



MINUTES 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.

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

B. ROLL CALL.

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

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

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

Members Excused: Melanie Parma

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

Others Present: Ald. Brian Johnson and Mayor Eric Genrich

C. APPROVAL OF THE AGENDA.

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

Moved by Ald. Randy Scannell, seconded by Deby Dehn to move Regular Business Items 6, 7, and 8 to Items 1, 2, and 3 and approve the agenda as amended. Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, Randy Scannell, Jessica Ganther,

No- None, Abstain- None.

D. APPROVAL OF MINUTES.

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

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to approve the minutes. Motion Passed.

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

Regular Business Items 6, 7, and 8 were moved ahead of Item 1 on the agenda.

E. REGULAR BUSINESS.

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

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to approve the 1st Addendum to the River's Edge development agreement. Motion Passed.

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

2. Consideration with possible action 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.

Moved by Kathy Hinkfuss, seconded by Ald. Randy Scannell to open the floor. Motion Passed.

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

Speakers:

Cheryl Detrick, CEO of Newcap

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to close the floor. Motion Passed.

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

Moved by Kathy Hinkfuss, seconded by Matt Schueller to amend the agreement between the RDA and Newcap, Inc. for 315 South Jefferson Street, changing the number of families served from 10-12 to 5-6, and to continue working with Newcap, Inc. on obtaining the license to operate as a shelter within six months at 932 Cherry Street. Motion Passed.

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

3. Consideration with possible action 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.

Moved by Ald. Randy Scannell, seconded by Matt Schueller to open the floor. Motion Passed.

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

Speakers:

Marissa Downs, MF Housing Partners

Moved by Ald. Randy Scannell, seconded by Matt Schueller to close the floor. Motion Passed.

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

Moved by Matt Schueller, seconded by Ald. Randy Scannell 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 with terms to be negotiated with the Developer. Motion Passed.

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

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

Moved by Deby Dehn, seconded by Kathy Hinkfuss to approve a hold harmless agreement with On Broadway Inc. for the use of 164 Hubbard Street for events in 2023. Motion Passed.

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

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

Moved by Kathy Hinkfuss, seconded by Deby Dehn to refer to staff and report back to the RDA in 30 days. Motion Passed.

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

6. Consideration with possible action 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.

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to enter closed session at 1:32 p.m. Motion Passed.

Kathy Hinkfuss read the closed session language.

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

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to reconsider the motion. Motion Passed.

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

Moved by Ald. Randy Scannell, seconded by Matt Schueller to take Items 6 and 7 together in closed session. The closed session language is the same for both items. Motion Passed.

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

Moved by Kathy Hinkfuss, seconded by Ald. Randy Scannell to return to open session at 2:11 p.m.
Motion Passed.

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

Moved by Matt Schueller, seconded by Ald. Randy Scannell for staff to proceed as directed in closed session regarding Items 6 and 7. Motion Passed.

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

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.

This item was handled together with Item 6.

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

Moved by Ald. Randy Scannell, seconded by Matt Schueller to 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. Motion Passed.

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

F. INFORMATIONAL.

1. Financial report and check register.

2. Director's report and project updates.

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

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

G. ADJOURNMENT.

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

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

VERBATIM MINUTES

- Here we go. That's the main report we were waiting for. Okay, Delveaux?
- Yes.
- Schueller?
- Yes.
- Scannell.
- Present.
- Dean.
- Here.
- Hinkfuss.
- Present.
- Parma is excused and Ganther? Jessica is here but we do have quorum.
- Excellent. The agenda, Neil has asked us to move 6, 7, and 8 up to one, two, and three. Anybody have any problems with that? If not, we'll do that.
- Motion to approve the agenda as amended.
- [Two Members] Second.
- So, those in favor will say, "Aye".
- [Members] Aye.
- Motion carried. Thank you.
- Okay. Minutes of December 13th.
- I approved those minutes.
- Second. Scannell and Kathy. All those in favor, you want to say, "Aye".
- [Members] Aye.
- Closed. Motion carried. So the first order of business would be number six, and that would be consideration of possible action. A new bill easement, an RDA owned property. Parcel 12 dash one, one, two. Delay the potential reuse of the building at 301 North Adams, multiple condominium

parcels. Okay. That is new.

- Yep. And I think we would just ask if we could go right into the closed session for an update on that, Mr. Chair. So moved?

- Second.

- And Scannell. Who said, "Second?" I'm sorry. Kathy? Roll call. Okay. The motion to do a closed session. Roll call please.

- We have to read the wording?

- Yep. We'll actually read the official wording on there. Yep.

- Kathy?

- Okay.

- Kathy.

- The authority may convene in closed sessions pursuant to sections 19.85 i.e. rebalancing stats for the purpose of delivering or negotiating the sale of public properties, investing in 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 stats to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

- Now the roll call.

- Okay.

- Delveaux?

- Yes.

- Schueller?

- Yes.

- Scannell.

- Aye.

- Dean.

- Here.

- Hinkfuss?

- Yes.
- Ganther?
- Yes.
- Yes. Yes!
- Thank you. Thank you.
- Can you hear me? Yes.
- Yes. Thank you, Jessica. We got you. Thank you.
- Thank you.
- A voice from heaven Jessica.
- You sound great, Jessica.
- Okay. We'd like to inform this will be a closed session item, so we're gonna ask folks who are not part of this, will you please, please step out of the room.
- Shouldn't we have wrote all those into that? I mean, are we gonna have a closed section on all of them?
- Yeah.
- Well guess, oh, we could have, I suppose if you do that. So can we do that? How do we do that when we have multiple items?
- Motion to reconsider.
- You could do a motion to reconsider and do both, but let me pull up the agenda. As long as the language is the same-
- It is for both.
- You would read both items and then read the close language.
- Okay.
- So we just need to reconsider that one then?
- Yeah, go ahead and reconsider and redo it.
- Motion to reconsider?

- Motion reconsider is seconded by Kathy. All those in favor say aye.
- [Members] Aye.
- Now a motion to take six and seven up together-
- There we go.
- In closed session.
- Is there a second today?
- Oh, second.
- Second.
- Read the language already-
- The wording is where it says, so the wording is covered. So we did the roll call. It hasn't been changed by anyone. All those in favor say aye.
- [Members] Aye.
- Aye.
- Thank you. Seven are together. They will now be in closed session. Thank you.
- Yeah, closed session.
- Thank you.
- So you need to let, someone should designate who should be in closed session, right?
- Yeah, at this point we just need staff and members at this point.
- Okay.
- So we'll bring in-
- Do you wanna keep Brooke? The military add?
- What'd you say, like, the last time I think we spoke to that area?
- Okay, otherwise, it's just Lisa and them Okay.
- Wait, I'm not sure.

