



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, FEBRUARY 14, 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: Randy Scannell, Gary J. Delveaux, Matt Schueller, Kathy Hinkfuss, Deby Dehn, and Jessica Ganther

Members Excused: Melanie Parma

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

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the February 14, 2023, meeting of the Redevelopment Authority.

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

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

No- None, Abstain- None.

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the January 10, 2023 and February 2, 2023, meetings 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.

E. REGULAR BUSINESS.

1. Consideration with possible action on the award of a Fair Housing Services three-year contract to Metropolitan Milwaukee Fair Housing Council with Community Development Block Grant funding.

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

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

2. Consideration with possible action on a substantial amendment to the 2022 Annual Action Plan to reallocate \$332,449.00 of Single Family Housing Rehabilitation Loans to Housing Development Advancement Projects.

Moved by Ald. Randy Scannell, seconded by Deby Dehn to approve the substantial amendment to the 2022 Annual Action Plan to reallocate \$367,384.00 of Single Family Housing Rehabilitation Loans to Housing Development Advancement Projects. 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 approve a six-month planning option to NeighborWorks Green Bay for the development of single family housing on the sites located adjacent to Mary Street and Gallagher Avenue.

Moved by Kathy Hinkfuss, seconded by Ald. Randy Scannell to approve a six-month planning option to NeighborWorks Green Bay for the development of single family housing on the sites located adjacent to Mary Street and Gallagher Avenue with the ability for staff to extend another six months upon request from the applicant. 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: March 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

- Mm-hm.
- Alright sir.
- Mm-hm.
- Found it really cool.
- Ready when you are, Mr. Chair.
- Ready for roll call.
- All righty here, let me get that up here. Whoops, hold on.
- Very good.
- All right, Delveaux?
- Yes.
- Schueller?
- Yep.
- Scannell?
- Here.
- Dehn?
- Here.
- Hinkfuss?
- Yes.
- Parma?
- Excused.
- Ganther? Not here probably. Okay.
- We do have a quorum so?
- Okay. Right here, thank you.

- Let the record reflect that Neil has new glasses. Oh!
- I do, thank you, thank you, sir.
- Did you have those on when I walked in?
- Yeah. Oh, yeah.
- Ganther's logging on remote right now.
- How did I miss that?
- Oh, okay.
- Jessica?
- Jessica is here, Mr. Chair.
- Okay, very good, thank you. Welcome Jessica. Okay, motion to approve the agenda, please.
- Motion to approve the agenda.
- Second.
- Motion seconded by Matt, all in favor say aye.
- [Group] Aye.
- Opposed? Motion carried. Minutes. From, actually, two sets of minutes. January 10th and February 2nd.
- I move to approve the minutes.
- Second.
- Second.
- Motion made by Scannell, second by Kathy. All in favor to approve the minutes, say aye.
- [Group] Aye.
- Opposed? Motion carried. Record business. Number one. Consideration, possible action and award of a fair housing services three-year contract to Metropolitan Milwaukee Fair Housing Council and Community Development Block Grant funding. Think that was Krista, huh?
- Actually I'm gonna take that one, if you're okay, please. This is a contract we have actually had in the past with them for, again, for providing fair housing assistance and information to the public. In

discussions with the mayor's office, obviously folks are probably familiar that the Equal Rights Commission just kind of issued their report on housing here with last city council meeting.

- Yes. I remember that, yes.

- So the mayor has asked that we hold off on this until the next RDA to give these folks, the Milwaukee Fair Housing Council, a chance to review that report and take that into consideration as part of their proposal. So we're just asking to hold this for one meeting if we could, please.

- I think we need a motion, Fred.

- Motion to hold.

- Motion made by Scannell.

- Second.

- Second by Matt. All in favor say aye.

- [Group] Aye.

- Motion carried.

- Thank you. And that's gonna be, oh-

- Do we wanna get that report?

- It's available online, Debbie but I can email it to you directly if you'd like. Happy to do that.

- It should be part of the packet.

- The Council packet, yep. But I can email it directly to you.

- Okay.

- I'm happy to do that.

- Okay. Thanks.

- All right, so we're gonna have our next meeting we're thinking, agenda-

- I think that's all. Thank you Mr. Chair, thank you.

- Very good, thank you. Number two, consideration and possible action of the substantial amendment to the 2022 annual action plan to allocate \$332,449 of single family housing rehab rooms to housing development advancement projects.

- Yeah.

- Right?

- So we are experiencing a backlog of home funds in our single family rehab program. There's been supply delays and contractor shortages. So NeighborWorks isn't able to move the money as fast as we would like to have it move into the community. And in our housing development projects budget we are getting a lot of applications by developers to create affordable housing or rehab affordable housing. So what we would like to do is move that money from the single family rehab into the housing development so that is available for developers to request to build affordable housing in Green Bay.

