MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, NOVEMBER 29, 2022, 1:30 PM

City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. ZOOM MEETING INFORMATION.

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.

Present: Kathy Hinkfuss, Gary J. Delveaux, Ald. Randy Scannell, Deby Dehn, and Melanie Parma
Excused: Matt Schueller and Jessica Ganther
Liaisons Present: Jeff Mirkes and Leah Weycker

C. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the November 29, 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, Melanie Parma, Deby Dehn, Randy Scannell, No- None, Abstain- None.

D. REGULAR BUSINESS.

1. Consideration with possible action on a second amendment to DA 21-01 with Merge Urban Development.

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to hold this item until the next meeting on December 13, 2022. Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Melanie Parma, Deby Dehn, Randy Scannell, No- None, Abstain- None.

2. Consideration with possible action on RDA-owned property related to the potential reuse of the building at 301 N. Adams Street (multiple condominium parcels).

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to open the floor. Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Melanie Parma, Deby Dehn, Randy Scannell, No- None, Abstain- None.

Paul Belschner, Developer
Joash Smits
Rick Fisher, Architect, Fisher & Associates

Moved by Ald. Randy Scannell, seconded by Deby Dehn to close the floor. Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Melanie Parma, Deby Dehn, Randy Scannell, No- None, Abstain- None.

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to enter closed session at 2:06 p.m. Motion Passed.
Kathy Hinkfuss read the closed session language.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Melanie Parma, Deby Dehn, Randy Scannell, No- None, Abstain- None.

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to return to regular order of business at 2:52 p.m. Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Melanie Parma, Deby Dehn, Randy Scannell, No- None, Abstain- None.

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss for staff to proceed as directed in closed session. Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Melanie Parma, Deby Dehn, Randy Scannell, No- None, Abstain- None.

E. INFORMATIONAL.

1. Director's report and project updates.

A report will be given at the next regular meeting on December 13, 2022.

2. Next Regular Meeting: December 13, 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, Melanie Parma, Deby Dehn, Randy Scannell, No- None, Abstain- None.

VERBATIM MINUTES

- Roll call please . Can you roll call for me there, Cheryl? Please, can you roll call?

- Chair Delveaux.

- Yes.

- Vice-Chair Schueller is excused. We have Alder Randy Scannell.

- Present.

- Debbie Dean.

- Here.

- Kathy Hinkfuss.

- Here.

- Melanie Palmer.

- Here.

- And Jessica Ganther. Is....

- She's not here.

- Excused.

- Excused.

- Very good. A motion to approve the agenda, please.

- Motion to approve it.

- Granted. all those in favor, say aye.

- Aye.

- Motion carried. Regular business number one. Consideration of possible action. A second amendment to DA21-01 with Merge Urban Development.

- Mr Chair, I'll give you, just put up, put my screen up here and just do a couple slides here. Just let's do that again. We are looking at a you guys on here see twice. There we go. So there we go. So the first one that we have a couple of amendments to Merge Urban Development we are working on right now. We were hoping to have 'em a little bit further along. With the holidays they just haven't quite gotten, still reviewing a couple of items for it, but we did wanna take the chance still to at least present it and discuss with you guys hopefully to make us a little more efficient. So the next meeting will be on December 12th. So likely we might need a closed session for this item on the 12th. But we wanted to at least kind of go through some of the items that we're kind of working through with Merge at this time. As we're seeing with other projects, their costs are still exceeding what they were originally budgeting and dealing with. So we were looking at, you know, last conversation we had with Merge was just this morning. Their overall insistence has been that they need to make additional requests. They have not ascertained exactly what that amount is. They have provided us information that kind of explains their internal rate of return and where it is right now, where they think it needs to be in order to move forward with the project. But we said, guys, just give us the number. don't have to assume back calculate, just tell us what is the number that you need. So we are looking at that. The other item we were looking at, our first initial conversation with them, we're looking at possibly delaying the project up to a year. Which staff had significant concerns with. Obviously this body knows better than anybody that obviously every year you delay a project is one year of increments you don't get to generate, the city doesn't get it and the development project doesn't get it. So we kind of pushed back a little bit on that. They have since reset that in looking at probably trying to keep that one building one. Folks, remember the kind of the initial issue was with the soils on the site not being quite structurally where they thought they were going to be. Essentially what they did, they had some of it was incorrect or old dated information in addition to their soil tests that they did. City got them more current information that we had from our aspect of our project. They combined that with their soils test, reevaluated it. Determined that the site of building two was actually buildable and ready to go. So they're moving that to be the first building to go in and then letting the initial site settle for another year to make sure, just to give it one more another year of settling to make sure that it's structurally where they need it to be. So that was kind of the initial delay in terms of what they were evaluating on the site. So we essentially had, we had two conversations with them, we had one with the staff person and one with the principal. The staff person was trying to get another year. The principal has come back and said that they believe that they can keep on pretty close to the original schedule. They may need a couple of extra months but still would fall within the same calendar year from a purpose-

