



MINUTES 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.

I. 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.

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

Liaisons Present: Jeff Mirkes, Leah Weycker

B. APPROVAL OF THE AGENDA.

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

Moved by Matt Schueller, seconded by Ald. Randy Scannell to amend the agenda by moving Informational Item 1 to Regular Business Item 1 and moving Regular Business Item 8 to Regular Business Item 2. Motion Passed.

Yes- Kathy Hinkfuss, Matt Schueller, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to approve the amended agenda. Motion Passed.

Yes- Kathy Hinkfuss, Matt Schueller, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

C. APPROVAL OF MINUTES.

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

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to approve the minutes. Motion Passed.

Yes- Kathy Hinkfuss, Matt Schueller, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

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.

Moved by Ald. Randy Scannell, seconded by Jessica Ganther to grant a 60-day extension to the planning option with MF Housing Partners, LLC for the 1100 Block of East Walnut Street. Motion Passed.

Yes- Kathy Hinkfuss, Matt Schueller, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

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.

Moved by Kathy Hinkfuss, seconded by Ald. Randy Scannell to open the floor. Motion Passed.

Yes- Kathy Hinkfuss, Matt Schueller, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

Garritt Bader provided an update.

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to close the floor. Motion Passed.

Yes- Kathy Hinkfuss, Matt Schueller, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss 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. Motion Passed.

Yes- Kathy Hinkfuss, Matt Schueller, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

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.

Moved by Kathy Hinkfuss, seconded by Jessica Ganther 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. Motion Passed.

Yes- Kathy Hinkfuss, Matt Schueller, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

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.

Moved by Kathy Hinkfuss, seconded by Ald. Randy Scannell 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. Motion Passed.

Yes- Kathy Hinkfuss, Matt Schueller, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

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.

Moved by Kathy Hinkfuss, seconded by Ald. Randy Scannell 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. Motion Passed.

Yes- Kathy Hinkfuss, Matt Schueller, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

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.

Moved by Ald. Randy Scannell, seconded by Jessica Ganther 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. Motion Passed.

Yes- Kathy Hinkfuss, Matt Schueller, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

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.

Moved by Kathy Hinkfuss, seconded by Jessica Ganther 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. Motion Passed.

Yes- Kathy Hinkfuss, Matt Schueller, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

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.

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to authorize staff to award Contract "CD22-01 Third Street Reconstruction" to the low qualified bidder, with CDBG funding not to exceed \$399,000.00. Motion Passed.

Yes- Matt Schueller, Randy Scannell, Kathy Hinkfuss, Jessica Ganther, No- None, Abstain- None.

E. INFORMATIONAL.

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

Moved by Ald. Randy Scannell, seconded by Jessica Ganther to open the floor. Motion Passed.

Yes- Kathy Hinkfuss, Matt Schueller, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

Joseph Zeitler provided an update.

Moved by Ald. Randy Scannell, seconded by Jessica Ganther to close the floor. Motion Passed.

Yes- Kathy Hinkfuss, Matt Schueller, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

2. Financial report and check register.

3. Director's report and project updates.

Neil Stechschulte provided the Director's report and project updates.

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

F. ADJOURNMENT.

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to adjourn. Motion Passed.
Yes- Kathy Hinkfuss, Matt Schueller, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

VERBATIM MINUTES

- Green light from our IT here So all yours, sir.
- Okay. Let's kick off our meeting. Why don't we start with roll call? And Alder Randy Scannell
- Present.
- Deby Dehn? Debbie's not here, Kathy Hinkfuss.
- Here.
- Melanie Parma is excused. Gary Delveaux is excused and our newest member to the group today in her first meeting, Jessica Ganther
- Here.
- All right, and welcome. We're glad to have you here.
- Welcome.
- We couldn't even had the meeting without you so I'm glad you showed up.
- Picked a good time to show up.
- That's right.
- So we'll move on to the approval of the agenda. And I've got a motion here to move up two items. So the first that we would move up, and it's a really good idea is from the informational section, we would move up the update from The Really Good Idea Company regarding 101 North and 101... 109 North Adams. We'd move that to item number one. And we've moved up what's currently listed as item eight consideration with possible action on a preapproval of a contract for Third Street Reconstruction. We would move that to item number two. Do I have a second?
- Second.
- We have a motion and a second. All those in favor, say aye.
- [Group] Aye.
- Great. We've got an agenda.
- Motion to approve the amended agenda.