- And does this, Krista, have any impact on future allocations of how money is done or?

- Yeah, we may take a look at that when we do our. We're in the process right now of doing our 2023 annual action plan. So we'll take that into consideration when we put that together, along with the public comments. We are having a public hearing on February 23rd, Wednesday night. Is it the 23rd?

- 22nd.

- The 22nd, yes. To hear the public comment on what they feel we should allocate our CDBG funds to and our home funding to, so.

- But it doesn't like, block us. Like, we-

- No. No.

- There's nothing we get forced into from this move or anything like that?

- Nope. Nothing that blocks us.

- Unintended consequences.

- Right.

- This would be our, basically our option in terms of how we would be budgeting the funds.

- Yep. Okay, yep, absolutely.

- Great question though, thank you.

- And would those funds still apply to single family rehab?

- Yeah, there is still a budget in the single family rehab.

- 450.

- Yes. 450,000. So we do have money in that that is being used to do the rehab which will carry us

through into our next one. We just would like to get some of that money out the door in the community faster.

- Yeah.

- This for our timeliness, this just helps us get the funds out more effectively, so.

- Use it or lose it.

- Yeah, exactly. Exactly.

- One more simple question, it may mean nothing. What is a substantial amendment versus an amendment?

- Well that's what HUD calls it. They call it a substantial amendment. It's over a dollar amount, yes. Yes.

- Got it. Okay.

- Okay.

- It's over the \$25,000 dollar amount.

- And then is there like super substantial?

- No, there's not super substantial. Just substantial.

- Okay.

- You think instead of sub it'd be over, overstantial.

- Super substantial.

- Gotta get the sub out.

- Yeah.

- And once, if you approve this, then this will be published in the paper for any comments for 30 days. And then after that the money will be moved if there aren't any comments.

- Motion to approve.

- Motion by Alderman Scannell.

- Second.

- Second by Debbie. Are there questions or comments in regard to the motion?

- No, I just have a comment or a question not in regards to the motion, but in regards to the 332,000. Is that going to be handled by gap financing?

- See, I think that could be in terms of most likely, yeah we'd be looking at projects that are having financial issues making there.

- Right.

- So that would most likely would be what it would be applied for, absolutely.

- Not that it's gonna be like one big chunk in to somebody.

- I mean I don't think that's the intent. I mean I could never say never, but we would bring that forward for approval if that was the case, so.

- One quick comment 'cause I just noticed this. In the body of this, it talks about an amount that's 367 384.

- Yeah.

- But in the recommendation it says 332 449.

- Yeah.

- Yeah, it's a typo. It should be 367 384.

- Okay.

- I apologize for that.

- I just wanted to make sure we got it.

- Thank you. Motion.

- Absolutely. Good catch. Much appreciated, Matt.

- Any other questions or comments in regard to the motion in second? If not, all of in favor of the motion in second please indicate by saying aye.

- [Group] Aye.

- Opposed? Motion carried, thank you. We're moving right along. Consideration number three. Consideration, possible action to approve a six month planning option to NeighborWorks Green Bay for development of a single family housing on the sites located adjacent to Mary Street and Gallagher Avenue.

- And I'll be taking that one. Yep. So we have a number of sites that are located they're all joined together by Gallagher and Mary Street. It's a site that hasn't been developed in the past just because

one, it's in a flood plain and two it requires a large amount of green infrastructure added to it. NeighborWorks has come up with a plan to develop the area and they're requesting a 12 month planning option to explore the options to design and develop those and to review the development of the stormwater management in that area. They're also looking at the site as, in May, the new FEMA maps are supposed to come out. This site is, at this time, part of that change that's going on with those maps. So they wanna make sure that that's coming out of the zone. They're also requesting the additional parcel which is 930 Mary Street to be donated for a future Adopt a Home project. I'm gonna go back to the first one. First part, the whole thing. We are actually recommending a six month planning option with us having the ability to extend it by another six months. The 930 Mary Street for the Adopt a Home, we'd like to hold off on separating that as a different planning option at this time because we don't know what's gonna happen with that full Gallagher site and whether that could be an access point or something like that to the development. So our recommendation at this time is to give the six month planning option with ability for us to extend it for six months so that they could explore their options for the floodplain and the development there for the storm water. We do have NeighborWorks and a local veteran's organization that they've been proposing this development with here. So if you have any questions, they are certainly available to speak.

- Questions or comments? And if anybody needs to open up the floor, we can, but I'm not sure it's necessary. But it's up to you.