- Just by switching the buildings.

- Just by switching the buildings, yeah. But by doing that, essentially that allows us to stay on the TIP schedule that we had originally had discussed with them by doing that. Which again saves an entire year of increment for them and for us. As folks are probably, this body's very much well aware, we are spending money on public infrastructure out there and we need increment to pay bills. So we have to make sure that that project is happening and keeping that moving forward. If they do, you know, certainly if they really come back and they say that there is gonna be that extra year in terms of probably get that incremented, we're gonna have to have a, probably a serious conversation with certainly with this body and with them as an applicant. But right now we're confident that they're gonna bring in a construction schedule that still keeps them on task.

- Good.

- But we're waiting to see that finally. So, some of the other items we've discussed, talk about the order of buildings. The other thing that that does for the city is that it changes the street, order of street infrastructure that we're going to be building in terms of accessing the site. We need to kind of flip that around with our public work staff. So we kind of at least made them aware of that and subject to final design and information there. You know, the most significant change we've seen, obviously I think we've mentioned it before, is the change in the mill rate. Essentially that went from, I think like a, the was like a 15 to 21 million dollar range was kind of the project. 15 million, 15 was the minimum where we were kind of anticipating, the $21 million kind of the range in the original development agreement. So we took under the original agreement that range of funding I believe was more in the seven to 9 million dollar range. With the new mill rate that's down to the five to 7 million dollar range in terms of what possible increment can come in on the project over the life of the TIP. So that's a pretty significant drop.

- Yes.

- So we certainly made Merge aware of that and asked them to reset their proforma. And our understanding is the good news was they had not really assigned that to a lender or anything. So essentially it just means they're paying less taxes and they're getting less increment. So it still balances out for them because they don't have the outlay of the additional taxes. So in their case it's gonna work out okay, we think. For someone who has maybe assigned and allocated that to their bank as part of their collateral or their payment, that could be a problem. So they're anticipating a certain payment coming in and then it suddenly drops to a different one. So we don't believe that's gonna be a problem here, but they're still working through some of that. Other things they think they're looking at a property transfer date from February in '23. So getting that in just after the first of the year. Trying to schedule exactly when we're committed to doing the phase three shipyard improvements. Trying to tie that to kind of coordinate that with the end of their project and making sure that those are lined up to the extent that we can. Because of the switch in the street infrastructure we had to add some language regarding temporary fire access, make sure fire department could get in during construction, fairly standard. We did add language about the acknowledgement of the soils conditions. So I'm essentially saying you guys, you know, understand that there's no additional cost or anything here. This is, you guys are working on this, the agreement does not entail that. So anything further would have to be an additional ask to bring forward. And then we also been trying to be a little bit better about adding very clear language in kind of our, the corrections language that says, very clearly states we have the ability to withhold pay go payments if there's any sort of non-compliance going forward. So that was kind of insinuated in previous older agreements, but we've been trying to be a little better about making sure that that's very clear and clearly stated that that's probably our default mode if there's a problem, we get something corrected, essentially withholding that TIP maybe until that's fixed. So those are kind of the key areas in terms of what we're working with on there. So absolutely, we'll see exactly what they come back with on the amount of overall TIP assistance. Normally we would say, you know, we can mess around with that percentage and get that a little higher, but obviously we're counting on that.

- Absolutely.

- That increment from the city standpoint to pay for the infrastructure that we're doing on there, so.