- Second.
- All those in favor. Say aye.
- [Group] Aye.
- Excellent. Let's go to approval of minutes. So we've got minutes since our last meeting from both May 10th and May 24th. Do we have a motion to approve?
- Motion to approve.
- Second.
- Got a motion and a second. All those in favor, say aye.
- [Group] Aye.
- Okay. Carrying on to our first agenda item, which will be the update from the Really Good Idea Company regarding 101 North and 109 North Adam street.
- Yep. And both Joe and Justin are here. So they will go ahead and give you guys an update.
- So motion to open the floor.
- We have a motion. Do we have a second?
- Second.
- We have a motion and a second. Floor is open. Let's have the update.
- All right. Yeah. So nothing too exciting, which is good.
- Nothing too exciting. You're here to talk us.
- So we, so we're trucking along. Everything's still moving as we expected, everything's on track to hopefully start with the facade and breaking ground in the later stages of this year. we received term sheets from two separate banks that are willing to work with us through this project. We are currently in the process of working with a few different brokerages and private parties to acquire the historic tax credits. And that's kind of the process that we're in right now. So we're looking to sell about 1.2 million dollars of the historic tax credits on front. And we have a few interest parties that we're working with. And then we're also working with our architecture firm, Legacy Architects out of Chippewa again. They're kind of in the background getting everything together to get our bids together so we can ultimately get those historic tax credits hopefully sooner than later. So we're kind of right in the meat of things where we expected, you know, three months into a six month option.
- And if everything goes as hoped, when do you think you'd be starting construction?

- Construction would be phase. The first phase would be restoring windows and doing the side of the building, which ideally would be before it gets too cold is the goal. Obviously limestone windows,
- September.
- Things like that.
- I was gonna say, how do you define that?
- And then next phase is happening in spring of next year.
- Any questions from anybody else? No? Okay. Sounds great. Awesome. Appreciate you.
- Good luck, Gavin. Thanks.
- Sounds like a really good idea. Sorry, you guys had to hear that. Couldn't pass it up.
- Okay. Let's move on to our next agenda item consideration with possible action on preapproval of the contract CD 22-01 Third Street Reconstruction.
- Oh, we need to, we close the floor.
- Oh, motion to close the floor.
- Second.
- We have a motion and a second to close the floor.
- All those in favor. Say aye.
- Aye.
- Aye. All right. Now we're gonna move on to the next agenda items regarding Third Street Reconstruction.
- Sure.
- This yours Will?
- This is mine and, well and Krista's. Krista is enjoying the beginning of her vacation overseas.
- Sounds good.
- Does sound good. But you know, being here with all of you is good too. So this is a pretty straightforward item. The bidding window does not line up with the RDA meeting for approval. So to help expedite this process to get the money out the door and the work started, we're seeking preapproval of the most qualified bidder and that's if we exceed \$399,000 for the reconstruction of

Third Street. If you have any technical questions regarding that reconstruction process and the bidding process, Matt is here from DBW. Who've been with us.

- Different Matt.

- Different Matt

- I guess, my question would be what drove, you know, the figure that's here at 399? Is there something particular about that or just expected cost for the crime?

- It was actually unexpected. We came in higher than expected. Matt, would you like to speak for that?

- Yeah. I mean originally when well, the funding was set with Will and Krista, and so the project is going to entail one block reconstruction of Third Street, from Maple to Chestnut. So as part of that, it's not only gonna be pavement replacement. We're also gonna be updating the water main as well as some sewer as well, so adding those utilities on to there, as well as the laterals and services set us right at where the budget was. Our pricing has come in good this year so far. So we're optimistic that we're gonna do it.

- You're about the people then that I know who would say pricing is coming in well.

- Yeah.

- If you'd like a job in our purchasing...

- I know. We've been very lucky so far.

- That's really good.

- Yes. But the bid, just kind of off from what Will was saying, so the project's currently out for bid we've advertised the last two Fridays and it opens, the bids open next Tuesday. So just didn't line up with where the RDA meetings, were to be held. If we did wait until the July meeting, we're fearful that we would not be able to get. Right now, the issue we're having is material shortages and being able for those contractors to order the materials, specifically water main materials, to get them here and get that constructed before the snow flies and asphalt plants close. That's why we're requesting the approval.

- I love it, how we get our one 90 degree day of the year and all of our agenda items talk about when the snow flies.

- Gotta love Wisconsin.

- Yes.

- Okay. Any of you got any other questions for Matt or for will? I'd entertain a motion then?

- Motion to approve.

