'm seeing if someone from the developer is available, if anyone has any questions here. I'm kind of glancing around, seeing if we have, it looks like, there's John, hey, John, John Van Dyck from Toonen Properties is available if anyone has any questions. So you would need to open the floor if you had any questions for him.

- Okay. I've got some general questions that maybe you can answer, and then we could go open the floor. So that, is it Rothe, R-O-T-H-E, is that the name of the street?

- Yes.

- Rothe.

- Rothe-ey?

- Well, we pronounce it Rothe-ey in this neighborhood.

- Rothe-ey?

- Ah. Okay, how Rothe-sey.

- Roth-see in my neighborhood.

- Rothe-ey, I'm sorry. The long E after Roth, Rothe-ey.

- So does that access the trail down below the ledge, then, at Baird Creek Trail, which I walk on all the time?

- Yeah. I believe so, Gary. Like I said, I think that right now there's still some future connection that may still need to be made down there, off Rothe. But I think what, and that is the ultimate intent, is to have that connect into that path.

- Excellent.

- Yes.

- Excellent. All right--

- Oh, I'm sorry. Go ahead, Gary. Let me know when you're done. I just have two questions. One question, really.

- Oh, go ahead, Kathy. I just got a couple.

- The entry into this, with 207 units, it looks like you can enter through University, is it a cul-de-sac, and over on Rothe?

- Yes, those are the two access points to the development. Yes. The main entrance will primarily be off of University Avenue, but there is a secondary access onto Rothe Street.

- I have a quick question.
- Yeah, Deby, please?
- Tell me if I'm way off, but, does Toonen Properties now own all of the properties? Or is there still some outstanding buildings to the first owner?
- I have to check with John to see if they've actually closed on them or not. But their intention, it was actually to acquire the existing buildings that were on the site and then develop the rest of the site with their own properties. So I don't know if they've closed or not, but their intention is to be the owner of all the property, all the units on this property.
- Let's open the meeting, 'cause some of my questions I think John could answer best as well. Please, can we open the meeting?
- Sure, I'll make a motion to open the floor.
- Melanie.
- I'll second.
- And Deby. All those in favor signify by saying aye?
- [Board Members] Aye.
- Opposed? The meeting is open. So John, could you answer that question, in regard to the ownership of the properties?
- Yes. You can hear me, I presume?
- Yes.
- Okay. Yes, we do own the entire parcel, including the two existing buildings there that are student housing buildings. We also will be closing, actually, on the old gas station commercial lot at the beginning of the cul-de, where the road comes in off of University, we'll also own that as well.
- Okay. Is the intent still to have some commercial facing University?
- Not on the exist of the larger parcel, but potentially on that front lot that we're looking at buying.
- Okay. And is most of this, probably not gonna be student housing. It's gonna be more residential? Is the market gonna be okay for student housing for part of it or not really? I know you have some right now.
- Our intention wouldn't be to have any additional student housing beyond what's already there.
- Okay, very good. Thank you. Questions from the group for John? Neil, you guys are comfortable with the green space and all that sort of thing?

- Yes, obviously they're still subject to final, full, final, formal review. I think the primary, plenty of green space, in terms of, 'cause of just the slopes and other woods and things on the site, I think that they're gonna have, won't have any issues making. Certainly gonna be working with them, in terms of public utilities will coming in, I believe off of University Avenue. But then obviously just working with them as they plan their overall internal utility layout as they go forward. But at this point, yeah, there are no red flags. We think this is a very viable development. Again, they've been very, very good to work with. I've met with staff at least twice, and then we've had several other phone conversations on there. So we are very confident this will be a successful development.

- One of the initial concerns was fire protection, water pressure.

- Right.

- I was just gonna say, did we get that one taken care?

- Yeah, that one I have to check to see if, John, if your guy, your engineer has received information on that from our guys or not? I know that there were some communications back and forth on that, but did you guys ever receive official word from our fire department or our water department?

- Not totally yet, Neil. Actually, as we speak, they were all out there this morning, actually. We had an engineer out this morning doing a water test at the hydrant. We're trying to determine what kind of pressures we have out at the street, as well as there was, there is a hydrant that's on the property, up the hill by the student housing. So I know they were out there today doing testing.

- Okay, good.

- So based on that feedback will kind of determine what we have to do.

- Yep.

- John, this is the beautiful site. It's one of the nicest sites we have in the city, from an elevation perspective. Market analysis says is gonna sell, right?

- That's what we think. So I guess we'll see.

- Oh right, exactly.

- So do we. We think so too.

- Haven't had one fail yet.

- I know. Your success rate is very, very high. And we appreciate that. Questions for John? Okay, if not, we'll entertain a motion to go back to regular order of business?

- Thank you everyone.

- Thank you, John.

- So moved.
- Second.
- Melanie, second by Deby, I think?
- I'll second.
- Thank you, Deby. All right, all those in favor signify by saying aye?
- [Board Members] Aye.
- Opposed? We're back to regular order of business.
- Here can I just, I'll just make a comment, observation. I see that the conceptual site plan, that the developer is working with Mah and Associates, local firm, from a site civil engineering perspective, I know they work well with the city and do a good job. So I feel confident in what we're seeing. It certainly looks good and make sense. So with that, I will make a motion to approve the conceptual site plan as presented.
- Okay. Thanks, Melanie, for that comment. With your expertise, it means a lot. Okay. We have a motion. Looking for a second.
- Second.
- I'm sorry, who's that, Deby? Okay.
- Second.
- A motion to approve the conceptual design, preliminary conceptual design. Any questions or comments in regard to the motion? If not, all those in favor of the motion signify by saying aye?
- [Board Members] Aye.
- Opposed? The motion carried. Thank you, John. Good luck.
- Thanks, John.
- It'll go well, like all your other projects. I'm sure it will. Thank you. All right. Number three, consideration with possible action on RDA approving the release of the Non-Disturbance and Attornment, Attornment, is that how you pronounce that? Attornment Agreement regarding the transfer of ownership at River's Edge Apartments. Who's got that?
- That's me. All right. Can you guys hear me?
- Yep yep, got you.

- All right. So Attorney Bungert is here, as well as the attorney for the sellers. Attorney Templen is here as well. So remember, I just play an attorney on TV, so.

- Yeah, right.

