AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, JUNE 14, 2022, 1:30 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM

A. Roll Call.

1. Members: Gary Delveaux, Chair; Matt Schueller, Vice-Chair; Ald. Randy Scannell, Deby Dehn, Kathy Hinkfuss, Melanie Parma, and Jessica Ganther.
   Liaisons: Jeff Mirkes, Leah Weycker, and Brooke Hafs.

B. Approval of the Agenda.

1. Approval of the agenda for the June 14, 2022, meeting of the Redevelopment Authority.

C. Approval of Minutes.

1. Approval of the minutes from the May 10, 2022 and May 24, 2022, meetings of the Redevelopment Authority.

D. Regular Business.

1. Consideration with possible action to grant a 60-day extension to the planning option with MF Housing Partners, LLC for the 1100 Block of East Walnut Street.

2. Consideration with possible action on a request by GB Real Estate Investments, LLC, to extend a planning option for Tax Parcel 11-95-A.

3. Consideration with possible action to amend the Tax Increment District Affordable Housing Fund Policy to include a period of affordability for units created to assist low-to-moderate income individuals.

4. Consideration with possible action to approve Tax Increment District Affordable Housing (TIDAH) grant funding for the development of six affordable rental units at 317 Dousman Street.

5. Consideration with possible action on a request by LeMense Construction for the donation of 235 Newhall Street (Parcel 19-273) and a TIDAH grant of $23,000 for the construction of

a new single-family market rate home.

6. Consideration with possible action on a request by LeMense Construction for the donation of 1200 Doty Street (Parcel 14-1356) and a TIDAH grant of $24,000 for the construction of a new single-family affordable home.

7. Consideration with possible action to approve and recommend to the Common Council the City of Green Bay's 2022 Annual Action Plan for Community Development Block Grant Program (CDBG) and HOME Investment Partnerships Program (HOME) entitlement programs.

8. Consideration with possible action on pre-approval of Contract "CD22-01 Third Street Reconstruction" to the low qualified bidder, with CDBG funding not to exceed $399,000.00.

E. Informational.

1. Update from The Really Good Idea Co. regarding 101 N. and 109 N. Adams Street.

2. Financial report and check register.

3. Director's report and project updates.

4. Next Regular Meeting: July 12, 2022 at 1:30 PM

F. 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 Redevelopment 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.

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
June 14, 2022	Will Peters

AGENDA ITEM # D.1

Consideration with possible action to grant a 60-day extension to the planning option with MF Housing Partners, LLC for the 1100 Block of East Walnut Street.

BACKGROUND

At the most recent Redevelopment Authority (RDA) meeting on May 10, 2022, RDA members granted MF Housing Partners, LLC (Developer) a 30-day extension to their planning option for the 1100 Block of East Walnut Street. The intent of granting this extension was to allow the Developer an opportunity to explore additional funding and/or financing options to execute plans for an affordable, multi-family housing development on the above-mentioned site. The Developer was then going to report back to the RDA in June to provide an update on their progress and, if appropriate, make a request to extend their planning option.

Staff have been in communication with the Developer during this time. The Developer would like to pursue the feasibility of a non-competitive bond allocation from WHEDA and, therefore, is requesting a 60-day extension to their planning option.

RECOMMENDATION

To grant a 60-day extension to the planning option with MF Housing Partners, LLC for the 1100 Block of East Walnut Street.

FISCAL IMPACT

ATTACHMENTS

1. MF Housing Partners- Extension Request

HOUSING PARTNERS LLC

June 8, 2022

Will J. Peters Jr.
Neighborhood Development Specialist
Department of Community and Economic Development

Re: Request to Extend Option to Purchase

Mr. Peters:

MF Housing Partners would like to request the RDA consider an extension of the Planning Option for the 1100 E. Walnut Street site for 60 days. This extension will allow us to pursue the feasibility of a non-competitive bond allocation from WHEDA.

Sincerely,

Marissa Downs

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
June 14, 2022	Ronda Bitney

AGENDA ITEM # D.2

Consideration with possible action on a request by GB Real Estate Investments, LLC, to extend a planning option for Tax Parcel 11-95-A.

BACKGROUND

In October 2020, the RDA issued a nine-month planning option to GB Real Estate Investments, LLC for Main Street (Tax Parcel 11-95-A). Furthermore, RDA 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 RDA to grant another six-month extension to the planning option and is also requesting RDA to authorize staff to approve one additional six-month extension 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. Therefore, additional time is being requested to complete those negotiations.

The parcel was acquired by the RDA in 2006 for blight elimination. The developer also seeks an identical planning option extension on the adjacent parcel (11-92) owned by the Economic Development Authority.

RECOMMENDATION

To approve a six-month extension of the planning option with GB Real Estate Investments for Tax Parcel 11-95-A and to return to the RDA for consideration for any future extensions.

FISCAL IMPACT

ATTACHMENTS

1. Memo - Planning Option Extension #3 - 6.1.22 Public
2. Birdseye Massing
3. Main Street - Parcel 11-95-A

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

This is a custom map created by an online user of GIS map services provided by Brown County, Brown County WI

Part of Brown County WI

Map printed on 6/7/2022

1:240
1 inch = 20 feet*
1 inch = 0.00379 miles*
**original page size: 8.5"x11"*
Appropriate format depends on zoom level

Parcel ownership key

- Parcel Boundary
- Condominium
- Gap or Overlap

"hooks" indicate parcel ownership crosses a line

- Parcel line
- Right of Way line
- Meander line
- Lines between deeds or lots
- Historic Parcel Line
- Vacated Right of Way

A complete key (legend) is available at:
tinyurl.com/BrownDogLegend

Brown County Planning & Land Services
(920) 448-6480
www.browncountywi.gov

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
June 14, 2022	Cheryl Renier-Wigg, Staff

AGENDA ITEM # D.3

Consideration with possible action to amend the Tax Increment District Affordable Housing Fund Policy to include a period of affordability for units created to assist low-to-moderate income individuals.

BACKGROUND

The Tax Increment District Affordable Housing Policy (TIDAH) was approved by the RDA and City Council on April 20, 2021. This funding was set up to provide additional resources to create housing products, primarily for low-to-moderate income individuals. The RDA also has HOME funding available for this type of development. With the HOME funding, however, there are requirements for how long a unit should stay affordable after creation. This requirement was not added to the TIDAH policy. Staff recommends that the TIDAH funds model the HOME fund requirements, whereas, units need to remain affordable for a period of time that coincides with the funding request. The TIDAH Policy is included in this report with the proposed affordability periods highlighted.

Staff recommends approving the revised TIDAH Fund Policy.

RECOMMENDATION

To amend the Tax Increment District Affordable Housing Fund Policy to include a period of affordability for units created to assist low-to-moderate income individuals.

FISCAL IMPACT

ATTACHMENTS

1. TIDAH - Policy -FINAL approved by RDA and Council 6.7.22 with revisions

City of Green Bay
Department of Community and Economic Development

TAX INCREMENT DISTRICT AFFORDABLE HOUSING (TIDAH) FUND POLICY
Approved by City Council April 20, 2021

Program Overview

Housing is an integral element of a strong healthy neighborhood. As outlined by the Housing Market Study completed in October 2020, the City of Green Bay will need to create a variety of additional housing units to meet the projected housing demand by 2040. Wis. Stats. §66.1105(6) (g) permits the City of Green Bay to extend the life of a Tax Increment District (TID) that is required to close for one additional year, so long as all incremental property taxes from such additional year are used to improve housing stock within the City, and no less than seventy-five percent (75%) of the incremental property taxes from the additional year are allocated to affordable housing projects. The City Council approved the affordable housing extensions of TID 7 and 8 in 2021. The City shall establish a Tax Increment District Affordable Housing (TIDAH) Fund segregated account, from which all incremental property taxes collected shall be placed.