- No, go back in session.
- Okay, a motion to second to go back to open session. Roll call, please.
- Delveaux?
- Yes.
- Schueller?
- Yes.
- Scannell?
- Yes.
- Dean?
- Yes.
- Hinkfuss?
- Yes.
- Ganther?
- Yes.
- This is in regard to item six and seven on the agenda. So we're back in open session. I'll entertain a motion.
- Yeah.
- And I would make the motion that staff proceed as directed in closed session.
- I'll second that.
- A motion and a second by Alder Randy Scannell. Any questions or comments? If not, all those in favor of the motion say aye.
- [Members] Aye.
- Motion carried. Thank you.
- Next case. Number eight. That's it. Yeah. No, we're on number six, seven, and eight, in front number one.
- We did move all three.

- Yep, we moved all three.

- Okay. Number eight. Consideration of possible action and a recommendation to vacate the tax excess right of way to 301 North Adam Street, multiple condominium parcels. Okay. Number eight. Is that Deal again?

- Yes, sir. This is essentially the right of way. There's an existing, essentially about nine, I think it's approximately 1,900 square feet of right of way that is in front of the, kind of, loading bays essentially for the Baylake City Center Building that really doesn't have any business being in public right of way, essentially it is serving the private property. Conversations with DPW, the city really has no interest in maintaining ownership of that property or being required to maintain it over time. And so it is requesting for direction to have that essentially reconsulted with DPW, apparently it's an administrative process for vacation of excess right of way according to Director Grinier. So we're just asking for direct if we could proceed with getting that and getting that attached to the Baylake parcel.

- Questions, comments? If not, go to motion.

- Motion for staff to proceed?

- I'll second that.

- Motioned by Alder Scannell and seconded by Matt. Questions or comments regards to the motion? If not, all of those in favor of motion sequence say aye.

- Aye.

- Aye.

- Aye.

- Opposed? Motion carries, thank you.

- Back to number one.

- All the time and we're at number one?

- Yeah, we're only at one for the whole set of time . All right, number one. Consideration of possible action to approve the First Amendment, the Rivers Edge Development Agreement.

- Interesting to say the least.

- This one's got that-

- That's me. And actually it's the addendum. Okay, so River's Edge, you know, we own the land underneath it. The developers making payments. They just transferred it last year into a new ownership. Well the new owner's like, "Hey, I think I might wanna buy this land. "How do we do

that?" Well, according to the lease agreement that was set up originally, it only can happen on anniversary dates, five, 10, 15, 20 years. So I work with Attorney Kocher and the developer, and this is just an addendum that allows that to happen outside of the anniversary date. So there's a whole process in the lease on how that would work with appraisals for potential purchase. But we can't even do that unless we amend that original agreement. So that's the addendum which allows that negotiation to take place outside of an anniversary date.

- Let's talk in generalities. I mean, normally we don't want to own land like that. So, in general, this is a unique situation where we own the land and let people go. How many years ago was that?

- '87.

- Mark, '87?

- It's '85.

- '85, yeah.

- Do you think this is kind of-

- It was before my time.

- A rash term judgment here, like, kind of short term thinking?

- I've been thinking about it for a while. But I just had time to work on it now. But you know, and this isn't, of course, anything that would be negotiated would have to come back?

- Right, right.

- But this one, we really can't even negotiate that.

- It seems like a weird original.

- It gives the RDA the window to be able to-

- Be creative.

- It's a little more broad.

- Okay. Motion to approve?

- Second.

- Motioned brought on by Scannell and seconded by Kathy to approve growing of this amendment.

- Question or comments, please.

- Yeah, Cheryl, do you have like by chance the original minutes from when that deal was first put in

place? Because everyone's saying it's a real weird deal. There's always a reason. And I'd be genuinely curious what that reason is.

- I could probably find those minutes on fourth floor. I'm thinking paper form. I would think.

- So, it's possible to take those out.

- I think it would be healthy for this body. I have no problem with the motion right now. Before we go into that next phase, right, of approving something to be healthy for this body, you know the why.

- Yep and I think this was like one of our first tids right? It was a way to build these brand new apartments on the river back then and it was a way to subsidize that development would be my guess. But I'll find those minutes.

- And I'm guessing it was them that made the deal happen. Good idea. Let's find out.

- I just wonder if there was an intent to protect, you know, that waterfront access or something. I don't know.

- Yeah, great.

- Alright. Okay, so we have a motion and a second. Questions or comments in regards to the motion? If not all those in favor of the motion, please say aye.

- [Members] Aye.

- Opposed? The motion carried.

- Thank you.

- Thank you, Logan. There were no questions. So it was approved.

- This is not your element, Johnson.

- Consideration of possible action on the non-compliance of the community development block grant agreements between RDA and Newcap Inc for the two shelter project located at three 15 South Jefferson Street and 932 Cherry Street.

- That'll be me.

- Will, please.

- Thank you. And if recall back to the July RDA meeting in 2021, we had request come in for Newcap. There is an unmet need right now or back then, and still currently for shelter for vets, for families, and then also a drop in day service and also shelter for the youth. So we had allocated or awarded them block grant dollars to purchase those properties in order to build the shelter for families and then also the shelter for youth. As part of the block grant agreements that were drawn up, it committed the Newcap to build at a capacity between 10 and 12, which is what they were

estimating initially.

- Families.

- Families. Thank you, thank you. 10 to 12 families. But due to some building restraints that they encountered, they are only able to house five families in that shelter now. And then with the Cherry Street property, the money was awarded based on the fact that they were going to be a shelter. And currently right now they are not licensed to be a shelter. So we just need to ensure that there is a clear path forward to bring both of these projects into compliance with the agreement. It's just something that we're trying to be a little bit more aware of just with, and there's been a lot of changeover at HUD, and we just got audited, which nothing has been found that we're aware of yet. But we just wanna ensure that we are following through with the language that's in our contracts and agreements. So, you know, that said we needed to bring this forward to the RDA here to make you aware of this. We also have a representative Newcap here as well, in which we have request to opening the floor just to let them share a little bit about updates on the project and what's going on there.

- Motion to open up the floor.

- Kathy?

- Second.

- Kathy and Alder Scannell motion to open up the floor. All of those who appear must say aye.

- [Two Members] Aye.

- Aye.

- Motion open. Newcap.

- Yes, sure.