- The gist of the report is that the RDA, and this is actually a development project that took place before I even started with the city, so it goes ways back.

- Wow.

- But the River's Edge Apartments, which are right across from Metro on the Fox River, the west side of the Fox River, that was a development agreement that the Redevelopment Authority did way back in the early eighties. We created a TID for project and we actually, as the RDA, retained ownership of the land underneath that project. There's a 50 year lease on the land, and the owners have been making that payment to us for 36 years, or a number of years, over 30. So there's still payments left to be made on this land lease. So what's happening now is there's a transfer. There's going to be a transfer of ownership of the River's Edge Apartments, the transfer of the LLC, buildings, everything is being transferred over. And as a result of that, the RDA does not have to approve the transfer that's actually happening, but we have to approve, and we need to execute a release of the Non-Disturbance and Attornment Agreement. With that, I am going to ask for any questions, and they be directed to the attorneys, on what exactly that document is. I think it's tied to some bonding that was done potentially, but I could be wrong.

- Joanne, for number one, I'd like to get your opinion.

- Sure.

- Yeah, you're legal.

- So the recommendation is to, essentially a Non-Disturbance and Attornment Agreement, contingent upon the execution and recording of a full satisfaction and release of the leasehold mortgage. So in order to complete the sale transaction, the seller needs to provide that there's a signed release of the mortgage. And once that is done, essentially we are releasing our Non-Disturbance, or the Non-Disturbance Agreement. Obviously as the closing transactions take place, the entity needs all of the signed documents at the same time, so we'll just need to have a review of, we don't actually have a copy of the release, the actual release document, so we'll have an opportunity to review that, that we are providing our approval of releasing it subject to the fact that the mortgage is fully released.

- Okay.

- So is that what the Non-Disturbance and Attornment Agreement is?

- The non-disturbance--

- Sure it is.

- Basically said, it basically provides our positioning as an interest holder in the land. And essentially

we agreed that the property owner who owns the building, to get financing, the lender agreed, that in the event that there was a foreclosure on that mortgage against the building, that our leasehold interest and the RDA's ownership interest in the underlying property would not be disturbed and our interest would be protected. So now that the mortgage is going to be released and satisfied, in order for the whole transaction to close, our non-disturbance agreement needs to be released as well. So it's contingent on the mortgage being released. So it all has to happen kind of simultaneously, but obviously in order for the transaction to close, the bank is gonna need, and all the other parties are gonna need, all the documents fully executed at the same time.

- And they've been making payments for the last 35 years, if my math is correct.

- It started in '87, and they've been, yes, they've been great property owners, right?

- Absolutely.

- We've got no issues with River's Edge Apartments. The new owner, his name is Logan Rankin. He actually couldn't be at this meeting today, but he asked to come to the May RDA meeting so you could meet him, and he could kind of tell you what types of things he wants to do to the building.

- And I know, Cheryl, you told us originally, where is the property exactly? It seems like I've seen this River's Edge, but I'm not quite sure where it's at.

- If you cross the Walnut Street bridge, it's the first apartment complex to the right.

- Oh yes, of course.

- To the west.

- Of course, that's where I've seen it. I actually have a buddy there, and I take cars there a couple times now that I think about it. All right. That's how come I know where it is. Okay. All right. Other questions or comments please? Yes, Kathy, did you have something else?

- I was just gonna make a motion that we approve the release of the Non-Disturbance and Attornment Agreement regarding the transfer of ownership at River's Edge Apartments.

- Motion made by--

- I'll second that.

- I'm sorry, who seconded?

- Alder Dorff. Alder Dorff will second that.

- Alder Dorff. Thank you, Alder Dorff. Okay, we have a motion and a second. Any questions or comments in regard to the motion?

- Can I just add that it's contingent upon the execution and recording of the full satisfaction and release of the leasehold mortgage? Recorded.

- Will an amendment, Kathy and--
- Yes you can, Cheryl.
- And Alder Dorff as well?
- It's listed in the agenda item.
- Excellent.
- Yes you can.
- I was reading off of what was on the documents.
- All right. Thanks. Thanks for that. Okay, we have a motion and a second. Any questions or comments with regard to the motion? If not, all those in favor signify by saying aye?
- [Board Members] Aye.
- Opposed? Motion carried. Go get them, Joanne. I'm sure you'll do a great job. You always do. All right. Number four, consideration with possible action on a request from Hyatt Regency to rebuild employee locker rooms within the KI Center.
- So this is a request we received from Hyatt. They're using, I've looked at the locker rooms. They're pretty old and dated and they're pretty small. And the Hyatt really would like to rebuild their locker rooms to make improvements, to assist the employees, they want to make them larger. They want to make sure that there's new locker space. It's a great project they want to do. They're gonna pay for it. So the estimated costs are about 70,000. Hyatt will pay for it. The reason it's coming before the RDA, is because it's within a building we own. I actually had, since this report went out, I did speak to Trista in Engineering. They looked at the plans and there will be no detrimental effect as a result of this rehab onto the KI. So we would just recommend approval of this project.
- I'll make a motion to approve.
- Melanie?
- Second.
- And Deby, I believe. Okay. Melanie and Deby have made the motion and a second. Any questions or comments in regard to the motion? If not, all those in favor signify by saying aye?
- [Board Members] Aye.
- Opposed? Motion carried. Thank you. By the way, Cheryl, you ever feel, I'm sure during the pandemic that KI, it had to affect the KI Convention Center business, but any thoughts or how's going, as far as the Convention Center?

- No, I just talked with Kristine Hall, and I don't think, I don't see her here, but she told me things are picking up and things are getting much better. There was an issue for a while, as with everyone, with employees, trying to get employees to the Hyatt, but they've had some improvements with that as well. So I think things are picking up, which is good.

- That's good news. Absolutely. It's a beautiful facility. Number five, consideration with possible action on a request for, see if I get it right this time, NeighborWorks Green Bay to approve subordination of RDA held liens as part of a larger refinancing proposal. Who's got this?

- It's me.

- Oh, it's Cheryl. Great.

- I have all the easy ones today.

- Yeah.

