AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, JANUARY 10, 2023, 1:30 PM
City Hall, Room 604 - The Harry Maeir 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.

C. Approval of the Agenda.

1. Approval of the agenda for the January 10, 2023, meeting of the Redevelopment Authority.

D. Approval of Minutes.

1. Approval of the minutes from the December 13, 2022, meeting of the Redevelopment Authority.

E. Regular Business.

1. Consideration with possible action to approve the 1st Addendum to the River's Edge development agreement.

2. Consideration with possible action on the non-compliance of the Community Development Block Grant agreements between the RDA and NEWCAP, Inc. for the two shelter projects located at 315 South Jefferson Street and 932 Cherry Street.

3. Consideration with possible action to grant a five (5)-month extension to the planning option with MF Housing Partners, LLC for the 1100 Block of East Walnut Street and award a loan of $300,000.00 of ARPA funds to fill a gap in the project's financing.

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.

4. Consideration with possible action on approval of a hold harmless agreement with On Broadway Inc. for the use of 164 Hubbard Street for events in 2023.

5. Consideration with possible action on communication by Ald. Johnson dated January 2, 2023, to direct staff to initiate negotiations on a purchase agreement including phase 1 ESA for the acquisition of parcels 2-958, 1-1404, 2-944, and 2-597, commonly referred to as the Ashland Avenue rail yard.

6. Consideration with possible action on a no-build easement on RDA-owned property (parcel #12-112) 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.

7. Consideration with possible action on a request to acquire/transfer RDA-owned property (parcel #12-86-1) 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.

8. Consideration with possible action on a recommendation to vacate and attach excess right-of-way to 301 N. Adams Street (multiple condominium parcels).

F. Informational.

1. Financial report and check register.

2. Director's report and project updates.

3. Next Regular Meeting: February 14, 2023 at 1:30 PM

G. Adjournment.

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

4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.

Virtual Meeting Instructions

Redevelopment Authority

Zoom Meeting Information

Join Zoom Meeting

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

Meeting ID: 831 8804 4732
Passcode: 084117

One tap mobile

+13017158592,,83188044732# US (Washington DC)
+13126266799,,83188044732# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 646 876 9923 US (New York)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 408 638 0968 US (San Jose)
+1 669 900 6833 US (San Jose)

Meeting ID: 831 8804 4732
Passcode: 084117
Find your local number: https://us02web.zoom.us/u/kc4U7kFumh

Public Comments

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

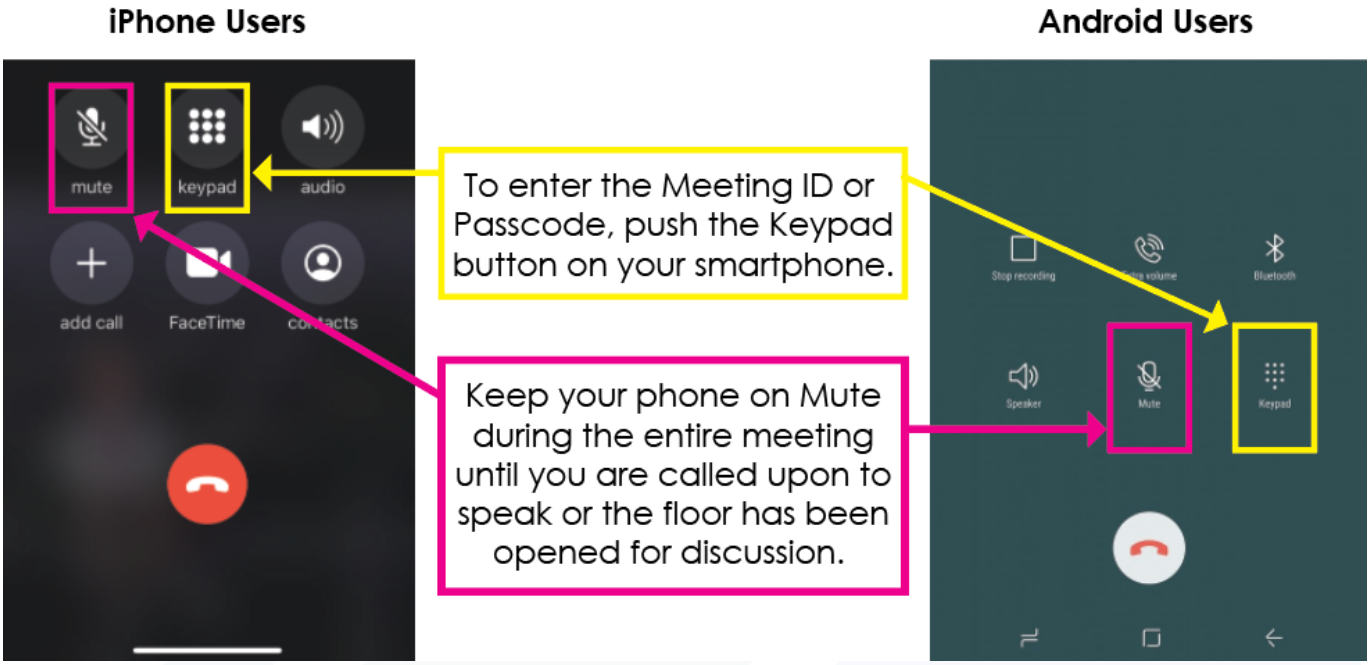
Additional Information

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

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

Calling into the Zoom meeting using a smartphone

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



Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
January 10, 2023	Cheryl Renier-Wigg, Staff

AGENDA ITEM # E.1

Consideration with possible action to approve the 1st Addendum to the River's Edge development agreement.

BACKGROUND

The RDA entered into a development agreement with Munz Corp. back in 1983 to develop 82 apartments. TID 2 was created to support this development. The RDA retained ownership of the land and entered into a 50-year lease with the owner to repay the $1,040,000.00 of TID funds. There are 14 years left on the lease with a remaining balance of $304,000.00.