- Absolutely.

- There's gonna need to be some balancing and making sure that that's still something that's manageable and doable.

- Are you pretty confident you can come up with the development agreement plan as well?

- Oh, absolutely. I mean the number of change, most of these other changes have actually been incorporated already. So we're good on this. So it's really just finalizing the language regarding the TIP assistance and the schedule is really where we're at, so. The version that we've kind of provided in the, trouble opening, it's out there really as a reference. We just kind of mark, we redlined the existing agreement to show exactly where the changes will be. The actual format of the changes will be more of a, you know, second amendment. This section is being replaced with this section, this section being replaced with this section. And then it'll just be attached to the original agreement. So that'll be the final format. But just for ease of understanding what areas might be changing, we just kind stick with the red line version that's in the draft that's in your packet.

- And do you know what was, I'm sorry.

- No, please.

- What was the original amount of TIP assistance? Was that 70%?

- 70% is where we're at on this one, yep. And so, because in this case didn't wanna go much higher than that one because of the amount of infrastructure we are paying for with the project.

- Yes.

- Yeah.

- So today would be most probably to delay the final review going forward?

- get it to go, it's supposed to go here. Come on now. There, there we go. So we just ask for a motion to hold till the meeting on the 12th.

- Yes.

- It's actually 13th.

- 13th.

- Oh, 13th, sorry.

- Tuesday, on that Tuesday. It's 13th, so.

- Motion to hold.

- Second.

- Motion by Alder Scannell, second by Kathy. Any questions or comments in regard to the motion? If not, all in favor say aye.

- Aye.

- Motion carried. Good luck, Neil.

- Yeah.

- We're confident we're gonna get this done.

- Absolutely.

- They've been very responsive here as of late and I think they're interested in getting it moving as well.

- It's a prime property. I mean, whatever happens, it's prime property.

- Yeah, absolutely.

- Without doubt been a lot of investment right around there. Thank you. Item two, consideration the possible action and RDA home property related to potential reuse of the building at 301 North Adam Street, multiple condominium parcels.

- Thank you Mr. Chair.

- and then we open the meeting.

- Yep, absolutely. Again, the information, the request, there's three. Three is definitely, essentially three requests as part of what's being before you today. One is regarding RDA owned segment of the building. One is regarding a right of way section that the city has that is probably not, we don't believe is necessary anymore. And then a third is a no bill easement on the Adam Street lot are the three requests that are before you today. I think we put up in your packet there was a brief map that kind of highlighted exactly where those areas were that are in question. The applicant is here today in terms of wanting to, you know, give a brief overview of not only the current project but maybe some of the history of how some of these things came about. I think they have a little, little background they wanted to be able to share with us today on a couple of those areas, particularly the RDA owned segment of the building. So essentially what we need to do today is just kind of, we ask the applicant here to come and provide a brief overview of those three requests. They have their architect here with them who can answer some technical questions regarding the building space. And then essentially we'll be, you know, asked if we can probably adjourn in closed session to discuss impacts to the Adam Street lot specifically, so.

- the floor.

- Yes, please.

- Alderman Scannell motion to-

- Second.

- Second by Kathy. All in favor say aye.

- Aye.

- Aye, open session, the floor.

- Good afternoon. Thanks for taking up our three requests.

- Whatever you wanna do. You can come set up here if you want to, wherever you feel comfortable with.

