



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, NOVEMBER 8, 2022, 1:30 PM

**In person at City Hall, Room 604 - The Harry Maier Room.
Virtual attendance also available via Zoom.**

A. ZOOM MEETING INFORMATION.

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.

Present: Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Ald. Randy Scannell, Deby Dehn, and Jessica Ganther

Excused: Melanie Parma

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

Others Present: Ald. Brian Johnson

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the November 8, 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, Deby Dehn, Randy Scannell, Jessica Ganther,

No- None, Abstain- None.

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the October 11, 2022 and October 25, 2022, meetings of the Redevelopment Authority.

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

E. REGULAR BUSINESS.

1. Consideration with possible action on a request to amend Development Agreement 2021-01 with Merge, LLC.

Staff requested to hold this item until the next meeting.

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

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

2. Consideration with possible action to approve a request for the sale of the lot located at 508 Kellogg Street for the development of a two-story, single-family rental property.

Moved by Deby Dehn, seconded by Ald. Randy Scannell to approve the sale of the lot located at 508 Kellogg Street for the purchase price of \$8,000 and the development agreement for the build of a two-story, single-family rental property. Motion Passed.

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

3. Consideration with possible action on approval of a development agreement with Journey to Adult Success (JAS) for the site located at 100 S. and 110 S. Baird Street and 1368 E. Walnut Street.

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to approve a one-year development agreement with Journey to Adult Success (JAS) for the creation of townhomes for housing foster and at-risk young adults, which includes sale of property at 100 S. and 110 S. Baird and 1368 E. Walnut Street and commitment of \$120,000 in TIDAH Grant Funds. Motion Passed.

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

4. Consideration with possible action to approve a term sheet with Greater Green Bay Habitat for Humanity for a redevelopment project on Parcel No. 21-1361-6.

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

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

Speaker:

Jessica Diederich, CEO, Greater Green Bay Habitat for Humanity

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

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

Moved by Ald. Randy Scannell, seconded by Deby Dehn to approve a term sheet with Greater Green Bay Habitat for Humanity for a redevelopment project at Parcel No. 21-1361-6. Motion

Passed.

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

5. Consideration with possible action to approve the use of 164 N. Broadway by On Broadway, Inc. for the Christkindlmarket pilot series from November 15, 2022 to December 19, 2022.

Moved by Kathy Hinkfuss, seconded by Ald. Randy Scannell to approve the use of 164 N. Broadway for the Christkindlmarket pilot series from November 15, 2022 to December 19, 2022, with an executed Hold Harmless Agreement. Motion Passed.

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

6. Consideration with possible action to approve a contract with Visual Impact for \$68,975 plus freight for the decorative light fixtures in the Legends District.

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to approve a contract with Visual Impact for \$68,975 plus freight for the decorative light fixtures in the Legends District. Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby 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: December 13, 2022 at 1:30 PM

G. ADJOURNMENT.

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

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

VERBATIM MINUTES

- Okay, here we go.

- Roll call please.

- Let me see. Hold on. Bring up my official agenda here. One second. Delveaux?

- Yes.

- Schueller?

- Yes.
- Scannell?
- Present.
- Dean?
- Here.
- Hinkfuss?
- Here.
- Parma?
- Ganther?
- Present.
- All right. We have quorum, sir.
- Excellent. Excellent, thank you. Motion to approve the agenda please.
- So moved.
- Alderman.
- Second.
- Moved by Scannell and second by Kathy. All the favor signal by saying aye.
- Aye.
- Opposed?
- Aye.
- Agenda approved.
- Minutes from our October, actually two of them. October 11th and October 25th meeting of the Development Authority.
- Motion to approve all the minutes.
- All of them.
- Probably adds up to an hour.

- Yeah Alderman Scannell.

- Second.

- Second by Deby. All in favor of the motion please signal by saying aye.

- Aye.

- Aye.

- Excellent, motion carried. Regular business. Number one, consideration of possible action and request to amend Development Agreement 221-01 with Merge LLC. Neil?

