



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

**TUESDAY, AUGUST 9, 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: Jessica Ganther, Gary J. Delveaux, Debra Dehn, and Randy Scannell, Excused: Melanie Parma, Matt Schueller, and Kathy Hinkfuss

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

Others Present: Mayor Eric Genrich

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the August 9, 2022, meeting of the Redevelopment Authority.

Moved by Ald. Randy Scannell, seconded by Debra Dehn to approve the agenda. Motion Passed.
Yes- Gary J. Delveaux, Debra Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the July 12, 2022, meeting of the Redevelopment Authority.

Moved by Ald. Randy Scannell, seconded by Jessica Ganther to approve the minutes. Motion Passed.
Yes- Gary J. Delveaux, Debra Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

D. PUBLIC HEARINGS.

I. 1) Consideration with possible action to adopt an Allocation Amendment Resolution and to amend the Project Plan for TID Four (4) Downtown to TID Twenty-Two (22).

- 2) Consideration with possible action to amend the Project Plan for TID Ten (10) Main Street and East Mason Street to add eligible projects.
- 3) Consideration with possible action to adopt an Allocation Amendment Resolution and to amend the Project Plan for TID Twelve (12) I-43 Industrial Park to TID Twenty-Two (22).
- 4) Consideration with possible action to adopt a Resolution extending TID Fourteen (14) North Broadway Corridor by three years.
- 5) Consideration with possible action to adopt a Creation Resolution to establish TID Number Twenty-four (24), Cherry Street, and adopt the Project Plan.
- 6) Consideration with possible action to adopt a Creation Resolution to establish TID Number Twenty-five (25), Grandview Industrial Park, and adopt the Project Plan.

Moved by Ald. Randy Scannell, seconded by Jessica Ganther to suspend the rules. Motion Passed.
Yes- Gary J. Delveaux, Debra Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

Chair Gary Delveaux opened the public hearing asking for public comments regarding TID's 4, 10, 12, 14, 24, and 25. Chair Gary Delveaux asked two additional times if there was anyone present who wished to speak at the public hearing regarding TID's 4, 10, 12, 14, 24, and 25. Hearing/seeing no one, the public hearing was closed.

E. REGULAR BUSINESS.

1. Consideration with possible action to adopt an Allocation Amendment Resolution and to amend the Project Plan for TID Four (4) Downtown to TID Twenty-Two (22).

Moved by Ald. Randy Scannell, seconded by Debra Dehn to approve the Allocation Amendment Resolution and to amend the Project Plan for TID Four (4) Downtown to TID Twenty-Two (22).
Motion Passed.

Yes- Gary J. Delveaux, Debra Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

2. Consideration with possible action to amend the Project Plan for TID Ten (10) Main Street and East Mason Street to add eligible projects.

Moved by Debra Dehn, seconded by Ald. Randy Scannell to approve the amendment to the Project Plan for TID Ten (10) Main Street and East Mason Street to add eligible projects as presented, and adopt the required resolution for the amendment. Motion Passed.

Yes- Gary J. Delveaux, Debra Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

3. Consideration with possible action to adopt an Allocation Amendment Resolution and to amend the Project Plan for TID Twelve (12) I-43 Industrial Park to TID Twenty-Two (22).

Moved by Jessica Ganther, seconded by Ald. Randy Scannell to approve the Allocation Amendment Resolution and amendment of the Project Plan to allow for the allocation of funds from TID Twelve (12) I-43 Industrial Park to TID Twenty-Two (22). Motion Passed.

Yes- Gary J. Delveaux, Debra Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

4. Consideration with possible action to adopt a Resolution extending TID Fourteen (14) North Broadway Corridor by three years.

Moved by Ald. Randy Scannell, seconded by Debra Dehn to approve the extension resolution to allow for the extension of the maximum life of TID Fourteen (14) North Broadway Corridor to be extended by three (3) years. Motion Passed.

Yes- Gary J. Delveaux, Debra Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

5. Consideration with possible action to adopt a Creation Resolution to establish TID Number Twenty-four (24), Cherry Street, and adopt the Project Plan.

Moved by Ald. Randy Scannell, seconded by Jessica Ganther to approve the Project Plan for the creation of TID Number Twenty-four (24), Cherry Street, and the required creation resolution. Motion Passed.

Yes- Gary J. Delveaux, Debra Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

6. Consideration with possible action to adopt a Creation Resolution to establish TID Number Twenty-five (25), Grandview Industrial Park, and adopt the Project Plan.

