



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

**TUESDAY, JULY 12, 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: Gary J. Delveaux, Matt Schueller, Deby Dehn, and Randy Scannell, Excused: Kathy Hinkfuss, Melanie Parma, and Jessica Ganther

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

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the July 12, 2022, meeting of the Redevelopment Authority.

It was noted that Item 2 under Regular Business will be held until the next meeting.

Moved by Matt Schueller, seconded by Deby Dehn to approve the agenda. Motion Passed.

Yes- Gary J. Delveaux, Matt Schueller, Deby Dehn, Randy Scannell, No- None, Abstain- None.

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the June 14, 2022, meeting of the Redevelopment Authority.

Moved by Ald. Randy Scannell, seconded by Matt Schueller to approve the minutes. Motion Passed.

Yes- Gary J. Delveaux, Matt Schueller, Deby Dehn, Randy Scannell, No- None, Abstain- None.

D. REGULAR BUSINESS.

I. Consideration with possible action on a request by Extension Brown County to use parcels 21-3381 and 21-3380 located on Imperial Lane for the purpose of Community Gardens.

Moved by Ald. Randy Scannell, seconded by Deby Dehn to approve the use of parcels 21-3381 and 21-3380 for Extension Brown County for Community Gardens for the growing season beginning April 15th through the second Sunday of October. Motion Passed.

Yes- Gary J. Delveaux, Matt Schueller, Deby Dehn, Randy Scannell, No- None, Abstain- None.

2. Consideration with possible action to grant a lease to On Broadway, Inc. for the property located at 325 N. Broadway (parcels 5-586 and 5-587) for the purpose of a Dog Exercise Park.

Moved by Ald. Randy Scannell, seconded by Matt Schueller to hold this item until the next meeting. Motion Passed.

Yes- Gary J. Delveaux, Matt Schueller, Deby Dehn, Randy Scannell, No- None, Abstain- None.

3. Consideration with possible action on a request for a City resolution authorizing the submittal of a Community Development Investment (CDI) Grant application through Wisconsin Economic Development Corporation (WEDC) for the proposed rehabilitation of 317 Dousman Street (Parcel 4-65).

Moved by Ald. Randy Scannell, seconded by Matt Schueller to approve, and recommend the Common Council approve, a resolution authorizing the submittal of a Community Development Investment (CDI) Grant application to Wisconsin Economic Development Corporation (WEDC) for the rehabilitation of 317 Dousman Street (Parcel 4-65), subject to final review by the City Attorney. Motion Passed.

Yes- Gary J. Delveaux, Matt Schueller, Deby Dehn, Randy Scannell, No- None, Abstain- None.

4. Consideration with possible action on a communication from Amanda Patterson (Cafe Madrid) requesting the RDA consider entering into a lease for use of RDA-owned parcel 12-122.

Moved by Ald. Randy Scannell, seconded by Deby Dehn to open the floor. Motion Passed.

Yes- Gary J. Delveaux, Matt Schueller, Deby Dehn, Randy Scannell, No- None, Abstain- None.

Moved by Ald. Randy Scannell, seconded by Matt Schueller to close the floor. Motion Passed.

Yes- Gary J. Delveaux, Matt Schueller, Deby Dehn, Randy Scannell, No- None, Abstain- None.

Moved by Matt Schueller, seconded by Ald. Randy Scannell to receive and place on file. Motion Passed.

Yes- Gary J. Delveaux, Matt Schueller, Deby Dehn, Randy Scannell, No- None, Abstain- None.

5. Consideration with possible action on a substantial amendment to the 2019 Annual Action Plan to reallocate \$126,603.64 of residual CDBG-CV CARES funds to the Essential Frontline Employee Relief Program to fund Broadband access to qualified neighborhoods.

Moved by Ald. Randy Scannell, seconded by Matt Schueller to approve the substantial amendment to the 2019 Annual Action Plan to reallocate \$126,603.64 of residual CDBG-CV CARES funds to the Essential Frontline Employee Relief Program to fund Broadband access to qualified neighborhoods. Motion Passed.

Yes- Gary J. Delveaux, Matt Schueller, Deby Dehn, Randy Scannell, No- None, Abstain- None.

6. Consideration with possible action to award contract "CD 22.02 WIFI Fiber Optic Backbone Project" to the lowest qualified bidder.

Moved by Matt Schueller, seconded by Ald. Randy Scannell to award contract "CD 22.02 WIFI Fiber

Optic Backbone Project" to the lowest qualified bidder, Elexco. Motion Passed.
Yes- Gary J. Delveaux, Matt Schueller, Deby Dehn, Randy Scannell, No- None, Abstain- None.

E. INFORMATIONAL.

1. Financial report.

2. 2021 TID Report.

Diana Ellenbecker provided the 2021 TID Report.

3. Director's report and project updates.

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

4. Next Regular Meeting: August 9, 2022 at 1:30 PM

F. ADJOURNMENT.

Moved by Ald. Randy Scannell, seconded by Matt Schueller to adjourn. Motion Passed.
Yes- Gary J. Delveaux, Matt Schueller, Deby Dehn, Randy Scannell, No- None, Abstain- None.

VERBATIM MINUTES

- Okay, roll call, please.
- Okay, Delveaux.
- Yes.
- Schueller.
- Yep.
- Scannell.
- Hafs, I've seen.
- Here.
- Hinkfuss, Pharma, Ganther.
- Oh, that's the newest form. That's the form, that's the good one. Approval of agenda, I understand there is one change. Alderman Johnson asked us to hold up on number two til our next meeting.
- Yep.
- So, number two is not part of the agenda. Other than that, is there any other motion to approve?