- Thank you Mr. Chair. Obviously you have a updated Development Agreement in your packet for your review. Staff has had some recent extra conversations with Merge, including as early as of this morning. There is a couple of changes they would like us to consider for the dates regarding their overall project. Essentially the changes are significant enough that we would like the opportunity to review some TIF impacts to those schedule changes. So at this point staff is asking if we could respectfully hold this item to the next RDA meeting. Just give us a chance to do one last round of analysis on the financial impacts of the delay.

- Good idea.

- Hold or refer back?

- Does it matter?

- I think just hold the next meeting.

- Deby, any questions or comments in regards to Neil's comments or in regards to the motion?

- I was just wondering what was gonna happen if they didn't have enough money to be able to have the TIF at the end. And that's what I think that's what you're .

- That's one of the things we certainly would need to take a look at.

- Right.

- Obviously we certainly need to evaluate, you know, what the overall financial impacts to the city would be as well as to them as the developer in terms of them losing essentially a year the delay.

- Yeah.

- So that's the opportunity. We just need to make sure we could kind have a chance to review that so we know exactly what that potential impact would be.

- Great, thank you.

- Excellent question Deby, thank you. That's what we're concerned about.
- That's why I was like it sounds like you're gonna get to the end and maybe they'll have a balloon payment or something. I don't know what's going on. Okay, thank you.
- You're working through it, right? You and your group?
- That's correct. Thank you, sir.
- Any other questions or comments in regards to the motion? If not all those in favor of motion, please signal by saying aye.
- Aye.
- Aye.
- Aye.
- Very good. Full motion carried. Thank you Neil. Good luck. It's a very important project. Good luck with everything. Number two, consideration of fossil action control request for the state located at 508 Kellogg Street. The development of two story single family rental property.
- [Rhonda] I'll take that one Gary.
- Rhonda, thank you.
- [Rhonda] That is currently a vacant lot that we purchased using neighborhood enhancement funds. It is zoned R1. Currently has the land value of \$8,700. We did receive a proposal from Chris Properties LLC. They actually own another property nearby, so they would like to build another rental. It's gonna be a single family two story and they're proposing to pay the RDA \$8,000 for the lot and they do not need any additional funding to make this bill. So at this time we are recommending the approval of the sale of the lot at 508 Kellogg for the purchase price of \$8,000 for a two story single family rental.
- Question.
- Yes.
- When it comes to our housing stock and our need to, you know, our dearth of single family homes, how do they fit into that equation?
- Well I think when we look at our housing study, there's that window of single family between like 150 and 190, that's really hard to attain. So our partners that we work with, of course Habitat and NeighborWorks help us achieve those bills with income limits on the people who purchase the properties. In this case, I mean these are additional rental units, so we need rental units across the board of all incomes. So I don't, this is not designated. This is a 4 37. There's no strings on it for income. So this could be market units at this point for rentals, but we need those as well.

- Right? We wouldn't be interested in more than a single family?
- That's a pretty . . . Well it's a du-, it's an upper lower right? She's looking to do?
- She's looking to do a single family. However, in order for us to have a garage also there, it's kind of a narrow lot. So it's coming right off of the alley there. So we were kind of concerned. She did meet with Dave Buck too to go over planning for the site plan and stuff like that. And she was able to make that work with the additional, having the space for garage and parking. So it was better to have it as a single family 'cause it, the area wouldn't actually have the overall ground space for more than the additional parking that would be needed.
- What is our curiosity? Were are you building on their other piece of property that's nearby? You know?
- The one.
- It's already there.
- It's already there? They actually own the one parcel number 5 -9 4 4.
- Okay. Questions, comment in regards to Rhonda's proposal?
- No.
- To approve.
- Second.
- Motion by Deby. Second by Alderman Scannell. Kathy, any questions at all? Kathy? I just wanted to hear your voice.
- You can. You can
- The renderings are nice.
- Yeah, oh very nice. Yeah I think they are nice. Absolutely.
- Yeah.
- Alright. I'll give you a motion in a second. In regard to the proposal, is there no other questions or comments, I'll entertain a motion--
- Hi!
- For some reason it kicked me out. I don't know if it kicked anybody else out, but it kicked me out and I came back in on this iPad. I have to find the volume, so.

- Bottom line you're in now. We got you.

- Yes. Oh I was here through the whole thing.

- Okay.

- I just couldn't get off mute

- Okay.

- All in favor of the motion signal by saying aye.

