



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

**TUESDAY, SEPTEMBER 13, 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.

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

Excused: None

Liaisons Present: Jeff Mirkes

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the September 13, 2022, meeting of the Redevelopment Authority.

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

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the August 9 and August 23, 2022, meetings of the Redevelopment Authority.

Moved by Ald. Randy Scannell, seconded by Matt Schueller to approve the August 9 and August 23, 2022 minutes. Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Debra Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

D. REGULAR BUSINESS.

1. Consideration with possible action to approve a three-month extension to the planning option for The Really Good Idea Co, LLC and the redevelopment of the building located at 109 N Adams Street and the Alley at 101 N Adams Street.

Moved by Ald. Randy Scannell, seconded by Matt Schueller to approve a three-month extension to the planning option for The Really Good Idea Co, LLC for the development of the sites located at 101 N and 109 N Adams Street. Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Debra Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

2. Consideration with possible action to approve a three-month planning option request by Sherrelle Schmidt for a house move project at 1308 E Walnut Street (Parcel 14-244).

The applicant has withdrawn this request.

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

Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Debra Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

3. Consideration with possible action on an amendment to Development Agreement 22-01, 216-222 Cherry Street Redevelopment, related to the project description and the overall project schedule.

Moved by Kathy Hinkfuss, seconded by Matt Schueller to open the floor. Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Debra Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

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

Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Debra Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to approve the amended Development Agreement 22-01, 216-222 Cherry Street Redevelopment, as presented, subject to final approval of the City Attorney. Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Debra Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

4. Consideration with possible action on a development agreement with 30KFT, LLC for TIF assistance for the expansion of a veterinarian clinic.

Moved by Kathy Hinkfuss, seconded by Ald. Randy Scannell to approve the development agreement with 30KFT, LLC for TIF assistance for the expansion of a veterinarian clinic as presented, subject to final approval by the City Attorney, and forward to the City Council for their consideration. Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Debra Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

E. INFORMATIONAL.

1. Financial report and check register.

2. Director's report and project updates.

Neil Stechschulte and Jeff Mirkes provided project updates.

3. Next Regular Meeting: October 11, 2022 at 1:30 PM

F. ADJOURNMENT.

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

Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Debra Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

VERBATIM MINUTES

- Chair Delveaux.

- Here.

- Vice Chair Schueller.

- Here.

- Alder Randy Scannell.

- Present.

- Debbie Jean.

- Here.

- Kathy Hinkfuss.

- Here.

- Ann Parma.

- Here.

- And Jessica Ganther.

- Here.

- And Jeff Marcus is here as well.

- [Jeff] Yeah.

- And-
- Greetings.
- Greetings, Jeff.
- Approval of the agenda, please.
- So moved.
- Second.
- All in with a second by Kathy. All those in favor, can we say aye?
- [All] Aye.
- Opposed? Agenda approved. Approval of minutes.
- [Randy] Motion to approve the minutes.
- Second.
- We have two sets. I assume your motion is to approve one set of the meeting minutes. Is there a second? I'm sorry.
- Yeah, I second.
- A motion and a second to approve the minutes of August 9th and August 23rd. All in favor, can we say aye?
- [All] Aye.
- Opposed? Motion carried. Thank you. Recommendations. Number one, consideration and possible action to approve a three-month extension to the planning option for the Really Good Idea Company, LLC and make it open to the building located at 109 North Adams Street and the alley at 101 North Adams Street.
- Wanda, did you talk about this one?
- [Wanda] Yeah, so back in March, we actually, RDA had awarded them a six-month planning option and they did provide us with a three-month update. At that time, they had met with staff here and they were working on getting additional historical tax credits and financing. They've also met with their private investors and financial institutions. Everything was really good. They've really been wrapping up the last couple of months meeting with contractors to get bids. So at this time, they've had a couple of the bids come in a little bit higher than they anticipated. There is a few infrastructure costs that are gonna be required and with some lead-based paint abatement. So they're requesting to have that three-month extension to be able to pull those additional numbers together and present those to their investors and their financial institutions. And at this time, we don't see any problem

with that being added for them.

- And the three-month extension is prior to the six-month planning option we gave them. Is that right?

- It would be in addition.

- Oh, in addition. Oh my.

- In addition.