The Redevelopment Authority of the City of Green Bay (RDA) shall be responsible for management and administration of this TIDAH Fund. No later than October 31 of each year, the RDA will approve and submit to the Common Council for approval a plan that includes:

- A summary of revenues and expenditures for the current calendar year.
- Proposed allocations for program expenditures for the subsequent calendar year.
- Proposed adjustments to this policy to account for changes in inflation, cost of living, median income limits, and other market fluctuations.
- Priority neighborhoods or projects in which funds should be focused.

Program Purpose, Priorities and Allocations

The TIDAH Fund shall be used to create and improve housing stock within the City limits, with emphasis on increasing the quantity and quality of affordable housing units.

Affordable housing shall be defined as both:

- Housing units that cost no more than thirty percent (30%) of the gross monthly income of a household; and
- Housing units targeted towards households earning less than or equal to eighty percent (80%) of the Brown County median income, as defined by the U.S. Department of Housing and Urban Development (HUD).

Priority will be given to Projects/locations that are on or within:

1. Properties owned by the RDA or City, especially those owned for long periods of time.
2. Community Development Block Grant (CDBG)-eligible census tracts.
3. Places accessible to pedestrians and bicyclists, and/or serviced by public transit and places of employment.
4. Neighborhoods and properties designated for redevelopment purposes.

TIDAH Funds may be allocated to:

1. Larger multi-unit (rental or owner-occupied) development projects located outside of a TID.
2. Conversion of underutilized space to housing space.
3. RDA-led construction of new (rental or owner-occupied) single or multi-unit structures.
4. Home Improvement Loans for income qualified applicants.

Projects

Priority will be given to Projects that:

1. Create a higher per-acre property value than adjacent properties and the City average.
2. Generate property taxes greater than the cost of providing infrastructure and services when feasible.
3. Rehabilitate and/or build new structures for individuals of all ages and abilities.
4. Offer transitional housing with supportive on-site services.
5. Acquire, rehabilitate or remove structures due to blight and neglect and/or with high complaint and/or police call volumes.
6. Rehabilitate and/or build new structures using sustainability guidelines that result in high-performance designs, energy efficient systems, and finishes.
7. Convert underutilized spaces above businesses for housing purposes.
8. Are proposed by a developer who has experience and has completed successful affordable housing projects, especially in partnership with WHEDA and HUD.
9. Remediate environmental contamination and/or enhance the physical landscape.
10. Create and/or enhance unique public spaces, amenities, and art.

Developer Requirements

Developer shall have in place and shall provide RDA proof of:

1. Equity in the form of the value of the Property, less any mortgages thereon, or any other equity acceptable to the RDA, not less than twenty percent (20%) equity available for injection into the Project.
2. Financing, which after injection of the Developer equity into the Project, will be sufficient in the determination of the RDA, to complete the Project according to the plans and specifications.
3. For projects over five hundred thousand dollars ($500,000.00), a line item of not less than one percent (1%) of the estimated aggregate assessed value of the Property, which shall be specifically dedicated towards Public Art, in accordance with RDA Resolution 19-03 Regarding Percent for Art.
4. In circumstances where the developer is unable to meet the 20% equity requirement, supplemental equity may be provided through this program at no more than 10% of the project's value. The terms of this equity position will be negotiated by staff, approved by the RDA and City Council and may include ownership, gap financing, or other types of uncommitted collateral. Supplemental equity is not a project grant.
5. Developer is required to maintain a period of affordability for units receiving TIDAH funds as determined by the funding amount described below:

Affordability Periods

- For homebuyer and rental projects, the length of the affordability period depends on the amount of the TIDAH investment in the property and the nature of the activity funded. The table below provides the affordability periods.

TIDAH Funding per Unit	Length of the Affordability Period
Less than $15,000	5 years
$15,000 - $40,000	10 years
More than $40,000	15 years
New construction of *rental* housing	20 years
Refinancing of *rental* housing	15 years

Project Limitations

A Project shall be limited by the following criteria:

With the exception of Home Improvement Loans for applicants who are not eligible under the HOME program, the TIDAH Incentive shall be less than or equal to all of the following:

- The amount of Developer equity in the Project.
- Twenty percent (20%) of the Project budget.
- Five hundred thousand dollars ($500,000.00).
- Under certain circumstances, project incentives in excess of $500,000 for large-scale multi-family developments that add additional qualifying units above and beyond the scope of a standard project may be considered and will need RDA and City Council approval.

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
June 14, 2022	Ronda Bitney

AGENDA ITEM # D.4

Consideration with possible action to approve Tax Increment District Affordable Housing (TIDAH) grant funding for the development of six affordable rental units at 317 Dousman Street.

BACKGROUND

The building located at 317 Dousman Street (Bangkok Garden), over the last 30 years, has been deteriorating due to limited maintenance, and the second floor is inhabitable. This is a very stately building located in the Broadway District that we would like to see redeveloped and preserved.

Staff received a renovation proposal that will restore the building to full occupancy with commercial tenants on the first floor and six residential units on the second floor. This will be done by gutting both floors and installing new HVAC, plumbing and electrical services and signing new leases with new tenants. There are currently no residential units on the property, so this will add to other residential units that have been created from renovating other older buildings.

The developer, BFAM, LLC is requesting $40,000 per unit (six units) of TIDAH grant funding, equaling a total ask of $240,000. This project is aimed at meeting the 80% LMI threshold for potential residents, including the service industry professionals from nearby businesses who rely on or choose to use public transportation and want to be downtown.

Staff have been seeking developers to rehab vacant spaces above non-residential uses in our downtown neighborhoods. This project creates these units in underutilized spaces.

Staff reviewed the application with financials on the project and the request falls within the guidelines and policies of the TIDAH fund. The developer will need to be successful in obtaining grant funding in order to meet the 20% equity requirement.

Staff recommends approval of $240,000 of TIDAH funding to be used toward the development of these affordable residential units with the period of affordability being a minimum of 10 years, contingent on receipt of additional grant funding.

RECOMMENDATION

To approve the use of $240,000 of TIDAH funds toward the development of six affordable rental units at 317 Dousman Street, contingent on receiving a CDI grant.

FISCAL IMPACT

ATTACHMENTS

1. TIDAH Application - 317 Dousman Street
2. 200 Block N Broadway-Drwg-1a

Community & Economic Development Department
100 North Jefferson Street • Room 608
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3400
Fax 920.448.3426

TAX INCREMENT DISTRICT AFFORDABLE HOUSING (TIDAH) PROGRAM APPLICATION FORM

Name/Company: GB Real Esate Investments, LLC	
Contact Person: Garritt R. Bader	
Current Address: 300 N. Van Buren Street	
Telephone Number: (Home) (813) 500-0296	**(Work)**
Email: gb@gb-re.com	

Type of Application: (mark all that apply)

Acquisition: ✔	**New Construction:**	**Rehabilitation:** ✔

Type of Applicant: (mark all that apply)

Non-Profit:	**For-Profit:** ✔	**Project Developer:** ✔	**Project Owner:** ✔

Project Location: 317 Dousman Street, Green Bay, WI 54303
RDA/CITY owned parcel? YES or NO: No
Does applicant have formal control over the site? YES or NO: Yes
Is the project located in a Tax Incremental District or other priority location? YES or NO or UNSURE: Not currently in a TID

Project Cost:

Total Cost of Project: $2,200,000	**Total # Units in Project:** 6
TIDAH Funds Requested: $240,000 ($40,000/unit)	**Rental Project or Homebuyer:** Upper-Floor Rental

Project Description:

a. Provide a narrative description of the project, including details of the existing neighborhood housing stock, its average age, and general condition:

This is a proposed renovation of the "Bangkok Garden" building at the SEC of Broadway & Dousman Streets. Over the past thirty years, the building has deteriorated due to minimal maintenance by the current owners, and a "mothbolling" of the second floor that renders it currently uninhabitable. This project will restore the building to full occupancy by gutting the first and second floors; shoring up the roof support system; installing new HVAC, plumbing and electrical services; and signing leases with new commercial tenants for the first floor and creating six residential units on the second floor. There are no current residential units on the property, and immediately-nearby residential has also been created from renovated older buildings as well.

b. Explain the need, intended use, and justification for TIDAH funds:

This building is a very stately old building in the Broadway district that we should want to see preserved. But like many older buildings that haven't been maintained for decades, it's in danger of being demolished if we don't work to preserve it--and this work isn't cheap. Fully gutting this building, installing a new roof support under-structure, new windows, and tuckpointing, is far more costly than renovating a newer building. The nice thing about it, however, is being able to bring the second floor back to occupancy at rental rates that will meet TIDAH requirements. As a result, we can provide the upper-floor residential that adds character to our downtown neighborhoods, and quality new housing that's affordable for a wider range of the population.

c. Describe the population intended to be served by this project and TIDAH funds:

This project is aimed to meet the 80% threshold as required by TIDAH funds. Potential residents include service industry professionals
from nearby businesses; those who rely or choose to patronize public transportation; and/or those who want to be downtown but
can't afford upscale, luxury-designed apartments.

d. Describe any other formal City housing goals or other community objectives from approved City plans or policies that are addressed by this project that would make this application for TIDAH funds even more competitive:

The primary benefit of this project is bringing our second story back to life. We have too many buildings in downtown right now
with vacant second stories due to the cost of renovating them for residential use. This would help push this initiative ahead,
hopefully to other nearby buildings soon.

e. Households/Persons Benefited:

Total # of households: Six	Total # of persons: 6-10

Targeted Income Level*	RENTAL UNITS				OWNER OCCUPIED				STAND ALONE OR TOWNHOUSE
	Studio	1 unit	2 units	3+ Units	Studio	1 unit	2 units	3+ Units	
0 to 30% AMI									
31 to 80% AMI		5	1						
81% + AMI									
TOTAL		5	1						

Project Costs & Use of TIDAH funds:

a. New Construction or Rehabilitation

	Total Budget	TIDAH Funding	TIDAH %	20% Match
Rehabilitation of existing units				
Renovation of non-residential structures into residential units	2,200,000	240,000	10.9%	
New construction of residential units				
Other: (Detailed explanation must be attached)	Please see attached			
Other: (Detailed explanation must be attached)				

b. Acquisition

	Total Budget	TIDAH Funding	TIDAH %	20% Match
Land	450,000			
Buildings	1,544,585	240,000	15.5%	
Other Expenses:	118,000			
(Detailed explanation must be attached)				

c. Site/Off-site Improvements

	Total Budget	TIDAH Funding	TIDAH %	20% Match
Clearance/demolition				
Drainage improvements				
Installation/renovation of sanitary sewers				
Remediation				
Transportation improvements (on-site)				
Transportation improvements (off-site)				
Other: (Detailed explanation must be attached)	Please see attached			
Other: (Detailed explanation must be attached)				

d. Total Cost and Total Home Funding

	Total Budget	TIDAH Funding	TIDAH %	20% Match
TOTALS	$2,200,000	240,000	10.9%	
Percentage of TIDAH Financing Project	10.9%			
Total number of units	Six			
Total number of TIDAH units	Six			
Other: (Detailed explanation must be attached)	Please see attached budget, rent roll and proforma			

Sources of Funds: Grants, Loans or Other Investors

a. Please attach commitment letters

b. Grant sources (complete as applicable)

Funding Agency	Amount	Application to be submitted/date	Application in review by agency/date	Approved for funding/date
WEDC / CDI Grant	$250,000	June 1, 2022	?	?
Investor Equity	$355,000	N/A	N/A	N/A

c. Provide a list of previous affordable housing projects and project references.

**Any award of TIDAH Funds is subject to an executed agreement that shall include clawbacks or other penalties for failure to perform on the approved project.

Applicant's Certification:

The applicant certifies that all the information in this application and all information furnished in support of this application is given for the purpose of obtaining a grant under the City of Green Bay's Tax Increment District Affordable Housing Program.

Signature 5-1-22

Signature Date

Signature Date

Please initial the following:

GB	The applicant acknowledges that the City may enlist third party professional consulting services to assist in the evaluation of this request for funding, for which 100% of costs may be passed on to the applicant at the City's sole discretion.
GB	The applicant acknowledges that application may be subject to a public records search.

(For Office Use Only)
Date received: _____
Option awarded: _____
Payment received: _____

Equal Housing Opportunity

MAIN STREET WISCONSIN

200 BLOCK N. BROADWAY - GREEN BAY, WI

MARCH 16, 2022

JOE LAWNICZAK

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
June 14, 2022	Ronda Bitney

AGENDA ITEM # D.5

Consideration with possible action on a request by LeMense Construction for the donation of 235 Newhall Street (Parcel 19-273) and a TIDAH grant of $23,000 for the construction of a new single-family market rate home.

BACKGROUND

The RDA owns Tax Parcel 19-273 located at 235 Newhall Street. This parcel was purchased using Neighborhood Enhancement Funds in 2016. This parcel is zoned 1st Residential with a land value of $10,800.

Staff received a proposal to construct a two-story, owner-occupied, single-family dwelling for market rate housing.

The developer for the project, LeMense Construction, has a lot of experience developing properties using RDA construction plans and they have successfully completed several builds. They are requesting grant assistance in the amount of $23,000 with the donation of the parcel at no cost. Staff reviewed the financials for this project and it meets the requirements for TIDAH funding.

Staff recommends approving a one-year development agreement, which includes the donation of 235 Newhall Street and a grant of $23,000 of TIDAH funding for the construction of a new single-family home with completion of the project to be no later than June 14, 2023.

RECOMMENDATION

To approve a one-year development agreement, which includes the donation of 235 Newhall Street and a grant of $23,000 of TIDAH funding for the construction of a new single-family home with completion of the project to be no later than June 14, 2023.

FISCAL IMPACT

ATTACHMENTS

1. 235 Newhall Site Plan
2. 235 Newhall Home Build
3. 235 Newhall-Le Mense Construction-application

Site Plan

Part of Lots 189 and 190 of the recorded plat of "J.M. Smith's Addition to the City of Green Bay" (Volume 2, Plats, Page 189, Brown County Records), Section 32, T24N-R21E, City of Green Bay, Brown County, Wisconsin

NOTES

Bearings referenced to the West Line of Lot 189 of the recorded plat of "J.M. Smith's Addition to the City of Green Bay" (Volume 2, Plats, Page 189, Brown County Records), assumed to be S0°18'09"E.