- Aye.

- Aye.

- Aye.

- Aye.

- Opposed? Motion carried. Thank you. Thanks Rhonda. Number three. Consideration of possible action, approval of a development agreement with Journey to Adult Success, JAS with a site located 100 South and one 10 South Baird Street and 1368 East Walnut Street. And Veronica got this one.

- Yup. This one's gonna sound pretty familiar to you guys 'cause we actually had the special meeting also added that we were gonna be doing the planning option extension. However they are ready to move forward so they're looking to go into the one year development agreement with their original proposal of the three attached townhomes and the purchase of the three lots for the \$500 for the entire site. At this time they are also requesting, besides a one year development agreement, some grant assistance from the TADA funds in the amount of \$120,000, which comes out to the 40,000 per townhome request to help cover the gap of their construction. They did do an enormous amount of fundraising and they did come in really, really well, but they still have some gap in there. So at this time, staff has reviewed the full request, their site has been approved and we're looking to go into that one year development agreement, the sale of the property, and the additional grant assistance in the amount of \$120,000.

- That grant assistance is that normal? Is that what we would do that sort of thing?

- It's about \$40,000?

- Yeah, that's what we've been doing.

- It's what we've been doing with TADA.

- This is right.

- I see it's 25. Now it's gone up to 3540?

- Yep, it's 1040. This project is right across from the Habitat Twin Homes.
- Yep.
- Right by East High. It's on the corner of East High. So it's a great site for them I think to work with people.
- Yeah.
- Sounds like a neat project actually.
- Yeah.
- Questions, comments.
- Probably motion to approve.
- I think it's awesome and it'd be a great improvement there.
- Alderman Scannell, Alderman Kathy can you make a second? Is that correct?
- Yes, I make a motion to approve. I love it.
- Okay.
- Any questions or comments in regard to the motion? If not, all in favor signal by saying aye.
- Aye.
- Aye.
- Aye.
- Opposed? Motion carries. Thank you. Thanks Rhonda. Number four. Consideration of possible action to improve the term sheet by Greater Green Bay Habitat for Humanity for a Regional project on parcel number 21-13-61-6. I see someone circled Habitat.
- Yep, we do actually, we've been working with Habitat for a while on this project proposal and I would really appreciate it, if you could open the floor and we could hear what the proposal is from Habitat and then I can walk you through the term sheet.
- Motion to open the floor.
- Alderman Scannell.
- That's fine.
- Thank you Deby. All in favor signal by saying aye.

- Aye.
- Opposed?
- Aye.
- We are an in open session.
- Thank you please.
- So whoever wants to speak.
- Sure.
- We can start it and they can help with maybe technical questions. Where would be best for me to stand?
- There.
- Here?
- Go right there sure.
- Yeah that's fine.
- Okay.
- Or you can have a seat.
- There we go.
- Come on up to the table.
- So all of you're familiar with Habitat for Humanity and the work that we've been doing and a lot of work that we do with the City of Green Bay and we're grateful for that partnership. So we have an opportunity that has come our way that we're hoping to partner yet again on the biggest project we've done to date. And hopefully this is just the beginning of what we're able to do. So we acquired approximately three acres of land on the east side. It's close to the Imperial Pride neighborhood and it's just off Ricky Richmond. And so it's, yes if you look right there. So it's a piece of of land. It's undeveloped and we are looking to create a subdivision in that area of all Habitat homes. We will be looking at a blend of single family homes and multi-family units. We would commit to a townhome, four unit townhome. We also would be looking at dedicating space to a couple larger family homes using the bigger lots for that. So we'd be very strategic about where we're placing the families that we'd be serving and then one to two ADA homes as well. So the plan would be with the entire piece of land that we've acquired. There is a portion of that, there's a parcel that's ready to build on. So we're gonna just build on that. So that's separate. The piece that we're talking about today would be 14 families we'd be able to serve on that piece of land. So we're very excited about it. Obviously

