



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, APRIL 11, 2023, 1:30 PM
City Hall, Room 604 - The Harry Maier 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, Matt Schueller, Deby Dehn, Melanie Parma, Kathy Hinkfuss, and Gary J. Delveaux

Excused: Jessica Ganther

Liaisons Present: Jeff Mirkes and Brooke Hafs

Others Present: Mayor Eric Genrich

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the April 11, 2023, meeting of the Redevelopment Authority.

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

Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Randy Scannell,

No- None, Abstain- None.

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the March 14, 2023 meeting of the Redevelopment Authority.

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

Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Randy Scannell,

No- None, Abstain- None.

E. REGULAR BUSINESS.

1. Consideration with possible action to approve a 60-day planning option for development on 1200 S Broadway for an urban storage building to Filip Barsan.

Moved by Ald. Randy Scannell, seconded by Deby Dehn to approve a 60-day planning option to Filip Barsan for the development of an urban storage building and the sale of the lot for \$10,000. Motion Passed.

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

2. Consideration with possible action to amend MF Housing Partner's TIDAH award of \$400,000.00 from a loan to a grant.

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

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

Speaker:

Jack Klister, 229 E. Washington St, Appleton, WI

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

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

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to amend MF Housing Partner's TIDAH award of \$400,000.00 from a loan to a grant. Motion Passed.

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

3. Consideration with possible action to approve a one-year planning option extension to On Broadway, Inc. for RDA-owned parcels 4-91, 4-91A, 4-79, 4-77, 4-78, 4-161, and 4-160.

Moved by Ald. Randy Scannell, seconded by Melanie Parma to approve a one-year planning option extension to On Broadway, Inc. for parcels 4-91, 4-91A, 4-79, 4-77, 4-78, 4-161, and 4-160. Motion Passed.

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

4. Consideration with possible action to approve demolition of 1035 Vanderbraak Street (parcel 20-350) for the purpose of redeveloping the site for affordable housing through an RFP process.

Moved by Ald. Randy Scannell, seconded by Melanie Parma to approve the demolition of 1035 VanderBraak Street not to exceed \$70,000 and RFP the site for future affordable housing development. Motion Passed.

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

5. Consideration with possible action to approve the CDBG Property Acquisition Policies and

Procedures document.

Moved by Deby Dehn, seconded by Ald. Randy Scannell to approve the CDBG Property Acquisition Policies and Procedures document. Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Randy Scannell,

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: May 9, 2023 at 1:30 PM

G. ADJOURNMENT.

Moved by Ald. Randy Scannell, seconded by Melanie Parma to adjourn. Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Randy Scannell,

No- None, Abstain- None.

VERBATIM MINUTES

- Good to go, Schueller?

- Yes, good to go.

- All right, we'll do roll call. Velmo?

- Yes.

- Schueller.

- Yes.

- Scannell.

- Present.

- Dehn.

- Here.

- Hinkfuss.

- Yes.

- Delveaux.
- Yes.
- And Jessica I believe is out on maternity leave. So it looks like we might not see her for a while. So we're informed.
- Thank you, motion to approve the agenda.
- Motion approved!
- Second.
- All in favor say aye.
- [Group] Aye.
- Opposed? Agenda approved. We have minutes from March 14th that need to get approved.
- Move it to approve it, the minutes.
- Second.
- Move it to approve Scannell, second by Matt. All in favor say aye.
- [Group] Aye.
- Oppose? Motion carries. Break of business, number one; consideration possible action to approve a 60 day planning option for development on 1200 South Broadway for an urban storage building to flip Barson. And that's Rhonda.
- Yep, and it's actually Phillip Barson. We have a site located at 1200 South Broadway. It is zone light industrial, which currently has a market value of 10,600. We did receive a request for a 60 day planning option so that Philip Barson can explore his options and the opportunity to create a development for an urban storage unit. He has already submitted a conditional use permit application as well. The developer was requesting the purchase of the lot for a thousand dollars in the beginning. So I'm just gonna kind of go in here. He has since counter-offered at 5000 dollars. Staff is recommending the approval of the 60 day planning option. However, we are asking that the purchase price be 10,000 dollars for the lot.
- And there's no zoning requirements that need to get changed? I mean, it's acceptable in that area, in the building?
- It's light industrial, but he'll need to have a conditional use permit for the type of urban storage garage he's putting there.
- Okay. And just want to note that, you know, it's not a traditional urban storage design, which is

one of the reasons why staff is looking at this project. If they were just like your standard outdoor storage, we would've been like, no, but this is an all urban design, so that's why staff's in favor.

