



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

THURSDAY, MARCH 24, 2022, 1:30 PM
Virtual Meeting. Public may join via Zoom.

A. ZOOM MEETING INFORMATION.

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

B. ROLL CALL.

I. Members: Gary Delveaux, Chair; Matt Schueller, Vice-Chair; Ald. Barbara Dorff, Deby Dehn, Kathy Hinkfuss, Melanie Parma, and vacancy.

Liaisons: Jeff Mirkes, Leah Weycker, and Brooke Hafs.

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

Liaisons Present: Jeff Mirkes, Leah Weycker, and Brooke Hafs

Others Present: Ald. Mark Steuer

C. APPROVAL OF THE AGENDA.

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

Moved by Kathy Hinkfuss, seconded by Matt Schueller to approve the agenda. Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Debra Dehn, No- None, Abstain- None.

D. REGULAR BUSINESS.

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

Moved by Kathy Hinkfuss, seconded by Matt Schueller to open the floor. Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Debra Dehn, No- None, Abstain- None.

Moved by Kathy Hinkfuss, seconded by Matt Schueller to close the floor. Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Debra Dehn, No- None, Abstain- None.

Moved by Kathy Hinkfuss, seconded by Debra Dehn to approve a six-month planning option to The Really Good Idea Co, LLC for the redevelopment of the properties located at 101 N Adams Street and 109 N Adams Street with a status report to be provided after three months. Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Debra Dehn, No- None, Abstain- None.

E. INFORMATIONAL.

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

F. ADJOURNMENT.

Moved by Kathy Hinkfuss, seconded by Matt Schueller to adjourn. Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Debra Dehn, No- None, Abstain- None.

VERBATIM MINUTES

- Yes, sir. Let's see, we will do roll call here. So, Delveaux.
- Yes.
- Schueller.
- Yes.
- Dorff. Not here. Dehn?
- Not here.
- Here.
- Hinkfuss?
- You got it.
- And Parma? Looks like not here. So, we have four members, I believe we have a quorum.
- Very good. All right, first thing is approval of the agenda. Motion, please.
- Motion approved.
- Second.
- Motion by Kathy, second by Matt, all those in favor, signal by saying, "Aye."

- [Committee Members] Aye.

- Opposed? Motion carried. Regular business. Consideration with possible action to approve a six month planning option for redevelopment of building located at 109 North Adams Street, Schauer & Schumacher, and the alley of 101 North Adams Street, parcels 12-118 and 12-122. Neil, you gonna kick it off? I read all the documentation, but Neil, please kick it off.

- Actually, I turned this one over to Ronda, Mr. Chair, if that's okay.

- Excellent, Ronda.

- Okay, I'm gonna attempt to share my PowerPoint here.

- Sounds good, it's working. And drumroll. Okay, very good.

- There it is.

- Are you seeing it?

- Yep.

- Okay, you are, ok. Let me just make sure I got what I want.

- What happened here? They bumped something? Shoot, ditch the 40 minute limit. Is that supposed to be on there? Nobody else got that?

- What's it say there, Gary? I'm sorry.

- It said, "Ditch to 40 minute limit."

- Oh, it's just an advertisement, probably, for the Zoom connection. Yeah, don't worry about that.

- Okay, I'm ready when you guys are.

- Yep, we are. Except, I don't have it on my screen. I don't have it on my screen now, probably because of the message I...

- Oh, okay.

- I don't know, can you try it again? Sorry. I got that message and all of a sudden I lost your PowerPoint.

- Does everybody else still have it?

- Yep, I can see it, okay to do.

- I got it.

- Yep.

- Yeah.

- Okay.

- If it's gonna disrupt things too much, I printed out all documentation. If you can't give me the PowerPoint, it's fine. I'll follow along.

- Okay. Go ahead, Ronda, I think we're good then.

- Yeah, I think so.

- Okay. So, I'm gonna give you guys a little bit of background. The first clip is just showing some pictures of the Schauer & Schumacher building in its current state, which is the 109 North Adams Street. Now, the 101 North Adams Street is gonna be the alley that's right to the left, as you're looking, facing the property. The second picture is the lobby-part area. And then, my other two couple of pictures are showing what the other levels look like and our rooftop.

- Yeah, Ronda, go ahead and advance your slide one. You're just on your your first slide.

- Yeah, you're still on your first slide.

- Deb, which one are you guys seeing?