- Motion to approve.
- Second.
- Couldn't be easier than that. Would there be, all those in favor, indicate by saying aye.
- [Members] Aye.
- Opposed, motion carried. Thank you. Minutes from June 14th. I can't be involved in this instance, but other than that--
- Motion to approve.
- Okay.
- Second.
- Alderman Scannell and Matt. All in favor, indicate by saying aye.
- [Members] Aye.
- Motion carried, thank you. Number one, consideration of possible action and request by Extension Brown County use parcels 21-3381 and 21-3380, located on Imperial Lane for the purpose of Community Gardens.
- Yep, that's for me, Gary. Those, both of those lots, were purchased in 2009 and 2010 respectively with neighborhood enhancement funds. Extension Brown County is asking if they could use those to create the community gardens until the time a developer is chosen for those sites. Community Gardens, just wanna go over our plots of land use of garden purposes by members of the public who meet the income eligibility requirements of the extension and any fees taken in are used for the upkeep of the gardens. Staff is recommending that we do approve the use of the property. Now, they do have a growing season which goes from April 15th to the second Sunday in October. So, that would be their term of that. They are asking that we are able to renew it each year, it's growing season, and that the staff, any staff may terminate the agreement upon 60 days of written notice. The Extension will be responsible for management and operation during the growing season, including lawn maintenance around and between the garden beds.
- So, be a developer between April 15th and October of whichever year, we could, oh, maybe we could--
- We would have to give them a 60 day written day notice, yes.
- Okay.
- That's, that's fair. Okay, questions, comments?
- I think it's a great use for the land.

- Sounds like it.
- Longtime overdue. At first I wasn't into community gardens, but then they took and grew on me and... now I can't leaf 'em alone.
- Oh, wow, Dan.
- Been working on that one.
- Motion to approve.
- Yes, I'll second.
- Second by Deby. Question or comments in regard to the motion? Now, indicate by saying aye.
- [Members] Aye.
- Opposed...motion carries, thanks. Okay, number two is on hold, like I said. Number three.
- Sorry, do we need to make a motion, make it official?
- Sure.
- Motion to hold.
- Second.
- Okay, motion and a second to hold.
- Is this just til our next meeting?
- Yes, sir.
- Yes.
- Okay.
- Okay, then hold the agenda item til our next meeting. Number two, all in favor indicate by saying aye.
- [Members] Aye.
- Opposed...motion carries, thanks. Number three, consideration of possible action and request for the City resolution authorizing the submittal of the Community Development Investment CDI, grant application to assess the Economic Development Court for proposed rehabilitation of 317 Dousman Street, Parcel 4-65.

- All right, this one would be me. You might remember at our last RDA meeting, RDA approved the use of 240,000 in TIDAH funds for the development of six affordable rental units at 317 Dousman Street. That might be known to many of you as the Bangkok Gardens building on the corner of Dousman and Broadway.

- Yes.

- Yes.

- That award was contingent on receiving a Community Development Investment grant through WEDC. The developer intends to renovate the ground floor unit commercially in it, as well. The CDI grants, the, the municipality, the City is actually the entity that needs to apply for those funds. We kind of serve as a pass-through agency. In order for us to submit an application, we need to approve a resolution through Council authorizing us to submit that application. So, that's what we're asking for today, is just the authorization to move forward on an application.

- And then, is there a limited bucket of these funds or does this limit us in any way on applying on others or help me understand some of that context.

- Yes, typically a city is allowed to submit one, possibly two CDI grants in a given year.

- Okay.

- It's been, I believe, quite a few years since the City of Green Bay has actually submitted an application. This is a project that we've identified as a priority for this year. We anticipate to probably submit another one in the near future, probably next year.

- So, it would be, so far, the only application for these funds from the city this year, okay.

- Correct...yeah.

- It has to be one for one matching investment.

- It does require a match, however, that would not be coming from the City. Those matched funds would be coming from the developer.

- Yep, yep.

- We'd merely be serving as the pass-through.

- Sure.

- What's the acronym for that?

- I'm not sure.

- Oh yeah.

- There is a pass-through acronym for that.
- So, does the developer normally apply for these grants?
- No, this is only, municipalities are the only eligible entities to apply--
- For this particular.
- For the CDI.
- Mmh hmm, okay. But having, having a private project come forward and approach a municipality to apply--
- Right, right.
- is actually fairly common.
- Yep.
- Yeah.
- That's all, 'cause WEC grants work.
- And if the project falls through and the developer doesn't meet their part of the agreement, then what happens?
- That's a good question. If the project doesn't move forward, then we wouldn't get the grants.
- Fact finding mission to Mexico.
- Typically these are reimbursements, so we would, we would submit costs to get reimbursed.
- Yeah, okay.
- Any questions or comments? Motion to approve.
- Motion to approve.
- I'll second that motion.
- Second by Max. Questions or comments in regard to the motion? If not, all those in favor, indicate by saying aye.
- [Members] Aye.
- Opposed...motion carries. Matt, I haven't beat your record yet up here, but I at the rate we're going. Number four, consideration of possible action and communication for Amanda Patterson, Cafe Madrid, requesting RDA consider entering into a lease for use of a RDA owned parcel-- 122.

- Pardon me, Mr. Chairman.

- Yes, please.

- We had requested for you, we received communication from Alder Johnson for consideration of extended lease to Miss Patterson in the use of the restaurant. As the City indicated briefly in the staff report, based on past usage and its, you know, compliance of the previous lease and some of the issues with some inappropriate uses, actually with the Schauer and Schumacher spaces, the other buildings. Staff is not in favor in extended lease at this time. We can have, we certainly can have more, additional questions that leads the petition of the applicant. The person is here. If there's any, sorry, to have any questions. But at this point, staff is not in favor of extending lease.

- Okay. Has there been anything recent? I thought a lot of that was fairly old--

- We got, I think the most recent action is, we had Housing and Zoning Inspection staff had to go back and actually clean out the property. So, clean up of debris and other materials back in the property.

- Okay, well, I'd make motion to open the floor.

- Okay, motion to open the floor.

- Second.

- Second by Deby. All in favor opening up the floor, indicate by saying aye.

- [Members] Aye.

- Opposed...motion carried, thank you, please.

- Hi.

- Hi. I'm Amanda Patterson, Owner of Madrid Tappas. Cafe Madrid is, I don't know why it keeps being used. I do have a few testimonials here and I won't lie, I'm a little ill prepared. I received notification last night that I was on the agenda for today. The court yard is a huge part of the business that carries us through the winter months. It is about 80% of the yearly revenue that my business takes in. I would love to address any concerns about the use of this space or how it has been mismanaged or misused. I don't know how in depth I really want to get on the reasons why the Schauer building was misused. I personally did not know about my ex-husband's appropriation of the building. I did, I was aware that we were storing tables in there and a snow blower during the winter months, so... I'm sorry, I'm really...

- Do you know why it's Alder Johnson, what's his view on this at all? The Alderman ain't here right now.