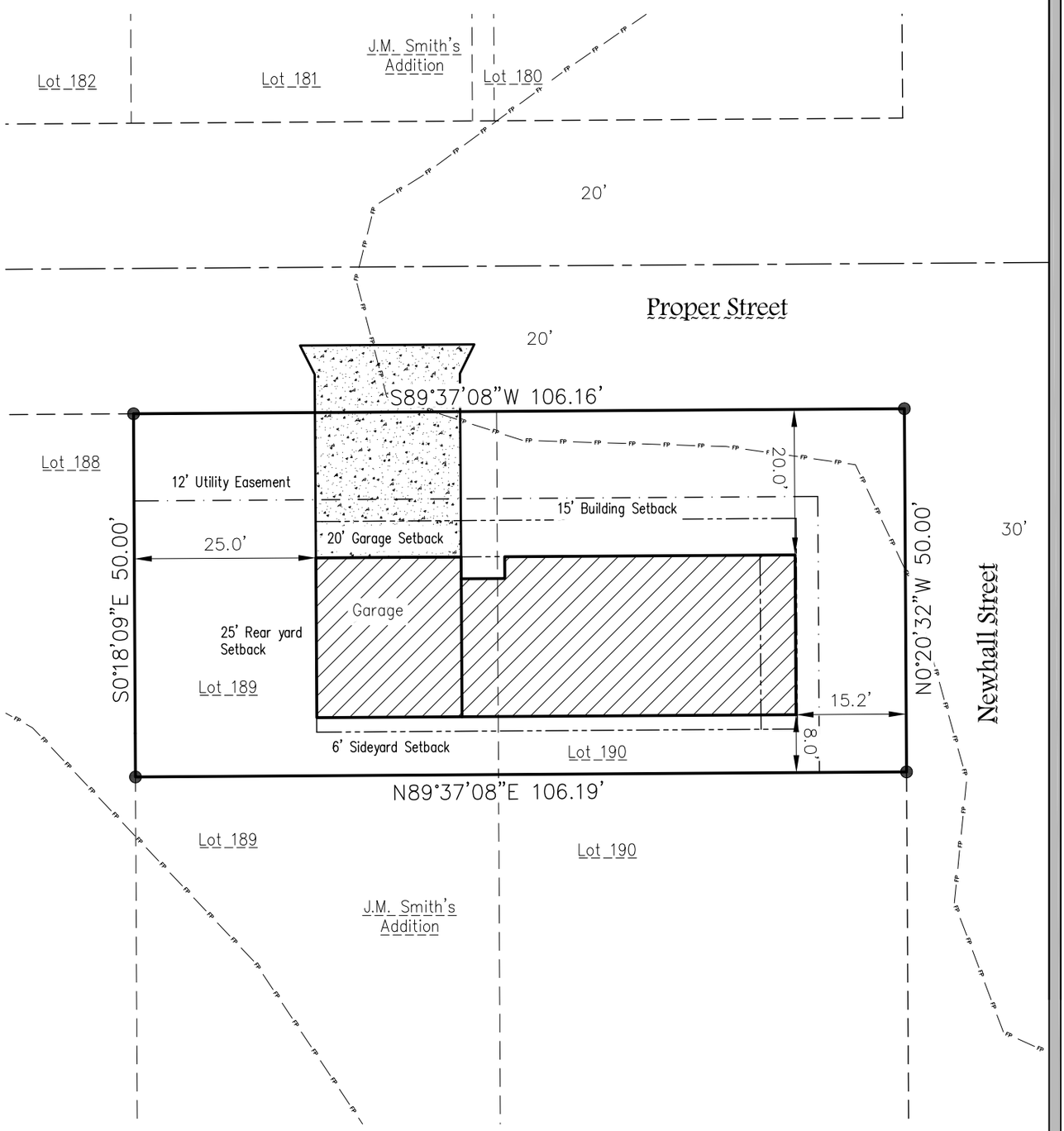
0 20 40 60

Scale: 1" = 20'

North

Legend

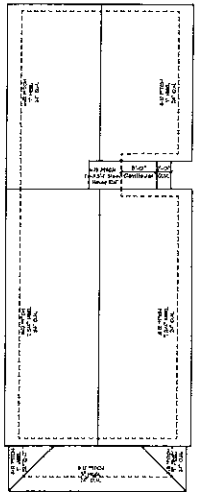
- point of record
- proposed concrete
- proposed building



Client: LeMense Quality Homes
Tax Parcel: 19-273
Drafted By: Tyler
File: Border CSM 021213.dwg
Data File: X-####.txt

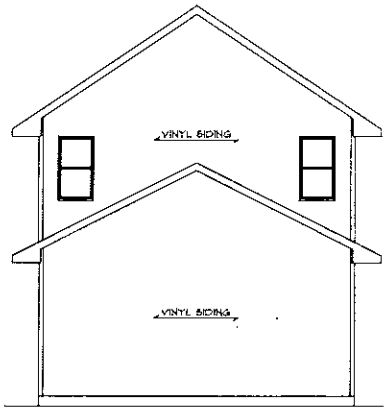
Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Sheet One of One
Project No.: -
Drawing No.: L-
Fieldwork Completed: xx/xx/xx



ROOF PLAN

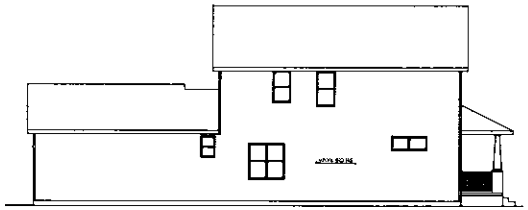
SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE:	
FIRST FLOOR:	643
SECOND FLOOR:	352
GARAGE:	434
FRONT PORCH:	82
REAR PORCH:	30

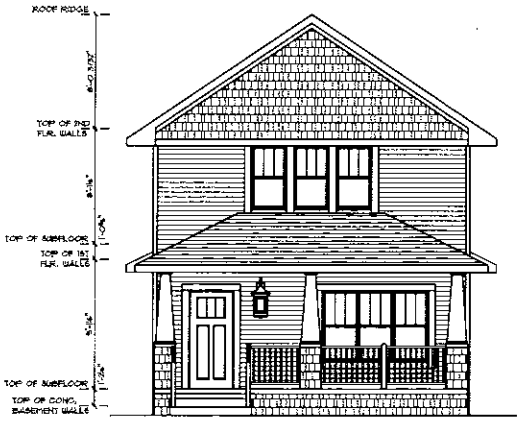


LEFT ELEVATION

SCALE: 1/8" = 1'-0"

RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

NOTE:

THIS CONSTRUCTION PLAN CURRENTLY DOESN'T NOTATE PROPER WALL BRACING REQUIREMENTS. PLEASE CONTACT WISCONSIN BUILDING SUPPLY PRIOR TO APPLYING FOR PERMITS TO INITIATE THE START OF THE WALL BRACING PLAN/CALCULATIONS

LEMENSE QUALITY HOMES

23-222-T

IMPORTANT NOTE:

Wisconsin BUILDING SUPPLY

Community & Economic Development Department
100 North Jefferson Street · Room 608
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3400
Fax 920.448.3426

TAX INCREMENT DISTRICT AFFORDABLE HOUSING (TIDAH) PROGRAM APPLICATION FORM

Name/Company: LeMense Quality Homes	
Contact Person: Mark LeMense	
Current Address: 3609 Glen Oaks Pass	
Telephone Number: (Home) 920 609-3575	(Work)
Email: Lemensequaliyhomes@icloud.com	

Type of Application: (mark all that apply)

Acquisition:	New Construction: ✔	Rehabilitation:

Type of Applicant: (mark all that apply)

Non-Profit:	For-Profit:	Project Developer: ✔	Project Owner:

Project Location: 235 Newhall Street
RDA/CITY owned parcel? YES or NO: Yes
Does applicant have formal control over the site? YES or NO: Yes
Is the project located in a Tax Incremental District or other priority location? YES or NO or UNSURE: Unsure

Project Cost:

Total Cost of Project: $297,281.00	Total # Units in Project: 1
TIDAH Funds Requested: 22,381.60	Rental Project or Homebuyer:

Project Description:

a. Provide a narrative description of the project, including details of the existing neighborhood housing stock, its average age, and general condition:

Construction of single family home.