Moved by Jessica Ganther, seconded by Debra Dehn to approve the Project Plan for the creation of TID Number Twenty-five (25), Grandview Industrial Park, and the required creation resolution. Motion Passed.

Yes- Gary J. Delveaux, Debra Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

7. Consideration with possible action on an amendment to development agreement 21-06 East Town Facade Assistance and Outlot Development on the amount of TIF assistance.

Moved by Ald. Randy Scannell, seconded by Jessica Ganther to approve the first amendment to development agreement 21-06 East Town Facade Assistance and Outlot Development, on the amount of TIF assistance as presented. Motion Passed.

Yes- Gary J. Delveaux, Debra Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

8. Consideration with possible action on an amendment to development agreement 20-01 200 N. Monroe PropCo, LLC on the amount and duration of TIF assistance.

Moved by Jessica Ganther, seconded by Ald. Randy Scannell to approve the first amendment to development agreement 20-01 200 N. Monroe PropCo, LLC, on the amount and duration of TIF assistance as presented. Motion Passed.

Yes- Gary J. Delveaux, Debra Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

9. 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 Jessica Ganther to approve a one (1) year lease to On Broadway, Inc. for the purpose of a pop-up Dog Exercise Park based on the same conditions as the code of ordinance for Whitney Park. Motion Passed.

Yes- Gary J. Delveaux, Debra Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

10. Consideration with possible action to grant a 90-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 Debra Dehn to approve a 90-day extension to the

planning option with MF Housing Partners, LLC for the 1100 Block of East Walnut Street. Motion Passed.

Yes- Gary J. Delveaux, Debra Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

11. Consideration with possible action to approve a request by Neighborworks Green Bay for development of a single-family, owner-occupied, affordable home located at 1200 Doty Street (eastern side of parcel).

Moved by Debra Dehn, seconded by Ald. Randy Scannell to approve the development agreement with Neighborworks Green Bay contingent on the approval of the new CSM dividing 1200 Doty Street (Parcel #14-1356) into two (2) separate parcels. Motion Passed.

Yes- Gary J. Delveaux, Debra Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

12. Consideration with possible action to award \$65,000 of HOME CHDO funds to NeighborWorks Green Bay for a home build at 1200 Doty Street.

Moved by Ald. Randy Scannell, seconded by Jessica Ganther to approve the award of \$65,000 in HOME CHDO funds to NeighborWorks Green Bay for a home-build at 1200 Doty Street, contingent on CSM and site approval. Motion Passed.

Yes- Gary J. Delveaux, Debra Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

13. Consideration with possible action to accept a Natural Resource Damage Assessment and Restoration (NRDA) Grant for \$304,500 with a local match of \$304,500.

Moved by Ald. Randy Scannell, seconded by Jessica Ganther to approve the acceptance of the \$304,500 Natural Resource Damage Assessment and Restoration (NRDA) Grant. Motion Passed.

Yes- Gary J. Delveaux, Debra Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

14. Consideration with possible action to accept a Great Lakes Restoration Initiative (GLRI) Grant for \$565,300.

Moved by Ald. Randy Scannell, seconded by Debra Dehn to approve the acceptance of the \$565,300 Great Lakes Restoration Initiative (GLRI) Grant from U.S. EPA. Motion Passed.

Yes- Gary J. Delveaux, Debra Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

F. INFORMATIONAL.

1. Financial report and check register.

2. Director's report and project updates.

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

3. Next Regular Meeting: September 13, 2022 at 1:30 PM

Members will be contacted about a possible special meeting on August 23, 2022.

G. ADJOURNMENT.

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

Yes- Gary J. Delveaux, Debra Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

VERBATIM MINUTES

- Yep.
- Are we good to go? All righty, here, let's go be official. Delveaux?
- Yes.
- Schueller?
- Excused.
- Scannell?
- Present.
- Dehn?
- Here.
- Hinkfuss?
- Excused.
- Parma?
- Excused.
- Ganther?
- Here.
- We have a quorum, sir.
- Excellent. A motion to approve the agenda, please.
- So moved.
- Second.
- Alder Scannell.
- Second.
- And Deby. All in favor signify by saying aye?
- [Members] Aye.