Westshore 85 Limited Partnership had one member (a Trust) that owned 100% of the LLC interest in Westshore. The Trust was then sold to Logan Rankin, who became the sole member of the Westshore Trust. At the April 12, 2022 RDA meeting, the board approved the release of the Non-Disturbance and Attornment Agreement which allowed this transfer to happen.

Attorney Cochart and I received a communication and subsequently met with Mr. Rankin to discuss his desire to purchase the property. There are provisions within the lease that allow negotiations for the purchase of property to take place on 5-year anniversaries, which would mean the next opportunity would be in 2027. Mr. Rankin would like the ability to consider the acquisition sooner.

Attorney Cochart drafted an addendum to the redevelopment agreement which would allow the RDA to consider an offer to purchase prior to the 2027 anniversary date.

RECOMMENDATION

To approve the 1st Addendum to the River's Edge development agreement.

FISCAL IMPACT

ATTACHMENTS

1. FIRST ADDENDUM.Rivers Edge
2. Rivers Edge Map photo

FIRST ADDENDUM

REDEVELOPMENT AGREEMENT

FOR THE RIVERS EDGE APARTMENTS

The Agreement referred to as the Redevelopment Agreement for the Rivers Edge Apartments, made and entered into on December 19, 1985, between The Redevelopment Authority of the City of Green Bay, Wisconsin (Authority), and with the approval of the City of Green Bay, Wisconsin, a municipal corporation (City), and the Munz Corporation, a Wisconsin corporation (Redeveloper), to develop a project on behalf of West Shore – 85 Limited Partnership, a Wisconsin limited partnership (Owner or Lessee), is hereby amended as follows:

1. The Owner or Lessee is now Focus Property Management. Rivers Edge Apartments were purchased on _____ by Focus Property Management from _____. Focus Property Management is a successor/assign under the Agreement.

Part I Redevelopment Agreement:

27. Notices and Demands

A. In the case of the Owner to:

Focus Property Management

Part II Lease Agreement:

24. Purchase Agreement

F. Option to Purchase During Initial Lease Term. The Authority further gives and grants to the Owner the option to purchase the Lease Property ~~on the fifth, tenth, fifteenth, twentieth, twenty-fifth, thirtieth, thirty-fifth, fortieth, and forty-fifth, anniversary of the first day of the Term of this lease~~ by giving to the Authority ~~prior to any such anniversary one hundred fifty (150) days~~ written notice of the Owner's exercise of this option. The purchase price shall be the fair market value on the date purchase determined in accordance with Section 24. The purchase price shall be paid by the Owner in cash.

Elements not addressed in this amendment remain unchanged.

Signed and Executed this _____ day of January, 2023.

THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

_____

Gary J. Delveaux, Chairman

_____

Neil Stechschulte, Secretary

FOCUS PROPERTY MANAGEMENT

_____

Authorized Representative, Title

210 MUSEUM PL
NEVILLE PUBLIC MUSEUM
LOT 1
10CSM251
4
3
BROWN COUNTY MUSEUM
200.89'
272.88'
4-58
76,753-41
35,153 SF
GREEN BAY CITY OF
71.99'
66.70'
Veterans Memorial Park
4-181
GREEN BAY REDEVELOPMENT AUTHORITY
180 MUSEUM
VETERANS MEMORIAL PARK
66.48'
116.03'
4.43'
231.18'
MUSEUM PL
187.00'
52.50'
31
163 N PEARL ST
32
PHYSICIANS RESOURCE NETWORK
4-60
24,739 SF
4
5
L&T INVESTMENTS LLC
157
155
River Walk Trail
A
100 W WALNUT ST
4-180
114,737 SF
LOT 1
16CSM311
484.26'
MUSEUM PL
100 W WALNUT ST
THE EDGE APTS
500.94'
598.86'
GREEN BAY REDEVELOPMENT AUTHORITY
18.60'
217.64'
100
W WALNUT ST
111
111.00'
WALNUT ST / FOX RIVER BRIDGE
29

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
January 10, 2023	Will Peters

AGENDA ITEM # E.2

Consideration with possible action on the non-compliance of the Community Development Block Grant agreements between the RDA and NEWCAP, Inc. for the two shelter projects located at 315 South Jefferson Street and 932 Cherry Street.

BACKGROUND

At the meeting of the Redevelopment Authority (RDA) in July of 2021, the RDA awarded NEWCAP, Inc. Community Development Block Grant funds to purchase and redevelop two properties into shelters. 315 South Jefferson Street was to be redeveloped into a shelter serving families and 932 Cherry Street was to be redeveloped into short-term housing for youth who are homeless or at risk of homelessness.

Since the acquisition of the properties, substantial work has been completed and both sites are partially operational. However, both sites are currently not in compliance with the Community Development Block Grant agreements executed between the RDA and NEWCAP, Inc. for the following reasons:

315 South Jefferson Street

- NEWCAP, Inc. has reduced its capacity to 5 families when the agreement states, "315 South Jefferson Street will be a short-term housing/shelter facility and will serve approximately 10-12 families that are not being served by the other shelters in the City..."

932 Cherry Street

- The shelter for youth currently does not have a license to operate as a shelter. Therefore, it is unable to meet the requirement of "923 Cherry Street (Parcel 09-134-A) must remain a short-term housing facility for youth under age of 18 in the City of Green Bay..." as stated in the agreement.

Staff values its partnership with NEWCAP, Inc. and appreciates the services it provides to Green Bay residents. Staff would like to work with NEWCAP, Inc. to help establish an action plan to bring both projects into compliance with the agreements.

RECOMMENDATION

Staff recommendation to be determined at the January 10, 2023 RDA meeting.

FISCAL IMPACT

ATTACHMENTS

1. Signed Agreement- 315 S Jefferson St
2. Signed Agreement- 932 Cherry St

AGREEMENT
BETWEEN
THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY
AND
NEWCAP

THIS AGREEMENT, entered into this **21st** day of **July, 2021,** by and between the Redevelopment Authority of the City of Green Bay (hereinafter called "AUTHORITY") and Newcap, (hereinafter called "SUBRECIPIENT").