- Come on up here.

- You can come to the podium if you'd like.

- Sure.

- You can head to the chair if you'd like as well.

- Whichever you prefer.

- Wherever you feel more comfortable.

- I can do either one. Probably have to do the glasses on and off thing, which-

- I totally get that.

- Yeah, there.

- And I find it to be really annoying 'cause I hate looking at people through glasses. It just feels like there's this weird barrier thing there. I've gotten used to a screen, so I'll probably do this. I'm still getting adjusted to wearing the dumb things on my face all the time. Thank you all. I'm Cheryl Detrick. I'm the CEO of Newcap and thank you for the opportunity to speak. And so, both of these projects have been a bit of a journey. Start with Cherry Street 'cause it is much further along. So Cherry Street we opened as we got through the construction process, ran into some interesting construction delays. Once we got into the planning process and submitting and going through all that, found out we were going to have to fully fire sprinkler that building.

- Oh.

- Uh huh, and so Cherry Street is at Cherry and Webster. So it is across Cherry Street from the old Whitney school. So it's about a hundred year old building, and we didn't think we were having enough people in there that we were gonna be required. But about a year, maybe it's been a year and a half ago now, I've lost track of my years. The state building department changed the codes for fire. When we first went into this process, the fire codes were different for these types of buildings. So they've now changed them after we acquired and got into state permitting and they said, "Oh, you're gonna have to fire sprinkler "this whole building." And I went, "It's a 100 year old building. "I'm not even sure what we", so we started that process. We had to bring in a three inch water main and you probably have been aware of the construction delays around the country. Concrete delays, just getting the parts for it were more months of delays. We got through that process. We opened the drop-in center, so operating on the first floor, but no one could sleep there until April, the beginning of April. And then we went through the process. We got our certificate of occupancy on July 26th. So we had actually, after we got through the entire process, one of the things we discovered is that for the youth license, 'cause this is a shelter care license. So shelter care license is required for housing youth under 18 because they are minors. And since they would be under our care, we have to have a shelter care license, which makes sense. We wanna make sure that youth under 18 are, all the rules are followed. As we were going through that, we found out that there were some windows that didn't meet the shelter care license code. So we had to change out windows. When we changed out the windows, it affected the asbestos siding. So we ended up not only changing windows, we had to change the siding. So it's just these, things snowballed as it went along. But we have our certificate of occupancy and then we started the licensure process. They will not, they being The Division of Children and Families will not start anything to do with that process until you are ready for occupancy. So it's not like we could have them, the two processes going on in tandem. They wouldn't even talk to us other than we had a question about a window. And that, fortunately we found it out when we were in construction with other things, so we could get through that process at the same time. So we started September, I'm sorry, August 22nd. We sent back the forms and agreements, started meeting with the judge and the county to get all of these things signed off. There were many conversations between US and Brown County because Brown County doesn't have any additional funding to pay for beds in shelter care. We weren't asking for money, we just needed them to sign off on the license because that's part of the process. We submitted the agreement to the county with the judges, various judges signatures on it on September 14th. I got the signed application back with the final signature from the county board chair on December 21st. After many times of back and forth and back and forth, there was a period of time where the County Corporate Council didn't believe that the county needed to sign off. We had to go back and forth to provide

him with information that, yes, we do need you to sign. So that took us a while. So September 21st, they signed it at that county board meeting. We got everything in. We have now submitted to the PIE system, which is not Partners In Education, which was the first thing my brain saw. If you're in this community, you're going, "Why does PIE care? "But okay, I guess it's kids", and I realize it's not. It's the state system. So we've uploaded everything to their system. They are now reviewing and will start their inspection process. So as soon as we get through their process, we will be housing youth there. But we are currently operating as a drop-in center already on the first floor and have been, so that one is in process. That one's further along. Jefferson Street.

- Is it any indication from the state on when they approve those things or-

- No. I'm kind of stuck. Our background we have on this from House of Hope, now they did theirs completely remotely during pandemic. They only had two onsite inspections. One of them, they had to do some redesign work because that was an addition. Theirs took almost six months.

- Oh, okay.

- But everybody was remote. We don't anticipate it taking that long, especially as House of Hope gave us their application, all of their information. So we basically took all of their policies and procedures, we took everything, duplicated them, changed numbers, changed the address. That's already approved. For House of Hope, I know that was a delay, Cheryl, but then was they went back and forth and back and forth and back and forth on that because they were kind of plowing new ground for this entire process. We anticipate a month or so.

- Okay.

- And we are pushing as much as we can, but-

- So, hopefully by spring-

- Yes.

- You'll be up and running?

- Yes. Have them fully running. Right now we are using the Jefferson Street site to house the families, I'm sorry, the Cherry Street site to house the families that would've been been at Jefferson Street, had Jefferson been further along. So the sites being used.

- So just quick question on Cherry Street, 'cause I can just clueless on it. When it's operating as a shelter, can you give me some of the examples of circumstances that create needs for a minor to need a shelter.

- For most of us, I think virtually all of us in this room and probably online who are parents or grandparents or even aunts or uncles, it is a little inconceivable what we're seeing. So, and I have some data for you. So, this is from the school district.

- And I know this is not gonna be uplifting.

- No.

- I just want to know.

- No, it's not. I know we don't drink alcohol at these meetings. But I'll tell you after some of this information we've gotten in some of the stories, they're tough stories. So during the academic '21/'22 school year, Brown County had 123 unaccompanied homeless youth.

- Whoa.

- Children.

- wow.

- As young as Six.

- Oh.

- House of Hope has had children appear as young as five unaccompanied to their youth shelter.

- What does that mean, like, a five year old, like how does that work?

- Somebody finds them on the street.

- They just find 'em on the street? They don't know-

- Well, they find 'em on the street. The families are disintegrating around these especially young children. Drugs, alcohol, crime, some cases domestic violence. But often, statutorily, if there's domestic violence, two partners who or even if it's a co-violent relationship, it's technically domestic violence. But if there's just violence in the household or if there's a parade of other adults in the house, and then they all just move away and leave the kids.

- So wouldn't the county get involved in that child-

- They do but in the meantime, they need some place to put them, and there aren't enough foster parents.

- Gotcha.

- So, they end up in shelter. Right, and that's where the county is involved. And they use these shelter sites and they have shelter care funds they have beds assigned to.

- That helps explain that.