- Go ahead and click on the one with the photo, Ronda. There we go, perfect, there you go.

- There you go.

- Okay, well, that's odd that you guys are seeing that. So, next we're gonna go to the background history. This property was originally built in 1930. The structure actually has three floors. It's been vacant since 2002, and it was acquired by the RDA in August of 2013. We did receive a proposal from the Really Good Idea Company. Kind of an original name, you know. The renovation will actually be broke down into three phases. Their kickoff will begin with the front area of the building, trying to replace the deterioration of the limestone and refurbishing the original windows. Next, will begin the phases. Now, as I'm going through here, my next phases, I'm gonna, kind of, lay out what they're looking at doing with the floors. So, the first floor will be first floor retail and office space with some storage that goes to towards the back of the building. Next, would be the second and third family-sized residential units. Now, there's gonna be, I believe, it's two units on the second floor and a full unit, for one family on the third floor. Of the two developers that are part of this proposal, each one is going to occupy the property. So, one family, they have some children, so they're gonna occupy the top level. And then Joe and his wife are gonna occupy the second, with another tenant in that second unit on the second floor. And then they'll wrap up with creating a rooftop terrace and creating additional space in the lower-level area. A lot of it'll be, probably, storage, but there will be some mixed-use there. Their current proposal is to purchase the parcels, both the alley and the property, for \$1 each for each parcel. The estimated cost of this restoration is 230 square feet with an overall estimate of \$2.9 million. They are gonna be adhering to all federal and state historic

guidelines. So, they are gonna hope to qualify for historic credits with the potential for TID financing and the developer is actively pursuing financing with both preferred lenders and private investment. To accomplish their vision, they are partnering with Jennifer Lehrke, which is Legacy Architecture and Jamie Blom from Immel Construction, which, I believe, both of them, plus Joe Zeitler are on the line here. So, when we wrap up with this part of it, if there's any questions you guys, don't hesitate to, to reach out to them. Our staff recommendation is to approve the six-month planning option to the Really Good Idea Company, LLC, for the redevelopment of the properties located at 101 North Adams Street and 109 North Adams Street, with a status report followed within the first three months.

- I think the other comments, as well, with regards to staff recommendation is we also know that that alley plays a key role with the redevelopment of the corner building as well. So we wanna continue talks with these developers with regards to that alley. Whether it's an easement situation, or how we work that ownership, because for the redevelopment of the property that faces Walnut, we may need alley access to that building. So we would continue talking with them with regards to that alley. And with that.

- That sounds absolutely fabulous.

- Since they're here.

- Yeah, I think we'd like your plan. I'll entertain a motion to open up the meeting.

- Kathy.

- I make the motion, so moved.

- Second.

- Okay, motion and the second been made to open up the meeting to hear the developer comments. All in favor signal by saying, "Aye."

- [Committee Members] Aye. Opposed? Meeting open. Jamie, et cetera, please, give us a little bit more details if you will.

- Yes, so, my name's Joe Zeitler, I know I haven't met most of you. I'm one of the two developers on the project. Between me and me and Justin Seidl, we've both operated businesses in downtown Green Bay for several years now. My wife and I have lived downtown for about six years now. And we're just really passionate about the development that's been happening downtown Green Bay, and we definitely wanna start putting our fingerprints on the development that's happening. Currently, we occupy our businesses in the Bellin building, so it would be a pretty easy move for our two businesses. We have two businesses that have employees in place that would occupy the office space. As well as some soft commitments from a few other local businesses that would occupy the retail space, as well as some more office space. But yeah, just in a nutshell, we're just really passionate about the area and that building is just absolutely gorgeous. Once we saw get split off from the corner building, it was a really good idea. That's where the LLC name came from was. We didn't know what to call it, so we just called it the Really Good Idea Company. That's us in a nutshell.

- Jamie, do you wanna add anything?

- Sure, I can add a few things. We met Joe and Justin on a tour of 115 North Adams Street. They became familiar with the project at 115 and became a little more, I think, excited about what they could do in downtown Green Bay on Adams Street. We're very fortunate to be able to work with them and excited to work with them. Immel Construction and Legacy Architecture have been fortunate to work on several projects together in and around downtown Green Bay. Pete's Garage, over on Broadway, is one of the projects we've worked on together. The downtown YMCA renovation, we've worked on together. 115 North Adams Street, we've worked on together. And then now, 109 Adams Street would be a continuation of our teaming efforts. So, we feel very comfortable, both firms working together. And we thank Joe and Justin for the opportunity to work with them.