- I think it's pretty clear.

- Yes. I do too.

- Yeah, so I'll make a motion, move to approve.

- Kathy moves the motion.

- Second.

- Seconded by Scannell. Questions or comments in regard to the motion? If not, all those in favor say aye.

- [Group] Aye.

- Opposed? Motion carried.

- Thank you. Thank you, good luck, guys.

- Do you guys see all the apartment buildings that are going back in there? This kind of goes... As you're coming around the curve onto the and you're going towards . Right in front of that, like, there's a break. And there's a whole bunch of apartment buildings going-

- Yeah, yeah, yeah. I passed it. Yeah.

- Yeah, I mean, I drove by there one day and I'm like, "Oh man, look at all these back here."

- Yeah.

- That's all.

- That's all I'm saying.

- Okay.

- Informational. Anybody have any comments or questions in regards to the financial report or check register? If not, director's report. Neil, what's happening?

- Yep. Just a brief update regarding member. Obviously this body had been discussing the Bay Lake City Center. Just wanted to let folks know and took action at their last meeting. The owner's representative is essentially proceeding with a revised set of plans that does not include or require either the corner or the easement. So they're working with our building inspection department to kind of revise and review those plans. So those are not in at this time but they are having conversations regarding those. So as we get additional information on that we'll certainly pass that along.

- You think in general that it's feasible to do it without us?

- I think there's a way for them probably to achieve code compliance. Certainly not necessarily in a, I guess, aesthetic manner that would probably be something we would like to see.

- Right.

- But I believe there probably is a, at this point it sounds like we haven't actually seen the plan, so there hasn't been anything reviewed. But it could potentially, again eliminating the access points on that side where the easement was needed.

- Okay.

- So that would also cause some rerouting of the access points for tenants inside the building, and it's certainly not a minor undertaking. But, so, our understanding is they're proceeding-

- Okay.

- Along those lines at this time. And just literally a half hour before the meeting here, representative of the owner actually found meeting minutes from May of 2015 of the RDA, where that actually the sale of the corner building was actually approved back in March of 2015 for a transition for \$10. But for some reason that we don't know, obviously it was never executed because obviously the land is still in the name of the RDA. So regardless of this action the previous action taken by the RDA would've reversed that. So just wanted to make folks aware that we've discovered that it's our understanding, just quick drop this subject minutes after she walked in. This would not have gone to council, similarly, this would've been an RDA decision.

- Right, right, right.

- Because it was RDA owned property, so at that time it appears that the decision was made to do that but for reasons we are not aware of that was never executed and transferred.

- Well.

- So just as an FYI on that, that was previously identified. So we may be reaching out to some former staff to see if there's any additional information. I certainly went back and was looking for this, but I didn't go back far enough. Apparently the previously approved building plans when all of this was occurring, including the improvements, Matt you referenced the Shreiber improvements for the wall and so forth, was right around this time. And I think the building plans that were, the last approved building plans involving that corner were from February of 2015. So those would've been done, then this was brought forward then to the RDA for a discussion at that time. So, well what exactly did the ramifications of that are? We don't really know at this point. We're still kind of looking at, again we just received the information here shortly. But it was very, very clear that it was certainly... The plan, both the plans that document and this action the intent was obviously to combine those properties at that time.

- Right, right, right.

- But again-

- Who were we transferring the property to?

- The condominium association, essentially. I believe . So the Bay Lake City Center Condominium Association would've been who we're transferring to. And I think that was similar to what they were requesting this previous time around, so. That's more just being provided as an FYI to this group right now. Again, there's no, staff's not recommending any additional action unless there's anything that this body would like us to pursue. Certainly we are happy to do so. But at this point that is just, waiting for an update.

- The drama continues.

- The drama continues. Yes, exactly.

- And there also was a third party that was somewhat interested in this development. Nothing you can report on that?

- Our understanding is that that group well certainly formally exists, there is not any financial commitment nor a plan to meet on this topic anytime soon, is our understanding, so.

- Interesting. Other projects?

- Just in general we kind of continue to kind of work through. So, certainly issues regarding 216 Military Avenue in terms of getting the approvals for the tax credit boarded project that's on that site. trying to work with plan commissioning council on getting kind of more of the zoning. Approvals for that project. They have the financing request into the city as well, but they've already received tax credits. But it's really kind of a finalization of kind of getting the final zoning that being amended to, really kind of... They've got existing zoning that's there that allows multi-family, but the plan unit

development kind of offered some additional things that have been there. There have been concerns expressed by the Military Avenue Business Improvement District regarding that project. So we're kind of making sure that there's actually a project that's suitable to the neighborhood and to the bid at this point. So working through that more or less really on that end of things. Similarly on 200 North Monroe. Just a quick update there. The developer had reached out to HUD for some financing assistance. They had expressed some concerns regarding the environmental situation on the particular site and given a kind of a preliminary denial, it's not a permanent issue on that, but in terms of, because of the, some of the outstanding environmental issues they were not comfortable with. Which is ironic because we've been working with EPA and they are comfortable with what's going on. So apparently we need to try to get one federal agency to talk to the other.