- The young ones. Yes. It is pretty mind boggling. So the unaccompanied youth data. 91 out of the 123 of these children are in the Green Bay Area public school system. There are 1,283. So there's a federal statute called McKinney Vento. McKinney Vento is the Education Department's view of what makes a family homeless. A family is homeless under McKinney-Vento, if they don't have an ongoing

stable place where they live that can't be yanked out from under them any moment, and not just because they don't pay their rent. If they're doubled up and they're at, or doubled or tripled up and the landlord could come in at any minute and say, "You're over occupancy. "All these people have to leave", or you have a family couch surfing. What we see a lot in our communities, and we can have children in the house on the couches and the parents are in the car in the garage. And it's a situation where they're with a friend, or a friend of a friend, or with a family or an extended family. And at some point somebody may get frustrated or angry and just say, "You have to go." Or there's this violent relationships going on, or drugs or alcohol, and they say, "You know, I'm sorry but you're damaging my family. "You have to go." What we saw a lot of during pandemic was families who were co-living the family who had the least said, "I'm sorry, I can't risk my family. "You have to go." So we saw a huge jump in this during 2021. It is back down to normal with those 1,200 families. So we have 1,283 youth who are doubled up. They're unstable house. They may be living in motels where at \$100 a night, how long can a parent afford that? I mean that's \$3,000 a month. So they may afford it for a week and then they're back in their car or back doubled up. So we're seeing a lot of that type of thing going on. But what we are talking about, these youth, there's 123 who are just unaccompanied. There's no adult, there's no guardian. There may be violence. The child may not feel safe in the home environment. There may be a stepparent or a friend of mom or dad that's in the environment. There may be drugs or alcohol. The child doesn't feel safe. We're seeing a lot of incredibly high numbers of children who are being sexually assaulted in their own home. And so the kids leave. They just don't feel safe. They feel safer on the street than they do at home. Which is a terrifying statistic that we have children who feel safer living on the street than they do in their home environment. So we're seeing that. I know it doesn't help, but does that answer the question?

- It certainly makes a connection.

- Yeah.

- It sure has. It's one of those things that, yeah, when we first got into this, I thought it was one here and one, and we started looking at the numbers, it's horrifying. So that's where we are on all of those. So that's the youth piece.

- Okay.

- Any questions before-

- And so with Brown County, you probably saw, they probably just assumed that you were gonna be looking for funding through their programs.

- Yes. Through the shelter, right.

- Which is why they were, kind of, delaying things or not super quick on responding.

- Yes. Yes. And then since they weren't giving us funding, there was this ongoing conversation with the county, "Well if we're not giving the money, why do we have to sign? "Why are we even involved in this process?" And it was back to the state. So they'd contact us and then we'd contact the state and okay, "So why are they in this process?, and then it was a lot of that back and forth. But that piece is now, we're at least finally done there.

- Cool.

- So Jefferson Street, also a very old building. After we acquired and of course then we got into building plans. And so, it's 315 South Jefferson. So it's at Jefferson and Dody pretty much. It's one one house off. Right behind our building is Casa Alba. So YW parking lot, we're Cady Corner from the parking lot. We should kind of share that back corner parking lot there. So that'll give you . So it has a big porch. Yeah, I know. If I got to the YW, I need to get there. So we got into plan review and started figuring out what we needed to do there. Again, the new fire codes came in. We had to sprinkler all four floors. It includes the basement. Later, at a later point in the process, a walkthrough with Fire Chief, he indicated the fire system was not acceptable the way it was with that big covered porch. It had to have sprinkler heads in it for reasons I, that was my face as well, Kathy. "Why are we sprinkled", but we had to do that. So we had to add, come back in, and add additional fire sprinkler heads to that. When we were going through design and going back and forth between our architect and the city building department and the state building department, because it was a dormitory, they said we had to have a kitchen per floor. And it had to be a permanent kitchen, so we were doing design, trying to figure all of that piece out. We originally started out with plans for this to be all three floors occupied. So the way this building is structured, you walk in the front door and there's a room, there's a big living room, a big dining room, kitchen in the back. And then there was a old pantry kind of thing that we've now turned into offices, 'cause we had to have some space for staff to be there. On this, you go up this, there's a back staircase. Old house. Right? So there's a back staircase that was at some point the servant's staircase, and then there was a front staircase. There's a doorway that separates them. Originally Christopher Norman, who was our architect, said that according to code that was two separate staircases. So we had two separate exits. Once we got back and forth and back and forth, both the city Building Department in our second time that we had a work stoppage at the project, said that they weren't counting that. They wouldn't count that as second staircase. And they were not allowing us to occupy the third floor at all, not for offices, not for storage, not for anything. That was once we had \$300,000 into the building. It was late August of last year.

- Wow.

- At which time I reached out to, to the city and said, "I've got a two sets of stamped to prove building permits. "What do you mean?" So we had a meeting and we came to have the architect in, and came to high agreement and agreed that, "Okay, how can we make this work?" At the end of the day it ends up, and we got a drawing for you. Will, I will try to explain to you and Cheryl. What ended up being the biggest problem why we can't occupy the third floor, which is one of the huge reasons why the numbers came down. We can put one room up there. So this is the back of the building.

- Wow. That's amazing.

- So we put a new set of staircase and you can see this staircase, how far out it goes and all this zig zaggy thing going on. So this third story up here where this balcony is, okay, that was supposed to be the second. This staircase was supposed to come up here to be a third floor staircase. So we have a secondary, external exit.

- Right.

- This doesn't meet code because of the rise and run of the stairs. It has to be a seven I I. The rise is seven inches and the run is I I inches. The math doesn't work. For this to get a staircase to come up here, this right here, this little box is where the door has to be. So I kept hearing them say, "Well just cut into the roof line." And they finally took me out there and they had a draw, and they had one of the guys stand up on the ladder and they were doing this. They're like, they said, "See me right here?" And I said, "Yes." They said, "This is the door." And I went, "Oh". So it would literally be in the middle of space for us to do it. Yeah, so after we went back and forth and back a lot, back and forth, we just finally came to the conclusion that there's no way that this building with the way it is built, will support full occupancy on the third floor. So we lost three bedrooms.

- You can't do a fire pole?

- Can we do something?

- I was just gonna suggest.

- No.