- Second.
- We have a motion and a second. All those in favors say, aye.
- [Group] Aye.
- It's approved. All right. Let's move on to our next agenda item, which was originally the first on our list, which will be 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.
- Right.
- You again, Will.
- Thank you.
- We have all yours lined up.
- Not, not quite, not quite, I don't think. So in a meeting last month, right? We were made aware of the unfortunate news that Mf Housing Partners were not awarded the WHEDA tax credits to develop the 43 units of affordable housing on the 1100 block of East Walnut. It was decided in an event meeting to give Mf Housing Partners you know, 30 days to explore other potential funding sources, I'm happy to report that we've been in communication with Mf Housing Partners and they have identified additional funding options and would like some additional time to explore those. Specifically, they're looking at a form of WHEDA lending a bonding, to help make this project work. So they're looking for a 60 day extension and where staff is in support of that, Tom Placener is part of Mf Housing Partner team, is here. So if you would like to open the floor to ask any specific questions to him, you can certainly do that.
- Anybody like to open the floor?
- Anybody got a specific question?
- I only have one and Will, I'll try with you first.
- Sure.
- Before we have to open the floor. Does moving to this financing source change anything about the way the project would be done?
- So the only thing that I will say, and I don't want to go into too much detail just because not all of it is ready for public knowledge, but depending, there's, we're exploring an additional partner as well in this. And if they are interested and want to move forward with this, it could potentially reduce the amount of units by maybe a three bedroom, just cause they require a little bit more space to make that work. But other than that, the footprint of the building is going to stay the same.
- Okay.

- Is there anything that they'd like to tell us?
- I guess you'd have to open up the floor then.
- Well, I'll look for a nod of a head.
- No I think Will's doing a great job. Yeah.
- Okay.
- All right then since there's no further question or comment, do we have a motion?
- Motion to approve.
- Do we have a second?
- Second.
- All right. Well done, Jennifer. You're already in the group. So we have a motion and a second to grant the 60 day extension to the planning option with Mf Housing Partners. All those in favor, say aye.
- [Group] Aye.
- All right, motion carries. Let's go on to the next. And this is consideration with a possible action on a request by GB Real Estate Investments, LLC, to extend a planning option for tax parcel 11-95-A.
- Yep. That's gonna be me.
- Okay.
- That is our Main Street parcel. Back in October of 2020, RDA did issue a nine month planning option to Green Bay Real Estate Investments for this parcel. RDA did authorize at that time for staff to issue two additional six months extensions, which has already been done and will expire at the end of this month. RDA, a developer has requested from the RDA to grant another six month extension to the planning option, and is requesting also for RDA to authorize staff to approve another six month extension, if needed by the developer. This is going to, this is contingent on the acquisition of adjacent privately-owned parcels. Negotiations have begun with the developer and those property owners. This parcel was acquired in 2006 for blight elimination. Our recommendation is to approve a six month extension of the planning option to Green Bay Real Estate Investments, and then to return to the RDA for any additional extensions from that point.
- Okay. How about we open up the floor here? I believe the developer's here.
- True.
- And so I would suggest we make a motion.

- I'll make a motion to open the floor.
- We have a motion, do we have a second?
- Second.
- And a second. All those in favor, say aye.
- [Group] Aye. Let's, Garrett, if you could give us an update on kind of what's going on with the project and you know, we're now nine plus six plus six, which is some big number that I can't do off the top of my head. And I won't try, but if you could kind of give us an update on how we're here and what you're needing and trying to do.
- Sure. Well, thanks for having me here again. The thing is, most know the site is figuratively and literally a culture sink. So the need to assemble something around it is pretty critical to make something develop there. And with the belief that that corner should be something that's fairly notable, but having participation from ownership around it in some fashion is critical to making that happen. To date, that has been... tricky. I don't wanna say anything bad in any way, but just, it will take some time to line up adjacent ownership needs and the needs of the project. This hopefully will help allow more time for some of those discussions to continue.
- And what will you do with the additional six months?
- Largely just contact with adjacent ownership. Some of their interests and pursuits have been impacted by various macro events of which we've all experienced, but timing on some of their activities has been flux. So admittedly, I mean aside from some of the imagery, which I believe you all have seen, that has been done already, not, admittedly, a lot of that news happening right now until we know a little bit more of which direction is the building gonna be oriented and who's gonna be involved.
- So, the orientation that we see is very preliminary.
- Correct. What you've seen was along Monroe. It could easily be more along Main depending on ownership on the south or the east of the corner.
- Got it.
- So you're disoriented.
- Well. It's high praise coming from Randy, but yes. I almost did wear that shirt today, by the way, imagine how we would've looked.
- Aw. United.
- Man, can I just, this also was contingent on the extension of the agreement for the parcel adjacent through the EDA, which they did get approval for that.

- Which is the EDA parcel?
- The I I-92, which is the Main. Which is, oh, it's not on that one, is it? So the redevelopment authority owns the parcel on the corner. And then to the north of that, the parcel is owned by the city of Green Bay.
- Yeah.
- It's where that establishment used to be that was torn down a while ago.
- No, which one's that Cheryl?
- It's kind of to the east on the corner there. Right on the corner.
- That establishment.
- Yeah.
- Cheryl, you are being so veiled.
- So are we saying that something else has been approved and it's contingent...
- There are two parcels here.
- Yes.
- One by the RDA, one by the city. So the city, the Economic Development Authority had to approve a planning option extension for the city parcel, which happened. And they did.
- So related, but not tied directly to somewhat related, so.
- So what you were saying is you were the sole hang up. Is what you're saying.
- I'm saying that it's been approved by the city.
- Statement of fact. Okay. Any more questions for Garrett? If not, then I'll take a motion to close the door.
- So move.
- We have a second?
- Second. We have a motion a second. We'll go back to regular business.
- Motion to approve.
- Motion to approve, yep.