- Opposed? Motion carried. Thank you. Approval of minutes.
- So moved.
- A motion to approve the minutes of July 12th and the amendments for that. Motion and a--
- Second.
- And a second. All right. All in favor of approving the minutes from July 12th will signify by saying aye?
- [Members] Aye.
- Opposed? Motion carried. Thank you. First thing we'll do, we're gonna do a public hearing. And unless Joanne tells me otherwise, I'm gonna read them all and then open the hearing for any comments on any of them.
- Okay. Is there any special motion we need to take them all, or can we just open it?
- It's--
- [Joanne] You just call the agenda for, right--
- For, okay.
- [Joanne] Correct, for public hearings, but there isn't a specific motion. You don't have to open up the floor.
- Okay.
- Perfect.
- Okay. So we're in public--
- But do we need to make a, for, to take them all up at once? We've got them separately.
- We might just have to--
- Do we have to open, because do we actually have to suspend the rules?
- [Joanne] To suspend the rules, to take everything up with one--
- One public hearing?
- [Joanne] Public hearing. And then is anybody here for any of these items?
- So we do need to, motion to suspend the rules.

- Okay.

- Second.

- And a second by Jessica. All those in favor signify by saying aye?

- [Members] Aye.

- Opposed? Motion carried. So we are in the public hearing. And I'm gonna read off all six of the TID changes, and then we'll open it to the public for comment on any of them. Number one.

Consideration with possible action to adopt an Allocation Amendment Resolution to amend the Project Plan for TID 4 Downtown to TID 22. The second one is consideration with possible action to amend the Project Plan for TID 10 Main Street and East Mason Street to add eligible projects. Number three is consideration with possible action to adopt an Allocation Amendment Resolution to amend the Project Plan for TID 12 I-43 Industrial Park to TID 22. Number four, consideration with possible action to adopt a Resolution extending TID 14 North Broadway Corridor by three years. Number five, consideration with possible action to adopt a Creation Resolution to establish TID 24 Cherry Street and adopt a Project Plan. And number six, consideration with possible action to adopt a Creation Resolution to establish TID 25 Grandview Industrial Park and adopt a Project Plan. With the public hearing, I'll entertain any comments at all to any one of those six TID changes that I just read off. Second calling. I'll entertain any public comments at all in regards to the six TID changes that I just read off. A third time, I will entertain any public comments at all in regards to the six TID changes that I just read off. Hearing no comments, I will call the public hearing closed. Do we need a motion for that? No, don't think so. All right. Joanne, do I need a motion to--

- [Joanne] No.

- Okay. So the public hearing is closed. Moving on to our Regular Business. Number one. Consideration with possible action to adopt an Allocation Amendment Resolution to amend the Project Plan for TID 4 Downtown to TID 22.

- Motion to approve.

- Okay. Yeah. I'm assuming all members went through that, and seriously, I did, and I had no problem with any of them. But maybe we all did, fine. So the motion to approve the first amendment. Is there a second?

- Second.

- Okay, a motion by Alder Scannell, and a second by Deby. All those in favor signify by saying aye?

- [Members] Aye.

- Opposed? Motion carried. Number two. Consideration with possible action to amend Project Plan TID 10 Main Street and East Mason Street to add eligible projects.

- Move to approve.

- A motion by Deby to approve.
- Second.
- A second by Alder Scannell. All in favor signify by saying aye?
- [Members] Aye.
- All right. Number three. Thank you. Consideration with possible action to adopt an Allocation Amendment Resolution to amend the Project Plan for TID 12 I-43 Industrial Park to TID 22.
- Motion to approve.
- A motion by Jessica.
- Second.
- And second by Alder Scannell. Any questions or comments? If not, all in favor signify by saying aye?
- [Members] Aye.
- Very good. Thanks. Number four. Consideration with possible action to adopt a Resolution extending TID 14 North Broadway Corridor by three years.
- Motion to approve.
- Alderman Scannell.
- Second.
- Second by Deby. Any comments, questions or comments? If not, all those in favor signify by saying aye?
- [Members] Aye.
- Opposed? Motion carried. Number five. Consideration with possible action to adopt a Creation Resolution to establish TID number 24 Cherry Street and adopt a Project Plan.
- Motion to approve.
- Second.
- Alderman Scannell and second by Jessica. All those in favor signify by saying aye?
- [Members] Aye.
- Excellent. Thank you. Number six. Consideration with possible action to adopt a Creation Resolution to establish TID number 25 Grandview Industrial Park and adopt the Project Plan.