- Okay, enough said. Thank you. All right, but you're very comfortable with everything.

- Yes.

- Questions, comments please.

- Motion to approve.

- Second by Matt. Matt, you snuck in there, didn't you . Okay, any questions or comments in regard to the motion?

- Nope.

- All those in favor, signal by saying aye.

- [All] Aye.

- Opposed. Motion carried. By the way, Neil, are you with us?

- [Neil] I am, Mr. Chairman, I am.

- I want a health update. So what exactly is going on? Hey, but you have to take us back around the screen.

- I won't get into too many details. Let's just put it that I have some sort of stomach bug of some kind.

- All right.

- But probably just the flu.

- Get well soon. Number two, consideration and possible action to approve the three-month spending option requested by Cheryl Smith for health smooth project at 1308 E. Walnut Street, parcel 14-244.

- This actually, we're asking that this be pulled. The applicant has asked us to-

- To withdraw at this time.
- Yes, to withdrawal this application. That's all.
- That's a long move.
- So will they come back at a later date? May, they may or may not.
- Do we need to make any motion or anything or just-
- We probably should've withdrew it at the agenda when we did the agenda.
- Well, we just found out.
- Oh.
- I found out at like 9:00 this morning.
- Okay, that's okay.
- Yeah.
- You can just do a receive and place on file as to dispose of the item.
- Okay.
- Thank you. Motion to receive it and place it on file.
- Second.
- Second.
- Kathy actually could get you a date.
- Whatever, you can just keep bickering right now.
- I was gonna get it.
- Is that why-
- I heard of it.
- She had one and I had one.
- I was wondering why everyone's sitting here 'cause you had one.
- Any questions or comments in regard to the motion placing on file? If not, all those in favor, signal by saying aye.

- Aye.

- Opposed? The motion carried. Thank you. Number three, consideration for possible action on amendment to development agreement 22-01216-222, Cherry Street, the re-development related to project description and overall project schedule. Neil.

- [Neil] Yep. Thank you, Mr. Chair. Essentially, basically, the information is presented, summarized well in the staff report. Essentially, we're updating the project description as well as the schedule. The key change, we had actually Russ in our assessing office do a projection on the evaluation. Even though the construction costs are up around 13 to 15 million, he said the assessed value was actually gonna be more likely to be around 8 million. So we've revised the evaluation to be down towards that \$8 million number. We are still confident that it could come in a little higher than that. But in terms of we wanted, basically, Russ has usually been pretty accurate on these projections in the past. So we're kind of wanting to revise that to accurately reflect his update on that. There was one correction of some right of first refusal language that was, I think, left over from a previous agreement that was removed. And then simply it was an update of the, really, to the overall project schedule to match the current projected construction. So with that, I will ultimately entertain any questions, if anyone has any.

- Dates they're open for construction or breaking ground?

- [Neil] One, they wish to be in construction by January of '23 this year and wanna be completed by March 1st of '25.

- Oh, cool.

- And Neil, is the present thought that the existing building at that location comes down?

- [Neil] I think, and I'm not sure. I think we have Peter Nugent may be available in the audience to answer more specifically than me. But I think the further evaluation was that the engineering was not recommending that that first floor remain. That it might be more viable to remove it and simply build from the ground up. So I think that that was kind of updating the project description to include the fact that it might be a full and total reconstruct of the entire building.

- Maybe once we can open up the meeting and get some comments on the solution.

- Motion to open.

- Second.

- Motion by Kathy, seconded by Matt to open up the meeting. All those in favor, signify by saying aye.

- [All] Aye.

- Opposed? Motion carried. Thank you.

- [Peter] Thank you.