- It does.
- Can I live there?
- Yeah, but I live there.
- Questions, comments?
- Phillip is available if anybody has any questions.
- We've already seen no issues with this project at all. Make a great building there.
- Just the price.
- Just the price for the lot.
- I'd really like to keep the 10,000 for the long run.
- That seems very reasonable.
- Yes, yes, yes, that's still a great buy.
- 9,500?
- And at this point though, we're just talking about it conditionally, right?
- Correct.
- That's correct.
- There's still convincing negotiation on the price.
- Yep.
- I'll make a motion to approve that.
- Alder Scannell.
- Second.
- Second by Deby. Questions and comments in regard to the motion? If not all those in favor of the motion assemble by saying aye.
- [Group] Aye.

- Opposed? Motion in theory. Thanks Rhonda. All right, number two; Will, consideration of Volkswagen to amend MF Housing Partners TODA Award of \$400,000 from to a grant.

- To that!

- [Group] To that.

- I'm sorry, to that.

- Thank you, so that the dusting is finally beginning to settle with funding. I know, if you recall, this has really been a rollercoaster ride with where funding is coming from with we did denial and then the award. So financing is starting to solidify. So our team met with the finance department to review loan terms for both ARPA and TODA, we were successful in determining loans for ARPA. So it's just an FYI that, we're looking at 2% interest over a 20 year term for the ARPA funds. And then the TODA however, involved further discussion, I'm just looking at so far, how we have awarded those funds to date. And I'm trying to establish a baseline on how to make a loan work with those funds. So we felt that to be as equitable as possible with the TODA funds and to get them invested in projects and we felt it best to use this funding source as grant as opposed to a loan.

- The original request came in as a grant.

- We offered the loan.

- I think so.

- Correct.

- So we're flip flopping?

- Yeah, we'd actually like to offer it as a grant instead of loan.

- And why the switch?

- First of all, we've used the TODA funds up to date as grants. So we have prior grant awards under the TODA funds. Now this was a loan, why would this be a loan compared to the grants? You know, the grant is gonna help them on this project, which they're so close to being at the end, getting the financing approved. We have a loan on this already through ARPA.

- And there was a recent change you know, we only got guidance on being able to use ARPA funds as a loan really within the last 60 days, I think. 60 to 90, I think.

- And we just wanna make sure we're being consistent throughout this program and not picking and choosing, well, what projects are we gonna choose to award as a grant and what is a loan.

- If we were gonna do a loan, who actually will loan the money to? I'm not sure who's actually gonna be getting those.

- The MF Housing Partners, MF Housing Partners.

- How much is the... \$400,000.

- Cool.

- If it's done as a grant instead of a loan, does it need to still be that same size? 'Cause there's definitely an impact on cash flow to the developer if we do this as a grant instead of a loan. So I'm wondering if we need to use up as much of that funds then to do that.

- That's a good question. We do have Jack Cluster from MF Housing Partners team on the call who can talk a little bit more about financing and how that could potentially play out, or if that's an option. I do know just working with MF Housing Partners and with Dave on their PUD, the pan-unit development and the site plan. As with many affordable housing developments budgets are really, really, really tight. So don't have to say that we could reduce it or they could make due with less. But I know already it's, I think, we're having a difficult time trying to make the project pencil out to plan with the funding that we have.

- Matt, we could open .

- Motion to have that loan.

- Second.

- Motion and second to open the board of the public. All in favor say aye.

- [All] Aye.

- Floor is open, Jack. He's there, right?

- [Jack] Yeah, hi everybody. Can you hear me?

- Yes.

- Yes.

- [Jack] Yeah, thanks for .

- What'd you say?

- Sorry Jack, just as a formality, could you please state your name and address?

- [Jack] Yeah, Jack Lester, 229 East Washington Street, Appleton.