- Well there's that, I don't have a picture with me, but on the front of it, there's that big covered porch. Back at some point in the day on that big covered porch, there used to be a railing around it, 'cause there's two doors. The front two bedrooms, in the closets, there's doors. And I'm thinking later on from a maybe a facade perspective to bring this back to what it'll look like. Can we do a railing out there and have that be, you know, a usable space? It would just be cool to have it. I think it'd be a great place to watch fireworks across over the Fox River from, I stood and sighted. I'm gonna sit, sat right here. There was a great view of fireworks. But when we did that they said, well yes, we have to rebuild the porch. The roof, it would be expensive. We could do it, it would be very cool. But the fire chief looked at me and said, "But no, you can't use that as egress." I said, "Why?" Why can't I? Can't I put, you know, like fire ladders down? Like I have my grandkids at their house that's got a third story and no exits out of it. And he said, for this use, it's a dormitory use, it's against the code. They won't allow it. So we just, at the end of the day, other than this back room, which is a small room and we can put a small family like a parent and a child, we lost the third floor. So we lost three rooms there. On the second floor, there's a essential room, and then there's the front room that's essentially the big rounded windows off the porch. What they recommended we do, we can put two families there. So we can get up to six families and 21 humans, however we parcel them out. But what they recommended is, one of the things we know we're seeing in our homeless family numbers is large families, families of four/five kids and larger. They recommended we be able to use that as a large family suite to accommodate these large families. 'Cause right now most of our shelters can't accommodate them unless they break them up into two groups to have enough space for the families. So we can get 22 people. We can get, for normal, well normal, my size family, so I have two children. So four people, we can get one room. But if we have a larger family, four or five children, we'd break that one bedroom up into two. So we're looking at 22 people. We'd originally thought original plan was gonna have 31, I think was the original numbers. So that's where we are. Our certificate of occupancy, we will have it Jan, well if the building permit people do their inspections, January 31st so we can get everybody in. So that's kinda the big picture. What we've run into there, also, we've had to do redesign twice. The fire system, we had to bring in a four inch water main because we have to get water from the street to the third floor and back down again. We found a cistern, an old cistern in the basement that nobody knew was there. And it was flooding and leaking and flood. So we had to go in and fix that. When we were demolishing the kitchen area, there

was a center load bearing wall on the first floor that had structurally failed. There was severe settling in the portion of the floor. And it was due to the fact that the bearing load from the second floor was never built correctly. It was a house, a hundred years ago, we throw stuff in, we're good. So we discovered that when we were in, old houses, gotta love old houses.

- So there was a lot of costs and overruns?

- Yes, we had originally budget \$150,000 and we're almost \$450 there.

- So a lot of overruns. And the bottom line then is the original 10 to 12 families is more like six?

- It's five.

- Five?

- Yeah. Five to six. Six mode standard size families and five, if we were housing a large family.

- Okay.

- So unfortunately, we're only half occupancy, which is our homeless numbers this winter are, they're bad and they're getting worse, yep.

- All right so, and I think our, you know, our concern is staff just 'cause we're getting, you know, we're accountable to HUD.

- Which is no fun.

- We funded a project that had 10 to 12 families originally and now due to construction overruns and whatnot, that really has then gone down to five or six. You know, hindsight's 20/20. I guess if we were to come to the RDA back then and ask, you know, if this ask came in at that for half that amount, you know, would we have funded all of it? You know, probably we would've been close I would think. But we just wanted to bring that for comfort level for the RDA.

- In compliance with contract, though, with HUD?

- No. Not right now. And I guess I would like to defer to Krista. This is my first experience coming into, you know, an experience such as this where a project, it doesn't necessarily come into fruition as written in the agreement. So is that simply like an amendment that we-

- Yeah, we would just do an amendment to the agreement and knock the 10 to 12 families down to what?

- Five or six.

- Five or six and then have each party sign it and then we would be in compliance with it, yeah.

- So if the RDA was comfortable with that, if you're comfortable with that, we would draft that amendment to the contract and adjust those numbers on that to a lesser number of families?

- And then what about Cherry Street, do we need it?
- It sounds like that, I don't wanna say bureaucracy. But it sounds like it's bureaucracy. So it's in process.
- Now you know how it works for the local government.
- It's not the city. Right?
- We're not all a bureaucracy.
- Not all a bureaucracy.
- A higher bureaucracy.
- A higher bureaucracy. So I think this is just a matter of keeping open lines of communication and letting us know when you received those licenses to have an open house. And I will say Krista and I did attend the open house, they had a Cherry Street and it's like night and day.
- It's beautiful.
- They did a beautiful job with the inside and then the exterior as well.
- Oh, we had to rebuild the porch. That was the other thing. The porch wouldn't have passed their codes either. We were gonna eventually rebuild the front porch but they're gonna make us do it during the licensing process. I've got contractors here just to get the porch done.
- Any questions? Otherwise we'll go back to open session.
- A motion to close the floor.
- Second.
- Thank you.
- A motion and second to close the floor. All those in favor say aye.
- [Members] Aye.
- Opposed? So we are back to regular order business.
- So it sounds like from what you've raised here from a contractual perspective, we can change a contract to say it was 13, we can move it to five to six. And from the adolescent building, they're going to look at getting their license within six months. Which, you know what Cheryl is saying, when I did the accreditation at the YW, I know it took us two years and we were ready.
- [Cheryl] Oh, I don't, that's wow.

- Bureaucracy.
- I hope it doesn't take that long.
- I mean, I think Cheryl's all over it, so.
- Yeah.
- Yeah.
- Okay.
- I would second that motion.
- There you go.
- A motion and a second. Questions or comments in regard to the motion? If not, all in favor of the motion say aye.
- [Members] Aye.
- Opposed? Thank you Cheryl.
- Thank you.
- Good luck.
- Thank you.
- Thank you.
- Nice job. Wow.
- Number three, consideration of possible action to grant of five month extension of planning option with MF Housing Partners LLC for the 1100 block of East Walnut and Lordy Long. \$300,000 of ARPA funds to fill a gap in the project's financing.
- That's Will again, right?
- That's me again, yeah. Thank you very much, Chair. Right. So there's progress to be reported. This is a very exciting project as it stands right now. MF Housing Partners is working with city staff. We're have a tech review meeting tomorrow with fire, engineering, and planning to go over their plans. So things are moving forward. However, just with the delays that we've been experiencing, there has been changes in interest rates, also increases in materials as well. So that's the primary reason for the gap in funding. I do, like, just make the New Development Authority are already aware that the developer is in the room with us. A person is down here from MF Housing Partners and is more than able to answer any questions you may have regarding the project. The partner involved with this

is not quite ready to go public yet. So if there is, some of the financing, we may not be able to go talk about in the open session, which is why there's closed session language.

- Krista or Cheryl, so the \$300,000, what is our balance of the ARPA funds?

- We were allocating \$1.5 million and we've not drawn on that account yet.

- We haven't draw any of it?

- Mm mm.

- Okay.