WHEREAS, AUTHORITY has allocated an expenditure of $136,900.00 using Community Development Block Grant (hereinafter called "CDBG") funding to support the acquisition of 315 South Jefferson Street (Parcel 13-122) to develop a temporary shelter facility which will serve unsheltered families in the City of Green Bay; and

WHEREAS, AUTHORITY is the administering agent for the City's CDBG program.

IT IS HEREBY AGREED THAT:

I. SCOPE OF SERVICE

AUTHORITY will grant to SUBRECIPIENT a sum of $136,900.00 in CDBG funds to support the acquisition of 315 South Jefferson Street (Parcel 13-122) to develop a temporary shelter facility which will serve unsheltered families in the City of Green Bay SUBRECIPIENT will conduct the following scope of work in Green Bay:

- 315 S. Jefferson Street will be as a short-term housing/shelter facility and will serve approximately 10-12 families that are not being served by the other shelters in the City. This project is called the Center for Advocating., Believing, and Achieving (CABA). The shelter will be staffed 24 hours per day and will offer a vast array of supportive services to families that reside there. These services will be structured in a way that will assist families in finding alternative housing as soon as they are able. A full-time Family-Centered Coach will be available 40 hours per week to help these families work toward their dreams while also working on housing stability.

SUBRECIPIENT agrees to place a Deed Restriction on the Warranty Deed at acquisition as follows:

"315 South Jefferson Street (Parcel 13-122) must remain a short-term housing/shelter facility serving approximately 10-12 families that are not being

served by other shelters in the City. Or meet a CDBG Eligible National Objective approved by the AUTHORITY. If a National Objective is not met the owner of this property must reimburse the Authority the fair market value, less any portion of the value attributable to non-CDBG funds."

SUBRECIPIENT agrees that at least 51% of the people being served by this program will be low and moderate- income, defined as their household income is equal to or less than 80% of the median income for the Green Bay area.

Substandard performance as determined by AUTHORITY will constitute noncompliance with this Agreement. If action to correct such substandard performance is not taken by the SUBRECIPIENT within a reasonable period of time after being notified by the AUTHORITY, CDBG funds may be withheld or recaptured.

II. TIMETABLE

The funding duration of this Agreement is one year from July 21, 2021. All accounts receivable and funds not expended by SUBRECIPIENT by July 21, 2022 pursuant to this Agreement shall automatically revert to the AUTHORITY and shall not accumulate as project funds unless specifically authorized by the AUTHORITY.

III. PAYMENTS.

AUTHORITY will distribute said funds to SUBRECIPIENT upon receipt of a drawdown request and necessary documentation for eligible expenses. All drawdown requests for CDBG funds must be received by 3:00 p.m. in the form required by the AUTHORITY by the 9th and/or the 24th of each month in order to guarantee timely payment.

IV. RECORDS AND REPORTS.

SUBRECIPIENT will maintain and have available upon request of the AUTHORITY the following records in a format acceptable to the AUTHORITY:

a. Verification of income eligibility and those actions/accomplishments provide a benefit to low-and moderate-income persons as defined by the United States Department of Housing and Urban Development (hereinafter called HUD).
b. Records that display statistical information (age, race, ethnicity, gender, handicapped status, etc.) of beneficiaries of the assisted activity that demonstrates compliance with applicable provisions of this Agreement.
c. Records which document receipt, utilization, and disbursement of funds pertinent to the assisted activity.

d. Be accessible for at least one on-site monitoring as needed to ensure contract compliance, verify performance goals, and confirm performance acceptability.

V. RETENTION.

SUBRECIPIENT shall retain all financial records, supporting documents, statistical records, and all other records pertinent to the Agreement.

VI. PROGRAM INCOME.

The SUBRECIPIENT shall report and submit to the AUTHORITY all program income generated by activities carried out with CDBG funds made available under this contract. Program income, which means gross income received by the SUBRECIPIENT directly generated from the use of CDBG funds, shall be recorded as part of the financial transaction of the grant program. Program income may be used only for activities approved by AUTHORITY.

VII. TERMINATION OF AGREEMENT.

If, through any cause, SUBRECIPIENT shall fail to fulfill in a timely and proper manner their obligations under this Agreement, or if SUBRECIPIENT shall violate any of the covenants or stipulations of this Agreement, or if the AUTHORITY determines to terminate this Agreement for convenience, the AUTHORITY shall thereupon have the right to terminate this Agreement by giving written notice to SUBRECIPIENT of such termination and specifying the date thereof at least five (5) days before the effective date of such termination.

If SUBRECIPIENT determines to terminate this Agreement for convenience, the SUBRECIPIENT shall thereupon have the right to terminate this Agreement by giving written notice to the AUTHORITY of such termination and specifying the date thereof at least five (5) days before the effective date of such termination.

VIII. UNIFORM ADMINISTRATIVE REQUIREMENTS.

The SUBRECIPIENT shall ensure compliance with applicable uniform administrative requirements including:

a. Office of Management and Budget (OMB) Circular A-122, "Cost Principles for Nonprofit Organizations," which establishes principles for determining costs of grants, contracts, and other agreements with nonprofit organizations. These

regulations are applicable for determining acceptable/allowable costs of work performed by nonprofit organizations. For example, to be allowed under an award, costs must meet general criteria, such as:

i. Be reasonable for the performance of the award,
ii. Be accorded consistent treatment,
iii. Be determined in accordance with generally accepted accounting principles, and
iv. Be adequately documented.

b. SUBRECIPIENT shall give HUD and AUTHORITY access to the right to examine all records, books, papers and documents related to the CDBG grant. Such records shall be maintained for a period of at least Four (4) years after receipt of federal funds.

