



MINUTES 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.

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

B. 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: Deby Dehn, Randy Scannell, Gary J. Delveaux, Jessica Ganther

Members Excused: Matt Schueller, Melanie Parma, Kathy Hinkfuss

Liaisons Present: None

C. APPROVAL OF THE AGENDA.

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

Moved by Ald. Randy Scannell, seconded by Deby Dehn to approve the agenda. Motion Passed.

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

D. REGULAR BUSINESS.

I. Consideration with possible action to award \$40,000 of TIDAH 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 change of funding source for the \$40,000 development cost gap from HOME CHDO to TIDAH Grant funding to NeighborWorks Green Bay for a home build at 1200 Doty Street. Motion Passed.

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

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.

Moved by Deby Dehn, seconded by Ald. Randy Scannell 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. Motion Passed.

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

E. INFORMATIONAL.

1. Director's report and project updates.

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

2. Next Regular Meeting: November 8, 2022 at 1:30 PM

F. ADJOURNMENT.

Moved by Ald. Randy Scannell, seconded by Deby Dehn to adjourn. Motion Passed.

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

VERBATIM MINUTES

- [Speaker] Roll. And I assume Kathy's coming. This meeting is being recorded. That's good. By staying in this meeting, you consent to being recorded. Got it. All right. All right. I will assume Kathy's gonna come aboard at the appropriate time. But since we have a quorum I think we're gonna do a roll call, please.

- Yep. Delveaux.

- Yes.

- Schueller is excused. Scannell?

- Present!

- Dehn?

- Here.

- Hinkfuss? Parma? Excused. And Ganther?

- [Ganther] Present.

- All right.

- You have the floor, Mr. Chair.
- Excellent. Approval of the agenda, please.
- Move to approve the agenda.
- All in, Scannell? Second by...
- Me. Debbie.
- Debbie. All right. All in favor, signal by saying Aye.
- Aye.
- Aye.
- Aye.
- Oppose? Oppose? Motion carried. Regular order business. We have two items. First one is consideration of the possible action to award \$40,000 of the TDAH funds. The NeighborhoodWorks Green Bay for a home build at 1200 Doty Street. I think that's around the...
- Yep. So back in our RDA meeting on August 9th we had brought forward that NeighborWorks had applied for home funds for 65,000. And that is for their market value gap and their down payment assistance of that. We are looking to have 40,000 of it be the fund source be switched to TADA instead of the home funds due to the fact that, that 1200 Doty is the lot that we were having split. And there, it ended up being a little bit of delay due to the fact that DPW did require a grading plan with the CSM before it got recorded. So, due to that, in order to follow with the Bridges program, that's with the school district, we are looking to switch those to TADA so we can get those out a little bit quicker than what we would be able to with the home funds. So staff is recommending the change in the funding source for that 40,000.
- And to be clear, Mr. Chair, we just wanted to make sure that, this was something that staff was not quite comfortable doing on our own, so we just wanted to make sure that the RDA had a chance to provide the feedback on this. So.
- Thank you. We very much appreciate that. Questions, comments?
- Mm mmm.
- Motion to approve.
- Motion to approve by Alderman Scannell.
- Second.
- Second by Jessica. Questions or comments to regard to the motion? If not, all those in favor signify

saying Aye.

- Aye.

- Aye.

- Aye.

- Opposed? Motion carried. By the way, I went to an open house, the NeighborhoodWorks where they did a similar project with students from, carpenter students if you will, from the high school. And that was very impressive. It's quite a great partnership. Great training tool for those students and just a great partnership all the way around. So that's very exciting. Thank you.

- You haven't opened the floor, so I can't comment but maybe one of your fellow RDA members could just make a comment on the name of the organization.

- The name of the organization is NeighborWorks.

- NeighborWorks Green Bay.

- Yeah, NeighborWorks Green Bay. Yeah, absolutely, absolutely. Matter of fact, Alderman Scannell, weren't you at that open house as well?

- Yes. Yes, it was a lot of fun. Really good. Well, very happy NeighborWorks is doing so much for our community.