- So did everyone read the report that I sent out? I tried to explain the re-fi, and I see Noel is here, from NeighborWorks, if there are questions as well. I guess, in the analysis of it all, we generally don't subordinate our interest on investment properties. We only do that under our home improvement loan program. But we have in the past brought special cases to the RDA for review. And this is that instance. So NeighborWorks is doing a refinancing package on 28 of their properties. And they're doing it for good reasons. They're getting a better interest rate. It's better. It helps them with staffing and how much management of their loan packages they have to do. So it's a good reason to do it. The bottom line for us, as the Redevelopment Authority, is that with regards to the 12 properties affected by the RDA, that we have liens on, there's really one property that's going to get more money put ahead of us in the stacking of the loans. And that's the 145, 151 North Ashland Avenue. There's gonna be an additional, or approximately \$427,000 placed ahead of us. In return for that extra risk we're taking on that property, six properties that we have liens on right now with NeighborWorks, we're actually going to become, we're gonna come in first position on those. So we're gonna move up on those six properties into first position. So they'll be eliminating that risk ahead of us. So that makes those less risky for us, right? Three of them, we're pretty much in first position now, so we're gonna stay the same. So overall, there's a little bit of risk on one of the properties and less risk on the others. Three of them will be part of a blanket mortgage that NeighborWorks is working on, but Noel worked with the lending institution, and they've agreed to do a special inter, what do we call it here? An intercreditor agreement, which means that with regards to those three loans, there's not gonna be more put ahead of us than what this refinance will produce. So those three properties won't be, 8.5 million won't really be ahead of us. It'll be the maximum on those values on those three properties, which is the 470,000 on one, the 648 on the other, and the two million on the other. So it's kind of protecting our position so we're not behind a blanket mortgage of 8.5 million. Does that all make sense?

- Yes.

- So the staff recommendation is that, there's still a little risk for us as the RDA on the Ashland property, so we're recommending approval of the subordination, as long as NeighborWorks agrees to pay a pilot on that Ashland property.

- Right.
- And that's our recommendation.
- If the group would like to hear from Noel, we can open the meeting.
- I have no problem with this request, and I'm ready to just approve. Questions?
- I'll move first, Alder--
- Noel wants to talk, okay.
- We're gonna open the meeting, 'cause Noel wants to speak anyway. So if somebody--
- Motion to open the floor.
- By Alder Dorff, and Deby, I believe?
- Kathy.
- Oh, Kathy. Alder Dorff and Kathy made a motion to open up the meeting. All those in favor signify by saying aye?
- [Board Members] Aye.
- Opposed? Noel, please?
- Thank you, Mr. Chairman. Thanks, Cheryl. I think you captured it, the way we wrote it up and we're intending. Yeah, this is an eight and a half million dollar re-fi across 28 properties in our portfolio. It affects some with subordinate debt held by both the RDA and the GBHA. And we're doing some load balancing and some other rejiggering of things. And in one case, as Cheryl mentioned, it does increase your exposure, but at an overall decrease in your exposure across the package. Cheryl's request. Condition of a pilot agreement. One of the things I said to her when she floated that idea to me, it's like, that's great when you're putting new money into a project or we're getting a new loan, but this is all old money. It's not really new stuff. It's not gonna generate any capital improvements or anything like that as particular property. And so I'm less excited about doing that than say when you're giving us a new grant to do a rehab or something. That being said, I understand why Cheryl's asking for it. And would note that I'd be willing to negotiate that with staff, but I have to put a contingency of my own on it as well. This deal that we're working on also requires a similar agreement to the action, I hope you're going to take in a minute, by the Green Bay Housing Authority. And so we're asking the same thing on that refinancing, the GBHA also hold some subordinate debt at the 145, 151 North Ashland Avenue. And so if they were to say no to the subordination request, we'd probably pay off the 57,000 that we owe the RDA at this property, rather than taking on a pilot agreement that might pay out more than that 57,000 in just the next couple of years, right? So, I guess I would say, if you were to take action today, along staff's recommendation, I would be in support of that, but I would have to kind of hinge the agreement on the pilot subject to the GBHA taking similar action. Not that I'm trying to coerce them into doing that. Obviously they've gotta decide on her own about that, but we haven't actually made that

request yet. So I just kinda want to tie these things together at our end.

- Okay. Questions for Noel?

- Are we privileged to know who the lead financier is?

- Is there any reason why I shouldn't share that? Alex, is that okay to share? I know I've got my CFO on the call with us here too.

- No, that's fine.

- Okay. Yeah. So it's Bank of Luxemburg. That was actually the, we did kind of a blind review with our Finance Committee. We had 27 proposals from 14 financial institutions to the community here. And so they took the lead.

- Well, very good.

- So Noel, can I just, just to clarify this, if the Green Bay Housing Authority were to say no to this, then you wouldn't, then none of the RDA properties would be involved in the re-fi and you would just pay us off for one of them?

- No, we'd go forward with just kind of a regular, I guess, I guess I'm just trying to say yes to you Cheryl, but saying, well, look, we don't have resolution with another public authority, that they need to act too, 'cause that could put wrinkles into this. So I guess I would say I would go along with your recommendation. I don't have a problem with that. I hope the Authority doesn't. And just saying that, because we don't have action from the GBHA yet, that we can't pin it all down yet.

- Mm hm.

- 'Cause we'll need to ask the GBHA to do this, to take a similar action that we're asking the RDA to do. And once that's been decided, then we can move forward with anything. But if they were to say no, then we might have to reexamine some of the aspects of the re-fi.

- Okay.

- Is that safe to say, then, if for some reason, in full disclosure, I'm the Executive Director of the Green Bay Housing Authority. So we haven't reviewed this yet, but we're taking it next week. If the Green Bay Housing Authority were to say no, for example, would it be safe to say that you would have to go back to the drawing board looking at your refinance?

- Yeah. And that makes me a little nervous, because this has taken a bit of time. We also had some Brown County subordination work to do. And I'm getting nervous that if we go too much farther, I could lose my rate lock, which would kind of be, the point of the whole thing is to capitalize on historically low interest rates that have taken some shifts since we got that approval, and I wouldn't want that to hang in there. So really trying to wrap this business up quickly. And so, yeah, it would maybe be more of a carving something out than actually renegotiating the whole thing. And I'm not sure we're in a position to speak on what those changes might be. I'm just hopeful that we'll move forward.