- Yeah.

- To make sure that they're okay on how things are proceeding on that. So just at least a temporary setback, I guess, in terms of getting the financing for the project approved. That's okay.

- So we're working on, still working with the developer on that project to get that to potentially be reviewed and moved forward on that, so.

- Okay.

- So Logan, those are certainly the primary ones that have been taking up most of the staff's time here in recent days. But happy to answer any questions on any other projects.

- Thanks for updating your project report. That was very informational.

- Yep.

- Very useful.

- Anything you could tell us about our decision, about your discussion with Paul?

- Oh, the discussion, essentially Oliver Scanner was that he's proceeding with an alternative design on the building.

- Okay.

- Yeah. So that was what I was referencing previously. You just, so since those options are not being made available, he's pursuing alternative designs.

- Jeff, any update on the Downtown Inc and Main?

- I don't have any for you today, Gary.

- Okay. On Broadway. I believe that's her.

- Yep, there's Brooke. There she is.

- Hey Brooke.
- Hi. Hi, yeah. You guys want what updates we have?
- Yep, just anything.
- Anything you could pass onto us.
- Oh, we have our State of the Broadway District event coming up next week if, I think a few of you are signed up, so, otherwise please sign up to attend virtually.
- Very good. Thank you. Military. I think she's there, isn't she?
- Hi, am here.
- Yep. I thought you were. Any particular updates you like to give to this group?
- So like Neil said, we're still dealing with the Shopko housing piece and there's a lot of questions. We keep going back and forth with this but don't really have a lot of answers to the concerns that we brought up. And then we're also working with the Keen family on potentially moving some of their Broadway automobile facilities down towards the Green Bay nursery.
- Okay. Nice article in the Press-Gazette.
- Thank you.
- Very nice.
- Very nicely done.
- It was an old picture.
- [Man] Yeah Jeff, please.
- [Man] Speaking of a very nice article in the Press-Gazette the Sunday business of the Press did a very nice feature on City Deck Landing.
- [Woman] Yes, they did.
- [Man] That's a 77 unit apartment development under new ownership and all of their retail space is spoken for, so. A radio station, coffee shop.
- Oh, nice.
- [Man] And a downtown market. So we're really pleased with that. There are four retail spaces there. The waterfront market will take two of the spaces. WGBW Radio, a corner entity and Anchor Coffee will be between the two. So we're really pleased with that turnaround. All those entrepreneurs are excited about opening new businesses in that location in the months ahead.

- [Woman] Good, good.

- [Man] Just a note on that one, Mr. Chair. Thanks for, Jeff, reminding me that there are TIFF incentives on that original building for the original developer on that one that need to be signed. So we are working with the previous owner and the current owner, they were supposed to give us notification before the sale. He failed to do so, but have done so now. So it's just mostly an assignment. There's a couple things. There's a shortfall payment on the TIFF that needs to be addressed as well as some long term TIFF financing that just needs to be addressed. It's a part of that, so. Once that's ready we'll be bringing that forward to you here. There's also a separate one on 409 North Broadway still. Liberia House, I believe, is the project on that one. There's also a TIFF agreement in place on there, but they're current and on all aspects of there. So it's just simply accepting the assignment. Those will probably be on the next agenda, so.

- [Man] Okay. Debbie, you have questions please?

- [Woman] Jeff, what's the market?

- [Man] So it's called the Waterfront Market.

- [Woman] What is it? It's a grocer?

- [Man] It will be a neighborhood grocery market, yes.

- [Man] Oh, very good. Ironically, I'm still a hard copy type of guy and some of these papers were not delivered to me so I missed the article but I'll have to make sure I get it 'cause I, yeah. I don't know why it wasn't delivered to me. But anyway, so I'm sorry I missed it. I'll follow up though. Thank you. Any other questions or comments or staff or anyone else? With that, our next meeting is March 14th, and we're gonna have some good agenda items again, Neil. So, motion to adjourn please.

- [Man] Motion to adjourn.

- [Woman] Second.

- [Man] Second by Kathy, all in favor say aye.

- [Group] Aye.

- [Man] We're adjourned, thank you very much.

- [Machine] Recording stopped.