- Come forward, please.
- Nice to see everyone.
- Yeah, it's good to see you. Sound like you're still moving.
- Oh yes, really good stuff, actually. We are finalizing the plans for the building and it was really through that process that the engineers and the architects decided it would really be a better use of the space and the project to build up off of the foundation rather than off of the first floor. When the building, including the first floor, was originally constructed, they did things differently back then than we do now. So if you think about what we wanted the end product to be, that first floor space, by being able to really create new space there, it's going to have a lot of amenities that commercial tenants are really looking for right now. So it will be a better find at the end. 18-foot high ceilings, better expanding of joists and things like that. So that was, hopefully, the plan for the change in direction that we talked about.
- And is the first floor, is it envisioned as a retail space? Or how are you thinking about that space?
- Yeah, it's a good question. It's really intended to be retail space so that will be either retail shops, restaurants, things like that. And I think we have some really good ideas of what we wanna do, especially in the back. Immediately behind the building, the existing footprint, there is a parking lot. We are going to cantilever the building so the second floor is gonna cantilever over the parking lot a little bit and go out from there.
- The parking ramp?
- Not the ramp, no, immediately behind
- Ah, oh, gotcha.
- Yeah, immediately behind.
- So in between your building and Manjari.
- Exactly right. So that is actually gonna create some, originally we had thought, well, let's do parking there. We're gonna do some cool outdoor features that is really going to enhance some opportunities for our commercial tenants on the first floor as like an outdoor beer garden, things like that that is covered, which would be really cool.
- Yes, great.
- Yes, especially in this hot.
- Especially.
- Do people here drink beer?

- Well, we put a study out and apparently-
- What about a waterslide? You think a waterslide?
- We are accepting requests. It's a request, sure.
- No guarantees.
- No guarantees.
- The garage, does that come with a ramp? Has anything changed there?
- Nothing has changed there, no. The plan is still to connect it to the parking ramp. And Neil has been a great partner and ambassador to help us continue to move that along. That is part of the final plans that are being developed right now that will be submitted to the city.
- Very good.
- And assuming we move forward with the development agreement today, were you kind of thinking about construction schedule?
- Our plan, so from our investor standpoint, from our general contractor standpoint, the money is, so the investor money is in. The contractor has reserved December, January for a start. There's some initial work that has to happen in the basement. But then really you're gonna see this going vertical probably February, March, April.
- Oh, okay.
- Beautiful.
- Chills.
- Okay, looking good.
- Yes.
- it's gonna be great.
- And yeah, don't disclose anything with this question. We wouldn't want it out there in public. Are the current tenants still in that building?
- We have one tenant in the building on deck. The other tenants we have, they have moved out.
- They have moved out, okay.
- Can I say just real quick, as soon as we have retail traffic downtown, can we have a high-end women's clothing store in there?

- Something like that.
- It would be great to buy clothes in the city.
- I will agree you.
- I have no comment.
- As far as connecting to the parking ramp. I mean, this is a new building. The ramp is how much life is left on it? What's the lifespan on that ramp?
- So the engineers have done a little bit of a study. The city actually did an engineering study. There was a development that was-
- I remember it was gonna go like-
- They split. I mean, it's on top but-
- Yeah, it's stepped.
- And so the engineering work for all that came back really good. There's a lot of useful life left. I think this is the newest ramp in the city, I think.
- Yeah, it is.
- I think. So there's a lot of-
- Best one on the block, but yeah.
- It's in great shape. Obviously, it's a key element to what we're trying to do here.
- Absolutely.
- Don't do anything with it.
- Well, there you go.
- You troublemaker.
- Yeah, yeah.
- Here.
- Please.
- Just one more question. You mentioned you had investor funds and you have a lender lined up with terms assigned and everything.

- Yep.
- Okay, great.
- Everything.
- Thank you. That's only a key step. It's all about the dollars.
- I feel enlightened.
- You should. I know, it's just.
- Randy, can't stop.
- Any other questions or comments for the developer?
- Motion to close and forward it.
- Thank you.
- Second.
- Thank you, Mr. McGee. A motion and a second to go back to regular order of business. All those in favor, signal by saying aye.
- [All] Aye.
- Opposed? Motion carried. Thank you.
- Can I ask you one question?
- Yes, go please, Kathy.
- One question. We went from an overall evaluation of 13 down to eight. That is so unusual. What happened? Why?
- It's simply because of the increase in construction costs that we're seeing across every project really are not directly translating into assessed valuation. So the construction costs keep increasing but that does not mean, it's not a one-to-one ratio in terms of assessed valuation. We're actually seeing that across the board on all of our tough projects right now.
- Thank you.
- Did you wanna add something?
- [Peter] So the total project cost is between 17 and \$18 million. The original assessed value that we had included as part of the development agreement was really Neil and I and kind of a ball park. But we felt, let's get the city assessor in to actually put a more realistic, maybe, number on it. And that's

what the city assessor came up with. I'm guessing it's going to assess for more than that but at least that dollar amount that's in there is the guaranteed amount that we're willing to send.