affordable housing is very important in the area and we are, if we can start to build on pieces of land like this, we can be more efficient. Cost of building is skyrocketing and we don't see that changing. And for us to be able to keep up with that, being more efficient in using our resources all on one piece of land like this is going to help. And if we want to start building more homes per year, this is gonna help us get there. So what we are requesting very specifically is we don't typically have the funds for an entire infrastructure build out like this requires. We need a road through it, so that we can build all of these homes. So what we have estimated, we've worked with Mound Associates, approximately \$450,000 would be needed to put that infrastructure in there. We've partnered with the neighboring landlord where you would see the cul-de-sac that's currently there and gotten his blessing and have kept in touch with him to make sure we're still on the same page that we would take the cul-de-sac out and that would create more lot space. So that's really what we're asking for today is for us to be able to stick a shovel in the ground, we need to know that we have this kind of funding support so that we can make sure this is still an affordable project for Habitat to move forward on and soon. And then we would still ask for, as you see on the term sheet, no less than \$200,000 of home funds and or ARPA funds to help like we typically would request with the building of the homes and the requirements that we may have in the city of Green Bay to make sure that we're up with the standards. So.

- For sure.

- Cheryl, sounds like you're the one that's been working with them?

- Yes, this is, I mean this is out of, Habitat has a standard build that kind of uses our designs. We work together on that. But this is really a big project because it's gonna have a mix.

- Absolutely.

- It's gonna have four bedrooms. It's gonna have two bedrooms. Some attached townhomes. Some accessible units. So there's gonna be a big variety on the site and of course there's money to be saved when you do it at scale like they're doing here. So this is the PLA actually of the proposed what we're looking at. It's a big old green site right now. So we have to connect those two streets and that's the cost for the infrastructure is to bring the street through. So we've been working with Public Works. They're on board with this. We're gonna work with them and probably you guys will probably engineer it and then we'll either bid it out through us or through them, whoever is faster way to do it. So we've got all the players in place for this project.

- Good.

- It's really exciting. We use, I think we're looking at using TID dollars TID 10 for the street infrastructure, the \$450,000 cost for that and then probably home funds for the 200 for the actual house construction part. But you guys, I mean your timeline is you want to be like, the road would go in next year and so we don't want to wait any longer. Means we wanna get building. So it's a great project.

- It's an area that desperate needs housing.

- Yes.

- It really does.
- DBS there and whatever.
- And it's got a good mix. There's multi-family to the, where am I, to the east?
- Absolutely.
- North?
- More single families. I mean there's a great mix of of housing around it. So I think it's a good, it'd be good placement. And it's close to what we'll be doing on Imperial Lane, the JVS site, smaller things are-
- Great.
- Good things happening in the neighborhood.
- Absolutely. In an area that needs good things.
- Right.
- Very good.
- Excuse me. What else is in that TID?
- TID 10 is, that's the Main and Mason TID I believe.
- Oh.
- Correct.
- Makes sense.
- Commercial corridor I believe.
- That makes sense.
- Okay.
- And I think there's over a million dollars in that TID account right now. So there's enough funding in it for the street.
- It's a short walk.
- It's a short walk.
- And then if we take about ARPA funds, what does that leave us there? If you take \$200,000 out of

that?

- ARPA we haven't drawn anything. We've got 1.5 million there. I think our suggestion is gonna be to use Home Funds. We have about 573,000 I think at Home right now. So we've got plenty of funding there as well.

- Okay. Yeah this is great. This is great.

- Yes.

- The end result a lot of good tax base too.

- And a lot of good tax base.

- Yeah a lot of tax out of this too so.

- Motion to approve.

- Motions by Alderman Scannell.

- You have to close the floor.

- Oh I'm glad you're thinking. Motion to close--

- Anybody else gonna speak?

- Anybody else?

- If you had any questions for us.

- No, you seem happy, so.

- Motion to close the floor.

- Second by Deby.

- Yep.

- Second by Deby.

- All in favor signal by saying aye.

- Aye.

- We're back.

- Aye.

