MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, MAY 9, 2023, 1:30 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. ZOOM MEETING INFORMATION.

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

B. ROLL CALL.

1. Members: Gary Delveaux, Chair; Matt Schueller, Vice-Chair; Ald. Randy Scannell, Deby Dehn, Kathy Hinkfuss, Melanie Parma, and Jessica Ganther.
Liaisons: Jeff Mirkes, Leah Weycker, and Brooke Hafs.

Members Present: Randy Scannell, Deby Dehn, Kathy Hinkfuss, and Gary J. Delveaux
Members Excused: Matt Schueller, Melanie Parma, and Jessica Ganther
Liaisons Present: Jeff Mirkes, Leah Weycker, and Brooke Hafs
Others Present: Mayor Eric Genrich, Ald. Steven Campbell, and Ald. Melinda Eck

C. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the May 9, 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, Deby Dehn, Randy Scannell, No- None, Abstain- None.

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the April 11, 2023 meeting of the Redevelopment Authority.

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

E. REGULAR BUSINESS.

1. Consideration with possible action on the creation and approval of a 30 ft. easement on Parcel 12-112 and Parcels 12-195 thru 12-206 restricting the construction of any permanent building structures, but permitting emergency vehicle access, temporary outdoor seating, temporary lighting, and temporary art work.

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to approve a 30 ft. easement on Parcel 12-112 and Parcels 12-195 thru 12-206 restricting the construction of any permanent building structures, but permitting emergency vehicle access, temporary outdoor seating, temporary lighting, and temporary art work subject to final review and approval of the easement documents by the City Attorney. Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Randy Scannell, No- None, Abstain- None.

2. Consideration with possible action to approve a planning option for a mixed-use development project at 436 S. Monroe Avenue.

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

Speaker:
Dujuan Cherry

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

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to approve a three-month planning option with Cherry Faith Properties, LLC for a mixed-use development project at 436 S. Monroe Avenue. Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Randy Scannell, No- None, Abstain- None.

3. Consideration with possible action on the approval of a subordination and assignment of the development agreement for 401 to 409 N. Broadway.

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to approve the assignment and subordination agreement for 401 to 409 N. Broadway as presented. Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Randy Scannell, No- None, Abstain- None.

4. Consideration with possible action on the collateral assignment of the development agreement for a development at the Railyard (Parcel 5-1757) between DDL Holdings, LLC, the City of Green Bay, and the Redevelopment Authority of the City of Green Bay to Capital Credit Union.

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to approve the collateral assignment of the development agreement as presented. Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Randy Scannell, No- None, Abstain- None.

5. Consideration with possible action on a development agreement with Gorman & Company for financial assistance for a development on University Avenue (Parcel 21-1249-1-3).

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

Speakers:
Ted Matkom
John Van Dyck
Jim Laplant
Ald. Steve Campbell

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

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to hold action on a development agreement with Gorman & Company for financial assistance for a development on University Avenue (Parcel 21-1249-1-3). Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, 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 presented the Director's report and project updates.

3. Next Regular Meeting: June 13, 2023 at 1:30 PM

G. ADJOURNMENT.

Moved by Ald. Randy Scannell, seconded by Deby Dehn to adjourn. Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Randy Scannell, No- None, Abstain- None.

VERBATIM MINUTES

- [Computer] Recording in progress.

- Delveaux?

- Yes.

- Schueller?

- Scannell

- Present.

- Dehn?

- Here.

- Hinkfuss?

- Here.

- Parma? We have four members, so we have quorum.

- Excellent, thank you. All right. Approval agenda, please.

- I move to approve the agenda.

- Second.

- Second by Kathy, all in favor signal say, aye.

- Aye.

- Opposed? Motion carried, agenda approved. Approval of minutes from April 11th.

- I approve those minutes.

- Second.

- Second.

- Third.

- All those in favor signal by saying aye.

- Aye.

- Aye.

- Approved, motion carried. Regular business. First item is consideration of possible action the creation approval of a 30-foot easement on parcel 12-12 and parcels 12-195 through 12-206 restricting the construction and permanent building structures, but permitting emergency vehicle access, temporary outdoor seating, temporary lighting and temporary artwork.

- That's me, Mr Chair, I'll take that one. This item has been before this body a couple different times here over the past several months.

- Yeah.