- Yep. And the motion here is then to approve a six month distinct extension and then it would return to the RDA for future. All those in favor, say aye.

- [Group] Aye.

- Okay. Motion has passed. And we'll go on to the next item on the agenda then, which is consideration with possible action to amend the tax increment district affordable housing. And Jessica, just so you know, that's TIDA. Fund policy to include a period of affordability for units created to assist low to moderate income individuals.

- So when we created the policy, we failed to put that period of affordability in. So in other words, if you're going to give TIDA funding to create these units we wanna make sure that they remain affordable for a period of time. So we just mimic what we do with our home funding now. And it's based on the amount of funding that you receive. And then it's the amount of years following that. So we just added that into this policy.

- And the TIDA funding. This comes from is this coming from the tids when we close them and there's incremental funding in there, that's-

- We hold them open for an additional year.

- Okay. Got it.

- And we have about 1.1 million in that funding pool right now.

- Okay.

- Let's go swimming.

- For sure.

- Let's swim.

- Second.

- So we have a motion and a second to amend the policy as shown and to mimic essentially what's done with home funding, all those in favor, say aye.

- [Group] Aye.

- Okay. That one has passed as well. Let's move on to our next. Consideration with possible action to approve tax increment district affordable housing grant funding for the development of six affordable rental units at 317 Dousman street.

- Yeah. I'm gonna take this one.

- Yeah. Is this our first?

- It is.

- TIDA funding project?

- Well, we've had one. Mf partners actually had some potential funding.

- Okay.

- With that, so.

- Okay.

- Yeah. So the build, oh, go ahead. The building located at 317 Dousman street is the Bangkok Garden building and over the last 30 years, it has been deteriorating due to limited maintenance. It is a very stately building located in the Broadway district and we'd like to see it redeveloped. We have received a proposal to renovate that building, to restore the building to full occupancy with commercial on the first floor and six residential units on the second floor. That would be by gutting, actually by gutting both floors, installing new HVAC, plumbing, electrical, service, and then signing new leases with new tenants. There are currently no residential units there. The developer, BFAM, LLC is requesting 40,000 per unit. So that is an equal of TIDA Grant funding equaling \$240,000. This project is aimed at meeting the 80% LMI threshold for potential residents that are including working in the area, needing public transportation and wanting to live downtown. We have reviewed the application. It does fit within the financials and the guidelines of the TIDA application. Developer will need to be successful in obtaining grant funding in order to meet the 20% equity requirement. We do, staff recommends the 240,000 of the TIDA funding to be used toward the development of these affordable residential units with a period of affordability being a minimum of 10 years. This is also contingent on the receipt of additional grant funding, which is the contingency of receiving the CBI grant. Again, Garrett is available. So if anyone has any questions?

- Does anybody have any questions?

- No, I don't. I mean, I'm certainly supportive of trying to save that building, which is a key visible downtown corner. You know, a nice looking building and you have great stuff going on all around there. So.

- There was a really detailed article in paper, too, talking about saving this building, which is, we definitely want to, it's a stately building downtown and, so.

- And the second floor is just empty?

- Probably not.

- Yes.

- It's in pretty bad shape, I think.

- I would argue, don't put words in it's worse than empty.

- It's worse than empty.
- Lot of the mechanicals and things are just kind of installed in the middle of nowhere. And without, it really needs to be fully, fully renovated is probably an understatement.
- How's the roof?
- Accurate my time is.
- It needs some help, but not as bad as I think the rest of the inside of the building.
- So we don't need to raise the roof? Right?
- I move to approve.
- We have a motion to approve?
- Do we have a second?
- Second.
- We have a second to approve the use of \$240,000 of TIDA funding for development of six affordable rental units at 317 Douson street. All those in favor, say aye.
- [Group] Aye.
- Motion is approved. Let's go on to our next consideration with possible action on a request by Laments Construction for the donation of 235 New Hall Street and a TIDA grant of \$23,000 for the construction of a new single family market rate home.
- So that's me again, excited about this. This does request another TIDA grant. This one would be for a single family market rate home. This parcel was purchased with neighborhood enhancement funds in 2016. Zoned first residential, the land value of \$10,800. They did present a proposal to construct a two story owner occupied single family market rate home. As you know, Laments has done quite a few projects with us in our infill lots, and they are very successful in completing that, entering those over into our tax base. They are requesting the TIDA grant assistance in the amount of \$23,000 with the donation of the parcel at no cost. We reviewed it. It does meet the requirements of the TIDA funding. Therefore staff does recommend the donation of the lot and the grant of \$23,000 with the project to be completed no later than June 14th of next year.
- Question, and maybe it wasn't the TIDA grant, but during the pandemic, we had a bunch come back because prices had increased. And I thought we, didn't we raise this minimum amount?
- Well, we look at, for TIDA, we look at there, we punched numbers and we look at equity and how much money they put in and what their gap is.
- Okay. So it's different.