- Would we still have the, if the Housing Authority says no, would we still have those intercreditor agreements in place on the two other remaining properties as part of the blanket?
- Absolutely. Absolutely.
- Okay.
- Yeah, it would really just be WestBridge, and then probably our own office, where we'd have to take a look at something different.
- Okay.
- WestBridge being the name we have for that property at Ashland.
- Right. So that would take the risk off the RDA, because they'd repay off the one that they were gonna put more risk in front of. And then the other two would have that intercreditor agreement with the bank, which, and they're pretty much close to those same levels, so I would be comfortable with that.
- As a fallback.
- As a fallback.
- Any questions for Noel? If not, I'd entertain a motion to go back to regular order of business.
- So moved.
- Second.
- Deby and Kathy, I think?
- Mm hm.
- Okay, so all those in favor signify by saying aye?
- [Board Members] Aye.
- Opposed? We're back to regular order of business. Cheryl, I'm looking for the perfect motion, if you could help us with that.
- I would say to approve the subordination contingent on review and approval of documents by the Law Department and NeighborWorks of Green Bay to a payment in lieu of taxes at 145-151 North Ashland, contingent on the Green Bay Housing Authority approval. Would that work, Noel?
- So moved, in exactly those words.
- So Alder Dorff is making the motion, in exactly those words. Is there a second?

- I'll second.
- Kathy'll be, okay. There's a motion and a second. Is there any questions or comments in regard to the motion? If not, all those in favor of the motion signify by saying aye?
- [Board Members] Aye.
- Opposed? Motion carried. Thank you. Thank you, Noel.
- I just have one another comment. While you're driving around the city, look at how active the Bank of Luxemburg is starting to be in this community.
- I know.
- They are financing a lot of stuff.
- We purchased the community center from Bank of Luxemburg, actually.
- Nice.
- On a side note, I graduated from Luxemburg High School I'm not sure what that has to do with anything, but. I don't what it's got to do with anything, but just to throw it out there. All right. Just kidding you guys. All right. Number six. Consideration with possible action on a request by NeighborWorks Green Bay to change the program guidelines for the HOME Down Payment Closing Cost Assistance Program.
- And that would be Krista.
- Krista, please.
- Hi.
- Yes, Krista. We got you.
- Okay. So NeighborWorks Green Bay runs our HOME. And Cost Assistance Program for us. They have some policies and procedures on the maximum amounts of those loans, and they're running into some challenges in getting the funding out. So they have requested us to take action on possibly changing their range for the loans from anywhere, they could range from 1,500 to 7,000, depending on the applicant's needs. They would like to change that to 7,000 to 15,000, depending on the need from the applicant. And they're running into a few challenges with the market the way it is right now, that the range doesn't really match what those borrowers, or what those buyers need for a down payment. And then it is also challenging for the primary lenders, with the dollar amounts. So they would like to make that request that they could up those ranges and get these funds out the door.
- Do you see any downside to this? Kathy, please.
- Question. What is a loan on 15,000 in closing costs?

- Alex, NeighborWorks, do you have that?
- Do you want us to open the meeting, Krista?
- Yeah. Alex from NeighborWorks is here.
- Motion to open, please?
- Motion to open.
- Kathy.
- Second by Parma.
- And Parma. All those in favor signify by saying aye?
- [Board Members] Aye.
- Opposed? Motion carried. Yes, please. Could you answer just this question please?
- Hi. All nice to meet you. Sorry, Kathy, could you repeat the question?
- My question is, 'cause a lot of closing costs are based on the amount of the loan, correct?
- Yeah, they can be. Mm hm.
- So when you're talking about a \$15,000 closing cost, what are we, this all falls within the range of?
- So it's a Down Payment and Closing Cost Assistance Loan. So it can cover the down payment as well as closing costs. And the buyer has to, we do require that the buyer brings a certain amount of money to the table, and they cannot get any money back at closing or anything like that. So it is just the range that they need for that down payment and closing cost assistance.
- Okay. I missed the down payment part.
- Any questions for Alex? Any questions for Krista? If not, a motion to go back to regular order of business?
- So moved.
- Second to Alder Dorff.
- And Melanie? I'm just picking on someone.
- It was seconded by Kathy.
- Okay, Kathy. This is why, I'll be glad when we're back in person. It's a little bit easier for me to tell

who makes the motions.

- I know.

- But that's another subject for another time. Okay. A motion and a second to go back to regular order of business, All those in favor signify by saying aye?

- [Board Members] Aye.

- Opposed? We're back to regular order of business. And I will entertain a motion. Oh Krista, is there any downside to increasing these amounts?

- Well, it'll be less loans out the door, but if they're having a hard of time getting the money out anyways, because the need is so much greater than what their range is that they can loan out, they're not getting it out anyways. So I really think that it would be better to increase those ranges to help, at least the amount of individuals we can help, with the money that they have.

- Okay. Quick comment.

- I'll make a--

- Melanie?

- Yeah, I'll make a motion to approve the request by NeighborWorks Green Bay to change the program guidelines for the HOME Down Payment and Closing Costs Assistance Program.

- Deby, did I see you raise your hand? Maybe not?

- It's okay.

- Okay. Yeah, Kathy's making the second, I guess. Okay. There's a motion and a second to approve the request. Any questions or comments? If not, all those in favor signify by saying aye?

- [Board Members] Aye.

- Opposed? Motion carried. Thank you. Thanks, Krista. All right. Number seven. Consideration--

- Oh--

- Oh, does somebody--

- Go ahead.

- Okay. Number seven. Consideration with possible action on a Commercial Facade Building Materials Grant requested from Handy Equipment Rentals for enhancements to 308 North Military Avenue, Parcel 6-97-D.

- Chair, Erin Rovinski is gonna handle both seven and eight, coming up for these two, to present the

facades.

- Okay.

- Thank you. Yeah, so we have two Facade Grant applications today. So the first one is for Handy Equipment Rentals. They applied for enhancements to their building at 308 North Broadway. If you'd like I can share some images. So this is their building. It's at the corner of North Military and Dousman. So they actually have two street facing facades. So it's just, by that nature, it's more significant and more cost. And they are looking to do a lot of work on the siding. So they'd like to do cedar siding. Update the lighting. Replace three windows. And also with this grant, they are requesting to do the overhead doors and the entry doors, as well as paint. So this is the corner. So this would, this is the Dousman facing facade, and then the Military facing facade. And our grant covers whatever is visible from the street. And this is a rendering of what they are proposing. Their application was very detailed about what their materials would look like and listing them out. And that's in your packet too. So they are requesting a total of \$39,152.19. And we are, staff is recommending approval of this request for Handy Equipment Rentals.