- This is regarding an easement between the Bay Lake City Center building and the city's RDA zone lot on Adam Street, the Adam Street parking lot. Direction previously was to go and meet and basically engage with the developer of the neighboring parcel there and just kind of get some additional information. Chairman Delville, Mayor Debbie and also Vice Chair Schuler we met with the applicant and had several discussions just regarding the overall nature of the project. Expressed our concerns, certainly with certain residential aspects of the project.

- Yes.

- Certainly the interior units particularly. You know, certainly there was a, I guess a good hearty discussion for about an hour, went on and off in terms of like describing the nature of why they were pursuing the ones they, why they were pursuing the design they were. I think I certainly won't speak for members who were in the meeting, but I think it was very clear that we wanted to, you know, well we understood the need for this easement and it also benefits our property in terms of letting something proceed on the Adams Street lot that we wanted to make sure that it was not an endorsement by the RDA of that particular project.

- Right.

- I think that was, Gary, certainly your comments I think made that very clear.

- Yes, yes.

- Mayor, I think your did too in terms of there was a considerable amount of public concern for the project.

- Yes.

- But that we certainly understood that this easement was gonna be required really regardless, I think, whatever sorts of development did occur on that property. So previous actions, the RDA approved the sale of the corner building, the transfer of that building to the condo association at its previous meeting. So that has been completed. This is the only outstanding item that was out there. And I think wanted folks to remember that the importance of having this easement was primarily for fire code compliance. And without this, there would've been, essentially there was a plan submitted that would've required bricking in all the egress openings on that particular side of the lot and removing windows when most of our discussions we've had with the applicant is actually trying to encourage and add windows back to that particular building to try to improve the aesthetic on it. So, you know, so there, well there wasn't I guess anything overly productive I guess out of that meeting other than it was very communicated, very clear on what the positions were on those items.

- Yes.

- And again, very clear, especially certainly the amount of concern, I think, that not only the RDA had, but I think just public in general in terms of what was known about the project and that particular aspect, specifically staff is actually still researching a little bit of items in terms of making sure that those are even permitted, the types of units on the inside based on federal regulations in terms of if they would be qualified for vouchers or not because of the lack of external windows on the project with those area units. So we still continue to kind of evaluate that as we go forward with this. But this is an item that again, we see that is necessary really for any project, which mayor and I did have a, and Matt McCann, our staff, kind of an excellent conversation with the developer here very recently that's expressed very strong interest in the Adam Street lot. So we are cautiously optimistic but we're hopeful going to be seeing a specific proposal on that lot here within hopefully the next 30 to 60 days in terms of making us a proposal. At the very least enough to secure planning option for the site. This is the-

- We have the lot right next to this project.

- This is yes, the RDA owned parking lot at this point.

- Absolutely.

- Yes.

- Yep.

- So again, cautiously optimistic that this would be a very nice, very qualified developer, done some very, very nice projects. So we'd be excited to have them engaged on this particular lot. And we think this would be one more thing to kind of get out of the way.

- Right.

- Essentially to make sure that that can move forward, if in fact they come forward, can move forward as smoothly as possible, so.

- And this easement obviously would help that project a lot as well, right?

- Absolutely. I mean that was certainly the impetus behind it was certainly making sure that, you know, what sort of windows they were gonna be able to maintain or not be able to maintain if that was not granted. But again, it is certainly staff's opinion that it benefits our lot as well to make sure that this space has been secured between. In fact, based on the conversations we've had with this new developer, we may be coming back and actually amending this easement to making it a little bit more of a straight easement rather than just 30 feet from the building. We want to make this a little bit more of a functional thoroughfare at some point, depending on the proposal. But for now we're simply putting in the bare minimum requirement of 30 feet from the building foundation.

- I'm just gonna read a statement that you have in here, which I wholeheartedly agree. That Chairman Delville stated that any granting of the easement should not be taken as an RDA endorsement of the applicant's project. Wait, wait, bottom line, we can't really stop this project, but all we can do is try to make it better than what it is.

- From a building code, at this point, from a building code and a zoning standpoint we have not identified any issues.

- Okay.

- But there is one last item we are looking into to make sure, related to, but again, it's more related to more of a funding mechanism rather than the zoning or the code.

- All right. Questions, comments in regard to, the staff is recommending that we do approve the easement and actually it's to our advantage as well if I'm not mistaken. There's more of their land on this easement than ours, is that correct?

- That's correct. 60% of the easement is on Bay Lake City Center property and 40% is on RDA property.

- Okay. Any questions, comments, Randy?

- I approve this. I mean this is good for everybody, you know, no matter what we think of the project.

- Yep.

- It still makes a better project, which is what we all Sorry.