- Yes...I can read you his words that he messaged me. 'Cause when I approached him, or messaged him and then approached him about speaking about how we could move forward after removing the

poor management that was in place. Basically, from COVID, I am...so... And...sorry. So, I had told him that, I messaged and said, told him what was going on. That the RDA has told me that I can no longer use the court yard and, any longer because police say it's an issue and the homelessness that is coming back there is an issue. And I went into basically that I was just telling you, that the court yard season is about 80% of my yearly revenue and he told me he would look into it and he said, "let me look into this, let me look into this, Amanda. "If the purpose is to somehow curate the homeless problem, "I 100% do not support this strategy. "Homeless problems do not get, "do not get to trump desirable business operations. "That is not how this works. "Have you discussed "with the City's Economic Development Department? "I know that someone has planned an option "for that on one of the buildings. "I do not know if the alley way is connected "to that option."

- We're not talking about the alley way, though, right? We're talking about more the court yard area.
- I feel like that, I feel like both of them get back and forth.
- Okay.
- It's the same area.
- Is it? Just a help, huh?
- Yeah, it is an L-shaped court yard, alley area.
- Okay.
- Yeah, a thoroughfare, yep.
- So, it's the alley that comes out to the street.
- Yep.
- And then the area back in behind--
- Directly behind and--
- Yeah.
- Okay.
- And that lease has been in place for how long?
- Six years.
- Six years.
- It's not a lease, though, is it?
- It was more of a hold harmless agreement for use of the alley.

- Okay. And is there--

- And the original intent was for the, behind the restaurant was to have tables and chairs to, and then that just, the whole alley was then taken over.

- That was, that's a little misinformation. I was told that that entire parcel was one parcel and that when Mayor Schmidt was here, he told me, like, "you might wanna start stringing up lights "in the alley way," just to bring, you know, have more foot traffic in there and you should put more tables in there so that way, he's like, "all of that is yours." I do understand, but it's an extremely large space and to, to, like, triple our seating capacity is, it is a little stretch. So, we slowly but surely started taking more of it over, making it lived in, utilized, trying to beautifying it as much as we can when I didn't want to be removing any graffiti or painting any walls because that would obviously have to go through certain channels and quite frankly, more work than I really needed to put in an outdoor space. So that, that was my understanding was and that was from the very get-go.

- Question.

- Court yard area, this is part of Schauer and Schumacher?

- Immediately adjacent to it.

- It's immediately adjacent to it and it's, from what I'm told, a lifetime easement for all the buildings and businesses back there.

- For access, but it is actually part of the planning option for the Schauer, Schumacher building that is currently in place, yeah. That entire area. Yes, here. And that is what actually---

- The area in its entirety.

- Yeah. That really is what kicked off this, was that we got that proposal,

- Yes.

- and we were moving forward with that and part of the original agreement was there was a 30 day notice,

- Mmh hmm.

- which we first, I first started talking to Amanda back in February that that, these things needed to happen and it wasn't, I mean, it wasn't so much about the homeless part of it until I had gone over there and we had gotten the planning option that we thought, I had a police officer come there 'cause somebody was staying, actually, in the Schauer, Schumacher building. So, the police met me there and they are the ones who then, at that time, which we already had the proposal in front of us,

- Right.

- had said, "we've always thought "this was a problem during the winter," and that was just because the alley wasn't completely cleaned

- Mmh hmm.

- up for the winter months. And so, it became kind of a over night place to stay.

- Right.

- It's still an over night place to stay and I live, so the, my business back door, then the court yard and then I live above the Hill Building and I've actually seen more homeless people in there now because it isn't being used. It doesn't look, it does look abandoned and what they do back there is nothing that anybody wants to see. They use it for their facilities. They do lots of drugs back there. I have talked to police on several occasions just this year about, how many bags of drugs did they see in the alley way?

- I counted five in one day.

- And people will stash their stuff there. There is, I apologize, do you remember what the lady is that stays up on stoop of the Schauer and Schumacher?

- I don't remember her name, but she's there every night. She sleeps there from dusk til dawn.

- And there's, I come down in the morning. I usually bring the kids downstairs to the restaurant to get them food so that they don't wake up anybody else that's trying to sleep and it's dark because there's no lighting there anymore. Customers do not even want to use the back door or entrance because it, it's unused, it's unlit. The only lights that are provided back there are on Madrid right now. And I do understand why the homeless people would want to come in there, but we've been very good about keeping them out and cleaning up their needles, their drugs, their garbage and any bodily fluids that, or bodily anything that they leave. I wish there was a better way to say that. And now, I've found people sleeping in the flower bed, going through the garbage. It's, I feel it's worse now because there is nothing back there and there isn't traffic going back there and there's no reason for anybody not to be back there because it looks secluded and it looks abandoned.

- Right. Okay, so I see the staff recommendation received a place on file, but besides that, what were some of the recommendations to resolve these issue? Where are some things you'd like to see done?

- Again, most recently we've had to, you know, conduct a specific clean up of the area back there. We can honesty, the other thing affecting us is the, the recent purchase of the big theater, the Confetti's building.

- Okay.

- So, in terms of the alley which is part of that, that alley extension is actually part of that property.

- Yes.

- So, there's a private section in addition to the section of the RDA owned property, so. So, it was a general clean up of that entire area. I think, it was certainly now, that was the first step, I think, from our stand point. This chair was actually getting in there and physically cleaning out the debris and things that were back in that area. Obviously, we didn't, we're confident that as moving forward with the Schauer and Schumacher project, that it's getting back to its original use of intention, it's purpose. And access alley will certainly get regular traffic and movement monitoring back there, as well.

- Good. So, we do think that that's part of the agreement, I think, we handed to the new prospect in that building going forward. That activity level should change and we think there's likely to be the best move.

- Okay, that relates to where are we at with that prospect? Still looking good or what's--

- They're, they're the, that's just the same update that we got just last month that they're still at that point with their historic credits.

- Okay.

- Everything else funding-wise with their lender and stuff like that is in place.

- I figure you're optimistic, you feel good about it.

- I feel really good about it and that probably is one of the things, they don't, if, their financing ends the end of September. So, if we move into a development agreement,

- Right.