- Okay.

- Are there any questions about their application?

- Not about the application, just a general question about the fund itself, what kind of balance do we have, and how does it get supplemented?

- Yeah, so after, so since we do have two requests today, it would be a little bit more significant if we approve both. But with just this one, the balance would be. Thousand, \$370, about.

- I'm sorry, can you repeat the balance? You broke up a little bit.

- Oh sure. It's \$36,369. And that's with some change too.

- Okay.

- And then when does it get replenished? So is this through, for the whole year, Erin or?

- Yes, that is for this year in block grant.

- Okay.

- I did notice that they were putting in quite a bit of their own money.

- Yes. There will be some demolition costs, and then labor too. So this is just materials.

- Right.

- I think Krista was gonna add something.

- Yeah.

- I was just gonna add the funding. This is Community Development Block Grants. So it is part of our annual allocation. So the funds get replenished yearly.

- Mm hm.

- Okay.

- And then, Neil, I think we also received some ARPA dollars as part of our business allocation, correct? To do some facade work? I think?

- That is correct. The Mayor has allocated, that hasn't been, or actually it has been approved. We're actually kind of establishing. Probably be basing it, most likely, most of the program would be mirroring the existing CDBG program funds, but this, the applicability of these funds may be a little wider than we're looking at, but we do have, that was, I think, believe, I think it was a million dollars added, but 500,000 of it going towards, I think, similar size projects, with 500,000 being set aside for a major project.

- Correct. So, there is more money coming into the program.

- Okay.

- A different source.

- Yeah.

- That corner definitely needs rehab. I live right off of Dousman, so I used to pass it every single day, and it definitely.

- Good.

- Yeah. Right. Like this is why we have the grants, is for people to be able to take advantage of them.

- Absolutely. Well, that being said, I'll entertain a motion.

- Yeah. I'll make a motion to approve the request.

- Second by Alder Dorff.

- Second by Alder Dorff. Any questions or comments in regard to motion? If not, all those in favor signify by saying aye?

- [Board Members] Aye.

- Motion carried. Thank you. Let me read out number eight here. And then I think we have the same person that's gonna do some explanation. Anyway, consideration with possible action on a Commercial Facade Building Materials Grant request from Cole Ductan to enhancements to 126 South Broadway, Parcel 3-1300. And it's Erin again. Erin, please.

- Yes. Yes. I'll be covering this too. This is from the same type of grant, same lending source. So we received an application from Cole Ductan, and he is the owner of Bay Area Burger. And he'll be opening a location at 126 South Broadway. And that should be opening pretty soon. You can go by. There's a lot of interior work going on to open the restaurant. So he is looking to do some enhancements to the first story of that building. It's actually, there's an upper condo and a lower condo. And you can see, it is South Broadway, by Howard Street. And he is looking to do some enhancements. The exterior of the building is in pretty good condition. This would add some enhancements to some things that just needed some updating, like a new awning. He would like to add a sign. There isn't currently sign there. So he would like to add a sign. You can see in the right corner, that's what he's looking to add, above the awning. And then also adding some enhancements by painting the trim with the windows. And that is for... Yeah, and that is for the windows. They're in good condition, but it is just to add some enhancement to make it more up to date, and to just add some necessary improvements. So we reviewed his application. We've been talking to the applicant about progress. And so we are recommending a grant of \$8,110. So if both of these are approved, the balance would go down to, I believe, let me just check. The balance of the grant program would be \$28,259.

- Okay. All right. Questions for Erin? In both cases, the owner is putting in a significant amount on their own. We're just paying for the material. Is that correct, Erin?

- Correct, yes. This is kind of just the, not the final steps, but there is a ton of work going on inside. He's already bought new lighting for the building too, and this is not in one of our historic districts or anything, but he's also purchased some other exterior enhancements too.

- Okay. Questions or comments in regards to the request?

- Well, I just have a comment. I like what he's planning to do, and I'm definitely in support. I would just have them re-look at where they're gonna hang that sign. For some reason it just strikes me as wrong, up above the canopy there. I think it'd be better if it was to the right of the pedestrian door, obviously up high, but under the canopy. But that's just my thought. I don't know. It just seems a little outta place to be up on the building on the kind of second level in between the windows there. But again, it might be certainly a visibility, street versus pedestrian visibility, but it just seemed to be a little jarring up there. But beyond that, I'm in support of the project.

- Okay. Are you making a motion, Melanie?

- Sure. I'll make a motion to approve the request.

- Is there a second out there?

- I'll second.

- Kathy. A second by Kathy. Is there any questions or comments in regard to the motion? If not, all those in favor of the motion signify by saying aye?

- [Board Members] Aye.

- Opposed? Motion carried. Thank you. Thanks, Erin.

- Thank you.

- Number nine. Consideration with possible action on the intent to award Community Development and Block Grant: Homelessness Activities RFP number 2022-02 to House of Hope Green Bay, Inc., a grant for the sum of \$58,000.00. Is this Cheryl again, or who's got this?

- This is Will.

- Will.

- Hi. Good afternoon, everyone.

- Hi, Will. How're you doing, buddy?

- I'm well, thank you. How are you?

- Good.

- Good. So if you recall, back, 2020, allocation plan for our Community Development Block Grant dollars, we had set aside \$58,000, which would be used towards homelessness prevention activities. So we have issued an RFP and received three proposals for use of those funds for homelessness prevention activities. Staff, along with a representative of the RDA, which was Deby Dehn, which, thank you again, Deby, for assisting with this, scored and reviewed the three proposals. And based on that, House of Hope's proposal came in the highest. And the activity that they are looking to do is that, as many of you know, the increase of substance abuse among individuals who are struggling with homelessness and housing insecurity has risen. It was a problem before the pandemic. It is a problem now. With that, there is a shortage of staff that are qualified to serve and provide treatment for those individuals. So House of Hope is looking for a certified addiction specialist or addiction counselor, but what was really unique about their proposal was that not only were they going to, was this person going to provide training to their staff to provide additional support in counseling services, but they are willing to train staff of other shelter providers in our community to obtain their licenses and certifications for providing AODA Counseling. So this is really, very much, the teach a person to fish anecdote lived out. So with that, they scored the highest, and staff is recommending House of Hope the sum of \$58,000 of Community Development Block Grant to fund their proposal.