- Motion--
- Deby, I think?
- No, she did.
- Okay, Jessica.
- And then me.
- And second by Deby. Any questions or comments? All those in favor signify by saying aye?
- [Members] Aye.
- Opposed? Motion carried.
- All right.
- That last one is really exciting. And nice article in today's paper. That's a really dynamic project. So congrats, Neil.
- Thank you. We're excited about that one. That was to not only to have, obviously, Carnivore as the anchor tenant there, but that's gonna actually set up a good, it's actually one of the few that we're very, very excited about up front in terms of financially it's gonna put us in a very good position to continue to grow that park as well.
- Yes. No doubt.
- So it is a good project for Carnivore and a good project for the city.
- Excellent.
- Which is the way it's supposed to be. Everybody's supposed to win.
- Nice work. Thank you. Number seven. Consideration with possible action on an amendment to Development Agreement 21-06 East Town Facade Assistance and Outlot Development on the amount of TIF assistance.
- Motion to approve.
- Well, let's hear a little bit about it. Neil?
- Oh absolutely. Well you can make the motion and a second. That'd be fine too.
- Motion to approve, and is there a second?
- I can second.

- Okay, Jessica. Now, you can give us some insight.

- This is essentially, Mr. Bader has been working, he unfortunately could not be here today, but he did say certainly call him if there was any questions, he could probably be reached by phone. This was essentially a Facade Assistance Grant that we were gonna provide. This body already approved \$300,000 towards that project.

- Yes.

- The increment generated to help pay for this project is actually not that project, but it's actually on the outlot development in East Town Mall. So the new construction is actually what's funding the facade improvements to the existing building. So essentially the request is, obviously, not surprisingly the costs have come in considerably higher than were originally anticipated. So Mr. Bader requested that there could be an additional \$150,000 made available to this project. We sent it back saying if, in exchange for that additional funding, would he basically agree to an increase in the guaranteed valuation of 2.1 million to \$3 million. And he has an additional four years of timing, essentially, to hit that valuation.

- Very good.

- So that was, essentially, so in exchange for the additional funding we did ask for a little bit more increment and gave him a little bit more time to reach that increment.

- Very good. We have a motion and a second. Any questions or comments from the group in regards to the motion and second? If not, all those in favor signify by saying aye?

- [Members] Aye.

- Opposed? Motion carried. All right. Consideration with possible action on an amendment to Development Agreement 20-01, 200 North Monroe, Property Company, LLC, on the amount and duration of the TIF assistance.

- Yep.

- Yes.

- This is a similar to this one, Mr. Chair. This is a project we've been working on, obviously quite a bit, for the last year, over the past, well, a little over a year, probably now. This is essentially, again, trying to get the project moving forward. They have experienced a similar increase in costs and essentially financing costs. I think their financing has gone from 3.8% to a 6%. And I think their construction costs have gone from 33 million to over \$43 million for the same project. We have been working pretty regularly with this developer in terms of discussions, and they only ask, kind of actually asking, they're trying to value engineer the project, kind of ask them to not really reduce the project. We like the quality of the project. But I've been working with them to try to find a solution to how to fund that. The original agreement essentially was for, I think it was a 22 year, essentially, it's allocation of TID increment for 75% over a 22 year period. In order to assist with them to get the additional financing that they need, we are proposing, staff has kind of worked with them to come up with a, essentially adjusting that increment to 80% for the first seven years and then

dropping that back down to 75%. So the remainder of the life of the TIF. So the first seven years are changing from 75 to 80. And then instead of going out just 22 years, we're actually taking increment out for the full 27 years to make sure the project happens. Of course, all this matters, essentially, is, obviously the project has to perform and hit the valuation guarantees as previously indicated.

- Great. Two things. There's nothing changing with the physical structure or build at all?

- Correct.

- Which we like, it's a very nice design. Secondly, we paid a million dollars for the land, but that's gonna come off the top, isn't it?

- The debt service is actually scheduled into that, to be paid back over the initial 20 year period. That was the same as the previous agreement.

- Okay.

- So we are essentially, the way it's set up is we are, actually, we have identified a percentage of increment to come back to cover our debt service related to the land. And that would be recovered in the first 20 years.

- Diana?

- Diana is here, yes.

- You're good with that?

- Yeah.

- Yes.

- So that is the same as the original agreement. We did not change that.

- All right. Good.

- And if PropCo doesn't perform, this then just reverts back or?

- Essentially, yeah, right. There would essentially be a, right now we still own the property. We have not transferred it yet.