- they're gonna take over the site anyways and they have instructed to me that they're, at this time, they do not want to have her business in there. Oh, not because they don't want her there. They don't want any risk or liability when they're doing their construction there. When the company is there,

- Yes. when Emmil's there doing their work, they don't wanna have any liability to that. Now, they have expressed to me and I have spoke to Amanda about this, that they may want to rent that site to her in the future.

- Sure.

- At this time, that's just not something that they're looking to do because of the liability part of it, as well.

- Right, but as everyone knows, we've been fully in charge of that property for quite a while and been anxious to get it developed and I don't think we wanna jeopardize that. I just don't think we wanna jeopardize that at all. So, I'm anxious on everyone's opinion, but you see, we're placing on file seems very appropriate. Other opinions?

- I'm just wondering what steps have been taken to actually secure that area of that front part that's coming in.

- Okay.
- There's just those two little iron gates.
- What's your mind in our sitting inside the restaurant now?
- Okay and why--
- I was told that we couldn't secure it because it is a throughway. So, I think that is where, I'm sorry, I don't know if I should be speaking over you.
- No, that's all right, you actually--
- Part of sharing information.
- Because it is the alley, the original intent of the alley is an access-way for businesses in back to, for deliveries.
- Right.
- So, blocking it, even from a public safety standpoint is really bad. That wouldn't be the preferred use. I think that's why you originally were looking in--
- If there was need for the people--
- Well again, so--
- that needed access had access be allowed to do it.
- I think the original point--
- Certainly, Deby, is when the original area was, it was the area behind, and again, not necessarily the area on the side, I think, as was mentioned.
- Mmh hmm.
- So originally, that side alley was the one that was being maintained and the scene was going to be on the back right behind the restaurant. So, that access, then, was at least essentially being maintained from that stand point. So, again, I think it is, it's just a matter of it has not been maintained, I think, to the extent that it probably needs to be in order to be used, really, for any purpose, I think, at this point. And I take it, because it is critical to, I think, what we see the Schauer, Schumacher development at this point, it's one of the main reasons why we're here. And by the way, we again, we have had several, I think, staff's had multiple conversations with Amanda in the past and for a variety of reasons, there has been, you know, an inability to kind of keep up with the requirements, I think, of the agreement, and going on there from a maintenance stand point and safety stand point, in addition to, I think, some inappropriate uses, I think, of the adjacent building. So, we've had multiple conversations. I think staff has had several opportunities. Again, this was originally back in February

with a 30 day notice. Here we are in almost August. We've, if we've been trying to work, I think, with Amanda and the restaurant. It's just simply, it's come to the point where we don't think it's worth the extent--

- And, and I totally understand that. I do also, I'm also hearing that part of the misuse of the building and, you know, everybody should know what's going on within their own business, but perhaps you didn't know that your ex-husband was inappropriately doing that.

- So--

- That was implicated.

- Well, let me back up and, it was considered storage and I have talked to Ken Rabinski and his initial conversation and his initial agreement was with Amanda and Ryan.

- Okay.

- He, he physically gave the key to Ryan because they were married at the time, but his conversation and his agreement was with Amanda and Ryan.

- Okay.

- If there, and it just became, and it was just to store the things during the winter months when she didn't have the business there. It became a personal item. They had bikes and kids' toys and--

- Which, this is why I don't know how much personally you really wanna hear. When I had to actually first spoke to Rhonda, I did not receive the 30 day notice and Ryan has either hidden or taken the keys to the mailbox. I need to get a new one put up on the outside of the building because ours is on the Confetti's building. After, after COVID, we all know how difficult that was, I was pregnant. I had a baby seven weeks early and he was in the NICU for two weeks. I stepped away from the business because it was slow and I wanted to take care of my infant son and that's where I think a lot of the neglect came from. Mr. Luki and I were already divorced, but going through a pandemic and being pregnant with his, with our child, not just his child, I leaned a lot on him and that was a huge mistake and he grossly overreached and many of the things that were in the Schauer building, I thought he had pawned. I could go on about the misuse. I don't know if he gave the key back to Ken. I don't know if he did have a key. I never personally had a key. I didn't go through the Schauer building because it wasn't my place. He always did the lifting and putting the things in there. That is also where the homeless thing comes into play, where Rhonda and I don't remember the officer's name, but found a, discovered that there was somebody living there They first told me it was my ex-husband, whom there is a no-contact order now due to his gross physical mis-, mismanagement of this family and, so then going forward, other issues. The removal of the things. My brother and I removed everything from the court yard that we could. He threw out his back and then the rest of the things that were moved from the Schauer building, my children and I did. The things that were left, I contacted the REI store and St. Johns to see if, there are two big items that I could not move myself. They were going to come pick it up. It was a round booth and we got rid of the piano. I don't know why Ryan decided in the middle of winter to take a piano and put it outside. It wasn't... Going forward, the large issue,

- Yeah.

- was my ex-husband and he is no longer, he can't talk to me and he is no longer even welcome on the premise or at my house. So, that in itself is a huge part of the problem that was removed. I did take more time away from the business than I wanted. That is when the abuse started. So, if I didn't need to be there, I would not be alone with him and he was alone there a lot. It wasn't where, I couldn't even believe that he was staying in the Schauer building until Rhonda sent me pictures and I was like, that is our stuff and I thought it was just a homeless person. A different homeless person, I should say, until I saw the liquor bottles that were in there and I don't know how many homeless people you guys know, but they don't tend to waste liquor and they don't buy hundred dollar bottles of champagne. So, that is when I realized that they were indeed correct that my ex was squatting. Not only has he appropriated grossly and misused the access to the Schauer building, it's much larger than just that.

- We have some questions for Amanda.

- I got it all.

- I'm sorry, I'm trying to, like, put it,

- Yeah.

- I don't think there's a nice, neat bow you can put on the circumstances and it is very emotional and very trying. This is... So...

- If there aren't any questions or comments, we will entertain a motion to get back to regular business. Thank you.

- Is there any, is there any way anybody else can speak?

- Oh, sure. Somebody else wanna speak, sure.

- Well, I did bring, oh, I'm sorry.

- Go ahead, please.

- Do you guys wanna say anything?

- I can say some things.

- Can you state your name and address?