- It'll mostly be Josh and Rick anyhow, but I can kinda lose any crowd of details but I'll answer. We were with Bay Lake since they bought that building, Bay Lake Bank back then. But just for context of entities and ownership and those, when you say multiple condominium users, sorry to stand here. But there's currently six condominium units upstairs at the old Boston store, 301 North Adams, and there's six condominium units downstairs. They mirror each other. It's just the way that Bay Lake Bank's architect laid them out when they redeveloped the property. When we bought the six upstairs for APAC, we never undid any condominium lines. You know, we just took down all the walls that they had in there. So just, so HCW LLC is me and that's the owner of the six units upstairs. I also own that front corner which is condominium unit 120. That's Bay Lake Food Court Real Estate LLC. If you see it on a parcel map, that's where Herbert and Gerber still is and Coco was. Then there's the Spring Lake Church that purchased their condominium units on the east side of the building. And then the Smiths sold their units, which is the job center and now a staffing company to an out of state, I think, owner. Now I think they're called 301 North Adams Investment or something just for context of who those are. And I think the applicant here looks to be HCW LLC, that's under the context of redeveloping the second floor to apartment units. I'm really, I think I'm here, I think we're all here on behalf of the Bay Lake City Center Condominium Association Inc, that is owned by the condo owners. And as we were working through our planned redevelopments for the second floor, Fisher and Associates identified some kind, I believe they're just maybe code compliance or cleanup that really was significant to when the mall got torn down. And these issues I think existed since then. If you, Gary, I think you might have been around then, but you know, Schreiber kinda lost their patience, you know, with the back wall being unfinished in the old Boston store. We had a bit of, I think it was a million, three-something, almost a million, four. We ended up straightening out that back corner that it went to 900,000, which people still thought was a ton of money and I think everybody agreed to finish the wall, but it had to be done. That's how that corner got created. I have a lot more insight than that, but I think that's a general overview. You know, I think everybody knows Josh Schmitz from our office and Rick Fisher with Fisher and Associates. They can go through more of the technical reasons that we're really cleaning up these items on behalf of the condominium association. 'Cause I don't know that the building as it sits today is in compliance from my understanding. But I'd be happy to answer, you know, historically, any questions or forward looking.

- Paul, could you just provide just a quick overview of the units, just of the residential project specifically?

- For upstairs?

- Yeah, for, yeah, if it's just the upstairs or for both.

- Yeah, I don't know if we have those on slides or not, but we've, the 70,000 square feet on the second floor of the old Boston store build we've got designed for 72 multifamily units, a new entrance off by Northland Road. I think it's nice. Anyway, that came to me when I was actually about, Coco's was still there, I was outside with my kids eating dinner in their outdoor patio and my kids are 20-ish now, they were like, "Hey, this would be a cool place to live." And the call center was going away at that time. We never, you know, I think as most of you, every time we had a five year lease renewal, we'd come here and, you know, and say, hey, here's the time to consider this overall, and it just never, never really got traction. So the call center always had good leverage on those lease renewals 'cause who wants to own an empty 70,000 square feet. So we think we have a really nice plan. It's a mix of studios and one-bedroom. There's still a four-bedroom, there's some three-bedrooms. One of the things that Rick and Josh figured out we're gonna call the project City Center Lofts, is that there was almost like, you know, call it 18 but almost 20 feet of ceiling height in those floors. And so they, we were kind of at 59 units at one point in time for quite a while and it maximized the whole use of the floor and the circulation corridors and elevator shafts and all that. But they've figured out how to loft many of the units so that now you have I think 18 feet of kind of ceiling height in your living room and a loft upstairs that, you know, I think at one point I thought that that was gonna be a negative to aging adults. But now what I understand is that the aging adults just live on the first floor, and the second floor is like a guest bedroom or, you know, storage or offices. So I thought that was really nice. So that was how we went from 59 to 72 units and, you know, just made the project more financeable on our end to use that same shell but get more units in there. And gave the building some character and identity. This isn't gonna be a, you know, like a tune in or Murphy, like this is like a one off, kinda like the rail yard is, it's like you gotta have its own character and build around it. So I think city center wants is appropriate and I don't know what to do with Bay Lake in the name yet to be honest, but we'll cross that. But that's, and I gotta be careful I'm on here, you know, it's really the association 'cause we own seven of the 12 units there. But Spring Lake has been an amazing partner. I can't say that I really know the owner of the other two first floor units there. But is that .

- Are those market rate units, Paul?

- Yeah, yeah.

- Market rate, that's what you said?

- Yeah.

- Market rate?

- Any diagrams of what this is going to look like?

- did it have the unit layout? I got the one it looks like it's got, let me see. Let's see. It's not, I'm not seeing the new units one, it's like more of the existing stuff. If you could just pass that one around.

- Sure.

- That would be great.

- Is that first floor Josh?

- So obviously the change to the units is certainly great, but I think also the addition of the windows to the outside.

