



AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, OCTOBER 25, 2022, 2:30 PM
Virtual Meeting. Public may join via Zoom.

A. Zoom Meeting Instructions.

1. This item contains Zoom information, instructions, and a link to the Virtual Comment Form.

B. Roll Call.

1. Members: Gary Delveaux, Chair; Matt Schueller, Vice-Chair; Ald. Randy Scannell, Deby Dehn, Kathy Hinkfuss, Melanie Parma, and Jessica Ganther.

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

C. Approval of the Agenda.

1. Approval of the agenda for the October 25, 2022, meeting of the Redevelopment Authority.

D. Regular Business.

1. Consideration with possible action to award \$40,000 of TIDAH funds to NeighborWorks Green Bay for a home build at 1200 Doty Street.
2. Consideration with possible action to approve the recommendation of the Real Estate Subcommittee to approve up to \$10,000 to move forward with Schematic Design as proposed by ISG, and to include colored renderings for the redevelopment of 158 N. Maple Avenue.

E. Informational.

1. Director's report and project updates.
2. Next Regular Meeting: November 8, 2022 at 1:30 PM

F. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Redevelopment Authority meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.

Virtual Meeting Instructions



Redevelopment Authority Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/83188044732?pwd=YUducEM2VUZWOGVYZzMyNTA0c1FJQT09>

Meeting ID: 831 8804 4732

Passcode: 084117

One tap mobile

+13017158592,,83188044732# US (Washington DC)

+13126266799,,83188044732# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

Meeting ID: 831 8804 4732

Passcode: 084117

Find your local number: <https://us02web.zoom.us/j/kc4U7kFumh>

Public Comments

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting.

Additional Information

1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must state their name and address for the minutes.
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order Newly Revised 12th edition*.
2. Please log into the Zoom meeting at least 10 minutes before the meeting begins to ensure a proper connection and that your technology is working.
 - a. If you are a Board Member, please log into [CivicClerk](#) with a computer, laptop, or tablet device.
3. Once you are in the meeting please mute yourself.
 - a. You may unmute yourself when you are called upon to speak.
4. Waiting room
 - a. When you call in or connect via web or Zoom app, you will be placed in a “waiting room.”
 - b. The meeting host will then admit you to the meeting, and mute you upon entrance (you will still be able to hear and or otherwise observe the meeting).
5. Registering
 - a. The host may ask you to register for the meeting. A registration link will be sent to you along with the invite. You'll receive another email confirming that you're registered for the meeting.
 - b. If you're using a phone, your registration will be tied to an email.
6. Raising your hand
 - a. Committee/Commission/Board members—you can either use CivicClerk and request to speak or you can also utilize the “raise your hand” tool in the Zoom platform (you'd need to use a computer or tablet) to let the host know you would like to speak. You can also un-mute yourself and start speaking.
 - b. Persons with items on the agenda or other interested parties—you can also utilize the “raise your hand” tool on the Zoom platform via computer or mobile device. You will be allowed to speak once the committee, commission, or board has moved to “open the floor for interested parties to speak.” Once discussion on your agenda item has concluded, the host will mute you, unless the committee opens the floor again.
7. What devices should I use?
 - a. Smart phone (please see more detailed instructions on page 3)
 - b. Land line
 - c. Tablet—in advance of the meeting, please download the Zoom Meeting app by using either the Apple Store or the Play Store. You will be asked to input your name, to identify you for the meeting.
 - d. Computer—you can access the meeting through a web browser by clicking on the meeting link, or through the Zoom Meeting app. If using the app, please download it in advance of the meeting. You will be asked to input your name, to identify yourself for the meeting.
 - e. For tablet and computer users--if you download the app you may be asked to verify your email.

8. Zoom etiquette
 - a. Muting yourself when you're not speaking will prevent your background noise from interfering with others' ability to listen to and participate in the meeting.
 - b. If you're using a telephone, please identify yourself with your phone number and state your name and address before you speak. Zoom meeting hosts can see only your telephone number and will ask you to identify yourself.
9. Closed session
 - a. Persons in the Zoom meeting will be put into a waiting room while the committee/commission/board meets in Closed Session. Participants will be admitted back into the Zoom meeting once the committee reconvenes in Open Session.
 - b. Persons watching a Common Council meeting live on YouTube will see a gray screen with the City logo during closed session.
10. Persons interested in attending anonymously or listening to the meeting may call in by dialing *67 followed by the phone number in the Zoom Meeting Information box.

Calling into the Zoom meeting using a smartphone

1. Dial the phone number listed at the beginning of this document.
2. When prompted, enter the Meeting ID number followed by #
3. Once you are in the meeting, notify the meeting host that you are in and state your name.
4. If you do not wish to speak, please make sure your phone is on **Mute**
 - a. If you're using a smartphone, look at your screen and click the Mute button





Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

October 25, 2022

PREPARED BY

Ronda Bitney

AGENDA ITEM # D.1

Consideration with possible action to award \$40,000 of TIDAH funds to NeighborWorks Green Bay for a home build at 1200 Doty Street.

BACKGROUND

NeighborWorks Green Bay is constructing a new, single-family home on the eastern half of 1200 Doty Street, in partnership with Green Bay Public Schools Bridges Program.

On August 9, 2022, the RDA awarded NeighborWorks Green Bay \$40,000 to close the development cost to market value gap using HOME CHDO funds. Due to the additional time needed to prepare a certified survey, including having it recorded, the process has delayed the breaking of ground per HOME guidelines.

Staff is recommending changing the funding source to TIDAH grant funds to move the program along so the students enrolled in the Bridges Program can begin construction as soon as the deed and certified survey are recorded.

RECOMMENDATION

Approve the change of funding source for the \$40,000 development cost gap from HOME CHDO to TIDAH Grant funding.

FISCAL IMPACT**ATTACHMENTS**

- I. 1200-2 Doty GIS Map



Part of Brown County WI

Map printed on 8/2/2022

1:480
1 inch = 40 feet*
1 inch = 0.00758 miles*
**original page size: 8.5"x11"*
Appropriate format depends on zoom level

Parcel ownership key

- Parcel Boundary
- Condominium
- Gap or Overlap
- "hooks" indicate parcel ownership crosses a line

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

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



(920) 448-6480
www.browncountywi.gov



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

October 25, 2022

PREPARED BY

Will Peters

AGENDA ITEM # D.2

Consideration with possible action to approve the recommendation of the Real Estate Subcommittee to approve up to \$10,000 to move forward with Schematic Design as proposed by ISG, and to include colored renderings for the redevelopment of 158 N. Maple Avenue.

BACKGROUND

On Thursday, October 13, 2022, the Real Estate Subcommittee of the Redevelopment Authority convened to discuss progress made on the Center for Community Learning (The Center) project located at 158 N. Maple Avenue. Representatives from the City, UWGB, and Base Companies, LLC informed committee members of the progress made and discussed next steps, which include engaging an architect to develop schematic designs and colored renderings of The Center. These designs will allow the project team to better refine total project costs and will be used to help partners solicit additional support for the project. The motion was made to approve up to \$10,000 to move forward with schematic design as proposed by ISG, and to include colored renderings. The motion passed unanimously.

RECOMMENDATION

To approve the recommendation of the Real Estate Subcommittee to approve up to \$10,000 to move forward with Schematic Design as proposed by ISG, and to include colored renderings.

FISCAL IMPACT**ATTACHMENTS**

1. Community Based Learning Center (2)
2. Architect Proposal (1)