- Yeah, name's Andrew Hunt. I am her husband. We got married May 1st. Been seeing each other since October. I got to witness first hand about things you were speaking of. It's absolutely right. The man was completely out of line on a lot of things and we were trying to be busy and getting our family back on track. The part of that getting family back on track is a big money maker for the family was the court yard. I was a patron there before I even starting dating this woman and that is one of the redeeming qualities of being at Madrid is going to have that outdoor seating and just have that ambiance and it will be taken care of if we get the opportunity to have it again.

- Okay. Okay.

- That's all I have to say.

- Thank you. Motion to get back to the entire business.

- So--

- I didn't know if there was another--

- Oh, is there anybody else?

- I can, but I don't need to, but I can.

- Sure, please.

- I am also an Amanda. I was, I was long before I became one of her friends. I'm not even from Green Bay. That was a weird little thing. I'd stopped at the pond with one of my other friends who happens to also be an Amanda. It's a fun story that we all have. She took me there one time and I fell in love with it. I was trying to find some cool pictures and all I could find are the food. And weirdly enough, the food seems enhanced being out there, but nonetheless, it was a beautiful space. I'm sad that it's not there and I know it was a huge benefit to her business and everyone, everyone that talks to me, talks about Madrid's court yard and I'm like, yeah, they had it, but there's some construction going on so they couldn't do it this year. So, it's been sad, but overall, it was always a very positive thing and I know it brought in a lot of business.

- Thank you.

- If I just may say just one more thing.

- Sure, go ahead.

- Just a little more.

- Sure.

- I would like to just remind that, you know, COVID was a really hell of a deal for all of us. I'm not sure it hasn't affected any, any industry but the restaurant industry itself was huge. But I fought and scraped and cut fat where it needed to be for us to come out the other side of COVID. I also, in the last two years, I can't remember when the hill moved, but it was very, very shortly after Madrid moved into 225 East Walnut Street, that we were surrounded by vacant buildings and I'm really excited for development to come because more business and more, it'll draw more. But I also did take an alley way that was known for drug use and we're just gonna say unsavory things, and I did beautify it and I would like everybody to take a little bit of that into consideration and I do understand the gross mismanagement and, of the situation. But going forward, I really would hope that, I just feel like the rug has been pulled out between, from underneath our feet and it's, it just feels like it's one thing after another. Sales are down at least 60%. We are lucky 'cause a lot of people

come through the door and they'll be like, "oh great, can we sit "out in the court yard," and I have to explain to them that we do not have the court yard and we're lucky if they do stay. It is and was a beautiful spot and I'm assuming you didn't think that you were in Green Bay, you felt like you were in a different city and I just want the ability to provide for my family and do it the right way without, I guess that's all. I just want to thank you for your time and listening.

- Yes, but--

- Oh, I don't have anything to add.

- All right, thank you.

- Thank you. Motion to close the floor.

- Motion--

- And second.

- And second by Matt.

- I got some questions.

- All those in favor

- Oh, closing the floor, yeah.

- of closing the floor, indicate by saying aye.

- [Members] Aye.

- Alderman, please.

- Do we know how Steve feels about, you know, the owner of the Vic, how he feels about that space?

- I know, certainly, my interaction with him was on the day that where things were getting cleaned up in that back and he was very excited to get that, certainly, get the area picked up behind him there. I don't know. I think he's had some interaction with Amanda in terms of just meeting, as meeting a new building owner, but I'm not familiar. I don't, I think he's probably, has some interest in certainly keeping that maintained and keeping it clean back there, for sure. But--

- Your speaking of Mr.--

- Beyond, yeah, beyond the initial conversations that I think they've had, I'm not aware of any, I'm not aware of any details of what those conversations have been.

- Okay and construction will probably start September at the earliest?

- Their, their planning option goes to September 24th. So, that would be when we would have, we would roll over into the development agreement, transferring the two properties, two parcels into their names.

- But they wouldn't begin construction before that time.

- Before September, no, only if their request comes in that they wanna move ahead to the development agreement. So even, I guess my, my thought is even if we, we gave her the ability in the next month, I mean, for her to re-set up and then us have to, you know, they go into a development agreement.

- Right.

- I don't understand. I mean, I guess I, I still wanna say that they, they could be ready next spring for her to be able to, you know, use the thing and they are considering, I mean, they're open to her using that in the future. That, I, you know, I can't speak for them, whether that's actually gonna happen in the timeframe it's gonna happen.

- And, because, just to note, is this true that there's no liquor license or anything back there for that area, but that seating area--

- Not that I'm aware of.

- I believe that's been that's either expired or, or not been renewed.

- I don't know.

- So...

- Okay, we'll have to look at it. Ben, whatever to actually take care if this is pulled at council, council has final say or?

- No.

- This is, this is an RDA--

- RDA adds for those.

- Mmh hmm.

- Right now, okay.

- Do we have to re-assist them?

- No, just a couple questions,

- Okay.

- just to make sure I planned. The agreement that we have in place right now, and it's been several others, it's not a lease agreement or a rent agreement. There's no rent or commercial payment made on that space or anything like that.

- No.

- Okay. It's just an agreement basically from the party of the restaurant saying, hey, we won't sue the city

- Right.

- if something happens on this space that's owned by the RDA.

- Yep.

- And the full intent, assuming the development agreement is to go forward is this parcel would transfer to the folks who buy the shop,

- Yep.

- The Schumacher building.

- Okay.

- And if they so want, they could work out a separate agreement, or whatever,

- Okay.

- And that's still, it'd be totally up to them.

- Exactly and the access easement agreements will follow with the deed. So, they still, businesses back there still will have their same access,

- Right.

- but that doesn't give them the ability to be able to run a business or something back there.

- Back there.

- Right, okay, very good. Well, certainly we've been holding on to that property a long time and we don't wanna jeopardize that in, in my mind. We wanna close on that but that's, other opinions before we entertain a motion?

- So, even for, like, the summer months that wouldn't be worth, would that be a risk?

- I don't know, I... but then we set it all up again and I, I wouldn't do it but that's my, my own opinion.

- I'm just gonna, I made just a few copies of, I'm gonna just pass this around, I'll start with Randy. Those are some pictures of the conditions of what the site was when I really started pressing that we needed to clean it up.

- Yes.

- So, I guess I want, kind of want take that into consideration as well. And I know that she's ran into some hardships. I know that, and I know that this site was beautiful and I'm not saying it was because I'm being critical or anything like that. I'm saying it was amazing.