- Motion to approve.
- We're back and ready to do our business.
- And second.
- Alderman Scannell and Deby second. Questions or comments of regard to the motion?
- Jessica and Cheryl have pretty much said it all, but since I'm an elected official I'll say more. Just really excited about the opportunity to partner at.
- Nice job Cheryl.
- At the next level with Jessica and the whole team at Habitat on 14 additional homes.
- Absolutely
- renewed tax base. A neighborhood that really needs it.
- Yep.
- One thing to note though, you know there is storm water that's contemplated of course
- That's the one.
- in that map and so I think Habitat and the city both want to try to be as creative as possible and potentially eliminate the need for the pond and add an additional home. So I know our department Public Works is really interested in being as innovative as possible and making that happen. So we're gonna continue to put our heads together and figure out what we can do to make that work.
- Build everything outta sticks.
- We hadn't thought about that.
- That's expensive.
- Breadsticks.
- So we have a motion and a second. If there are no other questions or comments, all the favor of motion signal by saying aye.
- Aye.
- Aye.
- Aye.
- Opposed? Motion carried. Thank you. Beautiful project, wow. That's exciting.

- Thank you. What a great partnership.

- Thanks guys

- Number five. Consideration of possible action to prove use of 164 North Broadway by On Broadway for the Kris, Kris, Christ Christkindlmarket.

- Christian?

- Kris Kringle.

- That's all I gonna say. From November 15th, 2022 to December 19th, 2022. And who said they were going to speak about it?

- I'm gonna take that one yeah. Don't worry Gary. We had a hard time with this one for a while too, to get that Christkindlmarket out there. So the 164 North Broadway area is the corner where the red sculpture is on Broadway. We did receive a proposal from on Broadway requesting the use of the site for the Christkindlmarket Market pilot series. Tents will be set up between November 15th and 18th and then they will remain open until December 19th. They are actually hosting six events, which will be November 18th, 25th and 26th and then December 2nd, 9th and 16th. The events will have craft vendors, food and beverage lot with some holiday lighting, which will actually be coordinated with the rest of the district there facing Hubbard Street. Staff is recommending the approval of the site for the November in December with the hold harmless agreement that would be approved by all parties. I know there are some staff here for On Broadway, if we needed to open the floor.

- Alderman Johnson that's you.

- [Alderman Johnson] I would defer to Brooke.

- Okay. Oh there she is.

- Oh there she is.

- Hi everyone. Yeah there's any questions. But otherwise it's a traditional holiday themed German style market. We're gonna be putting up 11 tents in that red sculpture park area that would stay up through the duration of this lease here and we'll fill 'em with craft vendors and program the space with some holiday music and pictures with Santa and things like that. And there'll be festive food and drinks as well so. But if anyone has any questions I can try to answer.

- Solely agreed use of the property on a temporary basis.

- That sculpture.

- Absolutely brings more people downtown, down to Broadway. This is really really nice.

- Good. I don't know if I'm too soon, but this is awesome.

- How's the sculpture work into all that? That's a big sculpture. Is that, I mean seems like that takes up a lot of space.

- We've been working on measuring out the space for those tents and I think we're gonna be able to make it all fit. I know they trimmed up the crab apple trees to make them fit for us. So I think it'll be a really nice vibe and a really nice holiday theme. It's gonna coincide with our Lighting Ceremony in that area and our Winter Wine and Beer Walks and Small business Saturday. So it's all about encouraging people to shop small and local and the market.

- You gonna incorporate the sculpture into that?

- Yeah, so the dates of the Christkindlmarket fall on the same dates as our lighting ceremony, Small business Saturday and our Winter Wine and Beer Walk. So it's just kind of another stop along the path on all of those already existing events that have some really great attendance. But we think this is gonna just take it to the next level.

- So I believe there's a motion by Kathy.

- Second.

- Second by Alderman Scannell. Questions or comments in regards to the motion, if not all favor motion signal by saying aye.

- Aye.

- Aye aye.

- Opposed? Motion carried. Thank you. This is a really neat piece of property.

- Yay.

- Step right in. Excellent. All right Number Six. Consideration the possible actions approve of contract with Visual Impact for \$68,975 plus fee for decorating, light fixtures in the Legends district.

- I could take that one Mr. Chair.

- Please. Obviously this is from our Department of Public works. This is a, guys remember we've had several discussions on the Legends district in terms of the TIP investment in here. This is the actual, the lighting is the last thing I think we had discussed from a design standpoint and trying to fit everything into the right of way to customize what we expect to be kind of an elevated area here with the Legacy hotel going into this area. So the light fixtures, these are the light fixtures that have been selected essentially because they are unique and a custom one. There was only a single source spender for this particular item.