- What I thought we'd always end up doing what we can and this certainly works for that and it certainly is in our interest to do this. So I'm all for it.

- Justin, please?

- I'll support the easement. I mean from a, making sure we have fire police access like that especially when you're gonna have a lot of people in the building makes sense. But I don't know if anybody saw the article in the New York Times a couple weeks ago. They had a writeup on office buildings being converted and how to do it, the best ways, the different designs. They gave examples that they went through, I mean there was a very lengthy article, but bottom line, not one of them had apartments without windows.

- They can't legally in New York.

- Okay, well, but no, they were, no they were talking not just New York City, they were talking about buildings that are being converted across the United States and they gave up some examples. But nowhere in the article did it talk about any type of housing that would be without windows or lit by unnatural light. So I just found it really interesting. I mean there was a lot of architects still in it, but I just felt that I had to go through it and see what I could find. And it was, they talked about the hallways but never any, so I just thought I would put that out there.

- That's one of the questions, one of the questions we had is that can you show us a place where this has worked? whatever . But anyway, back to easement.

- No, I do support the easement.

- Motion to approve.

- Second.

- Motion by Alderman , second by Kathy, approved. Questions or comments in regards to the motion?

- All in favor signal by saying aye.

- Aye.

- Aye.

- Opposed? Motion carried, thank you. Neil, thanks for all your hard work in this. This was not easy, I know that. We all know that, I guess, right, Neil? Consideration of possible action to approve a planning option for a mixed use development project at 436 South Monroe Avenue.

- So that's gonna be me, Gary.

- Thank you.

- 436 South Monroe is a site that is located actually on the corner of Chicago and Monroe. We sent it out for RFP last year and, nope actually, excuse me, RFP'd in 2021. And unfortunately we didn't have any developers come forward at that time. We've had individual developers come through, but nothing's really come to fruition on that. Our preference for that site is medium density housing or a mixed use development with, you know, we want housing creation. So we did receive two proposals. The first one came through from Cherry Faith Properties. I am currently working with Duane, who is from there, he is here as well. So after I kind of go through here, if you have any questions, Duane is available. We've been working with Duane for a while. He is proposing a four story mixed use building. The first ground floor would be retail and then there would be 33 total living units on the other three floors. The ground floor retail would also create some jobs for the adults with some intellectual disabilities which is what Duane currently works with. And we'll be creating part of this project to assist that. He is requesting a three month planning option to get the last of his items together. His timeline based on if he has this planning option, is hopefully to do this groundbreaking this September with a completion next August. Our second one came from Green Bay Real Estate Investments. They too are going to do a mixed use of, his will be a two-story development with, he has a retail connection that has already applied for the first floor area and then they're looking to do 10 residential units on the second floor. They are requesting a 12 month planning option. Like I said, I know that Duane is available if there are any questions. I'm not sure if Garrett...

- I don't believe he's, no, he's not.

- I don't see Garrett on the site so I don't know if there's any questions at this time that you might have for Duane.

- Motion to open the floor.

- Motion, second.

- Second, I'm happy to open the floor. All in favor signal by saying aye.

- Aye.

- Aye.

- Floor open.

- Duane, do you want to, do you wanna come up here and then-

- Absolutely.

- You can either, or you can have a seat however you want, but then you can answer questions.

- You can have the big table.

- Absolutely.

- Have a seat, yes.

- But it'll cost you a nickel.

- Invoice me later.

- Yeah.

- Is this in line, Neil, with the original design that we had? 'Cause that was a pretty attractive design, physical design that we had once?

- Based on the original RFP my understanding is that this would be consistent with what was generally sought at the RPF. Certainly the amount of housing units I think is the more attractive, the housing density is part of the more attractive, certainly of this charity's performance.

- One of the things that everybody was excited about, I'm sorry Debbie, I'll finish now, I'm sorry. Was, you know, the grocery store. Every downtown, everybody wants a grocery store. Very, very hot item. Right, right, Jeff?

- This is the grocery store. I think you're on the wrong sites here.

- Oh.

- I was like, what? What, you didn't tell me about a grocery store.

- What sort of retail are you envisioning in there?

- Yeah, absolutely. So something of a Corners Bakery if you know, yeah, so Corners Bakery, mom and pop sort of a coffee shop as well too, but also ideally something like Corners Bakery.

- So I have a question.

- Yes, Debbie.

- I don't see any development background in your LinkedIn profile or, but I see that you're connected to a lot of people.

- Yes.

- At WIDA in development.