- This is an exciting project from my perspective, just to see the owner occupancy and building out that building and having people live there, homes. I think it does a lot for the city. So, thank you.

- Questions or comments for Joel?

- Here we are, please.

- Yeah, thanks, thank you Chair. Anyway, being on Council, I'm very much involved with historic preservation over time. I reside on the Landmarks Commission, so I'm very, very happy to hear that this project is moving forward. You know, I just wanna let you know that I lend my support and I think, knowing the council members, I have a feeling that this is gonna be a, I wanna say, "A slam dunk." But I don't want to count my chickens. You know, I think that's a great thing. That whole corner will be awesome. There's some other areas, around that area, that I'd like to see redeveloped as well. So, thank you, that's it.

- Thank you, Alderman Steuer. I'm not sure I pronounced that right, did I pronounce that right?

- No, it's like Sawyer, Steuer.

- Okay.

- Sadly, in German it means tax.

- Is that right?

- So, you can run with that one, if you'd like.

- Okay, thank you Alderman Steuer. Uh, sour.

- Sawyer.

- Sawyer. We're getting it now, now we got it right.

- Like Tom Sawyer, think of Tom Sawyer.

- Now I get it. I wanna write that down so that don't happen again.
- No.
- All right. Any questions or comments for the developer, Joseph and Jamie, or anybody else? If not, we'll make a motion to go back to regular order business.
- So moved.
- Kathy?
- Second.
- Second by Matt. All those in favor of the motion to go back to regular order business, signal by saying, "Aye."
- [Committee Members] Aye.
- Opposed? Motion Carried. We're back to regular order business. So, it sounds like the minimum tax base we'd have here, when we're all done, is at \$3 million, is that correct? From the amount, the money, they're gonna be putting into it?
- The same construction value, Gary, that would be, certainly, based on the construction value. That would be, most likely, the assessed value could be lower than that. You know, when we actually have some little bit, more finalized plans and rents and those kind of information, we can actually, we'll generally run that through our assessing office.
- Yes.
- Russ, actually, will actually give us a projection on what we think that's gonna be. Based on, if we just use just the construction value, it's usually somewhat less than the construction value as a general rule.
- It's an extremely exciting project. You know, we've had this
- Yes.
- For a little while now and so it sounds very exciting that we have the potential to get it developed. And we got some good folks behind it. I've worked with Jamie on other projects and very familiar with him. With that in mind, any other questions or comments before I ask for a motion?
- Yeah, Matt, did you have something?
- No, I didn't, Gary.
- Cool, okay, I'm sorry. All right, I guess I will entertain a motion then.
- I'll make the motion to approve a six month planning option for redevelopment of the building

located at 109 North Adams and the alley of 101 North Adams, parcels, 12-118 and 12-112.

- I second.

- And then Deby seconded. We have a motion and a second to approve the recommendation of staff. Questions or comments?

- Here.

- Cheryl, please.

- Can we just add that we get a three-month update, status update as well, on to that?

- You agree with that, Kathy?

- Absolutely, yes, yes. I'm sorry, and we can add to that with a three-month update. So, six-month planning option, update at three months.

- Do you agree with that, Deby?

- I do, I do. I ask that they they'll host a party for us, though, when it's all done.

- All right.

- So I could see what it looks like inside.

- Without a doubt. Questions or comments in regard to revised motion and second? If not, all those in favor of the motion, signal by saying, "Aye."

- [Committee Members] Aye.

- Opposed? Motion carried. Thank you and good luck everyone. It's very exciting.

- Nice job, guys.

- Yeah, this is.

- We appreciate it, guys.

- Very nice.

- Thank you very much for pulling this together.

- Absolutely.

- Thank you very much.

- It's a great area. There's a lot more exciting things going around there than we're even aware of.

So, it's very exciting. Thank you.

- Sure, awesome.

- Thanks, guys.

- Well done.

- Yes. Okay, so that's the only real order of business we have. Informational, the next meeting is April 12th. I've got a couple things, Neil, I got you on board.

- Yes, sir.