- Okay.

- [Jack] You know, Will's comments, you know, we're trying to do everything that we can to make it pencil, to make it work and to ultimately keep these rents as affordable as possible. So by switching this, it would definitely help our operating costs, but it wouldn't, you know, go into our pockets. It's

these deals, it's not, you know, to increase the cash flow to go to us. We receive very little to no cash flow per year with this deal. But it would help with operating costs going forward and just allow us to keep it as affordable as possible.

- And so Cheryl did you say that funds typically are grants?

- We've awarded them as grants up to this point. I think that was kind of the original intent. You know, if we could do a loan, we could, I think that's what our thoughts were. But really looking back on it now that everything we've done prior is grant and grants.

- So why didn't we do this one as a loan? I mean, 'cause a loan is different than... Big difference from a grant.

- It is. And do I need to close the door?

- Well.

- No, I mean.

- It's okay.

- I think as MF Housing Partners in the development they brought for, we were working with them since early, since before 2021. So a number of years now. And I think as these dollars were coming in and as we were seeing the market change so much with the expenses, we were just, well, we don't know how long we're gonna have these funds for, entertaining a loan product as opposed to grants makes sense the idea of it makes sense, just so that we can capture those funds again and recycle them. But then as the program was developing, you know, I think...

- We got additional funding sources that came in.

- And the thing is-

- So we have additional funding.

- It's Neil's point really that probably makes the biggest difference is that we didn't realize, well, we got new guidance from the federal government that it will actually loan out ARPA dollars and originally it was going to have to be granted. So that's the thing that kind of-

- Do we just them?

- We just flip them. I mean, generally speaking you want to loan revenue than grant money.

- Right, right.

- 'Cause it stretches your dollar and you know, bigger bang for the city's buck.

- Right.

- But I think that's the biggest thing that's changed.
- So the guidance and, okay. I'm just trying to understand you know, how you flip it from the loan to grant.
- So the ARPA will be loan. This will be a loan to ARPA funds.
- So going forward ARPA will be loans, TODA will be grant.
- TODA will be grants.
- Okay.
- Just what we'd like to do.
- All right, just wanna understand.
- Any other questions for Jack?
- None, motion to review this.
- Motion to close the floor.
- Second.
- Motion to close floor and second. All in favor of it say, aye.
- [All] Aye.
- Opposed? We're back to regular business.
- Motion to approve.
- Second.
- Motion by Alderman Scannell, second by Kathy. Questions or comments in regards to the motion?
- Just one last thing, I wouldn't write what Deby said in blood, right? I think having the flexibility of either granting or lending from either pot of money is something that we wanna maintain. You know, just the possibility of doing that. But, yeah, I agree with-
- But if grants have always been... TODA has always been grants, what protocols are we gonna follow between choosing grants?
- I think staff would have to research better. At the end of the day, we just wanna be equitable with this. And so far we'd need to establish a clearer definition on how those funds are utilized within this city for affordable housing. Like are we gonna set aside a certain pot of the stock funds for a loan program that's gonna evolve? Are we gonna set aside a certain earmark, a certain loan for grants or

how... It's important to be flexible. We also wanna make sure that, again, we're not somehow showing favoritism or we're just being clear as to what reasoning we're using for a loan versus a grant.

- One more question, Bill, physically, where is this project?

- Oh, I'm sorry, I I 00 Block of Walnut. Roosevelt and Walnut.

- Roosevelt, Roosevelt, yeah.

- Oh, I know Roosevelt.

- And we need the housing-

- Especially affordable.

- It makes sense.

- That is fair part.

- To be fair, I think the default position, I think which staff would be looking at these, would kinda focus on TODA as in a grant assuming going in, and then ARPA probably the default position would be a form of a financing option. But the various point, depending on what the cash flow situation is, we're dealing with particular projects. Certainly staff would wanna, you know, for one reason or another, switching one of those. This is why we would recommend that. But I think for a default operation vote, for consistency's sake, we would probably look at it that way as a default position. But as we evaluate the individual project financing, if there's a reason to consider one or the other, we will certainly be presenting that to you guys with that justification why there would be something different.