- What does that do to our TIP assistance?

- [Neil] The actual financial terms of the grant really have not changed. RDA took this from 70% to 80% of the increment in its previous iteration and it is still at 80% for the life of the district, I believe.

- Okay.

- So no change there. So basically, if the valuation is less, the city's cash outlay will be less.

- Yeah, that makes sense. Any other questions or comment? Motion's approved. Motion by Alderman.

- Second.

- Seconded by Kathy. Questions or comments with regards to the motion? With that, all those in favor of the motion, signify it by saying aye.

- Aye.

- Opposed. Motion carried.

- Thank you very much.

- Thank you.

- Great project. All right, number four, consideration with possible action to develop an agreement with 30 KFT LLC for TIP assessment and for expansion of the veterinarian clinic. Let's see. That is Neil again.

- [Neil] Yes, sir. That was me as well. General vet clinic, I believe the applicant may be in the meeting here today, this afternoon. This is an expansion of their facility over on University Avenue. Essentially, they have some site-related issues there dealing with trying to facilitate that expansion. So they're requesting some TIP assistance on a pay-go basis. This project, essentially, is a 65% of the increment through the expenditure period in the remaining life of the TIP district is kind of the main, essentially the basis of the agreement. So nothing upfront, and there is an evaluation guarantee that they need to hit in order to qualify for assistance. So essentially this is a pay-go basis. And they're looking to get the under construction here no later than April 1st of 2023 and be completed by the end of that same, the end of '23. So this is, the TIP is over, this is 18. I believe this is TIP 18. So it has the capacity on a pay-go basis, as long as the project performs the way it should be. So with that, I'll certainly will be able to answer any questions anyone may have.

- And then Neil, if I believe correctly, we've also loaned through the revolving loan fund for this project.

- [Neil] That is correct. Wendy Townsend has the full details on that. But I think they have also

applied for our financial assistance through our revolving loan fund, yes.

- Okay. Just verifying it didn't change anything. My memory's not always great and when this came up and we were talking about the address, I'm like, oh, I think we talked about this in revolving loan fund.

- [Neil] I believe you are correct, Matt.

- And it's a neat project 'cause I remember you guys are the only ones who work with exotic animals and they do the work on the animals from the new zoo.

- This committee, if you like, we could open the meeting. Otherwise, continue.

- I say a motion to approve.

- Motion to approve by Kathy.

- Second.

- Second by Alderman Scannell. Questions or comments with regard to the motion? If not, all those in favor of the motion, signal by saying aye.

- Aye.

- Opposed? Motion carried. Good luck.

- Thank you very much. Really do appreciate it.

- You're very welcome.

- I can't move along, Matt. I might beat your world record here.

- I know. I'm trying to think of my stall tactic right now.

- Informational. I already looked at the financial report and check register. I had no questions. I don't know if anybody else did. If not, Director's Report.

- [Director] Just a brief update to our listeners. Thursday is our joint review board, our final joint review board meeting on all of the TIP actions that the RDA and the City Council have approved and sent forward. So we are hopefully gonna be wrapping those up here this coming Thursday.

- Do you have an updated report on the projects or you just gonna tell us anything that changed?

- [Director] Yeah, at this point, I do not have a full written one. Obviously, just being a little under, we did not get one planned before the meeting. But we'll have one certainly for the next meeting, Mr. Chairman, I promise.

- Okay, I've got a couple questions.