- Mmh hmm.

- She did a great job, but the, it deteriorated to this condition. I mean, we had a brick oven that got put in there, no permission of the RDA or anything like that. No request for permits or anything and that. And with us being this close to that development,

- Right.

- I just don't want to compromise that large of a development for what might be--

- A month or two.

- a 60 day window for her.

- At most.

- Yeah.

- It's not operating right now, right?

- What's that?

- She's not operating out there right now, okay.

- No.

- Correct.

- Other comments? One way or another, I'll entertain a motion.

- I would, and I hear Amanda, Ms. Patterson, I don't know if I'm gonna get the title here correct. I hear you, I, I want you to know that.

- Yes.

- And this is hard and I know you've put a lot of sweat into that space and life has also thrown you some tough curves in the last couple years. I'm gonna recommend we receive and place this on file as the motion stated, because, right, there hasn't been a commercial transaction with this property and

the City right now needs to maintain, in my opinion, its ability to try to get that property developed. And if we come out the backside of this and you have the option with the, hopefully, new owners of that space to work out some sort of an agreement, I think that would be great. But I think for right now, I do agree with the recommendation to receive and place on file, so I can make that motion.

- Second.

- We have motion by Matt, the, second Alderman Scannell to receive and place in file directed by staff. Questions or comments in regard to the motion? If not, all those in favor to motion indicate by saying aye.

- [Members] Aye.

- Opposed...motion carried, thank you.

- Thank you very much.

- All right.

- Good luck.

- Yes.

- Thank you.

- Number five. Consideration with possible action on a substantial amendment to the 2019 Annual Action Plan to reallocate \$126,603.64 of residual CDBG CARES funds to the Essential Frontline Employee Relief Program to fund Broadband access to qualified neighborhoods. Who scheduled this?

- Oh yeah.

- Oh, Will.

- Yeah, if you need to run. So, if you recall back in August of 2021, the RDA allocated \$253,062.34 of CDBG CV. They're responding to provide Broadband and wireless access in some of our qualified neighborhood parks to provide residents the ability to do things like work remotely, remote school and other needs that, you know, were made challenging because of the pandemic and social distancing requirements. Well, since then, like many other projects that have come before you, materials and prices have increased. So, there has been a gap of \$158,637 that has been created because of that increase in materials and in labor to put in that fiber. So, what we're requesting to do is reallocate \$126,603.64, of residual care funds that have not been spent down yet, to the Essential Frontline Employee activity upgrading that Broadband access to help fill that gap. Even when reallocating those funds, there'll still be a gap of \$32,000, or \$320,033.64, but the IT Department does have access to funds to fill that gap to complete the project. And if, for some of you who are wondering, the reason why some of these funds have not been spent down yet as part of the CARES program is because the amount of funding that is out there from other state organizations and federal programs that are essentially duplicative of the ones right here, so, and also some of those programs have fewer strings attached to them, which make them more desirable programs to, to pursue as

opposed to some of these CARES funded programs with the federal requirements. So, that's why there's still some residual funding left over there in that program. But these funds do need to be spent down by 2030, which is why we're proposing to reallocate those unused funds to this program to complete the project.

- Okay.

- Yeah.

- I see Mike's here from IT.

- Hello.

- Mike, would you have an overview of how well this project is going or how it's going or--

- Well, it's just went through the bidding process, so that's basically how far we got, right.

- Oh, I see.

- So, we just, as Will stated,

- Okay.

- all the prices have increased since last year when we got an original quote.

- Okay, all right. We don't really have any other destinations for these funds at this point in time. I'm sorry, please.

- Military Avenue had requested some funds for this purpose, actually, back in the day and was told we couldn't use it for, for internet. But just more recently we had requested, there's a block that's definitely blighted, but it's not in the CBD area. So, Aaron was checking into being qualified to designate it as blighted. It's the block across from Sears.

- Okay, yeah.

- Which is clearly blighted. But we were told that these funds were earmarked for the next three years and couldn't be used, so... just, I just want to clarify that there, there definitely were other requests, but--

- Sure, thank you, Leah, for reiterating that. Right, so, I can't speak to where the process is with designating an area blight. I mean, right now, the way that these funds are, these have to be used in CDBG eligible areas, as opposed to like ARPA funds and these ARPA funds can be used in like a area outside of that, but right now, so these still are limited to the, the qualified areas for, for community development block grant spending. And as far as the, the, the wireless goes, I remember, if you recall back I, and I, and I can't, I, I don't have the proposal in front of me. I can't recall specifically the, you know, in what method or what way you were looking at providing Broadband access, if that was to, to businesses or just to Military Avenue District.

- It was district.

- So, I guess I don't feel prepared to, to speak as to why that can or can't happen, this point, just 'cause I don't have that information in front of me.

- Yeah, it was quite a while ago. It was when the funds first came out.

- Right, and I know we were looking at, at, even the discussion came up here at the RDA with looking at providing Broadband to public areas, as opposed to individual households. It was just very difficult and time consuming to administer a program per household to provide internet access as opposed to providing access to a public area in a qualified census tract that would allow, then, those neighbors to, to access the internet that way. And it very, 'cause, as you mentioned, it could have been ARPA funds at that time that were being--

- Timeframe, it was likely an ARPA fund discussion. We'd have to go back and double check on that. I mean, still certainly something we can continue to try to look at, absolutely, see if we can match up a funding source for it, absolutely.

- Are the funds available, ARPA funds been sittin'?

- They're, I think, ARPA funds are still being considered in terms of, at the Council level and as Alder Scannell is well aware--

- And reconsidered and reconsidered and reconsidered.

- So by all means, there're certainly an opportunity still possibly to leverage some of those funds if, if it is in fact a qualified expenditure we can make.

- Okay.

- So that is, but that is the only one option we should be taking a look at. There's probably, like, some other resources we should be taking a look at and see if there's something can be done there.

- Probably something we should follow up on, probably something we should follow up on. It'd be good. All right, questions or comments in regard to the staff recommendation?

- Motion to approve.

- Okay.

- Alderman Scannell.

- I will second.

- And the second by Matt. Questions or comments in regard to the staff recommendation to add and the recommend, and the motion to approve, and second, if not, all those in favor, indicate by saying aye.