- Okay.

- But this would simply be a TID 23 expenditure, so therefore needs approvals by this body. So staff

does recommend approval.

- Question Johnson please.

- Neil are these light fixtures the ones that are in compliance with the design plan for the Legends District?

- I believe yes they are. So we've looked at, in terms we went back and forth in terms of identifying the specific back, the back fixture I guess in this case on these. So I was hoping someone from Public Works was going to be here to address this one specifically. But my understanding is that, that is compliant with the plan.

- Okay.

- Well then I don't mind.

- If it's incomplaint then you don't want that.

- We can replace you too.

- Motion to approve.

- Oh it's getting hot in here.

- Alderman Scannell and second by Kathy. Questions, are there any questions or comments regarding to the motion? If not all the favor signal by saying aye.

- Aye.

- Aye.

- Opposed?

- Excellent that motion carries. Thank you. Informational. We just got these sheets here. They probably didn't get them.

- Did you guys, yeah.

- But I looked at the check register and there's no problem with the check register and I don't any problem with this report either, but we'll have to make sure we get that. Yeah, we'll email you the financial report. Okay we don't need need the motion on that. I have no problems with it. Directors report and project updates.

- Just very briefly, I was sitting here coming towards the end of the year trying to wrap up a couple of the development agreements to some modifications obviously, including Yield Merge 200 North Monroe, Impact seven. We're hopefully gonna still have something with them and unfortunately we had a meeting with them this week. Unfortunately their representative got bronchitis, so we're gonna have probably either do something virtually or reschedule with them here, hopefully quick.

- I think it's already rescheduled.

- Next week.

- Yeah, so I think we're trying to get some things certainly would like to bring, would love to have updated agreements to this body before the end of the year. So that will be our objective in doing that.

- Yeah.

- Just also getting ready to kick off the JBS site planning. We've got the executed contract

- Good.

- with Brave and Muse and we'll be setting up a meeting, an introductory meeting with the mayor here I think this week is our effort to try to get something in touch and get that process underway.

- Great.

- Again in earnest before the end of the year. In addition to the last thing, the last big item we're trying to get, kind of big ticket item is trying to get our comprehensive plan RP put together here yet this month for review to try to get that up before the end of the year as well. So got a few things on the plate to still get wrapped up here for the year. We are still seeing consider, the ongoing discussions with project costs and so forth and things on our development agreements. Also the other thing, we'll be working with director Ellen Becker down in finance to kind of really do a kind a deep dive on what we think the projected impacts to our TID districts were from the revaluation.

- Okay.

- A couple of them did get kind of a significant hit in value changing compared to what we wanted to see. So we're kind of gonna make sure, probably like to have a report that we bring back to this body, probably here sometime after the first of the year.

- Okay.

- Just so we can have eyes wide open and what we're gonna do. Certainly I think the key two areas I think that could impact us on is obviously we've done some, we've projected some transfers from certain districts to other districts. Certainly how much money might be available to do that. But then the other one does obviously if we held open the hold open those TIDS for that one extra year for housing program for the TADDA fund. So that could actually cost some delays and maybe having key things open a year or two more before we're able to capture that depending on what the overall impact might be So.

- Okay.

- I think we were looking at extending that another year when we talked with Diane and the mayor that TID.

- Right just for that-
- Affordable housing.
- Right.
- We thought 23. It might be 24.
- Yeah.
- But it'll net us the same amount of money, but it'll have it.
- Right it'll just take us hopefully an additional year, but again to kind of lay out some of those exact factors and for each district in terms of when we go forward and what we think those impacts might be. So we'll get that as an agenda item to bring forward to this as an information item to this body here, hopefully after the first of the year so.
- Your project report, when you get a chance you can updated it and get us two copies.
- We'll have a full detailed update for the year end wrap up here for your December meeting. Absolutely.
- Okay. And recently I went by the shipyard. Looks like there's lots of activity going on up there.
- Very good. I'd say yeah there's a considerable amount of activity, I think they're making good progress. They had a couple surprises with the dock wall and finding, I think the timbers from the original dock wall weren't quite where they thought they were when they were doing some of the in water work. But I think they kind of worked their way around that and are proceeding as far as we know on schedule. And overall the weather's actually been pretty positive for them to get the work done so.
- Yeah.
- Yeah it's been a nice November.
- Yeah, we'll take it. It's been great. So it's nice to have that break go our way to give us a little extra work time for them this year, so.
- So they had a nurse around some dock walls?
- Absolutely Oliver.
- Jeff, anything?
- Nothing serious to report. All good things moving in a good direction.
- Excellent. Brooke, you still there?