- Deb, would you like to add anything?

- Pardon me?

- Anything?

- Myself, no, I would not. I think it's good.

- You sound like you're in total agreement though, obviously.

- Mm hm.

- Okay. All right. Is there a question for Will or Deb? If not, I'll entertain a motion.
- I certainly move to approve this. I think this is just such a worthwhile project. Yeah, definitely.
- Motion made by Alder Dorff.
- I'll second it.
- And second by Kathy. Any questions or comments in regard to the motion? If not, all those favor of the motion, please signify by saying aye?
- [Board Members] Aye.
- Opposed? Motion carried. Thanks, Will. Thanks, Deb.
- Thank you very much.
- You're serving the community--
- And thanks to House of Hope for, look forward to what happens.
- Okay. Thank you. Number 10. Consideration with possible action of HOME funding requests in the amount of \$23,500 from the Greater Green Bay Habitat for Humanity to build a home at 321 Lau Street. Great partners. They've been great partners over the years, and we look forward to being a partner again.
- Absolutely. Krista is handling this one.
- Who is?
- Krista.
- I am.
- Yeah, Krista. How're you doing?
- Can you hear me?
- Yep, we've got you.
- We've got a bad connection here. It keeps popping up bad connection. So if I break in and out, just let me know. Habitat for Humanity requested a property at 321 Lau, and we authorize the disposition of that property to them. They would like to build a four bedroom, two bath home on that parcel. But in order to fit in with the neighborhood, their design, they have to build a roof that's at a pitch that does not allow their volunteers to work on that roof. So in order to do some of the extra stuff that we would like them to do, in order to make that home fit within the neighborhood, they will need a subsidy. So they're requesting 23,500 of our HOME Housing Development Funds, in

order to fill that gap for those extras that we would like to see this home, so it fits into the neighborhood.

- And it would come out of our HOME funding, so HOME funds?

- Yes. And then this home would go to a low, moderate income individual within the city of Green Bay.

- Absolutely.

- They certainly have been excellent partners and done a lot of great things.

- I do have a picture of it, if you want, I can share that with you. Sorry, I was...

- Sure, why not.

- To get my--

- That'd be great.

- Yeah, please.

- I was looking at my report rather than... When you need a pop up, no, it's just got my regular screen here.

- No, we can--

- We're seeing it.

- You see it?

- Can you see it? Okay. I've got three screens going, and on my screen with the video of the meeting, it's just the blue screen. So this is the house that they're proposing.

- Sure. We can see the pitch on the roof too.

- [Deby] It's good.

- So if you have any questions?

- Law Street, that's right next to Eloise, is that the one I'm thinking of, Law Street. Where's Law Street?

- No.

- No, it's not?

- No, it's L-A-U.

- [Deby] Preble.
- It's on the further east side. Yep, in kinda in the Preble-ish neighborhood.
- Okay. Sure. Yep, yep, yep, yep. Okay.
- Us old timers say Prebble.
- Ha, you're right, exactly.
- I really am... We have to make these homes fit in.
- I agree.
- Nothing worse than driving through a neighborhood and go, oh, there's a Habitat house.
- Yep. Yep.
- You absolutely want the design to fit in.
- Well, I will make a motion that we approve the request of 23,500 to--
- [Deby] I second it, Deby.
- Okay, a motion by Kathy, and a second by Deby. Any questions or comments in regard to the motion? If not, all those in favor of the motion signify by saying aye?
- [Board Members] Aye.
- Opposed? Motion carried. Beautiful home. Great partner.
- Yeah.
- Yeah. They always have been. And we really appreciate their efforts. Thank you. All right. Number 11. We're getting there.
- Mm hm.
- Consideration with possible action to approve a six month planning option to Journey to Adult Success, JAS, for development of housing for foster and at risk young adults at 100 South and 110 South Broadway Street and 1368 Walnut Street.
- Baird Street, actually.
- I'm sorry.
- Doesn't that say Baird Street?

- No, I, yeah, I think I, yeah. It's Baird and Walnut, sorry. Okay.
- Yep. And Ronda Bitney has got this one.
- Ronda, how're you doing?
- I'm good.
- Good, good, good. Sounds like you've been busy again. That's good.
- It has. Okay. You can see on my map?
- Not yet.
- No, not yet.
- It's not coming up? Hmm? It says it is. Now you got it?
- Yep.
- There we go.
- Okay. It just took a little while to get there. Okay, so this vacant lot is made up of actually three separate parcels, one being on Walnut Street, two of them being on Baird Street. We did purchase these lots back in November of 2012. And we did use CDBG funds for part of the purchase on this for the development of low to medium density housing. We recently received a proposal from JAS House, is what we call it, Journey to Adult Success, for a six month planning option. This proposal is for a development of three town homes. Two of the units would have two bedroom, two bath, and the third one would have five bedrooms, two baths. JAS is offering \$500 for the three lots, with construction to begin this late fall. JAS has been working with and housing foster, foster, what was that? Oh, must've got an echo somewhere.
- I think it was an echo.
- Yep.
- Yes, at risk young adults since 2015, while building a community of support around them. They also provide an environment to encourage their independence. So this is kind of like a transition, movement that they would have before they would actually go out on their own. They do actually pay an affordable rent for while they're there. So they get that introduction of being able to facilitate their full independence. They are requesting a six month option so that they can pursue their capital campaign. Staff is recommending the six month planning option with the restriction that there may be some CDBG restrictions that would have to go on the deed transferring one of the parcels here, and that is something we've already discussed with them.
- Ronda, do you have a picture of that? Is this the only thing you have to share, is the map?