- Couldn't agree with you more. Thank you. Item number two, 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 color renderings for the redevelopment of 158 North Maple Avenue. Is Kathy still on that, is she? I don't believe so. Right.

- I think we can ask Will. I think Mr. Peters can provide that report if you'd like him to, Gary.

- Yeah, I will please.

- Sure. Absolutely. So then, you know, a few months since 158 North Maple has been brought back to the RDA with a status update and we felt it appropriate to enlist the services of the real estate subcommittee. Just to give it both an update on where the project is and then also really what needs to happen to push the project forward. So, real estate subcommittee met on October 13th to discuss this and representatives from, of course, the city here, staff, UWGB and Base Companies in for committee members of the progress made and discuss next steps, which include engaging an architect to develop schematic designs and colored renderings of the project. And these designs will allow the project team to better refine the total project costs to determine you know, really, you know, what really the whole rehab project will cost. And then also to help partners solicit additional support for the project. And the motion was made to approve up to \$10,000 to move forward with schematic design as proposed by ISG and to include color renderings. And this motion passed unanimously.

- Good.

- Within the packet...

- Yes.

- For the RDA members here, is an update of what 158 North Maple is or will be. And then also a proposal from ISG kind of going over the scope of services that they're gonna be offering.

- Any particular questions or comments that stand out as far what the real estate committee said or heard? I mean....

- So I mean, overall in the, and I feel comfortable speaking for them on this, they're very enthused and excited about this project and really the, the impact this can have long term, not just for the city as a whole and improving that and bolstering that relationship between the university and the city, but really gaining that presence of the students downtown and our urban core and the investments that those students will be making with, in relationships they'll be building with strong community partners and impacting that neighborhood. You know, questions they had were just, you know, relating to costs and, and you know, what it will take to get this through the finish line, you know. And a lot of that is going to be determined by, you know, the renderings coming forth and then, so we can get a better handle on what this project will cost. We do have other representatives here from the team so Paul Belschner and Josh Schmitz from Base Companies are, are here as well. So if you were, you know, had any questions for them, they're certainly available. But overall, Melanie had a lot - It was really, really appreciated, Melanie's presence. Just with her insight that she provided and her experience in relation to, you know, the importance of having these design renderings to really flesh out you know, the next steps in this project.

- Enthusiasm is there from UWGB.

- Yes. Yeah.

- Well, okay. Very much so. I hope so. I hope it's a great opportunity for everybody. Questions or comments?

- I just think that it looks like an amazing partnership from everything that I read that was presented to us in the packet. And I really look forward to seeing some of the architectural designs because I didn't realize what a gem that was inside. It's pretty amazing.

- We took a tour of that, yes. We took a tour of that a couple months back and it is quite an opportunity without a doubt.

- I just wanna say one more thing. It's, I just wanna say one more thing. It's these grassroots kind of relationships that brings forth community leaders, right? You know, I can see one sitting in front of me with Will and you know I think about Celestine starting way back when, but it's these integral community relationships that form in the downtown I think that are very vital to helping create leadership. So move to approve.

- Second.

- Yeah, but....

- Also second everything motion you said.

- Motion by Debbie. Okay. I was gonna say great, great comments, Debbie. Motion by Debbie, second by Alderman Scannell. Questions or comments in regard to the motion? If not, all in favor to motion please signal by saying Aye.

- Aye.

- Aye.

- Aye.

- Aye.

- All right. Unanimous. Very good. Thank you. Informational. Director's report and project updates. Do you have anything Neil, or?

- Yep, just a couple of quick ones. Obviously you guys are aware that it's budget season. I just gave this quick update for the plan commission last night as well. Just wanted to give you guys a quick look at the budget for, related to our department here. Just as an FYI, I'll wait for that screen to come up. Hopefully that's up now. Should have a nice big pie chart in front of you.

- Yep.