- We used to have the new homes in the neighborhood program, which is a straight \$25,000 and a free lot. We were, that was a different funding source. When we use the TIDA funds, we have to actually look at that gap that's created, so.

- Okay.

- That's why it's a little less than 25.

- Okay. Thank you.

- So I assume that's what you determined to be the gap in the funding.

- Yes. Yep, correct.

- Is that, and how long have we owned this lot?

- We purchased it in 2016.

- Okay. So six years.

- Move to approve.

- So we have a motion to-

- Second.

- approve and a second, all those in favor, say aye.

- [Group] Aye.

- Motion passed. Next item on the agenda. This is the Laments Construction section of the agenda consideration with possible action on a request by Laments Construction for the donation of 1200 Doughty Street and a TIDA grant of 24,000 for the construction of a new single family affordable home.

- Okay. This lot was purchased, is located in the Astern neighborhood with a land value of \$26,000.

- Not Astern.

- I was gonna say, it's in Astern?

- Not Doughty street.

- We're at 1200 Doughty, right?

- Oh yeah. I did put that in there. Hm, okay.

- Was gonna say there's a lot in Astern?

- Astern's gone.
- Okay. I apologize for that.
- Right site map, wrong neighborhood.
- We could take over a couple other neighborhoods.
- Let's just take over the neighborhood. Yep. Okay. So they're looking to construct an owner-occupied single family, affordable housing. However we determined when they first gave us this proposal, that the lot is an oversized lot that could easily have two homes on the lot. Therefore, the developer is asking, is requesting a donation of the half of the lot. We did propose to them to also take over the second half of it, building two homes. This one was purchased with CDBG funds. So there is some deed restrictions along with that, making that both of 'em would need to be affordable housing. Laments felt that they were in a position to be able to do the one property, the one home for affordable, and therefore they're requesting the RDA to donate half of the land. So we would be doing a CSM to split that.
- What is CSM?
- Certified survey map.
- Thank you.
- Sorry about that. I go right into the slang there there. He does have a qualified- an income qualified buyer that does meet the CDBG funding for that part of the lot. So they're request is the half of that lot with a grant of TIDA funding for \$24,000 to cover that grant, to cover that gap with the project to be also completed no later than June 14th of 2023.
- And then what happens with the other half of the lot?
- We would remarket it. We would market it for affordable housing.
- So we could end up with potentially two.
- It's actually a double lot that was combined at one time. So we're just gonna split it back up.
- Resplit it back up.
- So there's two single family lots.
- A CSM.
- We'll do a CSM. Sorry about that.
- Very good. And once again, the 24,000 is the gap that exists on doing this project.

- Yes.
- Okay. Perfect.
- Which allows it to remain so we can get it low income, reasonable pricing.
- Yep.
- Motion to approve.
- We have a motion.
- Do we have a second?
- Second.
- Motion from Jennifer is a second.
- All those in favor, say aye.
- [Group] Aye.
- Motion carries. We're moving right along. Okay. Next item on the agenda is 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 and home improvement partnership program entitlement programs. Who's got this one?
- That'll be me.
- Will.
- Hello again.
- He's back.

- I'm back. And it's that time of year again, where we are going over our annual action plan for our federal programs and Jessica, I, you know, I'm gonna take a little bit of time just to give some brief background on these dollars. So we are an entitlement community, Green Bay is. So we are entitled to funds from hut and these come in the form of community development block grant and home investment partnership programs. And the purpose of these funds are to inject resources and help develop more sustainable and viable urban communities. So these funds are geared towards more to the low to moderate income neighborhoods of the city and the communities. Our community development block grant program is a little bit more versatile than the home. So these funds can be used for infrastructure improvements, such as streets as a previous agenda item before regarding resurfacing of Third Street, that's with redevelopment block grants. Now this they can also use for playground equipment. So there are a number of parks in the city that have been funded through community development block grant, but then it also allows us to do revolving loans, economic development, revolving loan program, which Wendy Thompson administers. And then also public

