



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, MAY 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. Randy Scannell, Deby Dehn, Kathy Hinkfuss, Melanie Parma, and vacancy.

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

Present: Randy Scannell, Gary J. Delveaux, Melanie Parma, Debra Dehn, Excused: Matt Schueller, Kathy Hinkfuss

Liaisons Present: Leah Weycker

C. APPROVAL OF THE AGENDA.

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

Moved by Ald. Randy Scannell, seconded by Debra Dehn to approve. Motion Passed.

Yes- Gary J. Delveaux, Melanie Parma, Debra Dehn, Randy Scannell, No- None, Abstain- None.

D. REGULAR BUSINESS.

I. Consideration with possible action on awarding of contract "Parks I-22 Green Bay Shipyard Redevelopment - Phase I" improvements.

Moved by Ald. Randy Scannell, seconded by Debra Dehn to award contract "Parks I-22 Green Bay Shipyard Redevelopment - Phase I" to the lowest qualified bidder, Peters Concrete Co., including the base bid (\$6,074,388.75) and alternative bid (\$1,712,965.75), for a total amount of \$7,787,354.50. Motion Passed.

Yes- Gary J. Delveaux, Melanie Parma, Debra Dehn, Randy Scannell, No- None, Abstain- None.

E. INFORMATIONAL.

1. Director's report and project updates.

A report will be given at the June 14, 2022 meeting.

2. Next Regular Meeting: June 14, 2022 at 1:30 PM

F. ADJOURNMENT.

Moved by Ald. Randy Scannell, seconded by Melanie Parma to adjourn. Motion Passed.

Yes- Gary J. Delveaux, Melanie Parma, Debra Dehn, Randy Scannell, No- None, Abstain- None.

VERBATIM MINUTES

- There he is. All right. All right, sir. I think we are. Yeah, so is Kathy. I thought she was gonna make it, but we can go ahead and get going, I guess, without her, we do have quorum so.

- Thanks to Debbie being able to make this meeting. Could I give us a quorum? Thanks Debs. Everybody else as well. Roll call please.

- Alright, Delveaux.

- Here.

- Schuller is excused. Scannell.

- Present.

- Dean.

- Here.

- Hinkfuss. Parma.

- Here.

- And that's everybody. We have quorum

- That's number one. Motion to approve agenda, please.

- So moved.

- Second.

- Alderman Scannell and Debbie, I believe. All in favor signal by saying aye.

- [All] Aye.

- Opposed? Motion carried. Thank you. There is one thing on the agenda, a very, very important thing. Regular business, number one. Consideration. The possible action on awarding of contract parks. I-22 Green Bay Shipyard Redevelopment phase one improvements.

- I'll take that one. And we obviously have, we have Director Renier as well as, as Mr. Burnett from our public works department. There any specific questions on the engineering related items that are on here but before you, this item is essentially approval of the financing discussion that we just had at RDA here within the last two weeks. So this, that was the funding aspect. This is the actual bids for that particular project. As you can see, we did have that tabulation form from our public works department is attached and included for your review. We did have six qualified bidders, which we were excited to have. We had a few addendums and still had to work our way through some things for process, a project of this detail and complexity, certainly took a little extra effort to get some things all the way through, but we, again, we were very, very happy to have the number of bidders that we did. So staff has reviewed those and those are tabulated and included in your packet. We are recommending award to Peter's Concrete Company. They are the lowest qualified bidder on the list. So with that, certainly, we'll open it up to any questions. I think this is specifically for phase one improvements. Those are listed in the staff report, specifically the nature of those things and then the actual map graphic included, it shows you kind of the area that it's involved in phase one. So with that, we would certainly be, staff's to answer any questions you may have.

- Certainly looks like the quest for information was very detailed and very consistent. And we've done a lot of work with Peter's Construction before, I take it.

- Yes, we have.

- Okay. Alderman Scannell.