Cost of the home to build is $297,281.00

Grant Money $22,381.60

Market value of home $274,900.00

b. Explain the need, intended use, and justification for TIDAH funds:

c. Describe the population intended to be served by this project and TIDAH funds:

This will create a greater tax base for the city of Green Bay and put a new Constuction home in the the city to incresae Value of homes located downtown.

d. Describe any other formal City housing goals or other community objectives from approved City plans or policies that are addressed by this project that would make this application for TIDAH funds even more competitive:

LeMense Quality Homes has completed over 7 homes in the last 2 years for the RDA which helps the Improvement of the community homes in the city of Green Bay.

e. Households/Persons Benefited:

Total # of households: 1	Total # of persons: 1+

Targeted Income Level*	RENTAL UNITS				OWNER OCCUPIED				STAND ALONE OR TOWNHOUSE
	Studio	1 unit	2 units	3+ Units	Studio	1 unit	2 units	3+ Units	
0 to 30% AMI									
31 to 80% AMI									
81% + AMI									
TOTAL									

Project Costs & Use of TIDAH funds:

a. New Construction or Rehabilitation

	Total Budget	TIDAH Funding	TIDAH %	20% Match
Rehabilitation of existing units				
Renovation of non-residential structures into residential units				
New construction of residential units	1	22,381.60	7.9%	92.1%
Other: (Detailed explanation must be attached)				
Other: (Detailed explanation must be attached)				

b. Acquisition

	Total Budget	TIDAH Funding	TIDAH %	20% Match
Land	0.00	0.00	0	0
Buildings	$297,281.00	22,381.60	7.9%	92.1%
Other Expenses:				
(Detailed explanation must be attached)				

c. Site/Off-site Improvements

	Total Budget	TIDAH Funding	TIDAH %	20% Match
Clearance/demolition	0.00	0.00	0.00	0.00
Drainage improvements				
Installation/renovation of sanitary sewers				
Remediation				
Transportation improvements (on-site)				
Transportation improvements (off-site)				
Other: (Detailed explanation must be attached)				
Other: (Detailed explanation must be attached)				

d. Total Cost and Total Home Funding

	Total Budget	TIDAH Funding	TIDAH %	20% Match
TOTALS	297,281.00	22,381.60	7.9. %	92.1%
Percentage of TIDAH Financing Project	0.00			
Total number of units	1			
Total number of TIDAH units	1			
Other: (Detailed explanation must be attached)				

Sources of Funds: Grants, Loans or Other Investors

a. Please attach commitment letters

b. Grant sources (complete as applicable)

Funding Agency	Amount	Application to be submitted/date	Application in review by agency/date	Approved for funding/date
LeMense Quality Homes	$297,281.00	6/2/2022		
RDA	22,381.60	6/2/2022		

c. Provide a list of previous affordable housing projects and project references.

**Any award of TIDAH Funds is subject to an executed agreement that shall include clawbacks or other penalties for failure to perform on the approved project.

Applicant's Certification:

The applicant certifies that all the information in this application and all information furnished in support of this application is given for the purpose of obtaining a grant under the City of Green Bay's Tax Increment District Affordable Housing Program.

Signature — Date

Mark LeMense — 6/2/2022

Signature — Date

Please initial the following:

ml	The applicant acknowledges that the City may enlist third party professional consulting services to assist in the evaluation of this request for funding, for which 100% of costs may be passed on to the applicant at the City's sole discretion.
Me	The applicant acknowledges that application may be subject to a public records search.

(For Office Use Only)
Date received: _____
Option awarded: _____
Payment received: _____

Equal Housing Opportunity

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
June 14, 2022	Ronda Bitney

AGENDA ITEM # D.6

Consideration with possible action on a request by LeMense Construction for the donation of 1200 Doty Street (Parcel 14-1356) and a TIDAH grant of $24,000 for the construction of a new single-family affordable home.

BACKGROUND

The RDA owns Tax Parcel 14-1356 located at 1200 Doty Street. This parcel was purchased using CDBG Funds. The property is zoned 1st Residential and located in Astor Neighborhood with a land value of $26,000.

Staff received a proposal from LeMense Construction to construct an owner-occupied, single-family, affordable housing dwelling. This parcel is an oversized city lot that could house two affordable-rate, single-family dwellings. The developer is requesting a donation of 1/2 ($13,000) of the lot along with a $24,000 TIDAH grant for the construction of a new home. The developer already has an income-qualified and financially-approved buyer for the house. Because this property was purchased using CDBG funding, there will be a deed restriction recorded with the transfer of property, ensuring the property remains affordable. Lot 2 would then be marketed for another single-family, affordable-rate home.

LeMense Construction has successfully completed a number of builds using RDA construction plans. Staff reviewed the financials for this project and is recommending approval of a one-year development agreement, which includes the donation of 1200 Doty Street and a grant of $24,000 of TIDAH funding for the construction of a new single-family, affordable home with completion of the project to be no later than June 14, 2023.

RECOMMENDATION

To approve a one-year development agreement, which includes the donation of 1200 Doty Street and a grant of $24,000 of TIDAH funding for the construction of a new single-family, affordable home with completion of the project to be no later than June 14, 2023.

FISCAL IMPACT

ATTACHMENTS

1. 1200-1 Doty Street LeMense Construction Application
2. 1200-1 Doty Street Build
3. 1200-1 Doty Site Plan

Community & Economic Development Department
100 North Jefferson Street • Room 608
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3400
Fax 920.448.3426

TAX INCREMENT DISTRICT AFFORDABLE HOUSING (TIDAH) PROGRAM APPLICATION FORM

Name/Company: LeMense Quality Homes	
Contact Person: Mark LeMense	
Current Address: 3609 Glen Oaks Pass	
Telephone Number: (Home) 920 609-3575	(Work)
Email: Lemensequaliyhomes@icloud.com	

Type of Application: (mark all that apply)

Acquisition:	New Construction: ✔	Rehabilitation:

Type of Applicant: (mark all that apply)

Non-Profit:	For-Profit:	Project Developer: ✔	Project Owner:

Project Location: 1200-1 Doty Street
RDA/CITY owned parcel? YES or NO: Yes
Does applicant have formal control over the site? YES or NO: Yes
Is the project located in a Tax Incremental District or other priority location? YES or NO or UNSURE: Unsure

Project Cost:

Total Cost of Project: $258,190.00	Total # Units in Project: 1
TIDAH Funds Requested: 25,000.00	Rental Project or Homebuyer:

Project Description:

a. Provide a narrative description of the project, including details of the existing neighborhood housing stock, its average age, and general condition:

Construction of single family home for affordable housing. We have a buyer that qualifies for affordable housing.
Cost of the home to build is $258,190.00
Grant Money $23,190.00
Market value of home $235,000.00

b. Explain the need, intended use, and justification for TIDAH funds:

In order the keep this home for affordable housing the TIDAH funds will be needed with the high cost of building materials

c. Describe the population intended to be served by this project and TIDAH funds:

This will create a greater tax base for the city of Green Bay and put a new Constuction home in the the city to incresae
Value of homes located downtown.

d. Describe any other formal City housing goals or other community objectives from approved City plans or policies that are addressed by this project that would make this application for TIDAH funds even more competitive:

LeMense Quality Homes has completed over 7 homes in the last 2 years for the RDA which helps the
Improvement of the community homes in the city of Green Bay.
This home has a buyer which is already approved for financing which falls into the affordable housing guidelines

e. Households/Persons Benefited:

Total # of households: 1	Total # of persons: 1+

Targeted Income Level*	RENTAL UNITS				OWNER OCCUPIED				STAND ALONE OR TOWNHOUSE
	Studio	1 unit	2 units	3+ Units	Studio	1 unit	2 units	3+ Units	
0 to 30% AMI									
31 to 80% AMI									
81% + AMI									
TOTAL									

Project Costs & Use of TIDAH funds:

a. New Construction or Rehabilitation

	Total Budget	TIDAH Funding	TIDAH %	20% Match
Rehabilitation of existing units				
Renovation of non-residential structures into residential units				
New construction of residential units	1	23,190.90	9%	91%
Other: (Detailed explanation must be attached)				
Other: (Detailed explanation must be attached)				

b. Acquisition

	Total Budget	TIDAH Funding	TIDAH %	20% Match
Land	0.00	0.00	0	0
Buildings	$258,190.00	23,190.90	9%	91%
Other Expenses:				
(Detailed explanation must be attached)				

c. Site/Off-site Improvements

	Total Budget	TIDAH Funding	TIDAH %	20% Match
Clearance/demolition	0.00	0.00	0.00	0.00
Drainage improvements				
Installation/renovation of sanitary sewers				
Remediation				
Transportation improvements (on-site)				
Transportation improvements (off-site)				
Other: (Detailed explanation must be attached)				
Other: (Detailed explanation must be attached)				

d. Total Cost and Total Home Funding

	Total Budget	TIDAH Funding	TIDAH %	20% Match
TOTALS	258,190.00	23,190.90	9%	91%
Percentage of TIDAH Financing Project	0.00			
Total number of units	1			
Total number of TIDAH units	1			
Other: (Detailed explanation must be attached)				

Sources of Funds: Grants, Loans or Other Investors

a. Please attach commitment letters

b. Grant sources (complete as applicable)

Funding Agency	Amount	Application to be submitted/date	Application in review by agency/date	Approved for funding/date
LeMense Quality Homes	$258,190.00	6/2/2022		
RDA	23,190.90	6/2/2022		

c. Provide a list of previous affordable housing projects and project references.

**Any award of TIDAH Funds is subject to an executed agreement that shall include clawbacks or other penalties for failure to perform on the approved project.

Applicant's Certification:

The applicant certifies that all the information in this application and all information furnished in support of this application is given for the purpose of obtaining a grant under the City of Green Bay's Tax Increment District Affordable Housing Program.

Signature

Mark LeMense

Date

6/2/2022

Signature

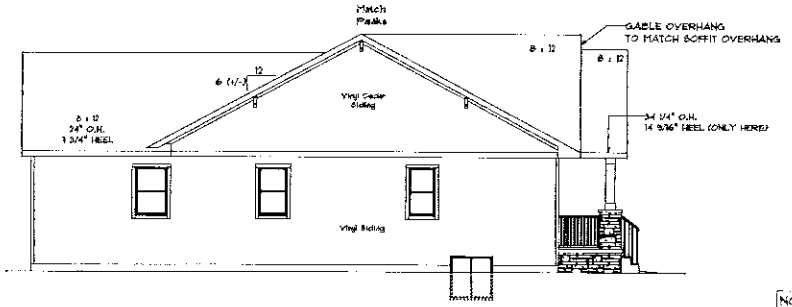
Date

Please initial the following:

ml	The applicant acknowledges that the City may enlist third party professional consulting services to assist in the evaluation of this request for funding, for which 100% of costs may be passed on to the applicant at the City's sole discretion.
Me	The applicant acknowledges that application may be subject to a public records search.

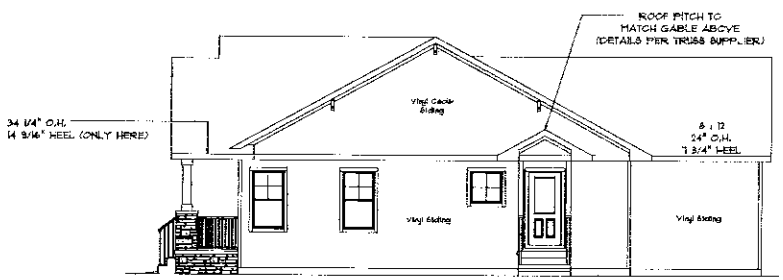
(For Office Use Only)
Date received: _____
Option awarded: _____
Payment received: _____

Equal Housing Opportunity



LEFT ELEVATION

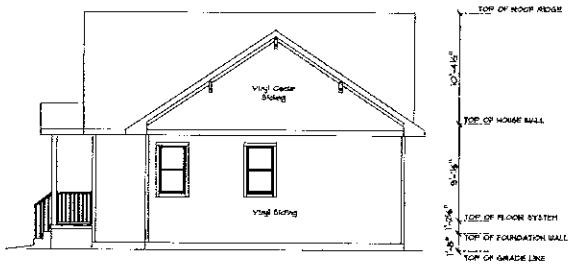
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

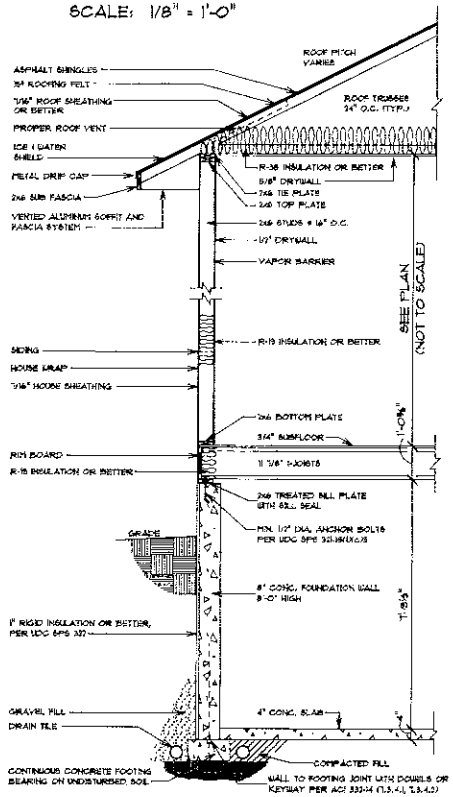
SCALE: 1/8" = 1'-0"

NOTE:
12" GABLE OVERHANGS TYPICAL UNLESS NOTED OTHERWISE



REAR ELEVATION

SCALE: 1/8" = 1'-0"



TYPICAL RANCH SECTION

SCALE: 3/8" = 1'-0"

ALL ITEMS TO BE VERIFIED BY CONTRACTOR

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

COPYRIGHT NOTE:
Original Concept Design By City of Green Bay Dept. Of Community and Economic Development Which Approved Unlimited Modification And Reproduction Of Design Applied To City Of Green Bay Lots

IMPORTANT NOTE:

- IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
- IT IS UNDERSTOOD THAT THE WISCONSIN UNIFORM DWELLING CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

CUSTOM DESIGNED FOR:

LeMense Quality Homes

JOB NAME: B Three Bedroom Ranch

DRAWN BY: MJK

DATE: 6/2/11

REVISIONS: 4/23/20 NLD
6/17/20 NLD

SQ. FT.: PER PLAN

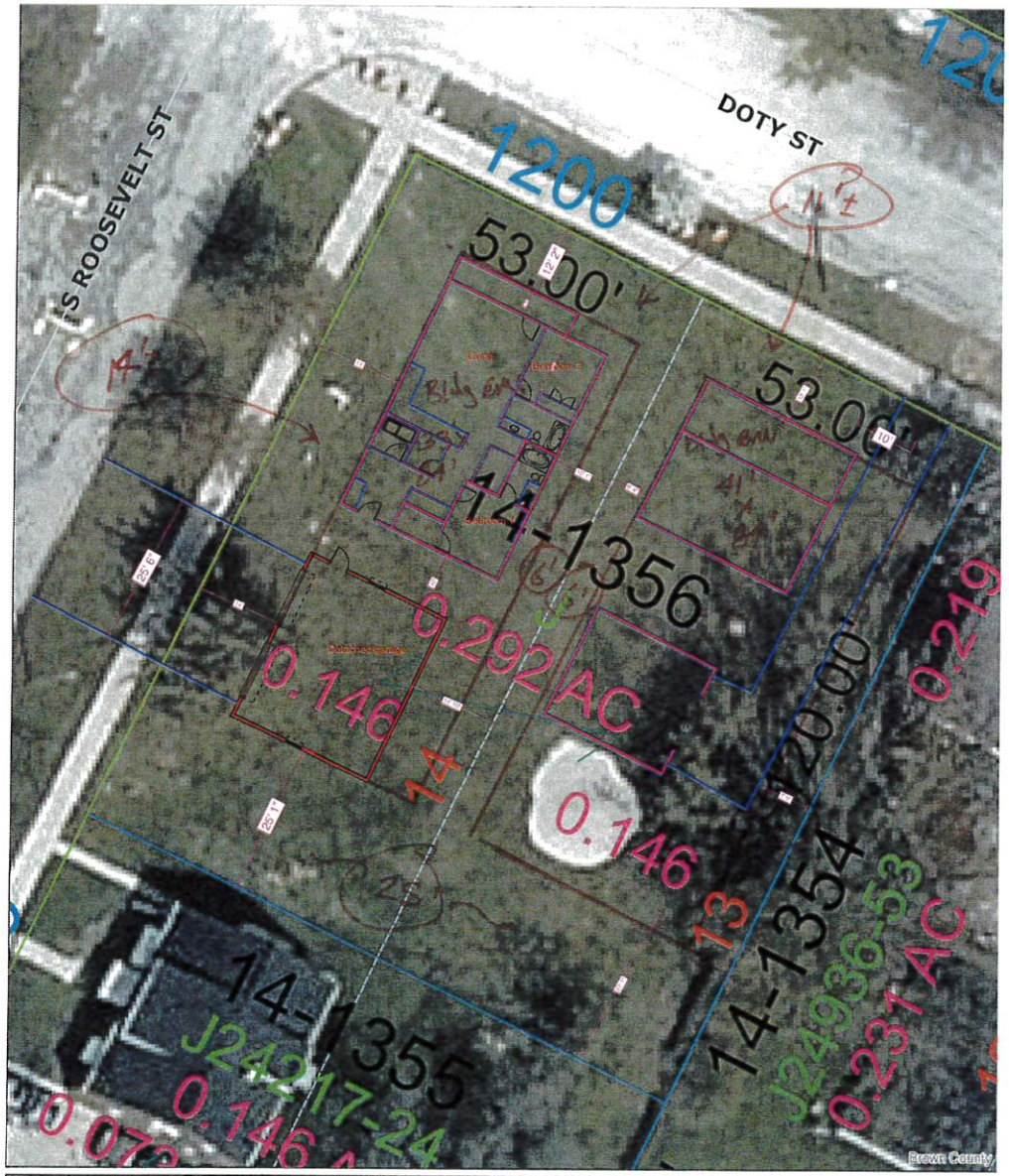
SCALE: AS NOTED

PLAN NO.: 20-204-R

Wisconsin BUILDING SUPPLY

OFFICE
PHONE (920) 496-5580
FAX (920) 494-8570
1930 LARSEN ROAD
P.O. BOX 10007
GREEN BAY, WI 54307

COMPONENTS:
PHONE (920) 496-5094
FAX (920) 498-1219
1745 MORAINE TERRACE
GREEN BAY, WI 54303



1200 Doty PRINCIPAL BLDGS
Dimn Regs

This map is provided by the City of Green Bay for reference and display purposes only.
The City makes no claims regarding the accuracy or completeness of the image or data presented.

1 in = 20 ft

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
June 14, 2022	Krista Cisneroz, Staff

AGENDA ITEM # D.7

Consideration with possible action to approve and recommend to the Common Council the City of Green Bay's 2022 Annual Action Plan for Community Development Block Grant Program (CDBG) and HOME Investment Partnerships Program (HOME) entitlement programs.

BACKGROUND

The City of Green Bay is an entitlement jurisdiction that receives federal funds from the U.S. Department of Housing and Urban Development (HUD) to invest in the City of Green Bay. The funds are provided under the Community Development Block Grant Program (CDBG) and HOME Investment Partnerships Program (HOME) entitlement programs.

These programs provide funding for municipalities and other units of government around the country to develop viable urban communities. This is accomplished by providing affordable, decent housing, a suitable living environment and expanding economic opportunities principally for low and moderate income persons. Each local unit of government develops its own programs and funding priorities through a five-year Consolidated Plan required by the U.S. Department of Housing and Urban Development (HUD).

Public input was received through public hearings and the objectives and outcomes identified in this plan are the results of needs identified by the public, local organizations and government departments.

The 2022 Annual Action Plan is attached and identifies how the CDBG and HOME Entitlement Allocations will be spent on activities that support the Five-Year (2020-2024) Consolidated Plan goals.

RECOMMENDATION

Approve and recommend to the Common Council the City of Green Bay's 2022 Annual Action Plan for Community Development Block Grant Program (CDBG) and HOME Investment Partnerships Program (HOME) entitlement programs.

FISCAL IMPACT

ATTACHMENTS

1. 2022 RDA Funding Draft
2. 2022 Annual Action Plan project descriptions

2022 Community Development Block Grant Allocations

Potential Projects	Staff Recommendations	Program Income	TOTAL
Public Service Programs			
Fair Housing Services	$20,000.00	$0.00	$20,000.00
Community Gardens	$17,000.00	$0.00	$17,000.00
Arts Coordinator	$52,915.00	$0.00	$52,915.00
Neighborhood Stabilization Services	$60,000.00	$0.00	$60,000.00
Subtotal for Public Service	***$149,915.00***	***$0.00***	***$149,915.00***
Home Improvement Loan Program (includes emergency rehabilition)	$150,000.00	$50,000.00	$200,000.00
Infrastructure and Park Improvements in CDBG Eligible Areas	$192,985.00	$0.00	$192,985.00
Beautification/Art Projects in CDBG Eligible Areas	$50,000.00	$0.00	$50,000.00
Economic Development Revolving Loan	$120,000.00	$260,000.00	$380,000.00
*** CDBG Administration**	$243,000.00	$0.00	$243,000.00
TOTALS	$905,900.00	$310,000.00	$1,215,900.00

2022 CDBG Allocation - $905,900

2022 Estimated Program Income $310,000 ($260,000.00 is restricted to Economic Revolving Loan fund)

Public Services-limited to a max of 15% total Entitlement + prior year PI

*** CDBG Administration amount is limited to a maximum of 20% total Entitlement plus Program Income**

2022 HOME Allocations

Potential Projects	Staff Recommendations	Program Income	TOTAL
Single Family Rehabilitation Loans	$100,000.00	$180,000.00	$280,000.00
Housing Development Advancement Projects	$332,449.00	$0.00	$332,449.00
Community Housing Development Organizations (CHDO) Set Aside	$87,000.00	$0.00	$87,000.00
*HOME Administration	$57,716.00	$20,000.00	$77,716.00
TOTALS	$577,165.00	$200,000.00	$777,165.00

2022 HOME Allocation $577,165

2022 Estimated Program Income $200,000

* HOME Administration amount is limited to a maximum of 10% total Entitlement plus Program Income

CHDO set-aside must be a minimum of 15% ($) of total Entitlement amount; Eligible activities include:

- Acquisition and/or rehabilitation of housing
- New construction of housing

2022 Annual Action Plan Project Descriptions

Fair Housing Services: As both a HUD mandate and an important component to affirmatively furthering fair housing choice, an allocation of CDBG funds will be utilized to ensure fair housing practices. Proposed activities under this project include educational services through presentations and direct assistance, managing fair housing complaints, and distribution of information of fair housing laws and illegal discrimination.