- Oh, that's a good point, Neil, thanks for bringing that up. There are pretty significant skylights in the units 'cause it's a big square, right? So we met with four different property management companies. The appraisal came back really nice, but there's concern, right, first thing that comes to mind is no exterior windows in some of those interior, but they did an amazing job of saying, hey we're gonna have these big skylights that, the hallways are super wide, I mean-

- 16 feet.

- 16 feet wide.

- So that's a really nice hallway corridor. We're looking at some of the-

- Let's play roller derby.

- Some different kinds of graphics in here so it can kind of feel like a street. You're gonna have really tall windows out to those common corridors because of the lofted units and things like that. So I think it's really taken on a great I identity 'cause I'm just as it's our financial butt on the line, you know, so you gotta be able to answer those questions. We're cutting in more windows on the exterior of the building, which maybe is part of that no build discussion, I don't know how that plays into it. But more windows into the units saving all the windows that are there, right?

- And I think to to be clear that, you know, this is not, what we're looking, what we're asking for here is it is not an approval of the project. Essentially from a zoning standpoint, they don't need, require approval. This is a consistent, site plan review, building plan review. But there's not a zoning component to this discussion. So we're looking at the three requests that they have before them are on the no build easement, the right of way vacation and then the actual disposition of the RDA old corner. So just to be clear on that. So folks are wondering why we're not having a little bit more focus on that aspect of it, is that it's essentially that is approval that's outside of what we're talking about.

- Is there patios on the second floor?

- The new patio.

- There's a new patio that gets built out the second floor, like a common area out there. The loading dock part of that gets converted to like bike storage.

- Yep, there's a new entrance.

- And again that's condominium property. So we're gonna offer that to all the condo owners in the building. But the association is very much aligned, you know, with the redevelopment activation. Nobody wants vacant space.

- Okay.

- Any idea what the additional tax base would be?

- You remember we sent it over to Russ.

- Yeah, he did do a preliminary.

- The appraisal came back at 17 million, but I wanna say he was 10 to 12 million assessed value.

- Okay.

- But that's what, now what it is right now, Paul, is, yeah, that's considerably less than that.

- Well, we'd never come in and ask for our taxes to be lowered. They were assessed at about 6.8 or so million. But we're, you know, put another 10 million into it.

- Any other questions for Paul?

- I see that you have some three-bedroom units and four-bedroom units, right? Assumption would be that there'll be children in there, correct? One would assume in the bigger units, but I don't see any green space here at all. Is there any green space that is gonna be incorporated?

- Not on this site. There is no green space to be had on the city. On the condominium property you'll kind of, I was looking at is the colored concrete, you know, that's kind of the boundary. And then you got the city sidewalks outside of there.

- The one thing I would, that we'll certainly discuss as we talk about that no build easement area. If there's some, what is the other purpose of that gonna be rather than just designated as a no build easement. Well then from our standpoint, if it's certainly on still the city's the RDA lot, what do we use that for if we can't build there? So I think that might be one opportunity, but that's something that certainly needs to be looked at in the overall development of the area. But I do agree with Paul on this particular site as it is right now, there is no-

- Right.

- There is no-

- That's a great point. I think we're dealing with that with the Broadway lofts.

- I'm sure you are.

- You get all these young families 'cause we still have land to be developed at the rail yard and I'm like, oh, they're playing football on those open parcels and we haven't kind of moved them on. 'Cause they got kids, they should be able to play. But there is no park there either.

- I mean, it's usually a requirement of the tax credits that if you have children there, there's X amount of green space, so.

- They can go play in the Northland lobby.

- That's what I used to do.

- See?

- That's what I used to do.

- You can take them.

- And then the old post office.

- I picked your point Debbie, if we can, you know, do something better. I don't, there aren't that many of the larger units. I think I'm more concerned with like college kids being in those big units. That came up in our, we interviewed four leasing agents.

- Sure.

- And just tried to kind of understand how to best manage what might show up and present itself without predicting failure, without trying it. Most of these I think are gonna be young professionals.

- Yeah. And all the center ones will have skylights?

- Skylights down the hallways and then there's light to come, you know, like you're walking down a street, basically, the sun's up here, walk down the hallway and there's like, your front doors are there in the hallways again like you're outside open. Big skylights up high.