- And additionally with the grand dollars, how they're gonna be administrated is they're not upfront. So it's really based on project completion, and what they've spent. So they still have to spend out money to seek reimbursement for those funds. They're drawn out on those funds.

- Looks like a pable.

- We have a motion and a second. Is there other questions or comments in regard to the motion? If not, all in favor of the motion say aye.

- [All] Aye.

- Motion carries, thank you. Thanks Will. Number three, consideration of possible action to prove a one year planning option extension to arm broader reading for RDI loan parcels, 4-91, 4-91A, 4-79, 4-77, 4-78. 4-161 and 4-160. Brooke, is that you?

- That's me, actually.

- I think Brooke will be helping out.

- Okay.

- If you have questions for her. Back in January of last year, you might recall that RDA considered a one year planning option for these parcels shown up here, which are kind of behind the oil cord square building. That's the building near Broadway and Hubbard. OBI is of course planning to improve the adjacent property for their public market project. So they are wanting just to secure that planning option so they can plan for improvements that complement the market project considering improvements for parking structure possibly, housing. They have been working with development partners over the past year to put together a proposal. That work is still underway. These projects take a lot of time. So they are requesting another one year extension to their planning option. And so that's the request today. Just to extend that for one additional year. If you have any questions we have to answer.

- I got a question for Brooke actually, said to me, we'll have a grocery store, right around here on the west side, near west side.

- Well, it's tiny though, but anyway, it's actually not that bad. So the question is, will there be actually regular grocery in this project?

- Yeah, that's absolutely the intention, is to make sure people can not only go there to enjoy going out to eat and have an experience, but to make sure they can get their groceries as well.

- Wonderful . Probably Brooke said something about that, all right.

- And just a note that there are several city owned properties that will also be going to the EDA for a similar extension. So there are city owned properties, you guys are looking at the RDA owned properties on the map.

- Right.

- Remember there actually there's a few city owned parcels that will actually go to a similar extension request through the economic home authorities.

- Adjacent.

- Yeah, but they're still .

- I am a little confused though, looking at the map, I thought the idea for a parking ramp housing development was actually more right behind actually just North.

- It was on one of those EDA properties so they're mentioning all the absolutes, they're looking at that. But they're also most are some improvements that they would be looking at in this particular area here, as well. That would be related to the project. But the actual, I think the structure, a parking structure and or a residential unit would most likely be immediately behind the building.

- Okay, all right.

- PDA did approve that planning option extension last week. It's gonna go to the next council meeting.
- Okay. Questions or comments? If none, can I get a motion.
- Motion to approve.
- I'll second.
- Melanie. Alder Scannell and second by Melanie. Any questions or comments in regards to the motion? If none, all in motion say aye.
- [All] Aye.
- Opposed? Motion carries. Thanks Rad. All right, number four, consideration of possible actions to approve demolition of 1035 suite, parcel 2350, for the purpose of redeveloping the site for affordable housing through an RFP process.
- All right, sure.
- That's me. It's a painful motion because staff has worked on this project for a long time. So Sozos, we purchased Sozos, we had two options at community center, affordable the housing, so we really tried to get a community center based here. We worked with nonprofits to see if we could partner with them. We had BSA do some numbers for us. We just couldn't get it, it's too much money. I was thinking of Matt Schueller, right? There's always that option to not take it down, right? Which is right, we have to think that way. And I think we got to the point as staff where we said, "Look, we have really done our due diligence. "We cannot set this up as a community center "so we'd like to take it down instead of getting pulled up." Our second option would be affordable housing site. So Aaron did some kind of a layout for us that we would RFP and how we could do right here. We'd be able to get a number of affordable housing units on this site. We can't open that cul-de-sac up but you know, this is still close to the Baltimore park. I mean it's still great, it's a mixed neighborhood. We also have three parcels to the east on there as well that we can develop, three separate singles or town homes as well. But we're gonna go forward with this, which means we have to take out the old Sozos Eagles club.
- Oh.
- So what is billboard on there?
- There's actually a billboard. We have a lease I think for one more year, we have to keep it up and then we can terminate that. But so I wanna say it's like four grand a year, we get from that.
- Put the billboard on top of one of the buildings.
- No, I think-
- No, we can't do that.