- [Members] Aye.
- Opposed...motion carries, thank you. Number six.
- That'd be me again.
- Will.
- Yes.
- Thank you.
- So, here with consideration possible action to award contract CD-22.02, WIFI Fiber Optic Backbone Project to the lowest qualified bidder. So, as IT Director Ronick just mentioned, the bids did come into for this project. We received two bids, one from Holtger Bros and one from Elexco and Elexco came in as the lowest qualified bidder for this project. So, their first act is recommending to award the contract CD-2202 WIFI Fiber Optic Backbone Project to the lowest qualified bidder, being Elexco.
- Have we done work with them before or are you familiar with them? I mean--
- yes, we've done work with the before, right here.
- Okay, I figured you were satisfied with previous results.
- Yes, with all the projects.
- All right.
- I would make the motion then to award the contract to the lowest qualified bidder, Elexco.
- Second.
- Deby, you gotta, you gotta be the seconder one.
- I did the beginning.
- Okay, motion went bad.
- I bet she retired.
- And a second from Alderman Scannell. Any questions or comments in regard to the motion? If not, all of the favors indicate by saying aye.
- [Members] Aye.
- Motion, motion carried, thank you.

- Thank you. All right, I believe, the financial, I had no questions on the financial. I don't know if anybody else did. If not, good report, Dianna.

- Copper-dingy, get working.

- That's right.

- I wasn't gonna go through this whole spreadsheet. I believe you attached the other spreadsheet, right?

- Correct.

- Yep, yep, yep.

- So what happened, then, there is an annual report that needs to be submitted to the state to show all your revenues, all your expenses that happen in 2021, because there's enough TIDs. Stephanie from Metro and I, has helped me update. We put it on a summary sheet, so it's, you can just go through it real quick. You know, just, it tells you the, the type of TID it is, when it was created, when it's gonna end, mandatory term date. It tells you what the fund balance was at the beginning of 2021 and then where it ended. And then they also ask for future project costs or future revenues. So, we have to project it out to the end of the TID and so that's, what's in front of you now. I don't really plan to go through all of them. If you have any questions, I can tell you what, we can tell you what any of those numbers mean. If you have any questions on specific TIDs, we could go through that.

- Okay.

- Did you wanna, I mean--

- Up to, two comments. One is that, I think it was a year ago, we really cleaned a lot of them up. We did a great job.

- Correct.

- Combined some, that was super, super job.

- We close five TIDs in the last two or three years. TID six, seven, eight, nine and 11 and 17 have all been closed in the last couple years.

- Great, so when I look at these, which one gives you the biggest heartburn or most concern?

- We have two.

- You can only pick one.

- Well, I, the one that right now of course is 222, which is our Shipyard. The reason why I say that is just because we know there's a lot of upfront costs that we are going to be incurring to make that, obviously, for years and years, we, it hasn't had development. So, it is really, that is one that we just

know there's upfront costs on that one. So that, that one considering we have, as a city, has tried to decide, tried to get most of our TIDs now to be mostly pay, go only.

- Yes.

- This one has upfront cost because--

- Yeah.

- And then the other one, he only asked for one-- The second one is TID 14, which is our rail yard.

- Oh yeah.

- And that is a negative, right now it's in a negative fund balance. It's really, has got a little bit worse in, in 2021 and that is just because there was a lot of upfront costs on that one. There was a lot of project grants on that one and we just haven't seen the increment. Like now, the projects completed at this point, we haven't seen the completed, the increment to come in. So, that one, we, 'cause the money's been spent, we really need the increment to come in,

- Right.

- So, that one's a little bit hard to project until we can see some finished projects there.

- Like I said, would just make a comment on that area that we're also looking at as part of our, kind of our updates this coming year. We are actually looking at doing allocation amendments, possibly from a couple of our TIDs into 1022 to help offset some of that, that, that revenue concern at that point.

- Mmh hmm.

- So, that is, those, we are working on those and we will be bringing those forward to the RDA, actually at the August meeting for your review and consideration. On TID 14, one thing they're looking at on that one is there's an allowance to extend the TID out three additional years. That was actually something that was looked at actually previously.

- Yes, yes.

- We are bringing that back again and have run that-- to the Joint Review Board for our first meeting where we're bringing back that same request back and that will also be back in front of this body at the August meeting.

- Okay.

- So at this point, obviously, the first time it was asked for, I think the direction from the Joint Review Board was, well, you might need it, you might not need it. Let's wait a little while and see how that goes. Well, that was pre-pandemic. That was also pre- our main project in the area losing their financing, losing an additional year, year and a half of, of their financing and increment. So, we do believe that the conditions have changed enough and it's warranted to bring that back.

- Right, I remember talking about that before. In regard to I4, you're probably gonna give us an update in your project update, but what is the latest with the Dousman and Broadway project where the pillars are?

- Yep, we, essentially, we have, that is a three, if the RDA remembers, it's a three party agreement, actually, on that one. So, it's DDL properties, TWG as the developer and then as, and then the city.

- Great.

- But we have, essentially in agreement with TWG in terms of their revised project, essentially, so that the switching from more of a market rate project to more of an affordable project.

- Yep.

- They've received, we did tax credits, they have their building permits, and plans essentially are in and have been largely reviewed. I think we're ready to finalize the review on maybe the plumbing. So, there's just one aspect of the plans really remaining to go. There are two elements that DDL Properties has requested be put into the new agreement that the City is not, at least staffed is not in favor of.

- Right.

- So, we have asked them to remove those two requests.

- Yes.

- Those are essentially, one is to automatically qualify for the three year extension on the remainder of their projects,

- Mmh hmm.

- which we said, well, we'll look at 'em on a case by case basis and bring recommendations back on each individual project to see if it warrants it. We're not gonna give you a blanket three years automatically on all of them.

- Right.

- And then the other one was basically a statement saying that they were in compliance with all of their obligations for other agreements related to the rail yard, which they're not.

- Okay.

- So we had some, there's some other increment that needs to come in still, there's some other infrastructure improvements that still need to be made.

- Good.