- Is there a time limit it has to be expensed?

- Yes. We need to spend ARPA dollars by 2020.

- 2026, however there is a provision through the federal government that we can use a subsidizing loan with these funds. And then those funds don't have to be paid back by that deadline.

- And this is new information. So the Department of the Treasury changed the rules, which in a positive direction, to allow for lending like this to occur.

- Right?

- Right?

- Yeah, Surprising. But so when the \$1.5 million was authorized by council, originally it was thought that it would have to be granted out. So this money's gonna go a lot further than we originally anticipated. And you know, like Will said, it'll operate like ARPA fund-

- Oh great.

- Which is very beneficial.

- Great.

- And what's ARPA?

- America Rescue Plan?

- Thank you.

- It's gold.

- It's gold.

- It's gold.

- So Will, what would be the conditions of the loan? Interest rate?

- So that's, and I have in the recommendation here is that terms of a loan would be determined by staff and the developer. So it would be obviously a lower interest rate than what's out there right now. But then we also, and I'm not a finance expert so, or a developer for that matter. But it's my understanding that sometimes, depending on the terms of your funding sources, they could be in conflict with one another. And as far as trying to get the project to close, which they do expect are planning to close in June, end of June. But we would just want to work on those terms alongside the developers to find something that's mutually beneficial.

- Okay. Questions, comments?

- It certainly sounds like this use of ARPA funds is completely in line with the objective intent of how we want to go.

- And we, you know, I mean, we have other funding into this as well. You know, we've got the land donation as well, I think as there is some home and-

- So we have home funds, 400 of home, 400 of toda and a low interests loan as well.

- Wow.

- And then in request, so really, and plus the donation of land. But to be quite transparent with you all, this gap that this developer is experiencing is not out of the ordinary with what other developers are coming in at.

- You're gonna see future requests-

- You're gonna see future requests. And you know, we started off the year with all of these funds available for affordable housing and those funds are going to be allocated pretty quickly. I'm kind of projecting by spring, summer, like we're gonna have a lot of these funds allocated into projects, potentially.

- This . And that's a big chunk of it. Right?

- And we're trying to diversify this as much as possible for resources being available, especially going, if we have an opportunity to go the route of a loan as opposed to a straight up grants. Just to try to make these dollars go further in the future.

- Well, especially with the other funds you have stacked into it, right?

- And there's a lot of great projects out there. Right now we have this need for housing and I haven't seen one affordable housing project come forward that doesn't have a gap. So it's challenging.

- This is creating new units. It's not existing, it's creation of new units. It's on RDA owned land. A number of parcels that we can dispose of. So it's a good-

- And it's for at risk youth.
- No, no, no.
- This is straight affordable housing. It's gonna be a mix. This was one that-
- It isn't a big enough jazz housing.
- 15 year jazz house.
- 15 year, oh.
- This is straight affordable. There's a mix of 30, 60 and 80.
- I am that one.
- Yeah, Mae did a nice job getting more than guys want. Four/Three bedroom units which-
- Open the floor.
- Motion to open the floor, please.
- Motion to open the floor.
- Second.
- Okay, motion to open the table and then all in favor of opening the floor say aye.
- [Members] Aye.
- Close, please.
- Great. Thanks guys. Thanks for considering this request as well. We have made a lot of progress, which Will alluded to. And I just kind wanted to touch on the gap. I think, you know, everybody is going to come forward with this if they wanna build affordable housing because we're in this place, right, where if I'm a market rate developer and my interest rates go up, which they have, we all know that, and costs haven't gone down, we're in an inflationary time, I could raise my rents. But I can't do that because this is affordable housing. So everything's going up and it makes the projects not feasible. So we came back and talked to the city staff just about, you know, how do we make this happen? Because it's really, it was at a point where, and even the \$300,000, we asked for more. They're just, you know, being good stewards.
- Doing our jobs.
- We're being good stewards. So, you know, we, I think, are very close. We're hoping that rates are gonna start to stabilize. We'll start to maybe see some cost go down by the time we bid it out and close. But like Will said, we are moving forward and I think once we can announce our partner that's going to occupy some space. I think it'll be a really cool collaboration that everyone will be excited

about. So hopefully we can do that soon. And we'll have a neighborhood meeting next week, so we'll get some more feedback from the neighbors as well. But if there's any other questions? It is Debbie, it's a WIDA tax credit 9% project that was allocated late because they didn't allocate all their credits and then came out, and did allocate in October this project. So we were a little, you know, trying to play catch up.

- We were turned down at first, right?

- We were, yeah. We were, yeah. So I don't know if there are any other questions that-

- Yes, just another quick one.

- What does the MF stand for?

- My gosh, so- You can use your imagination, but that's not it.

- That's all I wondered. Just had to make you say it on the record.

- So my development company is named Mosaic Development and I was partnering with another developer named Four Developments. So we thought it would be great just MF. And then as we've rolled that out, more people have said, "Huh?" We did not think about that. So anyway.

- It's a plausible story.

- Have the letters gone out yet for the-

- They should. Has anybody called you?

- No. Not yet.

- Well, yeah, they were mailed.

- Okay.

- Double check.

- I'll keep checking my mailbox.

- You didn't get one yet?

- No.

- Oh. All right, let me double check that.

- Questions or comments?

- No.

- Exciting.
- Motion to go back to regular order of business.
- Motion to go back into the regular busyness.
- On to Scannell.
- Second.
- Yeah, all those in favor say aye.
- [Members] Aye.
- Aye.
- Thank you. We are back to regular order business.
- And I'd make the motion that we grant the extension of the planning option to June 30th, 2023, and award the loan of \$300,000 in ARPA funds with terms interest rate stuff to be negotiated with the developer.
- I'll second that.
- Okay, the motion in the and seconded by Alder Scannell. Questions or comments in regards to the motion? If not, all those in favor of the motion, please say aye.
- [Members] Aye.
- Opposed? Motion carried, thank you.
- Thank you so much.
- Good luck. Number four, consideration of possible action on approval of the whole harmless agreement on Broadway Inc. for the use of 164 Hubbard for events of 2023.
- So this is mine. This is a little selfish request of mine, but Broadway is really very active in they're programming with things, right, on Broadway which is fabulous. We own the lot at 164 in the Red Sculpture Park. So we keep getting these requests in to use that lot. I'm like, "Why don't we just do it for a year? "Let's do a whole harness for a year to cover "the events you've got throughout the year." So that's my request is let's just give them the use of that property for a year.
- They have to go through a ritual .
- This is the same of land that the Chris Kindle market.
- Yes.