- Somewhere along line, we did the update on the properties that we own. Ronda did a great job with that, and we appreciate that. The only other two things we always need updated is bond information, in particular, bonds that we initiated. We like to get that updated, as far as, what's the status of those bonds. Now, of course, the TID updates, which are typically done when you report to the state. So, somewhere along the line, get those on the agenda. They certainly don't have to be the same month. Matter of fact, we'd probably prefer if they are not the same month. So, but anyway, you're aware of that Neil, that we need to get updates on those two.

- Yep, absolutely, Mr. Delveaux Those will be, those will be forthcoming here. Probably not in the too distant future, I would say.

- Kathy, please.

- The other thing that would be nice to have an update on is going back to the projects over the last two years and the things that are approved and dates the shovels might be able to go in the ground.

- I have a couple. We've got, the one I know for sure that we're looking at. I think, the Legacy Hotel is looking at a groundbreaking, probably here, in April, we hope. That'll be the first one coming up on the list. And probably, hopefully, some other ones. I think Toonen Properties is getting, they're wrapping up some design work.

- But can we get some projections? 'Cause I, and what the it is? 'Cause I know there's one, down by West Mason, where you go over, there was apartments going down there. And then we have... It would just be nice to have, kind of a, this is what we've approved, this is where we're at.

- Absolutely. And any excuse to get some gold shovels out, Kathy, we're obviously always in favor of that. So, we're happy to do those.

- I agree, and gotta get those on my calendar, Neil.

- Absolutely.

- Right Cheryl.

- We can certainly provide a more specific updates on those. But yeah, hopefully, we will actually

have some groundbreakings here, on a few of them on here,

- Even if it's just a scorecard every month.

- coming up this Spring.

- Yes, absolutely.

- Yeah, new approval, and we just have a scorecard that we could just take a look at.

- Absolutely.

- I don't know. What do you think Gary or anybody?

- Oh yes, bring it all, absolutely. Any kind of update. And I know we talk about a spreadsheet, somewhere along the line. And you mentioned reasons why you don't necessarily wanna do that. But it would certainly be easy for us then to look at that and see what's been approved. What the various progress is.

- Yeah, what's yellow, what's green, what's red.

- Yep, absolutely.

- Okay, thank you. So, we definitely lost Brigid, she's off the committee. That's, that.

- That's correct. We're actively looking for a new appointments too, for her replacement. So, if anyone has any suggestions, you can, certainly, shoot a note to either me, Cheryl, or the Mayor directly. We would love to get a new person appointed, obviously, as quick as we can. Don't like to have an extra seat open longer any longer than we have to.

- Any specific skill sets, Neil.

- Real estate, finance, you know, any development background. You know, I think this group has really, obviously, I really like the skill sets that this group brings from business real estate, affordable housing, general economic development. Those are all good backgrounds on there. So, someone who can actually, you know, have a conversation on a development project, obviously, and kind of, be able to, you know, stick in there and provide some unique perspective is certainly appreciated.

- I know Brigid wasn't on our community very long, but she was very good when she was on. So we're gonna miss her.

- Absolutely. And just from her telecommunications and utilities background, that was absolutely a valuable perspective. Absolutely, Gary.

- Being, or knowing the responsibility as a CEO of Cellcom, of course. Well, one other question, strictly curiosity. The large Associate Bank parking lot that is gonna be developed, hopefully in June, hopefully gets their groundbreaking in June. Is that owned by the city or by RDA? More of a curiosity, you know.

- I think that's an RDA owned lot, Cheryl, isn't it? I think though, officially, it's RDA, I think, I believe, yes.

- Just a curiosity, somebody asked me that question.

- I think we have, we do have lease arrangements and things, obviously, that once we know the project's moving forward, we have to provide notice to those folks who are parking there and, and kinda start that notice process. So, right now they are proceeding, still moving ahead. They are still dealing with a little bit of a financing gap, because of the, just the increase in cost of materials. But last conversation with Mr. Mackam is that they were not concerned enough to alter their projected groundbreaking and things this fall. So, still planning on moving forward. They're, confident they're gonna be able to overcome most of their concerns. They're hoping that cost of lumber comes down a little bit, between now and late summer before they start, to help them out a little bit. But they are confident that they're gonna be able to proceed at this point.

- Very good. Any other updates you wanna give us, Neil?

- I don't see, Deby has her hand up.

- Oh, I'm sorry, Deby, I apologize.

- I have a question on the partnership with the grocery store. Are they still talking to each other? What's going on with that?