- Again. we said we would, we vowed to revisit the deadlines and dates and things on those individual agreements and bring revisions forward as needed, but we were, staff was not comfortable bringing it back a blanket, get out of jail free card, I guess, for lack of better term on those. So, we're hopeful that we will have that language resolved with, with DDL here in the next week or so, and actually have that back for an amendment here at the August meeting.
- I compliment the staff for holding their hand on that.
- Very supportive of the position you are taking.
- Thank you, sir, much appreciated.
- Absolutely.
- Just in case there was any doubt.
- Much appreciated, sir, thank you.
- But then, that project obviously would help I4 a lot. Absolutely.
- Yeah. And someday it's gonna happen, absolutely. All right.
- That's right.
- Very good. Any other questions for, I was, Diana, is it Dianne or Deana?
- It's Diana.
- Diana, oh yeah, I thought so, okay, Diana.
- Like the Princess.
- Pardon?
- Like the Princess.
- She says that all the time, like the Princess. Like the Princess.
- The Princess of Finance.
- Right, exactly.
- Questions or comments in regard to the TID report. Very well done, thank you. I like this summary. Easy to follow and easy to read. With that, Director's Report, Project Updates.
- Just a couple of verbal ones. We will be getting an email version, another detailed one, explaining to use at every meeting going forward. That will be coming out, hopefully via email by the end of the day today. We had a few things pop up that slowed us down in getting it updated here. We mentioned,

then, the updates on the TID creations and amendments. We'll be bringing those forward to the RDA's consideration and public hearing and at the August 9th meeting. We've essentially completed a Request for Proposals document for the JBS property

- Oh.

- over on Lime Kiln Road.

- Good.

- So, we're looking in to some final reviews on that, making sure procedurally we're ready to go, but we should be getting that document out and hitting the streets here hopefully within the next day or so. That's been a culmination of a lot of public engagement discussions and other things to try to attract list cases or a few before developing concept plans for what the site could be. We're also optimistic that, hopefully, a development team will actually bring a developer along with them to maybe get the jump. So hopefully, we've encouraged that and said, "if you come up with a great concept "and he actually brings somebody along who can build it, "we're okay with that."

- Okay.

- So hopefully, we're gonna be encouraging that as well. So that's, that schedule, we'll certainly be sharing that with everybody and keep you posted as that process goes along. We are anticipating, hopefully, we think maybe in the next 10 days to two weeks, we're working on a groundbreaking ceremony for the Shipyard phase one improvements. Obviously,

- Whoo hoo.

- RDA will get an invitation to that. We'll be happy and excited to actually get to see them, get some shovels in the ground and move on some things there. We're excited for that.

- I think the groundbreak--

- Yeah, so we're, and very, very excited on that one. And then obviously, I think the one project we've been kind of, we've had some people on vacation and other things with the Attorney's office and my Economic Development staff, we're trying to wrap up the Carnivore Development agreement for the brand new industrial park, the first tenant that's going to be in there. But we're hopefully gonna be seeing a groundbreaking for that project.

- Yes.

- 200,000 square foot plus industrial building.

- Right there

- Kind of our new anchor tenant in that industrial area, so we're excited to get that started. We've, hopefully, in early August, have that, actually have them in the ground and moving. So, some good things afoot. We also continue to work on a couple different projects. 200 North Monroe has got a little bit of a financing gap. A couple costs are coming in higher than they are anticipating. We think

we have a solution to help them out. They're also working in, and I know people in the RDA will be shocked to hear, they've actually found a little bit more contamination in a couple areas than they were participating.

- Oh good.

- Not like that ever happens in Green Bay on a site. So, but we think we've got a path forward to help them with that. We were looking, they were looking into some EPA grants and some other things, but that would actually delay the project longer in terms of just the ability to get through the application process and without actually even knowing if they would qualify.

- Where was that going?

- The 200 North Monroe project. That's a, that's a-- That's a C of A lot?

- Yes, yes.

- Monroe client?

- Gorman Grocery Store.

- Oh, there was a gas station there.

- Yeah, yeah, so ironically enough, the contamination-- the contamination is actually from the fill,

- Yeah.

- not from the previous use that was there, so potentially--

- I think it's from the missile use, that as well.

- I think, yeah, so, what we've discovered is the fill in the ground was certainly not--

- So, we made a transfer in August--

- Not totally, not gonna have it in August. We probably could think probably closer towards, 'cause we actually have to lay the creation of a tiff, the overlay tiff for that particular project. Because of that, we're gonna make sure that they've maximized their years of benefits. So, we are still in regular communication with Matt and myself. They are certainly working forward. I just ran into Carol Karls from Middle Construction. They're building this morning and we spent 20 minutes talking about them mobilizing and still getting ready. So, we're confident they're going to get going. It's just a matter of making sure that--

- Downtown Green Bay.

- Yeah, absolutely and I think everybody agrees with that. I know the Mayor's been very supportive and wanting to see thing continue and kind of putting the spurs to us a little bit to make sure we've got the right solutions, options in place for 'em.

- Sure.

- So, we definitely wanna see, just making sure that the timing works right. So, we think one's gonna be moving forward. Matt and I are also working with IMPACT-7. We have this kind of preliminary term sheet that we've approved and we've been working on getting that to the Development group, hopefully, hopefully very, very soon. We'd love to have it by August, but that's gonna depend on them, as well. So, that's something we'll be getting, something will be put together by then.

- Good. Good things going on. Lot of positive things.

- So, we--

- We feel very fortunate, than a number of projects, the unions, they've been delayed a little bit. They're still continuing

- Yes.

- to working forward.

- Yes.

- That's something, certainly, other communities are dealing with, entirely paused projects and being put up on the shelf until pricing comes back down. We've got some good developers who've been really sharpening the pencil and even in the case of this 200 North Monroe, the associated bank lobby has, we don't want to value engineer the project too much. We really like the project as it was, so don't cut anything, don't take a whole lot of stuff out of it. We'd like that continue the way it was.

- Yes.

- So, they've been, they've been very, very respective and very good in communications on it, so we're confident that that will get resolved here shortly.

- Excellent, questions or comments from Neil or staff or... Mr. Mayor, is he not--

- Mayor is not here today. He is, he did expect, but he had a conflict and so--

- Okay.

- A whole mess.

- All right. Questions or comments for staff? If not, I'll entertain this motion for our next meeting is August 8th. Anybody else--

- Motion to adjourn.

- Second.

- Okay. All indicate by saying aye.
- [Members] Aye.
- We are adjourned.