service generally. So we have a 15% cap. So we can't use more than 15% of our allocation plus any program income towards general public services. So this could be homelessness prevention. It could be crime prevention, neighborhood activities, cohesion activities, et cetera. So within here is the, in your packet is the proposed allocation and budget. I will note that the 2022 allocation has been reduced by approximately \$70,000. So we are dealing with a little less money this time around which we've had to kind of take into consideration when we're looking at making these allocations for various activities. Regarding these activities, there have been no substantial changes, like we're still doing the same programs. So we have our economic development enrollment loan, our beautification art programs, infrastructure park improvements, the home improvement loan program funded through this. And then in our community service, our public service rather, category, we are still doing our fair housing services. We help support the community gardens program, which is a fantastic program. We had our community provide a great servicing to our residents and then our arts coordinator position. And then this category on the last one, neighborhood stabilization services. So in the past we've done, like I mentioned, crime prevention, neighborhood safety, homelessness, we always consult with the mayor as well. Cause the mayor likes to play an active role in how these funds are directed and invested into our community. So after further discussion with him and his staff, we decided to develop an item called neighborhood stabilization services, which will allow us to perform a number of activities with these dollars, depending on, you know, what the greatest need is at the time. So that could be crime prevention, neighborhood safety, but also social cohesion as well. So community building events, and then also included in here, which I think it is, is helpful, especially if you're new to this funding source that the city has is our kind of project breakdown and descriptions as well, which kind of goes through each activity and gives a little blurb about each program and how the funds are being used. So at this point, really what we're looking for is, you know, any input from you, but then finally approval to recommend to the covenant council for approval of the 2022 annual action plan for CDBG and in the home investment partnership program.

- And, Will, this is a recommended allocation, right? But the actual funding doesn't come till October.

- Yeah. These funds realistically won't be spent until like 2023. We're always a year behind.

- Okay.

- With these, it's the way the federal government works. And of course, you know, these are, this is just our allocation plan. I mean, if they're, what I like about these, this funding service and this programs is that we're not necessarily married to this. So for example, if you know, we're going into the year and realize, oh my gosh, there's a huge need for, I don't know you name it. We can make an amendment to move some of these funds, of course, with RDA approval. And then depending on what the activity is, public notice. So we can definitely re-allocate some of these funds later on if we feel that the need is there. There's a certain area that's not getting down spent, a spent down test. So that's the other thing Jessica, with these funds is we have a deadline to spend these, if we spent down by November. And it seems no matter how hard we try every year, something comes up, whether it's contracts or bids, you know, coming in late or, you know, ties, you know, hold up at the project and DPW parks. Sometimes we have to move money around to try to get it out the door.

- That's November of the following year of 2023?

- Yeah.

- In this case.

- Correct.

- Are any of these new allocations?

- Not allocation, but the, you know, so last year we had six. And so if you look in the public service section, the highlighted section in the budget, that's 60,000 for neighborhood stabilization. So last year was for crime prevention. Year before that, we invested \$60,000 in homelessness prevention. That's when we awarded that grant to House of Hope for their program there.

- And then any big changes or prioritization differences?

- I mean, something just to kind of fill you in a little bit on some of the conversation that's been happening among staff. You know, it seems to be the hot topic with the cost of materials and labor has really impacted how we spend these dollars when it comes to infrastructure. So in the past, we would do a lot of resurfacing, you know, sidewalks, but really \$192,000, doesn't get you a whole lot of street. And at the end of the day, you really have to look at, you know, what is the highest and best use of these funds, cause really the intent of these funds is not to, they cannot supplant budget, right? They can't fill the gap in city budgeting. And they have to fill a need, you know, with the community, the impacted neighborhood. So really at the end of the day, our staff, we always repeat to ourselves and ask ourselves, okay, what is the highest and best use of these funds and are we meeting that. So with these infrastructure improvement dollars, you know, we are waiting on parks department and DPW to give us a kind of a list of potential projects they could see. We've identified an area, a neighborhood that we like to invest these dollars in. Cause if you remember in years past, we would kind of spend these dollars in almost like a scatter shot approach. They're all eligible activities, but they're kind of throughout the entire city. Whereas in order to maximize the impact with the dollars that are awarded, we're really looking at data we have on hand between various departments and the police department to really identify some of those neighborhoods where we're gonna get the highest impact with these funds in a concentrated manner instead of just kind of investing throughout the city. So we're gonna have a strategy, a more focused approach with the use of these dollars.

- Well, and I like the idea of bringing people together. When you talk about collaboration and just getting to know your neighbors. My daughter does that out in Denver. That's all she does is work.

- I can tell you.

- Each individual neighborhood, and it's really, it's had a big change.

- It's so important. And you know, it's honestly, you know, investing, it's one of those things where you don't realize it's bad until it's too late, right? It's one of those, you know, investing in your neighbors is something you need to be really proactive about, otherwise to your point. Yeah. It's before you know it, things are sell and it's gonna take more work to, to turn things around. So yeah, no. Yeah. Thanks for bringing that up.

- Meeting people and collaborating and, it's important in our busy lives. We don't always get that. So.

- And I'm getting a lot of phone calls recently about, I got about five neighborhood associations that I'm working with right now, trying to reform and there's just been increased expressed need for wanting to reform neighborhood association from the general public, which is huge. And I think a lot of that has to do with the pandemic and just being cooped up, right?