- Let me pull up the other map, or the house actually.
- So this lot is kitty corner from East High, and right across the street from where we did the twin build, the Habitat twin-dos.
- Yep.
- Mm hm.
- So there's some higher density on that corner. So we thought this would be a great site to put this project on.
- Just a second. I'm just looking if I can find the picture of the house that they've just sent me.
- And there are representatives from JAS House here, if we do have questions for them specifically for the project.
- Cheryl, years ago, didn't we have a few put down payments, or make a payment on planning options? Or don't we do that anymore?
- Yep, there will, there's usually a \$500, like option fee, I think, right?
- Right.
- That we've done.
- Yes. That sounds right. Do we still do that?
- I believe we do. Ronda?
- Yes, we do.
- Okay.
- Okay. Give me a minute here. I found it. And it doesn't want to open for me. Sorry. It's in my email. So I'm trying to find.
- And it's in our packet, right? There was something included in the--
- Nope, they just sent it to me this morning.
- And I'm just in there. That's what I was looking for.
- This is the planning option. So this project will be back at the RDA.
- Right.
- Right.

- Yeah. Yeah.
- So I think we should just approve the planning option to Journey and see what they come up with.
- I'll second that.
- That sounds like a motion, Kathy made a motion and a second by Melanie, to a planning option as described.
- Yep.
- And Ronda, if you can send a picture, if you find it, that would be great.
- I will definitely, I'll quick go through this while you guys go onto the next one. If I can grab it before we do the information, that would be good.
- Okay. There's a motion and a second. Any questions or comments in regard to the motion? If not, all those in favor of the motion, please signify by saying aye?
- [Board Members] Aye.
- Opposed?
- I found it.
- Motion carried in the meantime. All right. Thank you.
- Of course. It would come up just when I'm--
- Show it to us anyway. We'd love to see it.
- Oh man, that will fit beautiful in there.
- [Gary] Very striking.
- [Ronda] Yeah. Doesn't that look amazing?
- Wow!
- Very attractive.
- Yeah. That is cool.
- [Melanie] And much nicer than what was included in the agenda.
- Yes. Yes, I just received this this morning. And we're all in favor of it.

- Well now I feel bad that we approved it before we saw it. So then they could have at least gotten the knowledge that this extra work got them that approval.

- There you go.

- Exactly.

- [Melanie] But we do appreciate it.

- Yes, and I probably--

- It's a great--

- Yeah. And it'll go so nice with the town homes that are already there.

- Thank you, Ronda.

- No problem.

- Excellent. Number 12. Consideration with possible action on the substantial amendment to the 2021 Annual Action Plan, reallocating \$90,000 to fund the purchase of new playground equipment for Seymour Park.

- Yep, this one's me.

- Krista.

- So back in 2021, we closed out the Neighborhood Stabilization Program, and we received \$96,540.42 back from that program, which needed to go into our Community Development Block Grant funds, as program income. At that time, we had to put a budget together on where those funds would go. So we brought to you some of the money go into our Emergency Housing Rehab Program, and then some into the admin. Currently it is still just sitting there. It hasn't been moving. And in an effort to get our CBDG money spent and out into the community and make our timeliness, Parks Department brought a proposal to use 90,000 of those funds to purchase new playground equipment for Seymour Park, which is in our Shipyard Neighborhood Investment Strategy Plan. So we would like to recommend to move that money from the Emergency Housing Rehab Program, and sum at 90,000, out of there, into this infrastructure and park improvement, playground equipment for Seymour Park. The playground equipment is one of the, if you've read the report, it's pretty old in the Seymour Park. So they would like to have that replaced. And we also have Kaurie here from Parks, if anybody has questions. I don't have a picture of what the playground equipment is going to look like. I do have a map of where it would be located in the Seymour Park, but that's all I have up right now.

- Bottom line, Kaurie, this would be the priority of the Parks Department, right?

- Yes, it is. It is one of our oldest playgrounds in the city. So it is in need of replacement. We did install some kind of satellite pieces more recently around the playground, because, knowing there was the need for equipment. So like the existing teeter-totter, comet spinner, swirl, we'll probably

repurpose back into the plan again. But we'll need to replace the majority of the equipment that's there, like the large structure swing sets, things like that. And we'll be working with the neighborhood association to select that equipment. So yeah, we'll get their involvement as well.

- Okay. Any questions for Krista or Kaurie?

- Yeah, I do. I'm looking at \$90,000 for playground equipment and thinking of the RDA and lighting and so many other things that we, as the Redevelopment Authority, could use it for. I'm struggling with playground equipment.

- Can I just comment? I will tell you that playground equipment is extremely expensive--

- Really expensive.

- I know it it. I agree with you.

- With like the appropriate equipment for our neighborhood kids to be able to play on. And I think it's really smart to work the neighborhood association. I know it's a lot of money, but I just have to throw that in there. It is really expensive. And I just think about our kids and opportunities to get accessible playground equipment in there, if that's a need in that neighborhood, and those sort of things. But I'll let you comment on Kathy's question.

- Yeah, my only issue is this should go into the Parks budget, not in RDA funding. I'm just struggling, how, why the Redevelopment, why we would buy playground equipment? 'Cause it's not really a redevelopment thing, it's a park.

- Well, I guess, just to clarify, Community Development Block Grant funds come to the city. And there's areas we put money into, economic development, parks, infrastructure of public works, our housing projects. So there's a lot of different things. So really, we've funded a number of parks with Block Grant dollars in the past. So if it's in the right neighborhood and it's meeting our needs of the Block Grant Program, it's certainly something eligible under that program.

- But we don't have anything else that we've looked at. 'Cause this sounds like this just came up 'cause we have to spend the money.

- Well we have to spend the money, but it just didn't come up because we had to spend the money. It was a request that, we did an investment strategy within the Shipyard Neighborhood, and we focused our CDBG funds in that area. So we reached out to Parks and to DPW to find out what type of projects that they had in those areas that could use Block Grant funding. And this is what they proposed. So it wasn't just because we needed to spend the money. It is nice that we would be able to spend the money, but it's not because of that, that this proposal came forward.

- And the Shipyard is one of our key areas, which I--

- Which it is, I agree.

- Redevelop. Okay. Any other questions for Krista?

- Did Alder Dorff, did you have a question?

- Oh.

- I wanted to express that, being the Chair of Finance, understanding the bonding, understanding the budget, Parks does not have this kind of money right now for playground equipment. And I think this is a very. And it's not something that just can come out of Parks. Parks has a list a mile long, and you get on that list, and you try to move up that list, and you just, we have so many parks. What, do we have 53 parks, Kaurie?