IX. FEDERAL REQUIREMENTS.

SUBRECIPIENT agrees to comply with the following federal laws, rules and regulations:

c. Management and disposition of property at 24 CFR 570.503(b)(7) for all subrecipients.
d. Title VI and Title IX of the Civil Rights Act of 1964 providing that no person shall on the grounds of race, color, or national origin be excluded from participation in, be denied the benefits of, or be subject to discrimination under any program or activity receiving federal financial assistance.
e. Title VIII of the Civil Rights of 1968, known as the Fair Housing Act, which prohibits discrimination in housing on the grounds of race, color, religion, national origin, sex, handicap or familial status.
f. Age Discrimination Act of 1975, which prohibits discrimination based on age of persons in programs receiving federal financial assistance.
g. Section 504 of the Rehabilitation Act of 1973, providing for non-discrimination based on handicap in federally assisted programs and activities.
h. Fair Labor Standards Provisions, which governs responsibilities for workers employed in connection with federally assisted construction projects.
i. Section 3 of the Housing and Urban Development Act of 1968, as amended that requires recipients of HUD financial assistance, to the greatest extent possible, provide job training, employment, and contract opportunities for low- or very-low income residents in connection with projects and activities in their neighborhoods.

X. GENERAL COMPLIANCE.

SUBRECIPIENT shall carry out each program activity in compliance with all Federal laws and regulations described in Sub-Part K of 24 CFR, Part 570, except that:

a. SUBRECIPIENT does not assume the environmental responsibilities described in 570.604; and

b. SUBRECIPIENT does not assume the responsibility for initiating the review process under 24 CFR, Part 52.

XI. CONFLICT OF INTEREST.

No person who is an employee, agent, consultant, officer, elected official or appointed official of the City of Green Bay who exercises any function or responsibility in the review or approval of this undertaking or carrying out of this project, shall participate in any decision relating to this Agreement which affects his or her personal interest or have any personal or pecuniary interest, direct or indirect, in this Agreement or proceeds thereof. Further, no employee, officer or agent of the SUBRECIPIENT shall participate in the selection, or in the award, or administration of, a contract or other matter relating to the receipt of federal funds if a conflict of interest, real or apparent, would be involved.

XII. INDEMNIFICATION

For the purpose of use of CDBG funds disbursed to SUBRECIPIENT pursuant to this Agreement, SUBRECIPIENT hereby agrees to indemnify, defend and hold harmless the RDA, its elected and appointed officials, officers, employees, agents, representatives and volunteers, and each of them, from and against any and all suits, actions, legal or administrative proceedings, claims, demands, damages, liabilities, interest, attorneys' fees, costs and expenses of whatsoever kind or nature in any manner directly or indirectly caused, occasioned, or contributed to in whole or in part or claimed to be caused, occasioned, or contributed to in whole or in part, by reason of any act, omission, fault, or negligence, whether active or passive, of SUBRECIPIENT or of anyone acting under its direction or control or on its behalf, even if liability is also sought to be imposed on RDA, its elected and appointed officials, officers, employees, agents, representatives and volunteers. The obligation to indemnify, defend and hold harmless the RDA, its elected and appointed officials, officers, employees, agents, representatives and volunteers, and each of them, shall be applicable unless liability results from the sole negligence of the RDA, its elected and appointed officials, officers, employees, agents, representatives and volunteers.

SUBRECIPIENT shall reimburse the RDA, its elected and appointed officials, officers, employees, agent or authorized representatives or volunteers for any and all legal

expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided.

In the event that SUBRECIPIENT employs other persons, firms, corporations or entities as part of the work covered by this Agreement, it shall be SUBRECIPIENT'S responsibility to require and confirm that each third party enters into an Indemnity Agreement in favor of the RDA, its elected and appointed officials, officers, employees, agents, representatives and volunteers, which is identical to this Indemnity Agreement.

This indemnity provision shall survive the termination or expiration of this Agreement.

XIII. AMENDMENTS

This Agreement may be amended only by written agreement between the AUTHORITY and SUBRECIPIENT.

XIV. ADJUSTMENT TO FUNDING

The AUTHORITY, based on a reasonable judgment, reserves the right to have sole authority to adjust any part of or all fund allocation levels at any time. All allocations under this Agreement are subject to the continued availability of funding from the appropriate source.

XV. AGREEMENT TERMINATION

This Agreement shall terminate upon SUBRECIPIENT fulfilling all obligations under this Agreement.

XVI. CAPTIONS AND TERMS

The captions used in this Agreement are inserted only as a matter of convenience and for reference and in no way define, limit, or describe the scope or intent of this Agreement. Terms used but not specifically defined herein shall have the meaning specified in the HUD regulations and related documents.

XVII. PARTIAL INVALIDITY OF AGREEMENT

Should any part, term, or provision of this Agreement be decided by a Court to be invalid, unenforceable, illegal, or in conflict with any law, the validity, legality, and enforceability of the remaining portions shall not be affected or impaired.

XVIII. DEFAULT

If SUBRECIPIENT fails or neglects to do or perform or observe any of the covenants contained herein, and such failure or neglect continues for a period of 30 days after the AUTHORITY has notified SUBRECIPENT in writing of the default hereunder, or if SUBRECIPIENT shall be declared to be bankrupt or insolvent according to law, or if any assignment of its property shall be made for the benefit of creditors, then in either of said cases or events, the AUTHORITY lawfully may, at its option immediately or at any time thereafter without demand or notice:

- Terminate this Agreement and discontinue disbursement of funds;
- Assume the responsibilities for the administration and implementation of the program;
- Institute corrective measures in order to bring the implementation and administration of the program into compliance with the provisions of this Agreement; and/or
- Suspend the agreement and hold the SUBRECIPIENT liable for and/or reimburse the RDA for any and all CDBG funds disbursed.

Signed and executed this 25 day of August 2021 .

THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

Gary J. Delveaux, Chairman

Neil Stechschulte, Secretary

NEWCAP

Cheryl A. Detrick, President & CEO

AGREEMENT
BETWEEN
THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY
AND
NEWCAP

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WHEREAS, AUTHORITY has allocated an expenditure of $141,900.00 using Community Development Block Grant (hereinafter called "CDBG") funding to support the acquisition of 923 Cherry Street (Parcel 09-134-A) to develop a short-term housing facility for youth under age of 18 in the City of Green Bay; and

WHEREAS, AUTHORITY is the administering agent for the City's CDBG program.