- How will the kids play?
- Time.
- No, we don't have that. Okay, good.
- We have one more year on this lease that we have to, so we'll have the billboard now. And this is just the proposal there maybe, you know, different designs that might come in. We'd like to get the biggest bang for a buck here though.
- I like the playground.
- So yeah.
- There's some green space.
- Where you get some response?
- We've had interested parties contact us.
- We have, and this is also in a qualified census track. So this site is ideal for a tax credit project as well. I mean, right off of Webster Gateway into to Green Bay, it's a really great location.
- Absolutely.
- Near a lot of the markets.
- Like wise.
- A baby cage.
- Well, I certainly like this the second option.
- Yeah.
- So I mean, too bad about the first but, the second one is really...
- Yes, that's good as well.
- Yeah, yeah, yeah. Motion to approve.
- And that smelled it?
- So we're approving the demo, this proposal for the demo. Just do we only get one demo?
- We have our contractor, a yearly contractor, to go up for RP and we have one demo for site. This is the estimate. And a not twisted , just in case that comes up.

- Yeah.
- Sure.
- Questions and comments.
- Did you ever wonder why, Bob board or bill board might have a Bob board?
- No.
- That can be on the record as one to go...
- Under discussion.
- Did we approve?
- No, I don't think it was seconded.
- I did, I hear first motion.
- Yeah, I mean we'll do that.
- Also, I need to make sure I understood what we were motioning. All right, I will second.
- Motion and second, Alder Scannell and Melanie. Any questions or comments? Hearing none, all in favor of the motion say aye.
- [All] Aye.
- Opposed? Motion carries, thank you. All right.
- I'm sorry.
- Number five, consideration of possible action to approve the CBG acquisition policy procedures document which document-
- And it's a result of our hub monitoring. They wanted us to put this. We have a URA, a federal handbook we can reference. They wanted one specifically for Green Bay which helps outline the letters. So that's what this is. Different rules when you acquire property using block.
- And very much based on the standard procedures.
- As far as the rotation.
- Insert Green Bay here.
- Yes, that's right. Yes. And the doctor.

- Got specific comments in regard to procedure update?
- No, I am moved to approve the city PPE, the property acquisition policies and procedures.
- Second.
- Deby, well, motion by Deby, second by Alder Scannell. Questions or comments? If none all in favor of the motion say aye.
- [All] Aye.
- Opposed? Motion carries. Action to work.
- Motion approved.
- Yep.
- Could be official.
- Yes.
- I didn't have any questions or comments regard to the financial report or check report. Did anybody else have any questions or comments? Keep up the good work. And director's report-
- Between you and Joy in 73 days, I'm gonna keep this quick. If you haven't gone past the Legacy Hotel project, highly recommend you do so. Construction is really going along at a great pace. We've actually got some of the bump outs have been installed for public works where we've added some of the decorative lighting that's been talked about here. So really it's moving along at a great pace, it can be a great project. So stop out and take a look at that if you can. Similarly, obviously folks hopefully notice all the activity at the fort project and the railroad, seeing the cranes and wood framing going up and they're also going about as fast as they think they can humanly go. So excited to see them moving forward and proceeding. Wanted to also make note of, you know, we continue to work with, we're evaluating some schedule changes from merge urban development as well as we're actually in the evaluating kinda the first kind of cash flow project perform recommendation from Impact seven. So working with our financial consultants to kind of review those and evaluate what the impacts of the TIFF would be for those. We probably have something more concrete for this body to probably take a look at in our next meeting, we're hoping so continuing discussions with them. 200 North Monroe is still working on their financing and finalizing their environmental remediation plan in terms of how to address some of the things that are on there, it's one of those deals where the easiest thing to do would probably be to get 'em to not do underground work, but we really like the project design so we're trying to figure out how to keep it moving and without losing the design instead that everybody's kind of approved and really liked on this project. Fairland 222 Cherry Street, we believe is on schedule. I don't have a heart and fast data on that. We think demolition's gonna be beginning on that here really within the next 30 to 60 days. So we're excited to see that moving forward. You guys had already discussed, I believe a little bit 216 military in terms of kind of the random route that project has taken. We continued to work with Ted Mark and Gorman and possibly identifying alternative sites for a project. So cautiously optimistic there, he's looked at a couple options and we think he has one that might work. So depending on how things