- Yes.
- Which is one of the events that needed her more. That's right.
- Got it.
- But there's like, I don't know from, I don't know, at least seven or eight I think listed.
- But oh, we can get more.
- Okay.
- Exactly.
- Move to approve. Delveaux made the motion.
- Second.
- Delveaux made the motion, seconded by Kathy. Questions or comments to the motion? If not, all in favor of the motion, say aye.
- [Members] Aye.
- Opposed? Motion carried, thanks. Excellent. Consideration of possible action of communication by Oman Johnson. Date is January 2nd, 2023 with direct staff initiate negotiation of purchase agreement including phase one ESA for the acquisition of parcels 2-9589, 1-14042-944 and 2597 commonly referred to as Ashland Avenue Railyard. Yeah, that is.
- Do we have a picture of where that is?
- It's the old railyard.
- Ashland?
- Elderland.
- Oh by?
- Yes, yes.
- Okay.
- Buy a duck, buy another chicken .
- I'm like-
- Who's got number five?

- Figure out 94.

- It says procured by is blank.

- Well it's a communication that came through council that we just refer to staff before we do some work on it.

- Oh.

- The honors here that.

- Sure. So yeah, I submitted this, this is in my district. You guys are familiar with the vi duct of course. And there's been some discussion on and off over the years about the future of that vi duct in particular. Obviously the, the railyard has abandoned their use, their original use of that yard. And of course that vi duct doesn't, from a functionality perspective, doesn't need to be there unless the rail yard were to reconvene use of that site. We've had some challenges on there over the years. When you think about long weed, long grass complaints, you think about trash that collects in that yard, and then of course even, even homelessness camping that occurs in that area. And so it's just really a blighted site within our community. It's likely there's some environmental remediation that might be required there. While I, in the communication, I suggested a phase one. I think you could probably just skip that step and go right to phase two, but I put in all of those parcels. If anyone's familiar with brown dog, I just grabbed them off of there. And it's meant to cover, when you're on Ashland Avenue, you have a small slice that is to the east of Ashland Avenue and then of course you've got the wide open area that most people are familiar with on the west side. But then it also includes a little bit of parcel that starts to eek towards, if you were to follow that railroad track, and eventually it connects to where the Mountain Bay trail is. So it includes some parcels that are still owned by the rail yard that, that eek out into that direction. I included all of those because when you start to think about long-term planning, visioning of what that area could be, and what it ought to be, you know, I think you could make the case for connecting the Mountain Bay Trail back to the downtown area. Bottom line is, I think that there are some uses that the city has for that site that I'd rather not talk about right now in open session. Of course the language on there is just to refer to staff. So there will be a future opportunity for us to have those discussions. You know, right now I think we've done some preliminary outreach with them. Historically there hasn't been, you know, a real desire, I don't think, to sell it because the railroad has owned that property in a tax exempt status. However, recently, a couple years ago, we were able to add it back onto the tax role, and which I think because they intended or abandoned the originally use of that site. And so not only are we collecting taxes on it, but we have a way to recover, you know, invoices when we do send people out there to clean it up. So, there's some progress that's been made there, I think for how we manage that site and make it a little bit better for that neighborhood. But I think now we need to really take it to the next step and start contemplating how that site can be reimaged for the benefit of the city and that neighborhood. We just need to initiate some conversations with the railroad company and determine if there's a willingness and a desire on their part to engage in those conversations. And that's what I'm asking for the RDA support today is just to refer it to staff, let them do that work. The one thing that I would respectfully submit that be added onto that motion, because I know sometimes, and I don't think it's anyone's intent, but sometimes these motions can get referred back and then they never see the light of day again. So I would just respectfully request that it's part of the motion. Like I said, I don't think that only happened, but it's part of the motion. I would just ask that we actually put a date, a future date on there that the staff come back and report

back to the RDA and what the status of that inquiry and maybe even negotiation is, so.

- Well, all these parcels are all by the railroad right now?

- Correct.

- Okay.

- Yeah, there's other parcels in there I'd love to look at. But let's start with this one.

- Canadian National.

- [Two Members] Correct.

- Yep. And so this, you know, I mean how would you fund it? Well, I think there's a couple ways that we can do that but obviously that's undeveloped land, so we'll figure that out.

- So by putting the data on it, you want to try and railroad staff?

- Oh.

- 30 days, 60, Brian? What are you guys looking at? 90?

- 30 days for an inquiry?

- 30?

- 60.

- Just for an inquiry. I mean if that's all we're looking for is a reach out and see if they're willing to have a conversation with us, we can, 30 days would be fine.

- Yeah.

- We could go into Montreal and go on the CN building.

- It would be easy enough to get a communication out to them whether or not we'll get something back within 30 days. Absolutely.

- That is true, yes.

- It's an open question.

- So I think if you say bring it back in 30, if we haven't heard back from them, we'll just report that and then we'll kick it down the road again.

- Kick them.

- Okay.

- But obviously I think this is a site that's been talked about for a long time. And I think, like I said, there's some things right now that I think should prompt us to kind of crank up that process to really inquire what we can do with it.

- Good. Motion moved to approve with the status in 30 days.

- Second.

- Motioned by Kathy and seconded by Jimmy. Questions or comments regarding the motion? If not, all in favor of the motion say aye.

- [Members] Aye.

- Opposed? Motion carried. Thank you. Wow. We covered a lot of ground today, guys. Information, idle questions or comments regarding the financial report, or the check register, or anybody else does? Director's report, what's happening?

- The written summaries about 90% done . We're waiting on some year end stats from to kind wrap up from our billing inspection in our zoning information. So once we've got those in, we'll be sharing that, not only with RDA but with Plan Commission and council as well. So we'll have a full kind of year end recap of it. So if, yeah, if anybody has any specific questions on any projects and certainly obviously with time, here's the list of projects. We can certainly go through and, you know, we have a meeting with Merge coming up here in two weeks, kind of get discussed updated on their project working with 200 North Monroe and figuring out their environmental exactly how that's getting taken care of. Staff's having conversations with Impact Seven kind of waiting for a revised, a more formal site plan submittal from them under their planning option. But we think that's gonna be coming. JBS, we've executed our contract with Grave and Muse. The consultants on that site and had our first preliminary internal meeting on that. We're trying to kind of accelerate their schedule back on it a little bit and kind of tighten that up a little bit with them. But we're seeing some activity on that here very shortly.

- Good.