IT IS HEREBY AGREED THAT:

I. SCOPE OF SERVICE

AUTHORITY will grant to SUBRECIPIENT a sum of $141,900.00 in CDBG funds to support the acquisition of 923 Cherry Street (Parcel 09-134-A) to develop to develop a short-term housing facility for youth under age of 18 in the City of Green Bay:

- 923 Cherry Street (Parcel 09-134-A) will be a short-term housing facility for youth under age of 18 in the City of Green Bay. This project is called the Center for Youth. The shelter will be staffed 24 hours and youth will not have to leave during the day. The facility will take all youth under the age of 18 no matter the situation. Youth Case Managers will be on staff 40 hours per week to assist youth family reunification or locating alternate housing. Youth are allowed to reside at the shelter up to 21 days but extension can be allowed on a case-by-case basis.

SUBRECIPIENT agrees to place a Deed Restriction on the Warranty Deed at acquisition as follows:

> "923 Cherry Street (Parcel 09-134-A) must remain a short-term housing facility for youth under age of 18 in the City of Green Bay. Or meet a CDBG Eligible National Objective approved by the AUTHORITY. If a National Objective is not met the owner of this property must reimburse the Authority the fair market value, less any portion of the value attributable to non-CDBG funds."

SUBRECIPIENT agrees that at least 51% of the people being served by this program will be low and moderate- income, defined as their household income is equal to or less than 80% of the median income for the Green Bay area.

Substandard performance as determined by AUTHORITY will constitute noncompliance with this Agreement. If action to correct such substandard performance is not taken by the SUBRECIPIENT within a reasonable period of time after being notified by the AUTHORITY, CDBG funds may be withheld or recaptured.

II. TIMETABLE

The funding duration of this Agreement is one year from July 21, 2021. All accounts receivable and funds not expended by SUBRECIPIENT by July 21, 2022 pursuant to this Agreement shall automatically revert to the AUTHORITY and shall not accumulate as project funds unless specifically authorized by the AUTHORITY.

III. PAYMENTS.

AUTHORITY will distribute said funds to SUBRECIPIENT upon receipt of a drawdown request and necessary documentation for eligible expenses. All drawdown requests for CDBG funds must be received by 3:00 p.m. in the form required by the AUTHORITY by the 9th and/or the 24th of each month in order to guarantee timely payment.

IV. RECORDS AND REPORTS.

SUBRECIPIENT will maintain and have available upon request of the AUTHORITY the following records in a format acceptable to the AUTHORITY:

a. Verification of income eligibility and those actions/accomplishments provide a benefit to low-and moderate-income persons as defined by the United States Department of Housing and Urban Development (hereinafter called HUD).
b. Records that display statistical information (age, race, ethnicity, gender, handicapped status, etc.) of beneficiaries of the assisted activity that demonstrates compliance with applicable provisions of this Agreement.
c. Records which document receipt, utilization, and disbursement of funds pertinent to the assisted activity.
d. Be accessible for at least one on-site monitoring as needed to ensure contract compliance, verify performance goals, and confirm performance acceptability.

V. RETENTION.

SUBRECIPIENT shall retain all financial records, supporting documents, statistical records, and all other records pertinent to the Agreement.

VI. PROGRAM INCOME.

The SUBRECIPIENT shall report and submit to the AUTHORITY all program income generated by activities carried out with CDBG funds made available under this contract. Program income, which means gross income received by the SUBRECIPIENT directly generated from the use of CDBG funds, shall be recorded as part of the financial transaction of the grant program. Program income may be used only for activities approved by AUTHORITY.

VII. TERMINATION OF AGREEMENT.

If, through any cause, SUBRECIPIENT shall fail to fulfill in a timely and proper manner their obligations under this Agreement, or if SUBRECIPIENT shall violate any of the covenants or stipulations of this Agreement, or if the AUTHORITY determines to terminate this Agreement for convenience, the AUTHORITY shall thereupon have the right to terminate this Agreement by giving written notice to SUBRECIPIENT of such termination and specifying the date thereof at least five (5) days before the effective date of such termination.

If SUBRECIPIENT determines to terminate this Agreement for convenience, the SUBRECIPIENT shall thereupon have the right to terminate this Agreement by giving written notice to the AUTHORITY of such termination and specifying the date thereof at least five (5) days before the effective date of such termination.

VIII. UNIFORM ADMINISTRATIVE REQUIREMENTS.

The SUBRECIPIENT shall ensure compliance with applicable uniform administrative requirements including:

a. Office of Management and Budget (OMB) Circular A-122, "Cost Principles for Nonprofit Organizations," which establishes principles for determining costs of grants, contracts, and other agreements with nonprofit organizations. These regulations are applicable for determining acceptable/allowable costs of work performed by nonprofit organizations. For example, to be allowed under an award, costs must meet general criteria, such as:

    i. Be reasonable for the performance of the award,

ii. Be accorded consistent treatment,

iii. Be determined in accordance with generally accepted accounting principles, and

iv. Be adequately documented.

b. SUBRECIPIENT shall give HUD and AUTHORITY access to the right to examine all records, books, papers and documents related to the CDBG grant. Such records shall be maintained for a period of at least Four (4) years after receipt of federal funds.

IX. FEDERAL REQUIREMENTS.

SUBRECIPIENT agrees to comply with the following federal laws, rules and regulations:

c. Management and disposition of property at 24 CFR 570.503(b)(7) for all subrecipients.

d. Title VI and Title IX of the Civil Rights Act of 1964 providing that no person shall on the grounds of race, color, or national origin be excluded from participation in, be denied the benefits of, or be subject to discrimination under any program or activity receiving federal financial assistance.

e. Title VIII of the Civil Rights of 1968, known as the Fair Housing Act, which prohibits discrimination in housing on the grounds of race, color, religion, national origin, sex, handicap or familial status.

f. Age Discrimination Act of 1975, which prohibits discrimination based on age of persons in programs receiving federal financial assistance.

g. Section 504 of the Rehabilitation Act of 1973, providing for non-discrimination based on handicap in federally assisted programs and activities.

h. Fair Labor Standards Provisions, which governs responsibilities for workers employed in connection with federally assisted construction projects.

i. Section 3 of the Housing and Urban Development Act of 1968, as amended that requires recipients of HUD financial assistance, to the greatest extent possible, provide job training, employment, and contract opportunities for low- or very-low income residents in connection with projects and activities in their neighborhoods.