- Absolutely. They have, I think, they are at a point where Ms. Yang would like to, I think, is interested in signing a lease. I think the developer is ready, would love to do that right now, but until they actually really are sure everything's moving forward, they don't wanna commit to that. But they are talking regularly, and they're both still, as far as I can tell, I think. As a matter of fact, I think Tara may have actually increased the amount of square footage she's requesting in the project. So, I think that the grocery component may be growing a little bit, in terms of the overall project. So, conversations have been all positive from what we've heard from both Tara and from the developer at this point. So they're starting to figure out exactly when they can get that lease executed. So before it was interesting, because I think the developer was more interested in getting one signed and Tara was still working on her business plan and things. Well, now they flipped. Tara's ready to go. The developer's like, well, okay, we want you to go and gonna get your on the bottom line, but got a few more construction details we need to nail down before we can absolutely commit to that. But we do know they are communicating regularly and sounds like the project's even growing a little bit as opposed to getting smaller. So it's a good sign.

- Any other updates, Neil, at this time?

- Just in general, I guess, obviously we're working with, from last meeting, great conversation on the 222 Cherry Street project going on down here, the Bosse's building. So, I do believe that Cheryl had a good conversation with Mr. Nugent about some affordable housing options there. We're waiting to hear back from them in terms of if there's, a couple of units that he wants to work into the project. We're waiting to hear back from him there. Working with Mr. Barson on, on his term sheet for the, the North Broadway project, in terms of including, kind of, both areas he was primarily looking at.

Still working it with him on refining some numbers before that's ready to come back. We hope we'll be ready here, by the April RDA meeting, we hopefully will have something back for that. We're anticipating on Broadway, requesting that we transfer their option on the land behind the Old Fort Square building to General Capital, the developer who's interested in doing the building back in that area. So, that will be coming, probably, to this body, hopefully, at the April meeting, just a request to transfer that particular option to that developer. We had a good conversation, actually, just this morning on the Hotel Northland lot, the gravel lot, that's next to the hotel. We have brand new management, brand new owners representatives. They've had some changes there. So, had a good meeting with them, kind of getting them up to speed on what the development obligations were there. They are, I think, at least when they left the meeting this morning, I think they're actively looking at probably requesting that some of that area be still left for some parking. But are very interested in, kind of, changing that into an outdoor venue to be used as part of the hotel. So we said we'd be interested in having that conversation with them and seeing a specific proposal from them. So they're going back and working on that and hope to have something back here, hopefully in the next month or so. So we're excited to have that and have them interested in going that route. 'Cause that, certainly, was never really intended to be a long term parking area. And we certainly didn't mean it be to be maintained unpaved all this time.

- Right.

- So, it sounds like we've got the right folks, we're in the room and are interested in moving that forward. So we're excited with that. I think I mentioned, Toonen Properties has been, they're moving forward. They've had a couple of good design conversations with our staff in terms of utility connections and some bike trail connections and how to logistically do the pedestrian connections in the development. I think that's, so we're hopefully going to see them move forward as well. Had a good meeting with East Town Mall regarding moving forward on some pedestrian improvements in front of that on the East Mason site. So with the mayor, and with Public Works and with our staff. We're looking forward because bringing some of those forward through Public Works and getting some of those things installed here, planned and designed this summer. We did just get a note this morning that looks like the, I think the Port of Green Bay received a \$1 million Harbor Assistance grant to help proceed with the additional investments to the port facility where it's gonna affect the coal piles, relocation. So, more funding and more investment in that project. That was good news to hear this morning. And I think the last two, I think I said last time the shipyard phase one improvements are on the street. Our Public Works guys are kind of taking questions on those design aspects right now and getting those. We're getting some good questions from contractors. So, that's a good sign. So what we'll see, obviously, when those numbers come in, to see exactly what the budget is for those. Those are all the waterfront improvements. The marina, the bike trail, the kayak launch, those kinds of improvements. So, hopefully those will come in at, or under budget. If it's a big enough project, hopefully, we attract some good attention. Then, obviously, I think you mentioned, Gary, we are probably looking at creating at least two or three new TIF districts this year. So, in addition to reporting on the existing districts, we're probably gonna be bringing a few new ones forward for you to take a look at as well.

- Excellent, excellent. Wow.

- Gary?

- Yes.