- Okay.

- We will be transferring it at the beginning of the year. There is some environmental work that still needs to be completed for the site. So we've got some, so those details will still certainly be worked out as they're ready to transfer the property. 'Cause they weren't quite ready to go. Obviously there was a, we were preparing to create this TIF district for this project as part of the previous actions that this body just reviewed at, but because of their timing and their delay, we're gonna actually put that and make sure that the TIF is created effective 01/01, January '23, just to make sure that they're

able to take advantage of all the increment. So if we would've done it earlier, now they would've lost a year, probably.

- Yeah, they would've lost a year.

- So those items are essentially the same. They did request that, basically, we add about a 30 day extension on the majority of the dates that we had in there in terms of performance for requiring them to turn in their project budget, evidence of financing, and so forth. They did ask for an additional 30 days compared to what is in current agreement. So staff was amenable to that.

- And as far as the timeline, hopefully the end of the year or thereabouts?

- We'll be waiting until transferring the property, well, we're hoping to be trying to work to figure out a way to move forward on the environmental work here, yet, this fall and winter still. So the idea would be to have them under construction in the early spring.

- Okay. Questions or comments in regards to the staff recommendation?

- So it's just simply to say the motion, if it could be made to a--

- A motion--

- To essentially to allow for the developer's schedule, recommended schedule change.

- This is the first amendment too. It's the first time they've asked for an amendment.

- Correct.

- I motion to approve.

- Second.

- Who, was it Deby? I'm sorry.

- Me.

- Okay, thank you, Jessica. And second by Alderman Scannell. Questions or comments in regard to the motion? If not, all those in favor signify by saying aye?

- [Members] Aye.

- Opposed? Motion carried. Thank you. Excellent. Yeah, that's a great project. Very exciting. Way back, and Cheryl can attest to this, we did all the listening sessions about what people want downtown, and number one thing was for the grocery store, and that's what's gonna be in--

- And all indications are that that still is, they're working very well together and they're wanting to move forward.

- Very exciting. Thank you. Number nine. Consideration with possible action to grant a lease to On Broadway for a property located at 325 North Broadway, Parcels 5-586 and 5-587, for the purpose of a dog exercise park, which I think that's the lady right there.

- Yep. This is me. So in the past, On Broadway has used this site for a pop-up park. At this time, they have sent us a proposal that they want to use it as a dog exercise park. They would be installing a barrier fence so that they could keep the pets within that confinement. They are looking to do a recurring year to year lease for the dollar per year, exactly what we were charging them in the past. They would be responsible for all maintenance, including mowing, waste removal, and snow removal. We did recommend that they take the same guidelines that we have to the Whitney dog exercise park and post those as the guidelines for the rules there. We are also recommending that either party can terminate upon written 90 day notice of that. And with that, they are able to take any structure, I shouldn't structure, well any fence that they do put up for that, they are able to take that from the site. So at this time we are asking the RDA to approve a one year lease to On Broadway, with recurring, for the dog exercise park, until at the time we find a new developer for this area.

- Okay. Any question, yes, please?

- I just have a question. Brian wanted me to see if we could remove a line or two from that lease. I don't know if he was discussing that with you before our meeting?

- Okay. I did talk to Brian a little bit over the thing. One of the things that he wanted to, a couple of things he wanted to remove was the specification that it's a dog exercise park. I have spoke to Law Department, Joanne, and we specifically wanted that in there. We clarified that they are able to take the fence, once, that they would remove it. The other thing that he wanted to know is, in the guidelines for the Whitney Park, the very last thing we had on there is that no trainer, pet trainer or anything, could use the facility to collect funds. So basically they couldn't use it like a place of business or anything like that without the approval of the city. I did tell Brian we would change that, and that we would, because they would have control of the site, that we would let them decide whether we could have them there, but we still wanted to keep the thing in line stating that no trainer could use this, basically to collect funds as like a place of business.

- You think Brian is comfortable with all those?

- Yeah. He said he wouldn't lose sleep over it. He just thought, why not let a trainer train a dog there? So that was the, I think that was the thing where he thought it might be unnecessary. But if you feel it's necessary to be in there, he said he wouldn't lose sleep over it.

- Right.

- Won't lose sleep over it.

- Oh, damn, I was hoping he would lose sleep over it.

- Yeah, and it was just part of the same guidelines we had for Whitney Park.

- Yeah.