- Yes.

- It allows you to realize what value there is in your neighborhood and getting to know who your neighbors are. So.

- I make a motion to approve.

- And then do you want to call for questions?

- Oh questions, I'm sorry.

- Oh wait, you know, let me get to something on the back of the sheet. Look at that.

- Oh. Okay. Hang on.

- So with our So with our home funds, we fund our single family rehab programs. That's our home improvement loan. So that that's a program we've had for years, which is huge. And that will assist families and households who don't qualify for your standard, you know, loans through a bank or a lending institution. And those are zero interest deferred payment loans. But then also funds will go to our community housing development organizations set aside. So right now, well I think we have two actually in our community. So NeighborWorks, Green Bay, and New Cap are classified as community housing development organizations. And these funds are set aside specifically for them to apply for. And typically that's for housing to raise, really it's developments, it's gone in the past. That's what that's assisted.

- Right.

- And then of course our standard administration as well.

- And then housing development advancement projects.

- Right. So these are our pot of money that we used to help subsidize housing developments, it's to fill that gap. Sure.

- And has this had a change in expected allocation? I know you said-

- I think we got more think we got more in home.

- We got a little more in home and it was less in block grant.

- How is that determined? Through...

- Some magic equation. Yeah.

- I'm guessing like demographics?
- Demographics, need, I don't how, it's federal government.
- Sure.
- That regulates that. It's a mystery to me. I don't know.
- Don't even know.
- I don't know. I wish I did.
- I was once told they don't say cause you could manipulate it on this.
- Oh.
- So they won't tell us.
- That's what my question was.
- Timeliness does impact, I can say that. I know that's why, you know, Krista will always harp on all the different apartments to get everything spent down in time. Because if you're late to getting that money drawn down or you don't draw on money at all, they look at that and they say, oh, well they didn't finish.
- Right. Yeah.
- So. So no substantial changes to our home programming. And in fact we have, if any of you happen to be in conversation with potential developers looking to develop the city develop afford housing, we have funding available.
- Yeah. That's good.
- So.
- Kathy, did you wanna say something?
- I'll make a motion that we approve.
- Do we have a second?
- I'll second.
- We have a motion and a second. All those in favor, say aye.
- [Group] Aye.

- Motion carried.

- Thank you.

- We are through the formal part of the agenda. We'll go into the informational section. I don't think there's anything that I need to cover with financial report and check register. So how about directory report?

- Thank you, Mr. Chairman, emails of the report will go out here. That will probably be coming out, going forward. Will hopefully come out directly by email probably the first week of the month each month. That's going to be the same report that's gonna go to you guys at RDA, EDA, plan commission, all have directors report. We're probably gonna use the same report to try to cover all our bases with that. So rather than wait and just attach them individually, we just assume everybody gets it at the same time. So watch for that via email going forward. And certainly hopefully it'll be at least a week in advance since you brief the second week where this meeting is. So if you have any questions, but certainly you don't have to wait until then. Please email a question or any updates or give us a call if you have any questions on anything there. So my other items that are going on right now, staff is in the middle of working on three new TIF creations. So we've started that process. We've got our first joint review board meeting scheduled, I believe the 23rd. So coming up next week, one will be for the 222 Cherry Street project. We've got a small TIF we're gonna be doing in that project area there. Also another one for the 200 North Monroe project that will . Both of those will involve some overlay districts. Some TIFs are in place that are kind of running out of gas. So we'll be putting some new ones on top. This will be a brief amount of time. There are some overlap between districts, but we will make sure we've got those in place and covered. I think Rhonda mentioned the CEI grant we'll be working on for the Bangkok Gardens building where your staff's going to be proceeding on that. Despite the fact that we've just got phase one going underway first for the shipyard, we'll be doing some sort of groundbreaking for that here. Once we know that contract has been done, we are already working on phase two. Matt Buchanan is actually working with BNR and the National Park Service on hopefully finalizing our grant that we've received for that project. Hasn't officially been awarded. We've been invited to apply for the final, which is like the next and last step before we're actually awarded funds. So we're working with them to finalize that. Matt and Aaron also have been working on finalizing an updated round of facade grants. So certainly of interest to our bid districts here, but using our HARPA fund allocation for that this year. A lot of that has been occasionally been used. Some of our CDBG funds in the past, we're allocating a significant amount of money from our HARPA funds to actually expand that side program. So hopefully that will be available no later than early next week. So be watching for some press and some emails on that program coming out, hopefully soon. Just a couple other notes on here, the old big theater, the Confetti's building's actually been purchased.

- Oh. Well!

- So I think that's, so we're excited about prospects on that.

- Wow.

- So we have an interested party. Who's gonna be hopefully doing some work. It's our understanding there's about \$400,000 of work that just needs to be done just to get it up to code, let alone actually

redevelopment for a future use. But we are actively working with the new, are in discussions with the new owner, hopefully bringing some ideas for-

- What's the possible new use?

