AGENDA OF THE ECONOMIC DEVELOPMENT AUTHORITY

MONDAY, JUNE 6, 2022, 5:00 PM
Virtual Meeting. Public may join via Zoom.

A. Zoom Meeting Information.

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

B. Roll Call.

1. Members: Michael Peot - Chair, Tara Yang - Vice-Chair, Ald. Bill Morgan, John Calewarts, Glen Sherman, and Ace Champion

C. Approval of the Agenda.

1. Approval of the agenda for the June 6, 2022, meeting of the Economic Development Authority.

D. Approval of Minutes.

1. Approval of the minutes from the May 12, 2022, meeting of the Economic Development Authority.

E. Regular Business.

1. Consideration with possible action on a request by GB Real Estate Investments, LLC, to extend a planning option for Tax Parcel 11-92.

F. Informational.

1. Update on I-43 Business Park Expansion/Grandview Industrial Park.
2. Update on Brownfields Programs.
3. Director's Report.
4. Date of next meeting: August 1, 2022

G. Adjournment.

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

Virtual Meeting Instructions

Economic Development Authority

Zoom Meeting Information

Join Zoom Meeting

https://us02web.zoom.us/j/83574579318?pwd=TkVERjFsaElBN21WVURkcGo5bTlKdz09

Meeting ID: 835 7457 9318
Passcode: 643957

One tap mobile

+13017158592,,83574579318# US (Washington DC)
+13126266799,,83574579318# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 646 876 9923 US (New York)
+1 408 638 0968 US (San Jose)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)

Meeting ID: 835 7457 9318
Find your local number: https://us02web.zoom.us/u/kPqStZxJD