- Yes.
- Yeah. You're harder to hear.
- Am I?
- That end of the table.
- Okay okay.
- But the rest of everybody else yes.
- Right.
- Okay. I'll take that in serious consideration and try to be louder.
- I think Leah is also on from.
- Oh, Leah from Good Terry.
- From Good Terry Avenue yep.
- Leah.
- Yeah.
- Then we get approved out that too. The money dollar thing. I thought, gosh I know he bought 'em from some TIDDs, but I assumed you guys took care of that.
- Yeah for right now we're out Those authorizations allow us to transfer up to that number so for some reason we can't, we draw the lower, we have the ability to do that and if we needed to do a separate one, we would certainly at least want to go in eyes wide open for the next year. So exactly what we might be dealing with so.
- Leah, are you still there?
- Yep, I think she's raised her hand so.
- I am here. I can hear you loud and clear.
- Yay!
- You're definitely coming in loud and clear.
- Any update? The military area to tell us about?
- Yeah, we started our farmer's market our indoor winter market on Saturday and it was a huge

success. I have 30,000 square feet in the old Office Depot next to Big Lots.

- Nice.

- And it was super busy. It was really exciting. People were real positive with a walking track inside, so people can do 13 laps is a mile.

- Really?

- And I think the housing part of Chacosons is going through. Excuse me, it was on plan commission meeting last night, but it's delayed now until December 12th and so I'm going to be able to look at that tomorrow.

- Good. Excellent. Awesome. Alderman Johnson, since we don't have Brooke, anything you'd like to tell us about On Broadway?

- I'm actually here. But does Brian wanna talk about anything? Otherwise we're just working on holiday promotions, trying to get people to shop, in Broadway district this holiday season. So Small Business Saturday is on the horizon. We work together to see what the city do that and yeah, just a lot of our events focused on drawing people down there to shop this time of the year.

- Excellent. Fantastic. Anybody else from staff? Any report question for staff or Mr. Mayor. Any question at all?

- Yeah, just real quick

- Yeah please.

- I'll make a couple of comments actually. So I'm sure everybody saw the news that there's 10 million coming to the Port of Green Bay.

- Yes.

- Yes yes.

- Coal pile relocation effort.

- Yes.

- So now we're north of 25 million from federal and state support, which will prepare the Poly power plant site for that relocation. So now the city and C. Reiss can really get serious about the Mason Street terminal and figuring out the future of that site. So some really good news there. And then also just had a very encouraging meeting with a representative from the group that owns Shop Co. East. They've got some good plans to compliment what Mr. Bader's been doing over there for some time. So doing what we can to beautify Mr. Delbo's area of town.

- And yours.

- We're very encouraged by what they're thinking about over there too.
- That's very exciting. The whole East Town Mall, that project has been very exciting.
- Yeah.
- Fantastic. He's a mover and shaker. We had him speak at a retired men's club the other day and people were pretty impressed.
- Yeah.
- He just sees things where other people don't see them. Now he has vision. But thanks for all your efforts in particular, the Pulliam property. The sooner we get that moving the better, obviously.
- Any other questions or comments? If not, I'll entertain a motion to adjourn.
- Motion to adjourn it.
- Just a quick note. Just a quick note on that. For next meeting date is the official meeting. It is December 6th. We probably will be doing a poll for availability here for a meeting in a week or two. One last one here this month. I know we're coming up on the holidays.
- You mean a special meeting?
- Just probably for the, we'd like to have a special meeting for this merge agreement we're making.
- Oh yes.
- One other project we may need to bring forward to the board
- Before December 6th. Okay.
- So.
- No problem.
- Watch for that email from the .
- Lisa will herd us together and make it happen. You with that so.
- All in favor be adjourned? We are adjourned. Thanks.
- Thank you.
- Bye guys.
- Thank you.