- [Director] Yeah, sure. Please feel free to ask away.
- Yeah, I gotta find it though. Well, the Bertrand Store, what project is that? I can't find it right now.
- I believe that originally, that was the 400 Broadway. Yeah, they were originally going to request financial assistance and they have not proceeded. They are proceeding with the project for redevelopment of that site without any financial assistance.
- They're not on the list anymore. They withdrew the request.
- [Director] For financial assistance. I believe they are still proceeding with the project at that location.
- Oh, okay. But nothing new as far as the progress?
- [Director] Not really, I don't know. Unless there's a zoning and any information that Mr. Buck has, as far as I'm aware, we are not aware. They were talking about doing some signage, doing some things on the outside of the building but we have not had any other inquiries on specifics in terms of a project at this point.
- Somebody asked me specifically about that project and I'm just looking for an update, that's all.
- Just from a zoning standpoint, they have been inquiring about restaurant users. So I think they might have somebody that they're thinking of putting a restaurant in there. But again, it's manipulation. But we've been getting inquiries.
- It's kind of going in phases, that project. Isn't it the Bertrand Store or whatever is one phase with some apartments and stuff behind it, then another phase?
- My understanding, they're just focusing on just the Bertrands right now.
- Okay.
- That was the original proposal to BIEA.
- Yes, TIPS is-
- Okay, so- And you're thinking it might be a restaurant?
- By the inquiries, it sounds like it.
- Okay, okay, we'll ask her.
- But is the buyer still staying down? What buyer is that that's doing it?
- Manny's.

- Manny's still staying there?
- Wait, how'd he do that?
- Sure.
- Well I was just wondering because it's kind of late in the development
- They will build around him.
- They've been concerned about the project. They've heard rumors about it's supposed to be a restaurant turned into a bar, et cetera, et cetera. So there hasn't been any rumors out there but-
- No permits pulled.
- Yeah, okay, so no permit's been pulled. Okay, that answers that question. Dee, Diana?
- Yes.
- Maybe in the next meeting, do you think you can give us a bonding report and particularly those bonds that pertain to solo projects?
- Sure, yes.
- Thank you. And I'll have to ask Matt, is and Wendy around, to give us an update on what's happening in the revolving loan committee? We haven't heard too much.
- Yeah, gladly, and I'll do the best that I can here, Gary, from memory. I think on a broad perspective, the good thing to know is I think we're out of money right now. I think we've got everything out and working, which is actually not that typical. We typically usually have something that's going along. And as of our last meeting, I think all of the projects were also up to date on their payments. The last project that we just last approved was a restaurant over on Broadway. It was a restaurant that had started as a food truck. I think it was called Green Lake Burger Company.
- Yes.
- And then they were gonna open up, I think it's right next to Sardine Can, in that block. And they should be opening up some time this fall. So they started with a food truck and now they will have a brick and mortar store as well. So it's a really neat story, writing about a local entrepreneur.
- And where Manzo's was?
- And where Manzo's was.
- Definitely.
- Yeah.

- And so we're going in there. And then the other one that just recently pulled their phone was a legacy hotel that's going up over on Bretflower Pass. That project was starting and they were pulling their funding and I think that's what, basically, drew us then with those two down to zero. So I think now, we're just waiting for funds to replenish as the revolving loans comes back. But as of right now, I really think it's kind of out there and-

- Sure. What are the rules that we get new funding? Just so that-

- Well, I think we're hybrid. I wanna say, we'll probably just get our allocation notification soon in September. Because they're always kind of a year off. But I think there's ARPA money too that we received some funding for with regards to the business works. So they need to enjoy all of that seed. Then we can spread that work out.

- And I don't remember what the amount is that comes in every month, but you know, it's probably 25, \$30,000 that-

- And everything's out and deployed and the payments were all in good standing, as of our last meeting.

- Excellent.

- He was in a good spot.

- Thank you. Jeff, an update please, in particular, Bosses.

- Yes, we have been working closely with Bosses, as you just saw from the report today. A developer is eager to proceed with that site. And we have identified a couple of locations that could work for them and they are now having discussions with some property owners nearby. The position of Downtown Greenway, Inc. is a business like Bosses that's been downtown for 124 years. We want to keep them downtown. We really believe they belong here. We hope they find the right space. Small businesses like that don't have to look for a new home very often. They've been in their current location for maybe 40 plus years. So we are very hopeful that they find the right space. And this is where they belong. And even our organization wants to offer whatever we can. We will coordinate volunteers to help them move, pack up their publications and move if they stay downtown. And so this is, it's tough because they're on a short timeframe, that is the reality of it. So hopefully, they are successful in negotiating these terms at a space nearby. But I would say that there's been a lot of support. I've heard from City Council leaders and Mayor Gingrich offering their assistance and whatever support they need. They really do enjoy the convenience of some 15-minute free parking right in front of their space right now. That's quite unique. When you go in to buy yourself a paper or you really don't wanna park in a ramp. So we're hoping that they can achieve as good, if not better, conditions than where they are right now. So meeting with them frequently. I know it is a frustrating time but hoping for the best. And a number of property owners have also stepped forward trying to help offer whether their site would be appropriate. They're in about 2000 square feet. This should not be hard to accommodate. However, there's not a ton, there's not a ton of suitable space that is just right for them. So we're very hopeful that they're satisfied. They've got some big plans to celebrate their 125th year. They wanna do something special every month and we wanna be around to promote that for them. They have a very loyal following. They have a very loyal customer base. And hopefully, that loyal base also, wherever they locate within the downtown, will