- It's the sort of thing that--
- Yeah, I think it's just the concept of using the city owned facility for private revenue generation.
- Right.
- It's not necessarily the dog or the trainers that are the problem, more of the concern. 'Cause nobody else can then use that, has that same opportunity.
- And it should be a one year agreement, so after one year, if you want to make some changes, whatever, we certainly can do that. Okay.
- But the dog can train the owner.
- Exactly.
- Most of the time.
- Anyway. The motion.
- Motion to approve.
- Motion by Alderman Scannell.
- Second.
- And second by Jessica. Questions or comments in regards to the motion? If not, all those in favor signify by saying aye?
- [Members] Aye.
- Opposed? Motion carried. Thank you. Number 10. Consideration with possible action to grant a 90 day extension to the planning option with MF Housing Partners, LLC, for the 1100 block of East Walnut Street.
- So you may recall that this was a project that came forward that they did not receive the WHEDA tax credits that they had applied for.
- Yes.
- But we've kind of sent them back. We said, we, please, we really would like this project not to die. So we've actually been working with MF, and we had a partner step forward that is interested in doing some work along with this project, as well as some very positive conversations with WHEDA. So we believe the project is back on track. We're very excited about that, in the capacity that it was before. So we're basically just asking for a 90 day extension to continue that work, to bring it back with a new capital stack.
- Okay. As far as you're concerned, we're still full speed ahead.

- Full speed ahead, yes. We're very excited about this project.
- Tom is here too.
- And Tom Klister is here from MF Partners. If you wanted to open it up for him, he's available to make comments, but.
- It's up to you.
- I'm good.
- Yeah, that wouldn't be necessary. First off.
- All good.
- Motion to approve.
- Second.
- Motion by Alderman Scannell. And--
- Second by Deby.
- Second by Deby. Any questions or comments in regard to the motion? If not, all those in favor signify by saying aye?
- [Members] Aye.
- Opposed? Motion carried. Thank you. Very good.
- Yay, yip-pee. It's gotta go.
- Yes.
- Never say die.
- That's right.
- We're gonna do it.
- Number 11. Consideration with possible action to approve a request by NeighborWorks Green Bay for development of a single family, owner-occupied affordable home located at 1200 Doty Street, eastern side of parcel.
- Yep. I'll take this one.
- Yeah, please.

- So I don't know if you remember, but back in June of this year, we gave, there was a parcel, 1200 Doty Street, that is large enough to be split into two separate parcels. We did authorize that we would split that. And one lot had already been approved to LeMense Construction. Now the other split, which would be on the east side, is being requested by NeighborWorks to build a single family, owner-occupied affordable housing. This will follow in conjunction with their fall 22-23 Bridges program. And they are requesting that we donate the lot on their behalf. But this would also be contingent on the final review of the new CSM. So staff is recommending that we do approve the new development agreement once they've reviewed the CSM.

- Okay. I see NeighborWorks is here. And if we think we need to open the meeting, but if not, I'll entertain a motion. It's pretty clearcut.

- Pretty clearcut.

- Move to approve.

- Second.

- Okay, a motion by Deby, second by Alderman Scannell. Any questions or comments in regard to the motion? If not, all those in favor signify by saying aye?

- [Members] Aye.

- Opposed? Motion carried. Thank you. Number 12.

- Now he wants some money to do it.

- Part two.

- Woo-hoo!

- Consideration with possible action to award \$65,000 of HOME CHDO, C-H-D-O, funds to NeighborWorks Green Bay for a home to be built, I guess, it says for a home build, but for a home to be built at 1200 Doty Street. It's not built yet, is it?

- No.

- It's a home build.

- Oh, it is home build.

- It's home build.

- Yeah.

- That sounds right. Okay, now I gotcha. I understand. For a home build at 1200 Doty Street.

- [Krista] Okay, so this is a piggyback on Ronda's, well, they requested the site, and now to build the house, because of the funding source, which was used to purchase the property, it was CDBG, an affordable housing unit has to be placed on that site. So they are requesting some gap financing to support this affordable housing project, 40,000 in hard costs they're requesting, in anticipation of that amount of the deficit. And then also up to 25,000 in down payment closing cost assistance to the new home buyer.

- How much?

- [Krista] Up to 25,000, depending on what that homeowner needs. So that would make the request 65,000.

- Sure. What do you think the end sales price will be?

- [Krista] In their request they anticipated it at 225, the sale price. Again, it depends on the buyer and what they need to get into the house, so that's just an up to 25,000.