Public Comments

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

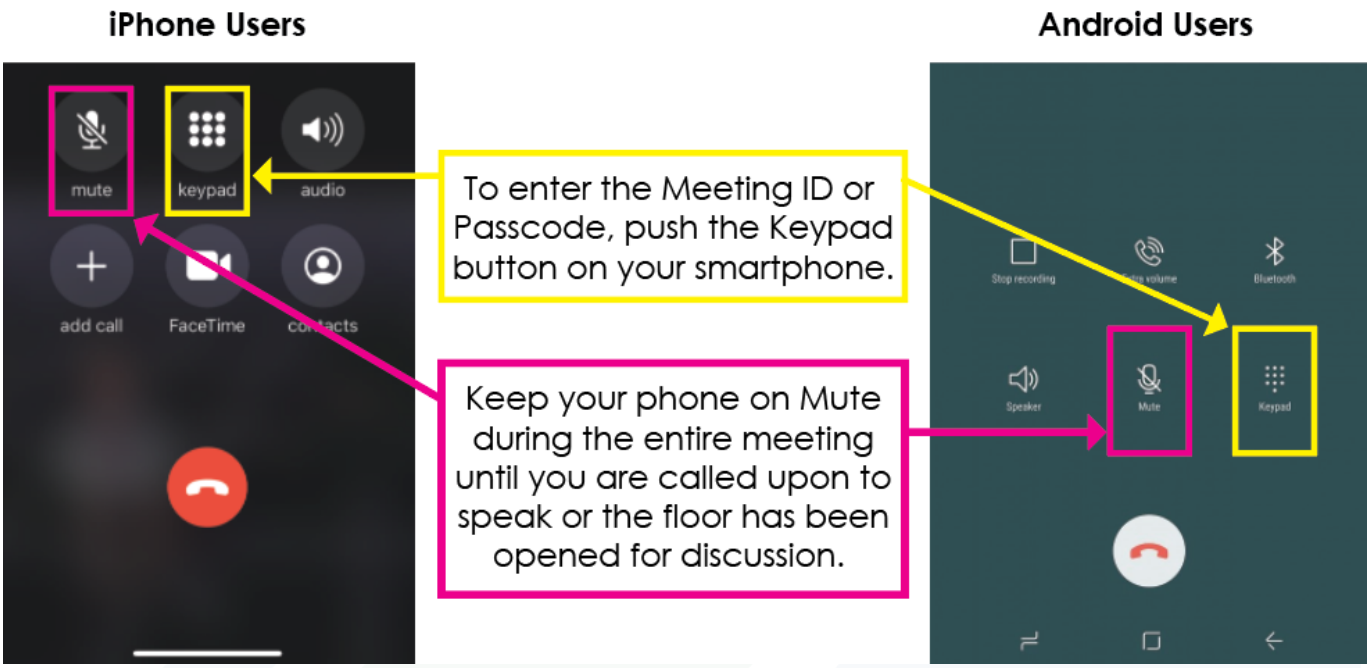
Additional Information

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

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

Calling into the Zoom meeting using a smartphone

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



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

MEETING DATE	PREPARED BY
June 6, 2022	Matt Buchanan, Staff

AGENDA ITEM # E.1

Consideration with possible action on a request by GB Real Estate Investments, LLC, to extend a planning option for Tax Parcel 11-92.

BACKGROUND

In October 2020, the EDA issued a nine-month planning option to GB Real Estate Investments, LLC, for 416 N. Monroe Avenue (Tax Parcel 11-92). Furthermore, EDA authorized staff to issue two additional six-month extensions to the planning option if requested by the developer and if the developer could demonstrate progress with their plans for site redevelopment. Staff granted the two 180-day extensions and the planning option is now set to expire June 30, 2022.

As presented in the attached letter, the developer requests EDA to grant another six-month extension to the planning option (to expire December 30, 2022) and is also requesting EDA authorize staff to approve one additional six-month extension (to expire June 30, 2023) if requested by the developer. GB Real Estate Investments' plans for redevelopment include a three-to-four story mixed-use building with ground floor commercial space and 20-30 residential units on the upper levels. GB Real Estate Investments' plans for redevelopment are contingent upon acquisition of adjacent privately-owned parcels. Negotiations between the developer and adjacent property owners are ongoing and, therefore, additional time is being requested to complete those negotiations.

The 0.28-acre property (416 N. Monroe) was acquired by the City in 2013 for blight elimination and is currently being used by the Green Bay Parking Utility for leased parking. The developer also seeks an identical planning option extension on the adjacent parcel (11-95-A) owned by the Redevelopment Authority (RDA). That request will be considered at the RDA's June 14, 2022, meeting.

RECOMMENDATION

To approve a six-month extension of the planning option with GB Real Estate Investments for Tax Parcel 11-92 and to return to EDA for consideration of future extensions.

FISCAL IMPACT

ATTACHMENTS

1. Memo - Planning Option Extension #3 - 6.1.22 Public
2. Birdseye Massing

MEMORANDUM

To: Mr. David Buck, Green Bay Community & Economic Development Dept.
From: Garritt R. Bader, GB Real Estate Investments, LLC
Date: June 1, 2021
Re: Main & Monroe Option Extension #3, Parcels 11-92 & 11-95-A

Good morning!

Per the terms of the original option agreement for the above-referenced properties executed on October 13, 2020, and extended last fall, my option will expire June 30, 2022. I am hereby asking both the RDA and EDA to extend the option agreement for another twelve months on similar terms as the original agreement.

When the extension was granted last fall, I provided a massing rendering showing the proposed building footprint along with its surface parking area. That building area was proposed to be a 3-to-4-story mixed-use "Primary" building built up to the corner of Main & Monroe, with between 20-30 residential units and ground-floor commercial space. An "accessory" building was being explored on the corner of Monroe & Bodart, acting as a "sister" property to the Primary building.

Since last fall, discussions have been had with the adjacent property owners to gauge interest in selling and/or becoming part of the development team to foster a broader redevelopment of that corner. To be clear*, at least one* adjacent property owner needs to be willing to sell or become involved in order to do *something* of scale here. Based on reasonable expectations of the type of development desired on this corner, it's nearly impossible to do this without a larger parcel. As I noted last fall, progress in this regard has proceeded much more slowly than desired, although conversations with all adjacent neighbors continues.

This extension will allow discussions to continue with the adjacent property owners in hopes of reaching agreement on participation or selling. I ask for a six month extension (with additional staff ability for another six months) to continue this pursuit. Thank you!

BAY