X. GENERAL COMPLIANCE.

SUBRECIPIENT shall carry out each program activity in compliance with all Federal laws and regulations described in Sub-Part K of 24 CFR, Part 570, except that:

a. SUBRECIPIENT does not assume the environmental responsibilities described in 570.604; and

b. SUBRECIPIENT does not assume the responsibility for initiating the review process under 24 CFR, Part 52.

XI. CONFLICT OF INTEREST.

No person who is an employee, agent, consultant, officer, elected official or appointed official of the City of Green Bay who exercises any function or responsibility in the review or approval of this undertaking or carrying out of this project, shall participate in any decision relating to this Agreement which affects his or her personal interest or have any personal or pecuniary interest, direct or indirect, in this Agreement or proceeds thereof. Further, no employee, officer or agent of the SUBRECIPIENT shall participate in the selection, or in the award, or administration of, a contract or other matter relating to the receipt of federal funds if a conflict of interest, real or apparent, would be involved.

XII. INDEMNIFICATION

For the purpose of use of CDBG funds disbursed to SUBRECIPIENT pursuant to this Agreement, SUBRECIPIENT hereby agrees to indemnify, defend and hold harmless the RDA, its elected and appointed officials, officers, employees, agents, representatives and volunteers, and each of them, from and against any and all suits, actions, legal or administrative proceedings, claims, demands, damages, liabilities, interest, attorneys' fees, costs and expenses of whatsoever kind or nature in any manner directly or indirectly caused, occasioned, or contributed to in whole or in part or claimed to be caused, occasioned, or contributed to in whole or in part, by reason of any act, omission, fault, or negligence, whether active or passive, of SUBRECIPIENT or of anyone acting under its direction or control or on its behalf, even if liability is also sought to be imposed on RDA, its elected and appointed officials, officers, employees, agents, representatives and volunteers. The obligation to indemnify, defend and hold harmless the RDA, its elected and appointed officials, officers, employees, agents, representatives and volunteers, and each of them, shall be applicable unless liability results from the sole negligence of the RDA, its elected and appointed officials, officers, employees, agents, representatives and volunteers.

SUBRECIPIENT shall reimburse the RDA, its elected and appointed officials, officers, employees, agent or authorized representatives or volunteers for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided.

In the event that SUBRECIPIENT employs other persons, firms, corporations or entities as part of the work covered by this Agreement, it shall be SUBRECIPIENT'S responsibility to require and confirm that each third party enters into an Indemnity Agreement in favor of the RDA, its elected and appointed officials, officers, employees, agents, representatives and volunteers, which is identical to this Indemnity Agreement.

This indemnity provision shall survive the termination or expiration of this Agreement.

XIII. AMENDMENTS

This Agreement may be amended only by written agreement between the AUTHORITY and SUBRECIPIENT.

XIV. ADJUSTMENT TO FUNDING

The AUTHORITY, based on a reasonable judgment, reserves the right to have sole authority to adjust any part of or all fund allocation levels at any time. All allocations under this Agreement are subject to the continued availability of funding from the appropriate source.

XV. AGREEMENT TERMINATION

This Agreement shall terminate upon SUBRECIPIENT fulfilling all obligations under this Agreement.

XVI. CAPTIONS AND TERMS

The captions used in this Agreement are inserted only as a matter of convenience and for reference and in no way define, limit, or describe the scope or intent of this Agreement. Terms used but not specifically defined herein shall have the meaning specified in the HUD regulations and related documents.

XVII. PARTIAL INVALIDITY OF AGREEMENT

Should any part, term, or provision of this Agreement be decided by a Court to be invalid, unenforceable, illegal, or in conflict with any law, the validity, legality, and enforceability of the remaining portions shall not be affected or impaired.

XVIII. DEFAULT

If SUBRECIPIENT fails or neglects to do or perform or observe any of the covenants contained herein, and such failure or neglect continues for a period of 30 days after the AUTHORITY has notified SUBRECIPENT in writing of the default hereunder, or if SUBRECIPIENT shall be declared to be bankrupt or insolvent according to law, or if any assignment of its property shall be made for the benefit of creditors, then in either of said cases or events, the AUTHORITY lawfully may, at its option immediately or at any time thereafter without demand or notice:

- Terminate this Agreement and discontinue disbursement of funds;
- Assume the responsibilities for the administration and implementation of the program;
- Institute corrective measures in order to bring the implementation and administration of the program into compliance with the provisions of this Agreement; and/or
- Suspend the agreement and hold the SUBRECIPIENT liable for and/or reimburse the RDA for any and all CDBG funds disbursed.

Signed and executed this _____ day of _____ 2021 .

THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

Gary J. Delveaux, Chairman

Neil Stechschulte, Secretary

NEWCAP

Cheryl A. Detrick, President & CEO

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
January 10, 2023	Will Peters

AGENDA ITEM # E.3

Consideration with possible action to grant a five (5)-month extension to the planning option with MF Housing Partners, LLC for the 1100 Block of East Walnut Street and award a loan of $300,000.00 of ARPA funds to fill a gap in the project's financing.

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.

BACKGROUND

On October 11, 2022, RDA granted a 90-day extension to MF Housing Partners (Developer) planning option for the 1100 block of East Walnut Street. During this time the Developer has been working on solidifying their financing and working with City staff to finalize site plans. At this time, staff and the Developer are in the technical review process, working with Fire, Traffic, and Engineering to finalize plans. The Developer is projecting to close on the financing for the project by the end of June 2023. For these reasons, the Developer is requesting a five (5)-month extension to their planning option. Additionally, due to material/labor costs and changes in interest rates, the project is experiencing a gap of $300,000.00. The Developer is requesting $300,000.00 of ARPA funds to fill this gap.