- And what's the status of our CHDO funds, where, as far as what amount is in there, total?

- [Krista] What amount in there?

- Yes.

- [Krista] We actually have 205,000 right now in CHDO funds. So this is just a proportion of that.

- Okay.

- [Krista] And that CHDO amount can only be used by community or CHDO organizations, and currently NeighborWorks is the only CHDO in town.

- All right.

- I didn't know that.

- Oh yeah, it is.

- [Krista] Yep.

- The only CHDO in town. He needs a bumper sticker.

- Okay. Questions, comments?

- Motion to approve.

- Second.

- Motion by Alderman Scannell, second by Jessica. Questions or comments in regard to the motion? If not, all those in favor signify by saying aye?

- [Members] Aye.
- Opposed? Motion carried. Boy, considering we have a big agenda, it's moving right along.
- It's moving.
- Moving big time.
- Consideration with possible action to accept a Natural Resource Damage Assessment and Restoration, NRDA Grant, for 304,000, with a local match of 304,500. I'm sorry, grant for 304,500, with a local match of 304,500. Is this with regards to the Shipyard?
- Yes.
- I figured that.
- Yep. This is a grant we've known about for quite a while actually, but we just got the official contract paperwork just about a month ago. So the standard process here at the city is to get that approved at committee level, and then take it to Council to officially approve acceptance of the grant. So that's what we're doing here today. We received 304,500 through the NRDA Program, and this will cover our costs for the fishing pier and fish and wildlife habitat enhancement at the Shipyard site for Phase I of the work we're starting on here within the next couple of weeks. So we're very excited to receive these funds. And it does require a one-to-one match. We've already secured those match dollars. RDA has given authorization, and Council has given authorization for us to use Shipyard funds through TID 22 for those improvements.
- Awesome.
- For the match?
- For the match.
- Right before I started our meeting, the ground breaking at the Shipyard, Matt's our hero, without a doubt, he's the one who secured all the funds. So Matt--
- We're just glad he doesn't charge us a percentage every time.
- Right.
- Admin.
- He needs his own admin.
- Exactly.
- So he went fishing for this grant for a fishing...

- Yeah.
- That's true.
- That's true.
- That's true.
- To see what we'd get.
- And he .
- Yeah, motion to approve.
- Second.
- Motion to approve by Alderman Scannell, and seconded by Jessica.
- Mm hm.
- Questions or comments? If not, all those in favor of the motion signify by saying aye?
- [Members] Aye.
- Opposed? Motion carried. Matt, I think you're up for number 14 as well. Consideration with possible action to accept the Great Lakes Restoration Initiative, GLRI, Grant for 565,300. Wow.
- Yep. So similarly, we just received the official contract paperwork through EPA for a grant through the Great Lakes Restoration Initiative Program. And this is 565,300. We'll be using this to put toward our stormwater costs for Phase I of the Shipyard. It's green infrastructure. It will actually clean the stormwater runoff and make it better for water quality for the river and the bay of Green Bay. This one does not require a match, which is nice. We still have a lot more stormwater costs above and beyond the grant, but we're not on the hook to cover that.
- Good match.
- Good. It's kind of a no-brainer.
- Yeah.
- Great.
- Stormwater management. Not green infrastructure, stormwater management.
- It can be both.
- When did that become a dirty word?

- Whatever it takes.

- I will entertain a motion.

- Motion to approve.

- Second.

- Alderman Scannell, and second by Deby. Questions or comments? If not, all those in favor signify by saying aye?

- [Members] Aye. Motion carried. Thanks. Wow. For a long agenda, you guys did great. Excellent job. Informational. I have no questions with the financial report and check register. I did have one question Krista answered for me. Anybody else have questions in regards to the financial report and check register? If not, director's report, project updates.

- Yep. A full detailed report will be in your email here in the next day or so. Obviously with all the things that have been going on here the last couple days, we have not quite wrapped it up, and will be making updates based on the actions from today and yesterday.

- Yes.

- Obviously you had the Carnivore groundbreaking yesterday. That was a great event. Mayor was there. We had a couple of alders there available too. It was a very nice project. And also nice to meet, not only the leadership team from Carnivore, but also from Arborgate Investments, who is actually the firm who's investing in the project, that's actually doing the funding for the project. So we told them that when they're ready, when they're done with this one and they're bored, we're ready for their next one. So we've already said we've got land ready next door that we'd love to see them invest more in. Literally right before this meeting I had a good conversation, thanks to Joanne's efforts, especially, with TWG and DDL Holdings. We have come to an agreement on the updated development agreement for the Fort at the Rail Yard.