- And the thought process behind that is that you wouldn't in your, within those residential units, you wouldn't have large skylights in your home 'cause they're gonna be 18 feet off the floor. So as from a long term maintenance perspective, there's almost no way to service those if you have a problem.

- Okay.

- 'Cause you have to bring a lift into someone's living room and go up 18 feet. So I said, well, let's make it feel more like an exterior unit. So, you know, you're walking down the street where's the 16 foot by hallway, that's the street. There's an entrance door and a couple of large windows that opens to your open living room that's open up to your loft.

- Oh, I see, okay.

- So a lot of these units are-

- That's how they're getting-

- Yeah. So, you know, with everybody's, you know, scalable life where either you go to the office or you go from home, what's great about I think these loft spaces is that everyone has a, at least a space for, you know, one work at home desk. We're still negotiating on whether they're screened or whether it's glass or not. But my desk is usually messy, I want it solid, you know, but the glass is cooler for the railing, so. Yeah, so we're just trying to build in features that let, you know, people live in, you know, in the downtown area that have a lot of features. So when we put these lofts in, it makes, you know, a one-bedroom potentially a three-bedroom. So there's just a lot of space available in these units. So whether you use it as a extra bedroom, as an office or you use the loft or you have a piece of exercise equipment, I think there's just a lot of features-

- So visually it's like X bonus square feet down the center, right?

- No, there's actually-

- And it halves off.

- There's actually, yeah, so the living rooms are roughly 16 by 18, and then the loft begins.

- Yeah.

- You know, whether you enter from the back or enter from the front.

- Got it.

- We met with, you know, the management, four management companies, the appraiser, couple of financial institutions. I think the fitness room, community room, you know, those were kind of the must haves to start with. I think they did an amazing job of taking a challenging big box and giving it character, you know, as far as the overall neighborhood if you look at that second floor as a neighborhood. But parking was a concern along the way. But, let's see, we got something back from Chris. There's ample parking at the ramps and the appraiser didn't seem to think that there was any issue with ramp parking, you know? Either is it that, you know, just thinking about what could be better on there. But I think we got a good panel.

- Paul, do you have a schedule in mind, Mr. Chair?

- Yeah, we're working on, I think the variances are approved now and that had to do with some of the fire safety and ceiling heights at one point in time. But those are all approved by the state of Wisconsin with support of all the departments I think at the city. Still doing final interviews with contractors, but probably looking for demolition in the next month, which would be the first phase. I think we got the letter of no environmental issues.

- Yep.

- Josh did all the sampling in there and so that's good.

- We'll take that one.

- 'Cause those old beams, they have that spray-

- Fireproofing on them.

- Fireproofing on, but apparently it's okay. So that's good too. But yeah, hopefully have something delivered by late next fall.

- The interval would be just like regular apartment building kind of thing, or, the intervals separating the units?

- They'll speak to that.

- So actually no. So these walls are, you know, 18 feet tall. And a wood wall like you normally see in normal apartment construction isn't very soundproof.

- Right, I was wondering.

- So we're using a system of metal stud walls like you use in a commercial office. And we're using, rather than a four-inch wall, we're using a seven-inch wall. We're using, we're also using that same wall to support our secondary floors. So basically the units are roughly 16 feet wide, which aligns with the current window configuration. So when we go to put windows in, we plan to cut out and rework the brick openings where the false ones are. Most of those will have windows in them. So we're not trying to rebuild the exterior. We're trying to just, you know, use the windows that already has so that, you know, it's not substantially different in character. So the units are typically 16 feet wide and then there's 16 by 18 living room as a minimum size. And then the upper loft begins and underneath the loft is, you know, the kitchenettes and the bathroom. And every unit is accessible on the first level. Second level units where there's no lift, so the lofts are not required to be accessible. So they just have two-foot, eight-inch doors instead of three-foot doors. And that was a request from the ownership 'cause there are, you know, if you've been in hotels, there's only a certain number that needs to be accessible. We have a number that is much higher than the minimum. So we can, you know, accommodate, you know, whatever the needs are for the users. The other feature that I really liked about this, you talked about green space and one of the things I noticed about that is it's a very nice professional entrance on the main level. And now we're introducing a bunch of, you know, residents which, you know, they're gonna be in shorts and enjoying the boardwalk and stuff. So I said what this place really needs is its own entrance. So on the north side where there's a new covered entrance area with a screen wall around it. So if you bring your bike, you can just park your bike behind the screen wall or you can bring it inside into a large storage room. There's a secure entrance there. So if you're getting pizza delivered or your groceries are getting dropped, there's a spot for that. There's a spot for, you know, but that's all on that north side where the parking is right along the curbside there. And that's kind of my parking spot when I go. That's why I know it's available. So I think that, you know, spending time around the building and just seeing how the neighborhood works. And I've been coming downtown, my son works downtown, so I'm downtown often. And so it's just, you know, just trying to get a feel how that building works and what would be better. So that gives, my new entrance there gives all the tenants access to the freight elevator. So move-ins should be a breeze, I hope.