Staff recommends granting an extension to the Developer's planning option to June 30, 2023 and awarding a loan of $300,000.00 in ARPA funds. The terms of the loan will be determined by staff and the Developer so that the ARPA loan will fit appropriately in the Developer's capital stack.

RECOMMENDATION

To grant an extension to the Developer's planning option to June 30, 2023 and award a loan of $300,000.00 in ARPA funds.

FISCAL IMPACT

ATTACHMENTS

1. Option Request_Extension3
2. City East - Concept Plan

HOUSING PARTNERS LLC

December 16, 2022

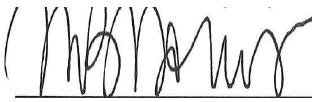
Will J. Peters Jr.
Neighborhood Development Specialist
Department of Community and Economic Development

Re: Request to Extend Option to Purchase

Mr. Peters:

MF Housing Partners would like to request the RDA consider another extension of the Planning Option for the 1100 E. Walnut Street site until June 30, 2023. We continue to work through entitlements and predevelopment design and are anticipating closing on our financing by the end of June of 2023.

Sincerely,



Marissa Downs

N TRUE N PLAN

1 1ST FLR PLAN

1" = 30'-0"

0' 15' 30' 60'

SCALE: 1" = 30'

1ST FLR PLAN

eua

© 2022 Eppstein Uhen Architects, Inc.

CITY EAST APARTMENTS

121366-01
12/12/2022

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
January 10, 2023	Cheryl Renier-Wigg, Staff

AGENDA ITEM # E.4

Consideration with possible action on approval of a hold harmless agreement with On Broadway Inc. for the use of 164 Hubbard Street for events in 2023.

BACKGROUND

The Redevelopment Authority has granted permission to On Broadway Inc. for the use of 164 Hubbard Street for specific events in the past. Knowing that there will be many requests for use of this site, I recommended to On Broadway staff to request the use of the site for the entire year. Our standard hold harmless agreement for 2023 is attached for your review.

RECOMMENDATION

To approve a hold harmless agreement with On Broadway Inc. for the use of 164 Hubbard Street for events in 2023.

FISCAL IMPACT

ATTACHMENTS

1. On Broadway 164 Hubbard hold harmless agrmnt
2. RDA Request_164 N Broadway - 2023

HOLD HARMLESS AGREEMENT BETWEEN
THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY ("RDA")
AND ON BROADWAY, INC. ("GBBC")

THIS AGREEMENT (the "Agreement"), entered into this 10th day of January, 2023, the Redevelopment Authority of the City of Green Bay, ("RDA") and On Broadway, Inc., ("OBI") collectively referred to as the Parties, is to evidence the following agreements and understandings:

RECITALS

WHEREAS, RDA owns real property located at 164 N Broadway Green Bay, Wisconsin, Parcel 4-61, ("Property"), which includes a sculpture collectively referred to as the **("Premises"); and**

WHEREAS, OBI wishes to utilize the parcel for Winterfest, Eggstravaganza, Farmer's market. Mural and Busker Festival, Fall Fest, Christinkindl Market and additional events and promotions throughout the year, and

WHEREAS, RDA acknowledges that use of the Premises as proposed by OBI would be a benefit to the surrounding community to create awareness; and

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

I. OBI fully accepts the risks inherent in the activities they will be undertaking on Premises and agrees to maintain control of its personnel and equipment while participating in the activities.

2. OBI agrees to indemnify, defend and hold harmless RDA from and against any and all claims, actions, costs, expenses (including reasonable attorney's fees), losses, damages, injuries or liabilities arising from or on account of any claim action or proceeding brought against RDA in connection with the OBI activity on Premises.

3. OBI represents that it maintains sufficient workers compensation and liability insurance insuring against claims for bodily injury or property damage.

4. This Agreement is terminable by either party with thirty (30) days written notification to the other party.

5. RDA shall maintain ownership of the underlying real estate at all times and is responsible for the real property and all buildings remaining upon it after completion of OBI activity.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and effective as of the date first written above.

Redevelopment Authority of the City of Green Bay ("RDA")

By: _____

Name: Gary J. Delveaux

Title: RDA Chairperson

On Broadway, Inc.

By: _____

Name: Brian Johnson

Title: Member

ON BROADWAY
A Great American Main Street

December 27, 2022

Board of Directors

Gail McNutt
President

Barb LaMue
President-Elect

Kasha Huntowski
Secretary

Dru Carney
Treasurer

Peter Nugent
Past President

Garritt Bader
Avram Berk
Linda Bova
Tommy Everman
Ryan Krumrie
Jackie Krutz
Ryan Martin
Heather Mueller
Brad Toll
Chad VanHandel
Manny Vasquez
Ken Wachter

Brian Johnson
Executive Director

On Broadway, Inc.
340 N Broadway, Suite 165
Green Bay, WI 54303

Ph. (920) 437-2531
info@onbroadway.org

downtowngreenbay.com

Redevelopment Authority
100 N Jefferson St.
Green Bay, WI 54301

RE: Request for use of 164 N Broadway

On Broadway, Inc. regularly plans events in the Broadway District that can activate the Red Sculpture Park at 164 N Broadway. Such events include, but are not limited to: Winterfest, Eggstravaganza, Farmers' Market on Broadway, Mural and Busker Festival, Fall Fest, and the Christkindlmarket. Additional events and promotions may occur throughout the year.

We are requesting to have permission to use this lot for the entire 2023 calendar year (January 1 – December 31, 2023).

If there are additional details requested, please contact me to discuss further.

Sincerely,

Chelsea Kocken
Director of Special Projects
On Broadway, Inc.
cheslea@onbroadway.org | 920-680-1684

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
January 10, 2023	

AGENDA ITEM # E.5

Consideration with possible action on communication by Ald. Johnson dated January 2, 2023, to direct staff to initiate negotiations on a purchase agreement including phase 1 ESA for the acquisition of parcels 2-958, 1-1404, 2-944, and 2-597, commonly referred to as the Ashland Avenue rail yard.

BACKGROUND

RECOMMENDATION

Refer to staff.