- 260 Military from near Nau Planning Commission last night. We're working on updated plan unit developments and development agreements related to the temporary use of the Shopco buildings may be going more permanent if the residential use in in the front can be approved and done on that. So they're not officially linked together, but they are procedurally in terms of how we're doing some things there. So we're looking at probably bringing an updated development agreements back through this body probably within, hopefully in the next 30 days.

- You had the planning commission yesterday?

- Yep. That was a sort of review. They had their public hearings on both those projects. Yes.

- Okay. I know Leo, that some concerns, so-

- Yeah, certainly. There's some. This is a unique aspect of if RDA members, the initial deal was essentially for an exchange for allowing them to kind of do some redevelopment planning and consider some other development on the front part of that parking lot parcel that the city would consider allowing what normally wouldn't be allowed in the C3 use more permanently. So right now that's a temporary use but proceeding going forward that would allow those things to be more permanent, if they were able to execute both projects in terms of some design standards and some other issues we're still working through with them at this point. But right now we're positive that it should work. It looks like it could be good. It's a good test for us. So obviously we've got each town mall, which has had, you know, all like some of the great retail development kind of happening now in the internal part of that parking lot. In the mall building itself actually has the retail in front with the industrial used in the back part of that building. We're taking a similar approach to this lot at 216 even though they're separate buildings, the uses are still the commercial and residential in front with the kind of restricted light industrial behind. If it's visually screened where we can't see it and they still are meeting the buffers from the particular area. We think this has good potential of something we can maybe replicate on some of our other larger format lots with these big parking lots throughout the city. If we can actually get this to work effectively and everybody to agree how to move forward.

- I think that concern was with the development of affordable housing on that site, right? And the lack of green space and the amount of units.

- Yeah. I don't know if the amount. I can't remember the amount of units was so much of a concern but definitely the open space, green space was definitely a concern. You know, the staff has looked at it in terms of access to some of the other park space within relatively close. But also the developers actually also has heard those comments. It is that looking at providing some alternative, maybe some play space inside the building to kind of, like, so it's kind of a neat idea in terms of combining like a top lot kind of concept that would be supervised. And it was actually a very unique proposition that they had identified at another one of their projects in Milwaukee that they were actually working on moving forward.

- I have seen 'em do it before.

- So yeah, we'll see exactly what that entails when it comes in. So just, we're continuing right now. There's a parking study out working through our Department Of Public Works that we're actually working with. I'm gonna be working with them in terms of identifying particularly at the interest of the WPS site, in terms of what sort of parking may be located there. They're looking at all around downtown. But kind of for a variety of reasons, that's the WPS site is kind of a priority site for us. We want to probably get some more formal agreements in place with both the developer who's got that under option as well as WPS on how that might proceed. So we're looking, we're having staff actually gonna be assembling a meeting of some of the interested parties who need access to that parking most likely. So that would include, you know, Associated Bank, the KI Center, the Hyatt Hotel, some of those other players in that immediate area who would need access to that parking ramp if it was located there. Phase one shipyard is proceeding focus seal service building out there. We did run into some additional work with the, I guess, it's the actual dock wall that's in the water. So that would need a little bit more work than we anticipated. So we're kind of dealing with that change order aspect right now and getting that completed. Anybody who's driven out by the Grandview Industrial Park and the Carnivore Project out on Matts Way, they're building. They're one of the fastest construction projects certainly I've seen since I've been here. They're really, really

making great progress on that building. So we're excited to get them in and done. We also are dealing with a couple of staff, working with actually a couple of other interested prospects now in the lands immediately adjacent to Carnivore as possible prospects for that land. So it's amazing once you get a project started and being built, it kind of attracts attention. And people are excited about that. So we'll be looking to possibly expand on that. I think most of the other, Oh. 222 Cherry Street I think is we're having our, I think our technical review committee meeting on that. I think that's part of the, the meeting this week. So they're looking to probably get started here hopefully in the next couple months and once they get their kind of, their final plans approved there as well. So looking forward to seeing something get moving on that project as well. So we're keeping busy still. So Yeah.

- They're busy.

- Yeah, Neil's covered it all. I did run into Peter and the rest of the team at 222, so the contractor was on site.

- Oh okay.

- They're doing some work.

- Good time, good time.

- That's right. There's a lot happening.

- Did you mention East Mason and the Fox River, that parcel? Is anything happening there?

- That was actually Plan Commission last night. The 401 Ester Project. Right now, we are actually in the middle of rezoning that to downtown one I think is the district. I think we selected on that to allow some different proposals. There we're actually finishing up the CSM to get that land swap transferred and done. Obviously, unfortunately Mr. Miller passed away this past summer. So we're dealing with the trust that kind of owns that in his attorney right now that's representing the trust to get that wrapped up and done. Our understanding is once that's all completed and done, the property probably will go up for sale is our understanding.

- Okay. Joe or maybe Jeff, I drove by on Main Street, old Pinky calls Main Street and what is that?

- Oh Boy.

- Oh yeah.

- Can't get the name of that Street. Anyway, it's a corner, corner Street, three corners. Corner Street-

- Where Bills used to be.

- Oh yeah, that.

- Bills, that's what it was. Bills. What's happening? Something going on there? I mean, they're moving some big pillars. They're blocking things off.

- Huh?
- They have blocked off to the underground parking.
- They're having a plan for that.
- There's nothing much happening right now and old Bills. It's Main and what's the other street?
- Bear.
- Bear.
- Oh, Main and Bear. We're in discussions with the owner on that on trying to get some things achieved. We've got orders actually on the site already in terms of making improvements on there. We pulled up on 'em forcing those 'cause we think there's hopefully a deal imminence we hope. But we got some work still to do.
- Great location, great spot.
- Yeah.
- Yeah.
- Definitely a challenging location though for a variety of reasons, so.
- Downtown Main Street, anything else to-
- Nothing major to report?
- Okay, thank you. I think we as the board, we should mention that-
- Hi, I am here.
- Are you happy?
- Any updates here?
- No, I was at the plain convention meeting last night and both pieces got tabled.
- Oh.
- So we'll be back on the 26th I believe.
- 23rd.
- 23rd?

- Yep.
- Anything on Broadway over the, no? Okay.
- Any questions or comments? Mr. Mayor, anything? Okay good. Our next meeting is February 14th.
- Valentines.
- Valentines.
- I wish everybody a happy New Year.
- Aww.
- Happy New Year everybody. Motion to adjourn.
- Motion to adjourn.
- Second.
- Seconded by Kathy. We'll adjourn tonight. We are adjourned. Thank you. Nice Meeting.
- Thank you.
- Have a great day guys.