- That's a lot of parks.

- A lot of parks. And so on--

- 54 on the list.

- 54. I was close. So this is a way to get something for these neighborhood kids. And I just would be passionately in favor of it. And I do understand, Kathy, that you would wonder why it doesn't come from Parks, but it's just 'cause, gosh, there just isn't enough money in the regular budget for Parks to do these kinds of things right now. So that's just what I'm seeing from my experience. And I'm really in favor of this. Thank you.

- And it very much fits in into the Shipyard development project, area where we're trying to move forward. So anyway, with all that said, I'll entertain a motion.

- I move to approve.

- Alder Dorff.

- I'll second.

- Melanie, second. Questions or comments in regard to the motion? If not, all those in favor signify by saying aye?

- [Board Members] Aye.

- Opposed? Kathy?

- I didn't say I was opposed. I wanted the group to have a discussion.

- She said aye, for the ayes.

- I said aye.

- I heard, her screen lit up.

- Thank you, Kathy. Excellent question.

- I would've said no if, part of this is these discussions, right?
- Absolutely.
- 'Cause I saw this and went, I don't remember ever approving playground equipment.
- Excellent comments.
- But I agree with the whole it's part of our development.
- Okay. All right. Thank you.
- You'll like all the splash pads. All the city splash pads.
- Yes. All right.
- Thank you. Excellent comments as they goes.
- I want that 90,000 over here.
- Next available. Informational. I looked at the financial report and check register. I had a couple questions. Krista answered them for me. But anybody else have questions in regard to the financial report or check register? If not, we'll go to the Director's Report and project updates, Neil?
- All right. Thank you, Mr. Chair. Here I just wanted to share a screen real quick here. We're attempting to respond to previous requests for trying to provide kind of an ongoing report document here. So this is kind of what we're towing with right now. It's not quite ready for prime time. But it would be essentially be kind of, a just project and very, very quick, just kind of bullet points updates on specific projects. We don't want to get into too much detail on this, simply because of, number one, of the amount of time it would take on each project. But also there are certainly, in terms of some things being confidential, and other projects on there. So this would be kind of an effort to at least highlight our major projects. And the idea would be to certainly provide this list, as kind a documented report, as part of the agenda each month. And then if there are specific questions regarding any of these projects, staff could answer those as we would go. But I was hoping that was at least kind of maybe starting to address some of the desires of the Authority to kind of have an ongoing list on projects. And this, just wanted to share on the screen here briefly. Just kind of, so hopefully this would help kind of keep folks, at least keep on track of mind on the number of projects we are working on and just kind of the latest updates on those as we go through. I like specifically one particular project we are hoping to be bringing forward in May. We are looking at, kind of creating a tax increment financing assistance application. So a formal application for projects who are requesting TIF funds, essentially. What we're trying to do is we're kind of, we've kind of drafted it now, based on a couple of other existing applications. We're kind of field testing it with a couple of developers right now to see what their reactions are to the amount of information that's being requested. And then kind of once we get that feedback, actually bring that document to both the EDA and RDA for some comments and review on that. Certainly trying to balance the not trying to be too strenuous on the information that we request, but also trying to standardize kind of the level of information and the degree and the types of information we would like to see when these applications come forward. So we will probably be asking for some specific conversation on

that at our May meeting. So this is something that certainly communities much smaller than Green Bay have implemented in many other states, cities in Wisconsin, but also it's a matter of trying to find the right balance of not being too prohibitive in terms of the application, but then also still requiring some, making sure that the project is real and making sure that adequate information has been provided. This also would probably come in to, say for some of our larger projects, staff looking to kind of engage Ehlers, our financial consultants, to kind of do more and more detailed analysis on the project proposals, as well as the financial impact to the TIF districts. So those are kind of the two reasons why we're taking a look at that. So we look forward to getting that out to you guys, hopefully here in the next next two, three weeks, before our next meeting, and looking forward to getting some comments back and some ideas as to how to refine that process. With that, available if anybody has any questions on anything.

- A nice first draft, a first attempt. I'm sure we'll have some input on how it can be improved. But wow, it just gives you a good feel for how many things are going on. All the irons in the fire, if you will. That's great.

- And we're certainly trying to keep it just focused on the larger projects, but if there are smaller individual ones, obviously, certainly staff is still happy to answer any of those if anyone has a particular question on a smaller project that we've also been working on.

- You emailed us, the first draft to us, Neil, or?

- I will, this one, this is just, like I said, this is just, this was started as of this morning at about 9:30. So when we kind have one ready to go, this will actually be, yeah, this will actually be added under Directors Report in the future, so it'll actually be included as part of the packet.

- And I think, Neil, one of the reasons we asked about it was partly to know when the date projected, shovels in the ground, and then date actual, so we know when things have been put on hold.

- Yeah, absolutely. And underneath status there, we could certainly have, we could add some more schedule details on that specifically, absolutely, Kathy.

- That's really, I realize there's a lot of processes you guys have to go through, and you do that all behind the scenes, and I don't want to have Cheryl and the rest of the team having to document that, as much as what did the developer tell us? Where are we at? And when is the actual?

- Yep. Oh, absolutely. We have plenty of room to add that information in there.

- Good. Several of us that have been in project management, Melanie, myself, Kathy, and others, I'm sure we'll have some input. But it definitely, we're right on track, Neil. For just a couple of hours, you got it put together pretty good, for the first draft. This can be very helpful, though. It really is, for everybody. All right. Lots of things going on, obviously. Any questions for Neil, Cheryl, I don't know if the Mayor's aboard or not, but any questions for staff at all? You guys are busy, doing a lot of great things. The City Green Bay is an exciting place to be, without doubt, a lot of neat things going on. Keep up the great work. If not, we've been at this for almost two hours here, hour and a half, I'm sorry. But the next meeting is May 10th at 1:30. All right, if there's no other questions, I will entertain a motion to adjourn?

- So moved.
- By Alder Dorff. We're gonna miss you. We're gonna miss you. Good luck.
- Thank you.
- Second.
- Second by Kathy and Deby, we've got two seconds, that's great. All those in favor signify by saying aye?
- [Board Members] Aye.
- Motion carried. We are adjourned.