FISCAL IMPACT

ATTACHMENTS

1. Ald Johnson Communication 01.02.23

From: noreply@civicplus.com
To: Celestine Jeffreys
Subject: Online Form Submittal: Alders" Petitions and Communications
Date: Monday, January 2, 2023 6:13:21 PM

Alders' Petitions and Communications

Name	Brian Johnson
Committee Name	Redevelopment Authority
Text of Communication	To direct staff to initiate negotiations on a purchase agreement including phase 1 ESA for the acquisition of parcels 2-958, 1-1404, 2-944, and 2-597, commonly referred to as the Ashland Avenue rail yard. --- Not part of the formal communication: If closed session language should be added here, please do so.

Email not displaying correctly? View it in your browser.

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
January 10, 2023	Neil Stechschulte, Director

AGENDA ITEM # E.6

Consideration with possible action on a no-build easement on RDA-owned property (parcel #12-112) 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.

BACKGROUND

Staff has further researched the history of and need for this easement, and recommends adjourning into closed session to provide this additional information that could affect the City's negotiating position on this item.

RECOMMENDATION

Approval of the reinstatement of the easement, and direct staff to prepare a formal easement document that reflects the current site conditions and authorize its creation and recording subject to the final direction of the City Attorney.

FISCAL IMPACT

ATTACHMENTS

None

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
January 10, 2023	Neil Stechschulte, Director

AGENDA ITEM # E.7

Consideration with possible action on a request to acquire/transfer RDA-owned property (parcel #12-86-1) 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.

BACKGROUND

Staff has further researched the history of and potential alternatives for ownership of this parcel, and recommends adjourning into closed session to provide this additional information that could affect the City's negotiating position on this item.

RECOMMENDATION

Approval of the transfer of the property to the condominium association conditioned upon required code improvements to be constructed by December 31, 2023.

FISCAL IMPACT

ATTACHMENTS

None

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
January 10, 2023	Neil Stechschulte, Director

AGENDA ITEM # E.8

Consideration with possible action on a recommendation to vacate and attach excess right-of-way to 301 N. Adams Street (multiple condominium parcels).

BACKGROUND

Staff has consulted with DPW, and determined there was no immediate benefit to the City to retain the area in question as right-of-way. This can be addressed administratively by staff, and does not require further approvals by any committee or the City Council.

RECOMMENDATION

Direct staff to proceed with the vacation process for excess right-of-way and attachment to the condominium-owned parcel at 301 N. Adams Street.

FISCAL IMPACT

None. There should be a reduced maintenance liability to the City.

ATTACHMENTS

None

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
January 10, 2023	Krista Cisneroz, Staff

AGENDA ITEM # F.1

Financial report and check register.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Check Report
2. RDA Financial Report 2023

City of Green Bay RDA
Check Register
31-Dec-22

CHECK #	CHECK DATE	VENDOR NAME	AMOUNT
21648	12/20/2022	AMERICAN ENGINEERING TESTING INC	156.14
21649	12/20/2022	CITY OF GREEN BAY	24.20
21650	12/20/2022	FIRST AMERICAN TITLE INSURANCE COMPANY	256.00
21651	12/20/2022	NEIGHBOR-WORKS GREEN BAY	4,240.00
			$ 4,676.34

Redevelopment Authority
Financial Report
CDBG
12/31/2022

CDBG Entitlement Funds	2022 Budget	2021 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Public Works Improvements	-	14,471.86	-	14,471.86	-	-
Fair Housing	20,000.00	29,695.00	-	21,695.00		28,000.00
Public Services	129,915.00	156,243.67	-	121,460.64		164,698.03
CDBG Eligible Areas HILP Program	150,000.00	89,973.00	70,127.49	53,225.00	-	256,875.49
CDBG Eligible Areas Public Facilieities and Infrastructure	192,985.00	407,736.98	-	432,553.24	-	168,168.74
CDBG Eligible Areas-Beautificatio/Art	50,000.00	87,054.77	-	-	-	137,054.77
Economic Development	120,000.00	438,819.12	253,472.14	442,836.60	168,457.94	200,996.72
ED Façade & Demo Loans	-	134,123.12		63,599.20		70,523.92
Administration	243,000.00	169,086.79	-	235,512.98		176,573.81
	$ 905,900.00	**$ 1,527,204.31**	**$ 323,599.63**	**$ 1,385,354.52**	**$ 168,457.94**	**$ 1,202,891.48**

CARES CDBG-CV Funds	2022 Budget	2021 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Administration	-	16,270.14	-	16,270.14	-	-
Businesss Improvement Districts	-	29,750.00	-	28,294.22	-	1,455.78
Homlessness Assistance Programs	-	55,909.66	-	-	-	55,909.66
Economic Development Business Relief	-	16,500.00	-	10,000.00	-	6,500.00
Essential Frontline Employyee Relief Program	-	35,981.40	-	18,697.67	-	17,283.73
Rental/Mortgage Assistance Program LMI	-	155,518.06	-	40,570.02	-	114,948.04
Urgent Need-Business Relief and Rental.Mortgage	-	50,000.00	-	5,000.00	-	45,000.00
	$ -	**$ 359,929.26**	**$ -**	**$ 118,832.05**	**$ -**	**$ 241,097.21**

Redevelopment Authority
Financial Report
HOME
12/31/2022

	2022 Budget	2021 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Single Family Rehab Loan Program	100,000.00	657,323.60	289,920.50	165,299.14	494,477.86	387,467.10
CHDO Projects	87,000.00	201,000.00	-	-	-	288,000.00
Downpayment Closing Cost Assistance	-	53,500.00	-	53,500.00	-	-
Housing Development Projects	332,449.00	758,943.03	-	23,500.00	494,000.00	573,892.03
Administration	57,716.00	88,234.97	32,213.39	34,045.39		144,118.97
HOME-ARP Admin	-	97,410.80	-	-	-	97,410.80
	$ 577,165.00	**$ 1,856,412.40**	**$ 322,133.89**	**$ 276,344.53**	**$ 988,477.86**	**$ 1,490,888.90**