shake out with that we may be coming back forward with an alternative project for that. So the same project but different location is what we'd be hoping for. So lots of work to still be done before that becomes real. Just to identify, we have almost finalized the CSM for 100, the East Mason Street the one that has the project. We finally have got the property lines where we need them. Now we're working with public works to finalize the easements that need to go in there. We finally discovered we're having trouble identifying one. No one was sure what it was and we finally read it past Brian Powell at the water department because well that would be the main water line, water main that actually crossed the river through that location right there. We're like, okay, those are big pipes, so we don't really wanna mess with those. So we got again, catches kind of finalizing exactly making sure we've got all the right Eastman dock and at that point, once that's done we'll be able to actually finalize the property swap with the bike trail and then actually get essentially the estate paid for the work trail work that has been done. And that'll be kind of complete phase one, and we'll probably put that property up for sale.

- We probably will at that point.

- We're in discussions with DDL properties on building T over the railyard in terms of both some facade work. So we're hopefully gonna be kind of trying to come to an agreement with them on that. We've kind of got minimum standards that the program generally requires as a default in terms of the facade. Facing the street is kind of really where we need to focus to be. Obviously they're a little bit of a unique building 'cause they certainly have the facade that faces the river and the park, so it's kind of a dual facade. They're wanting to put more of the improvements on the riverside. We're kind of working with them to try to get some more things on the Broadway side in terms of things there. But hopefully we'll have something coming forward with that soon as well. Having some good conversations regarding expanding the Grandview Industrial Park. We're looking at trying to figure out exactly, we've got some kind of infrastructure plans and things. Folks who have seen carnivore, if you've driven out there, that's great big building that's been constructed out there now they're moving ahead. And again a very, very high pace, excited for that. So we're looking to try to figure out what our plans are to continue that development out in that immediate area. So we're gonna have some things coming in the next 60 days for that. Just attended this morning, we attended the 2023 Port Symposium, Port of Green Bay. So they had a really good update regarding the coal piles relocation. They a podium site essentially reported at 30% design level in terms of kind of creating what they're gonna do with the volume site. That was the time that they said they would be reaching out to Sea Rice Fold and asking them to become a part, start participating in the design. So they were having that conversation. Matt and I were there this morning having that discussion as we were there, in terms of setting up the next meeting. So we were very confident that was a very good presentation. Again, still seems like a lot of good federal support for the project, for multiple agencies. We were all there in attendance this morning so we're confident with that progress that's gonna continue.

- Good.

- Good.

- And I think that's probably the main update, if there's any other questions, happy to answer anyway. I guess one more I would point out, JBS site development, you know the JBS site, we've actually had a couple of engagement efforts. One was on the Saturday where we got a foot of snow. As you might imagine we didn't get really great attendance to that day. The consultant actually went and took a lot

of their engagement materials and programs actually over to JBS. So during the soil employees could actually come over on their lunch hour and participate in what kinda housing they like, sort of park things they like. So we got really good, good feedback from that.

- Good.

- We still need to kind of go back, we still need to reengage the neighborhood a little bit more. That was kind we were hoping for on that Saturday, weather had other plans. So we still need to reengage them on that aspect of it. But that project is again continuing forward at this point. And with that, if there's any other questions anyone has, happy to answer.

- Can I get a copy of that by the end of the week?

- Go ahead, sir. Yes sir, .

- I'd say congratulations to . Do you have any update or anything you want to like-

- No, just glad this isn't my last meeting.

- That's a good thing.

- The only thing I wanna add, I just appreciate the authority for all the work these past four years. I think we've been pretty productive here, but hoping you'd be more so-

- That's the thing going on-

- The next four years ahead, so appreciate it.

- Absolutely, thank you. Anybody else? Questions for staff or demeanor? If not, motion to adjourn. Motion to adjourn, next meeting is May 9th.

- Second.

- A second by Melanie. All in favor, aye.

- [All] Aye.

- We're adjourned.

- [Voice Over Computer] Recording stop.