- Yes, sir.

- Question please.

- I'm sorry, what?

- He's just asking if you have any questions.

- Oh no, I'm good. This is, I'm all set. Let's rock and roll.

- I'll just make a comment, Chair. From my perspective, I mean, looking at the bids, I mean, it's a large project, complex. They all seem to be in a pretty, you know, close range. There weren't any crazy outliers when it came to the engineer's estimate and then where we were at, right. The low bidder is under, it looks like we can accept that alternate one. Is that the intent that we would move forward with the alternate one as well?

- Yes it is. But the staff recommendation is the base bid plus the alternate, yes.

- Were there other alternates or was it just that one?

- I believe, correct me if I'm wrong, Jim, this was just was our primary one that we added. There are several items that we discussed whether or not to make alternates or not. And just staff kind of felt that they were critical enough to the project that we just mostly included a majority of those aspects in the base bid, trying to figure out how some options on possibly saving some costs and just really kind of felt even at the end of the day after even receiving this, that really that the items included in the alternate, the floating dock, work kind of critical components to the project, so staff's recommending approval of both the base bid and the alternate.

- Yeah, I think it that's great.

- That's great.

- My only comment is that I really appreciate the variety of plantings that are going in this. It looks like it's gonna be beautiful.

- Yeah, that was an area of a lot of contention in terms of staff, trying to figure out certainly what we want to do, tying it into our storm water management facilities was certainly a bit of a challenge, figuring out how they're going to be maintained going forward, if that's a park staff and it was a point of considerable conversation. So, but we finally did settle on the plantings that are recommended in the plans that are here, so.

- I'm gonna have to look up a couple of those trees.

- Matt and Steve, you guys have been probably working on this the longest. Got some comments, I guess, Matt, in particular?

- We were very happy that the bids came in as low as they did. As you saw the engineers expected this to be a lot higher than what it was.

- Yeah.

- It's been a long time coming. You know, we've been working on this for several years now, so we're just really excited we're at this point and we're ready to get to work.

- Steve, did your group coordinate this, the engineering part?

- Yes.

- I would imagine.

- A lot of hours Mr. Chairman, a lot of hours from their department.

- Excellent job. Any other questions or comments? If not I'll entertain a motion.

- Motion to approve.

- Second.
- Motion by Alderman Scannell. And second by Debbie, I believe, right, Deb?
- Yes.
- Any other questions or comments in regard to the motion and second?
- Good work, staff well done.
- Yeah, absolutely. Absolutely well done. Very, very exciting. All those in favor of the motion signify by saying aye.
- [All] Aye.
- Opposed? Hearing none. Great, great job, everybody. This is exciting. And as Kathy would say, it's gonna be great to see you shovels in the ground. Everybody's gonna be watching that and that's great. All right. We really don't have anything else any regular business, informational, anything else you wanna add? Neil, the director report or present?
- No additional report at this time, Mr. Chairman. We'll have our next update at June 14th meeting.
- And the spreadsheets coming along great, you said.
- Yep, we got the staff, the project report is, like I said, it's about 90% done. We're gonna go back and add the specific items. We're kind of going through those that Kathy had requested in terms of promised completion date versus kind of where we were at. So we're working on doing those right now.
- Yesterday I was at a meeting and they're saying, so what's going on in Green Bay? I rattle off all the projects and big, important projects. It is extremely exciting. Very, very exciting. All right. Our next meeting is June 14th. I think I mentioned to you before I'm gonna be in Canada fly-in fishing with a couple of grandsons so we'll have to make sure we have a quorum, which I'm sure you will. And of course, Matt will do a fantastic job, like he always does. Motion to adjourn.
- Motion to adjourn.
- Alderman Scannell.
- I'll second that.
- Second by Melanie. All those in favor signify by saying aye.
- [All] Aye.
- Motion carried.
- Bye.

- Bye everybody. Thank you.

- Excellent job.