- And a loading dock.

- Yeah, and there's a loading dock so you can gain access to the freight elevator either from the loading dock side if you're using a moving company or through that door or whatever. So there's a lot of good access and it also gives you a secure access point to get to the elevator. So if you're a, let's call it an after hours visitor, the pizza delivery guy coming up to deliver the pizza comes in the back door, either uses the stairs or comes back around and goes to the secure access elevator. So they've got a basically a designated elevator. The elevator from the center, the center of the building, you know, can be used. It's got its own access. At the top of that elevator, there's a spot that's the manager's spot right out right outside the elevator. So there's, I think there's good control spots, good ways to, you know, good access for the tenants. Good separation for the tenants, security for all their stuff.

- Any other questions? I know I have questions regard to the property that we own the impact on that and Neil does and staff, so we're gonna go into close session.

- I just wonder, are you activating the roof at all at this point?

- We went down that path.

- We tried to do this, yes, too pricey.

- At this point it's not going anywhere.

- Okay.

- So we built a approximately, I think it's 20 by 20-ish patio, outdoor patio over the top of the new entrance.

- Oh, okay, so there's some outdoor space, cool.

- With that in mind, a motion to go back into regular business.

- Motion to go back in regular business.

- Second.

- Second, Debbie. All those in favor, say, aye.

- Aye.

- Motion carried. Like I said, we all have some concerns about the RDA property, so now I will entertain a motion to go onto close session.

- Motion to go into close session.

- Second.

- Alderman Scannell and Kathy. And we review, read the verdict speech.

- Okay. The authority may convene in close session pursuant to sections 19.851E Wisconsin status for purpose of deliberating or negotiating the sale of public properties invested with public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The authority will thereafter reconvene an open session pursuant to section 19.852, Wisconsin states, to take action on items discussed in closed session if appropriate and to consider the remainder of the agenda.

- Very good. Neil, please, or Cheryl.

- I can get it here. I got it, I can fire it up here, hold on.

- We talk here .

- Delveaux?

- Yes.

- Scannell.

- Aye .

- Hinkfuss.

- Here.

- Palmer.

- Here.

- Go into closed session.

- Yeah, we're in closed session.

- Closed session for just the RDA and staff?

- Yeah, just RDA and staff.

- Okay.

- [Computer] Recording stopped.

- We'll only be an hour.

- Yep, let me bring that up here. We'll see, okay. Motion to go back to open session. Delveaux.

- Yes.

- Scannell.

- Yes.

- Dean?

- Yes.

- Hinkfuss?

- Here.

- Palmer.

- We're back in open session.

- I think I had to do something different.

- Yeah, that's fine. Just saving my spot.

- So we are back into open session of looking for a motion. Motion to, for staff to proceed as directed. Second.

- Yeah.

- Yes, there's a motion and second to have staff proceed as discussed in closed session. Any questions or comments? If not, all those in favor of the motion say aye.

- Aye.

- Any opposed? Motion carried. Motion to adjourn.

- You'll have the full year end update at the next meeting.

- Okay, sure, okay, that's fine.

- The next meeting is December 13th.

- A lucky day indeed.

- Yes.

- Motion to adjourn.

- Motion to adjourn it.

- panel.

- Second.

- All those in favor say aye.

- Aye.

- Opposed? We are adjourned, thank you.