- Yes, thank you Chair. Neil, I'm gonna piggyback on what Kathy brought up before about keeping updates. Some years ago, when Kim Flom was Planning Director, we used to get a planning update. You know, to Council and other folks on projects, things that are being worked on and that, and just general information. And I found it to be very handy. I was hoping that with all the things you just mentioned and some of the things that Kathy had alluded to, it would be nice to have some kind of spreadsheet or report. Just something, it doesn't have to be really in depth, but just kind of talk about, you know, the different projects and things that we're working on. Not just RDA, but you know, anything with Planning as well. So, just something I'd like to throw at you.

- Yeah, no, absolutely. And certainly we've, kind of, reviewed that and done a few things in writing. That time we kinda hit some snags and I've talked to Gary about that in terms of maintaining the balance in terms of, obviously, Planning Commission agendas are certainly established and those are always published and so forth.

- Right.

- Certainly, of projects in each stage in terms of their moving forward, sometimes there's some confidentiality things going on.

- Right, no, I understand.

- We wanna make sure we're able to answer your guys questions absolutely, and present that information in an organized manner so we can check back and refer back to it. We certainly think that's a good idea. So, we are working on trying to figure out exactly what that should look like. And kind of say, you know, where you guys could be, kind of like, "Hey, I've had a question on this one." And I can kind of give you the high sign. Maybe give me a call after the meeting. And I can tell you what's going on a little bit, if you have some information. So, we certainly wanna make sure we're tracking that and you guys have some information and you're comfortable with referring back to that list. At least maintaining a project list, for sure. In terms of Cathy's, red, yellow, green idea is kind of a good one. 'Cause we can do that and kinda say if it's on track. And if there's an issue, can kind of give you a reason to maybe, kind of reach out and have some sort of update offline, outside of the meeting, if necessary. If there's, certainly, public information, we're happy to share that, where things are at. We are working on trying to refine exactly what that looks like, Alder.

- Thanks.

- It also helps us be better ambassadors.

- Absolutely.

- Ourselves. Because there are a lot of people that are asking, "What's going on downtown." And I love talking about it. So, it's like, I don't know when that grocery shop store is gonna open, but I know it's coming, so.

- Yep, absolutely.

- It's just a little, because it only helps create that excitement about downtown.

- Absolutely.
- And what's coming.
- I agree. Totally agree.
- Alderman Steuer, thanks for joining us. You made some great comments.
- Yes, thanks Mark.
- I, you know, another thing too, I wanted to mention is, I know we're doing a intensive survey of historic properties throughout the city. We haven't done that since 1989. And that could be incorporated as well. As far as tourism, economic development, tours, whatever. I mean, there's a lot of different things we could do with that. So, I wanted you to keep your eyes open to that as well. And those are things that I'm gonna be working on and pushing too.
- Alder, that's coming through Landmarks, correct. That you guys will be.
- Right, it'll come through landmarks, but hopefully we can cross-pollinate on some of that stuff.
- Absolutely.
- All right, thanks.
- Well, you and your staff have been extremely busy. Congratulations to all your accomplishments. Cheryl, anything to add to Mark's, to Neil's comments? Okay.
- Joanne, has Neil been getting us in trouble at all? Or you'll be able to keep outta trouble?
- Not yet, I hope.
- Can you hear me Joanne? Hope you're there.
- Yep, I can hear you, yep, nope, keeping him in line. We're doing good.
- That's good, we need that, we need all the help we can get.
- Thank you.
- We are actively working, Gary, on giving Joanne a little bit more time to look at some of these agreements before we come forward. But we're trying to get those in the pipeline a little earlier. So, we're trying, we're trying. There's a lot of them coming, so.
- I know, that's great, that means things are happening. Absolutely.
- And congrats Cheryl, because I don't know how many proposals you've had in front of us for this building.

- Yeah.
- But this one is just the coolest.
- Yes.
- And Ronda, kudos to Ronda. She did the work on this one and she's the one.
- Thanks, Ronda. Well, thanks to the whole team.
- Yep, absolutely.
- Thank you.
- Thanks Ronda.
- Our next meeting is April 12th, at 1:30. I'm on motion to adjourn, please. I think we're all set.
- So moved.
- Second.
- Kathy and Matt. All in favor signal by saying, "Aye."
- [Committee Members] Aye. Opposed? Motion carried. Matt, by the way in June, Matt, I'm gonna be.