- We've heard several things, certainly maintaining some aspect of theater space, possibly a restaurant, possibly several potential ideas for the space. So I think it's gonna be depending on certainly funding. And then I think other, possibly some other partners, shall we say, involved in that. So it would be really exciting obviously with the Shoemaker space. So you'll kind of finally get that going on and we get somebody in Confetti's possibly. Then we actually have someone who's had a preliminary discussion about the corner, doing something there. So fingers crossed, we have a lot of patience, certainly by this body and my staff. We may actually hopefully be getting some good activity on the corner here finally. So. I think some of us were discussing, just wanna mention, this Thursday, we're having our first cruise ship coming here, docking here in green bay. Reason why that's important here is that was a tid five funding that helped make those improvements to Leicht Park to make that happen. So we're excited to see that happen. That that'll be kind of linked, I think two for this year and hopefully more in 2023. So once I think other, a couple other operators see that that's now a viable option, I think we'll probably see some additional interest in next year. So, very exciting. Certainly they're encouraging and I don't know if they have an exact time when they're gonna arrive Thursday morning, but-

- 7:00 AM.

- It is 7:00 AM right away in the morning. So hop on down, check it out. If you wanna see it. I think they're encouraging people to come down and, welcome folks to town if you can. So, and then I guess that in general, where our staff is working. One response from council made some requests to provide kind of, I guess, a laundry list of possible ARPO requests for funding. So we're going back and kind of rehashing some of the original proposals we discussed for council to kinda look at a comprehensive list of potential projects to help them evaluate some of the things. So we're looking at, I think some of the things we're discussing is from our standpoint, some of the housing programs that have been funded, both expanding existing programs, as well as a couple new ones, some down, you know.

- Our curb appeal program that we ran out of funding for, down payment assistance. We're looking at energy like a grant writer for people getting those home improvement loans, getting an additional grant to help them do some things, to make their energy costs come down. And then we're also looking for funding for neighborhood associations, which we haven't funded really so well in the past. And then I think we've got some additional ones rotating. Arts, I think, comprehensive plan.

- Possibly some streetscape planning. So we've got a host of projects. There is no shortage of things to spend money on. I think some folks are occasionally they're like, you guys have got all that federal money. How come you guys aren't doing this? Well, cause even though we are getting a significant amount of funding, it's certainly not enough to fund everything on the wishlist for staff. So what, obviously that's the reason I think council wants to take another look at trying to reprioritize and just, but they do wanna see what really options there are out there to invest those funds. So we are working to get those descriptions in and be bringing those to finance committee here in short order. So. And with that I'm available for any questions.

- Where is the Grand View Industrial Park?
- Grand View Industrial park is out on the east side of town where East Mason Street and Grandview Drive and Mason Street. It's kind of the intersection of that.
- So it's further east than the current island.
- Correct. Yes.
- Okay.
- That is correct. So we have the first tenant, we just approved the development agreement with Ironhorn Meet Company to be the first kind of anchor tenant out there. Excited to see that that's a good, that's a Green Bay company that's consolidating I think four, they have actually four other operations. They're consolidating three of them in this facility and staying here in Green Bay. So very excited about having them grow, they have significant growth potential, you know, similar to another local company that we don't know very well.
- Fantastic area East Mason Street is.
- So we give, certainly we love to see more projects like Ironhorn and by nature's way, continue to come out and expand in that east area. We think it's, we're really excited to see those. It's always from an economic going standpoint, it's always so much easier and better working with the local companies whose ownership is here and not 12 states away. It's just easier. And it's just a more sound investment. And I think we just get better projects from those folks. So. I didn't have that one started off.
- Yeah, I didn't realize that was a new industrial park going up. So that's great.
- That was a good question. I didn't have any, so.
- Yeah, I just saw it on here and I'm like, oh that's great, can you answer that?
- And that went through the EDA. That's why you guys didn't see that one. That was an Economic Development Authority one. So we are still working with the attorney's office when they get as fair breath. You guys remember there was a referral to consider possibly combining those two entities. So we are still looking into that and just want, we wanna make sure, you know, selfishly for this body, the RDAs have specific statutory authorities and abilities that we wanna make sure we don't diminish or lose by adjusting the makeup of the group. So we're making sure, if there's a way for us to reasonably put the two together, we are still looking at doing that.
- Any other questions for Neil? If not, then I will take a motion to adjourn the meeting.
- Do we need to receive on file? Report?
- I'm getting a head shake that says no.
- Nope. Okay, fine.

- So just, that takes time.
- Motion to...
- Do we have a second?
- Second.
- We have a motion and a second to adjourn the meeting, all those favor say, aye.
- [Group] Aye.
- Done. Note that it is 49 minutes.