- Excellent.

- So we've got all of that language, subject to final approval, but we basically have, all parties were on the phone and agreed to final terms. So we are gonna be asking for a special meeting probably in two weeks, of this body, to review and approve that updated development agreement. TWG is actually already on site and is beginning the site prep work. We would like to see them, I think we'll actually, we'll be under construction, here, hopefully, still yet late this summer, early this fall. So they have gotten, their financing has been approved, they've got their tax credits, everything, this was one of the last dominoes, essentially, to be resolved. So they will be back on site and there will be actual construction activity on that site out here yet this year.

- I know initially when you and I talked, you had some concerns about the development agreement. It sounds like those concerns have been--

- We worked pretty much for, essentially, there will be some additional work we're gonna have to take a look at, from Joanne and Diana, and myself, will be looking at some of the other agreements

with DDL in terms of kind of making some updates to those still. But they were, we've been told we would be dealing with those individually and not as all kind of in one fell swoop.

- Good.

- So we'll be telling them we would be happy to work with them on getting some amendments brought forward for those other agreements. So that was essentially the, yeah, that was the primary concern that staff had. They agreed to, basically with some, more informal pledges from staff that we would promise to work for and be willing to bring something forward, which obviously we always are, in terms of working and bringing something forward to this body for consideration.

- So you think a special meeting in a couple of weeks?

- On the 23rd. And we'll certainly be confirming schedules with everyone to make sure, yes.

- You're pretty comfortable with everything? That's important. You've gotta keep Joanne happy, number one.

- Absolutely. I don't like to play a junior attorney. It's nice to have...

- Yeah.

- I get nervous when she goes on vacation.

- Actually, it was a very good process, and Joanne and her staff did a great job for us.

- It's still exciting to see a movement on that lot.

- Yeah, it's been a very long ride between--

- Stonehenge?

- Stonehenge.

- Stonehenge, exactly. Yep, that's right. So absolutely--

- You're trying to get a tourist attraction.

- Exciting to be bringing that back, hopefully forward on the 23rd. We've been, the Mayor and I, have actually had some really great conversations with Steve Schneider on several projects in the downtown area, including some things going on at the Bellin building, as well as Confetti's, the old big theater. He's got some projects he's gonna be bringing forward, as well as the Ten-O-One Club. So three very key, kind of key properties in town that need some help, that those properties all need a little bit of investment.

- Great.

- And Steve has got some really great ideas that we're hopefully gonna be bringing some things

forward here in the next several months.

- Excellent.

- So we're excited to see the progress he's been making there. The CDI Grant was approved at Council the other night, I believe, that, remember, this body approved for the Bangkok Gardens building that Garritt Bader will be working on. So that was approved and moving forward. And I think just one other important note is next Tuesday night will be the, probably, we're anticipating to be somewhat of a long meeting, Finance, or it's not a Finance Committee meeting, it's actually a Committee of the Whole meeting, now, to discuss the ARPA fund allocations with the city. So the City Council will be meeting as a full committee to evaluate all of those requests and hopefully be making some decisions to move forward. So a lot of work that's gonna still need to be done to get those moving forward. So that's why the Council kind of decided it was maybe not just the committee, but the full council should step up there and do that. So I know there's some downtown projects in there. I know there's some other housing projects in there that certainly we have some interest in. So hopefully we can get some things, hopefully we can get some recommendations made coming out of that meeting next Tuesday.

- It sounds like a lot of exciting things going on.

- Well, I hope it goes as fast as this one.

- I would love if it did, Deby. I'm not gonna take that bet, though. And certainly if anyone has any other questions on any other projects, happy to answer them.

- Any questions for Neil, staff? Mr. Mayor's here? If not, I guess, I guess the next regular scheduled meeting is September 13, although it sounds like we may have a special one convened?

- Yeah, we'll check in, we'll be asking for a check for August 23rd.

- Okay, with that in mind, I'll entertain a motion to adjourn.

- Motion to adjourn.

- Alderman Scannell.

- Second.

- And Jessica. All those in favor signify by saying aye?

- [Members] Aye.

- Wow. Great.

- Thank you, everybody.

- We are adjourned. Well, good job. Thank you.