Community Gardens: Community Gardens in Green Bay will work to increase food security and decrease hunger through providing garden plots and educational opportunities to residents of Green Bay.

Arts Coordinator: Provide CDBG funding to assist with an Arts Coordinator for beautification activities in CDBG eligible neighborhoods in Green Bay.

Neighborhood Stabilization Services: Provide CDBG funds for public service activity or activities that address public safety and neighborhood social cohesion.

Home Improvement Loan Program (including emergency rehabilitation): Activities in the project will focus on the continuation of residential real estate activities such as assisting low-to-moderate income (LMI) homeowners with home improvement and emergency repairs of their property.

Infrastructure and Park Improvements in CDBG Eligible Areas: Activities in this project will focus on infrastructure improvements and park improvements in the Olde North Neighborhood. Activities such as alley resurfacing, eliminating trip hazards on sidewalks caused by tree roots and making improvements to ensure sidewalks are ADA accessible, streetscape improvements, and infrastructure replacement designed to improve the overall quality of living in the LMI impact neighborhoods will be examined and implemented.

Beautification/Art Projects in CDBG Eligible Areas: Activities in this project will focus on beautification and art in the Olde North Neighborhood.

Economic Development Revolving Loans: Economic Development projects will consist of programs that provide low-interest rate loans, which serve as gap financing, as long as business owners commit to creating full-time equivalent positions for LMI individuals.

Administration: 20% which is allowed under the program rules, used for staff salaries.

Single Family Rehabilitation Loans: This program is designed to improve the housing stock in LMI area neighborhoods. LMI households apply for deferred interest loans. The rehab loans help low-income homeowners pay for necessary maintenance for their properties, thus increasing the attractiveness and value of the entire neighborhood.

Housing Development Advancement Projects: The City has allocated HOME funding to project(s) that will create additional opportunities for quality affordable housing units in Green Bay. Housing Development Advancement Projects will be used as a development subsidy for new affordable housing units, rehabilitation of blighted housing, and new affordable rental units.

Community Housing Development Organizations Set Aside (CHDO): The City has allocated HOME funding to project(s) that will be carried out by a local Community Housing Development Organization (CHDO). These projects will involve the construction or rehabilitation of homes for permanent, single-family housing or rental housing for LMI families. Staff will work with the CHDO staff in order to identify projects and follow the existing CHDO application process.

Admin: 10% which is allowed under the program rules, used for staff salaries.

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
June 14, 2022	Krista Cisneroz, Staff

AGENDA ITEM # D.8

Consideration with possible action on pre-approval of Contract "CD22-01 Third Street Reconstruction" to the low qualified bidder, with CDBG funding not to exceed $399,000.00.

BACKGROUND

The Department of Public Works is bidding out a CDBG-funded neighborhood project for the reconstruction of Third Street (S. Chestnut Avenue to S. Maple Avenue). The bid opening for Contract "CD22-01 Third Street Reconstruction" is scheduled for June 21, 2022. In an effort to expedite the start date of this contract, DPW staff is requesting the RDA authorize the award of contract "CD22-01 Third Street Reconstruction" to the low qualified bidder, with CDBG funding not to exceed $399,000.00.

RECOMMENDATION

Authorize staff to award Contract "CD22-01 Third Street Reconstruction" to the low qualified bidder, with CDBG funding not to exceed $399,000.00.

FISCAL IMPACT

ATTACHMENTS

None

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
June 14, 2022	Ronda Bitney

AGENDA ITEM # E.1

Update from The Really Good Idea Co. regarding 101 N. and 109 N. Adams Street.

BACKGROUND

The RDA approved a six-month planning option with a three-month update from the developer, The Really Good Idea Co.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
June 14, 2022	Krista Cisneroz, Staff

AGENDA ITEM # E.2

Financial report and check register.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. RDA Financial Report 2022
2. Check Report

Redevelopment Authority
Financial Report
CDBG
05/31/2022

CDBG Entitlement Funds	2022 Budget	2021 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Public Works Improvements	-	14,471.86	-	-	-	14,471.86
Fair Housing	-	29,695.00	-	12,825.00		16,870.00
Public Services	-	156,243.67	-	29,219.81		127,023.86
CDBG Eligible Areas HILP Program	-	89,973.00	-	49,267.00	-	40,706.00
CDBG Eligible Areas Public Facilieities and Infrastructure	-	407,736.98	11,422.74	-	-	419,159.72
CDBG Eligible Areas-Beautificatio/Art	-	87,054.77	-	-	-	87,054.77
Economic Development	-	438,819.12	127,569.80	250,000.00		316,388.92
ED Façade & Demo Loans	-	134,123.12		55,347.20		78,775.92
Administration	-	169,086.79	-	93,266.44		75,820.35
	$ -	**$ 1,527,204.31**	**$ 138,992.54**	**$ 489,925.45**	**$ -**	**$ 1,176,271.40**

CARES CDBG-CV Funds	2022 Budget	2021 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Administration	-	16,270.14	-	12,226.69	-	4,043.45
Businesss Improvement Districts	-	29,750.00	-	-	-	29,750.00
Homlessness Assistance Programs	-	70,276.51	-	-	-	70,276.51
Economic Development Business Relief	-	16,500.00	-	10,000.00	-	6,500.00
Essential Frontline Employyee Relief Program	-	44,391.65	-	-	-	44,391.65
Rental/Mortgage Assistance Program LMI	-	155,518.06	-	75,515.15	-	80,002.91
Urgent Need-Business Relief and Rental.Mortgage	-	50,000.00	-	5,000.00	-	45,000.00
	$ -	**$ 382,706.36**	**$ -**	**$ 102,741.84**	**$ -**	**$ 279,964.52**

Redevelopment Authority
Financial Report
HOME
05/31/2022

	2022 Budget	2021 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Single Family Rehab Loan Program	-	657,323.60	127,372.95	33,230.00	62,522.00	688,944.55
CHDO Projects	-	201,000.00	-	-	-	201,000.00
Downpayment Closing Cost Assistance	-	53,500.00	-	-	-	53,500.00
Housing Development Projects	-	758,943.03	-	-	-	758,943.03
Administration	-	88,234.97	14,152.55	18,800.91		83,586.61
HOME-ARP Admin	-	97,410.80	-	-	-	97,410.80
	$ -	**$ 1,856,412.40**	**$ 141,525.50**	**$ 52,030.91**	**$ 62,522.00**	**$ 1,883,384.99**

City of Green Bay RDA
Check Register
May 31, 2022

CHECK #	CHECK DATE	VENDOR NAME	AMOUNT
21598	05/25/2022	COLE DUCTAN	3,150.00
21599	05/25/2022	CITY OF GREEN BAY	24,384.40
21600	05/25/2022	NEIGHBOR-WORKS GREEN BAY	6,561.25
21601	05/25/2022	NEWCAP, INC.	3,428.37
			$ 37,524.02