continue to patronize such a fine business.

- Yeah, it would be, so the two big projects we got going on are gonna bring a lot more residential people downtown. The one in Monroe and the one on Cherry Street, I think that fits just right into their clientele. I mean, because most people are gonna wanna utilize them. So I sure hope they stay downtown. We'd love to accommodate them in any way, shape, or form.

- Feel free to stop in, buy the newspaper, and share that with them. I think that is something that they need to hear from the business community as well.

- Is that space in the north lot appropriate?

- That has recently been leased so that space is taken.

- That would've been outstanding.

- Well, that's good that it's in lease.

- It looked like it was just the right size.

- Anything else, Jeff? Go ahead.

- I would just give a really quick update on a couple of other things happening. And I won't bore you with all the details but we are working with about six different restaurant operations between the downtown and Old Main Street districts at various stages. Restaurants bring a lot of consumer activity to the downtown. And just a couple to mention, Tequila's is now open in the Main Street District, the former Los Pandito's. You will be delighted with their build-out. They did a very nice job. Lightened it up and the cuisine is outstanding. So they have a strong background in the food business, operating restaurants for the past 17 years. And Mario and Alvarado are just pleased with their new location, abundant parking. And former Los patrons are also delighted with an authentic Mexican restaurant being here.

- I'm getting a number of Los employees. We're all gonna go together.

- Awesome. Yeah, that's good. So they're off to a good start. Also, in the Main Street District, Mr. Steve Schneider, who is re-opening the Black and Tan in the Bella Building and expanding the Daily Buzz, building a full commercial kitchen on the first floor. So both Daily Buzz and Black and Tan will be freestanding restaurants. That'll be the first time for that. He is teaming up with Chef Andy Miller and they plan to reopen The 1001 Club. So they are saying that that could happen later this year. That's outstanding. The Black Saddle, at the corner of Washington and Cherry, they are ready to enter into the food business and are expanding. They took over the Diamond Era diner space and they are looking at a field to fork type mentality. They have a fresh beet producer and so they are going to be dipping their toe into the restaurant business as well. And the former Heel will open soon. That will be Delilah's. And they feel that they're, in a month or so, out from opening. So a couple of very nice additions. When Delilah's opens, that will be a very nice little trio of restaurants with Delilah's, Angelina, and Manjari. And even a confidence booster for the future development of Schumacher Building just 100 yards away.

- Is Andy going to be the chef at Black and Tan?

- Yes.

- He started out at Black and Tan, it appears.

- He started Black and Tan and now is part of an owners' group that owns and operates it. And the entire Galley 57 staff will be starting there next week, as they reopen Black and Tan. So it's really neat to see that that dedicated team of employees are eager to become downtown employees now. One other update that I have for you is a professional engineering company is about to move downtown in the Adam Street Garage Building. They're just completing major renovation of the second floor, right below Karma Group. So we'll be hearing about that announcement coming soon. About 30 professional engineers moving into that space and moving into the downtown. So as for good movement, the energy from pre-COVID is coming back to downtown. We're getting some really good traction. More inquiries than I can remember in a couple of years for available space. And so, some good things happening.

- Excellent.

- Great, wow.

- Cool.

- Thank you.

- Any questions for anybody else to have at all? If not, I'll entertain a motion to adjourn.

- Motion to adjourn it.

- Motion to be adjourned.

- I have a motion and a second. And all in favor, signal using aye.

- Aye.

- Motion carried. All right, you're adjourned.

- Thank you.