- So this is the kind of overall, this is basically the mayor's budget. His town hall, first town hall meeting is just coming Thursday. Alder Scannell is probably deeply up to his elbows in this stuff already, I suppose, from all the departments. So they're kinda just, everybody's making their requests and getting ready to start that process with council. We just wanted to kind of provide a couple of updates. These are slides right out of the budget presentation that Diane and her staff put together. Here we are over here this 3% slice, that's us, the overall budget. So just kind of putting us in context of all the other departments and all of the the extreme number of requests that have to go in throughout the whole city. You know, we are a whopping 3% of that budget. Here's kind of the historical number of the figures but the last three columns are really the important ones. You know, we are here at a, right there we're looking at is a 13.6% increase. This is, we certainly, I'm always quick to point out that we actually went down 1.7% last year. So we're back this year making up for some things. A lot of our costs are, are personnel related in terms of health insurance, other stuff. We have some salary increases in there as well for some of our, some reclasses going on for some of our inspection staff that's making up part of that number. But the two areas we are increasing professional services being one line item that's essentially for things like wetland, delineations, land divisions, environmental reviews, asbestos, abatements, those types of things that we need to do for any property that's not, that we may be either acquiring or disposing of that's not in a TID district. We need to have some funds available. Last year we kind of robbed our own marketing budget to help pay for some of the work that was done for the Grandview Industrial Park, the carnival project, to get some of that work done. So we're trying to kind of, you know properly account for those expenditures and budget for them a little bit better here this year. So that was the main cost. Our

marketing costs is increasing about \$5,000 over from 30 to 35,000 to help market the city and attract some other lots. You know, those are kind of our main areas of increase. You know, a lot of the other costs are really personnel related. We don't have a lot of equipment. We have vehicles. There's fuel costs obviously that we're dealing with as part of that as well. So there is, you know, while we are certainly having a significant percentage increase overall is about a little over 400,000 in the requested change. So that number shows up as a bigger percentage just because our overall budget is smaller certainly compared to other departments. So that at least gives you an idea of kind of where we've been and where we're going on those.

- Right.

- And then here's the last, here's just the last table. This actually takes in our revenue projection and our expense projection. So we're actually looking at a substantial more revenue increase due those basically adding a neighborhood compliance inspector as well as increasing some of our fees. So really our grand total, and we actually, both of those we're only looking at about a 1.9% increase for the, the mayor is asking for our department at this time. So, So just that's a quick over, yep, just overview of kind of where the budget's at for that. I think for our upcoming meeting on, uh, is it, when is our next meeting here, is at the eighth? When is that one here?

- The eighth. Yeah, remember eighth.

- If so, we are looking at hopefully having an update to the merge development agreement out at the shipyard to come forward. So we've, I think we've got them. Folks, remember we were kinda reporting on they were having some soils conditions concerns. They think they've found a path forward on that. They're just simply reversing the order of the buildings being constructed to help them move forward. So we are excited to keep them. They've been working with staff to try to keep that project moving. So that'll be certainly the main item I think on the agenda for that Tuesday. Probably a couple of other items as well, but to be determined on that. So that's my report, Mr. Chairman.

- Thank you.

- For any questions, if anyone has any?

- Thanks for the update. Anybody, any questions for Neil or anybody else on staff?

- Just please remind Alder Scannell of what a great financial deal we are here in this department. When it goes as far as budget stuff. Actually, Randy's the wrong guy to tell. Randy's been a pretty good supporter of us so he's probably the, he's probably the last guy we have to make this pitch too, so.

- Well I used to be in ED...

- I would agree.

- Yeah.

- Nice update, Neil. Thank you. Any other questions or comments for staff? If not, I entertain a

motion to adjourn. Our next meeting is November 8th at 1:30.

- Motion to adjourn.

- Which is also, uh, voting day. Motion by Alderman Scannell... Second by, was that Debbie? I'm sorry.

- Yeah.

- Is that you, Deborah?

- It was.

- Thank you. All those in favor, signal by Aye.

- [All] Aye.

- All in favor signaled Aye. Aye. We are adjourned.

- Thank you.