- Yes, yes, so Elmer Moore actually I wouldn't say pretty good friend, but I'll say he's definitely has helped me with just pretty much filling out like the, you know, the WIDA text, you know, code process I would say, our tax credit process. So yes, he connected me with a bunch of, you know, special, so CHS ideally is their financing company out of New York that only funds specialty based housing projects. So, or if it's intellectual disabilities, whether it's physical disabilities, they're pretty much their bread and butter. And so I went to WIDA conference last year and he did a great job at just, you know, assisting me with certain contacts and things like that. In terms of the other development projects I'm involved with, I don't necessarily advertise much of it to be honest with you. I just kind of keep it, you know, personal and private to me.

- Okay, but you have a coffee shop for disabled people.

- I do, yes. Yeah, we did have to pivot the coffee shop. It was in our West Alice area, now we do online retail with our coffee bags, but the mission is still the same. So we employ adults with intellectual disabilities.

- So, Neil, the second option, you're still negotiating and we haven't got information on the Garrett option.

- We just have just what's included in the packages basically, it's a very, very preliminary rendering and then certainly again there's no commitments on their end. So again, just looking to have a planning again, certainly the length of planning option I think represents fact that they were looking at the tenant they're looking at, probably take that long to get that. But neighborhood team has met and reviewed both proposals and are certainly recommending Mr Chair's proposal at this time.

- Yes, 'cause you're asking for a three month planning option potential to have shovels in ground in August?

- Absolutely.

- That's, I think that's pretty awesome.

- Thank you.

- Well, I know-

- I also like the fact that there's a lot, there's 33, any three bedroom on the . I'm always the three bedroom . Any three bedrooms?

- Yeah, there are. They're about six I believe according to the .

- Okay, awesome.

- Is there room for here's my big question.

- Yes.

- All the time. Is there room for any green space once you build around that 'cause the closest park

is St. John's.

- Yes, I think it at the time, I think we're trying to, you know, create, I guess, you know, certain creative ideas around that. I do want to incorporate that. I'm just at this point not sure how exactly it would fit or where it would fit exactly, but I am very open to that though. I'm just not sure exactly where and how I can fit that into .

- It would, you know, part of the planning option would be-

- Would be to figure that out.

- To go through the whole process of site planning. But St. John's is literally half a block.

- Oh I don't .

- Yeah, across the street, my grandmother's.

- It's pretty close.

- across the street.

- A grass roof.

- I've seen it in multiple guises, I do think it is cool though but...

- The only thing a lot of people not happy with .

- No, there's a place in that has .

- Oh, does it?

- Yes.

- literally they've been down there for years.

- Yeah. Okay. Jeff, any questions or comments?

- No, I think it's high time that that site is developed. A very good traffic corridor, services in the vicinity. Like have you said St. John's park is close by and, so no, I think a mixed use property at that site would be very welcome.

- Thank you.

- Wendy?

- Yeah, I wanted to say just a few words. Duane and I met back last October or September actually. He picked up Cheryl's card at the WIDA conference and so that's how our combination has . So it's kinda fun to hear a little bit of the story of how this all ended up on our doorstep. So Duane took

the initiative to reach out to Cheryl, who referred him to me. Duane and I quickly made an appointment with each other and he came to the city to see it. I have to say he fell in love with it at first sight. We met at the ADRC at the Grounded Cafe right after a meeting with the mayor that morning. And we ran out to check out all the great amenities that this community offers for individuals of special need. We went out to Sparrow, we went out to Curative Connections. I know that he and Jeanie over at Curative had a lengthy discussion about the amenities that are offered to individuals of all abilities in our community. And Duane decided instantly that this was the community to bring his development here. While he's a very modest person, I wanted to say that he's doing great work in the Milwaukee area. We saw some of his developments down there and I don't know if he'll have a chance to talk about that, but he has a similar model down there where he has a coffee shop and housing and amenities for individuals of cognitive developments and learning disabilities. And so anyway, it's just really refreshing to hear that somebody really noticed some of the great work that's already going on here and wants to build on some of the efforts of some of these great organizations that already call home to Green Bay. But this just is another piece that we don't have currently and that others are kind of looking to maybe explore. I know there's other developments that are kind of thinking about this, but he's got this model already in another community and wants to bring it here. So I just wanted to share that we had a great visit and I don't know, the emails been flying ever since. And so, but anyway, just, I know he's submitted some plans and some other things that haven't quite made it up onto the screen. But anyway, I just wanted to give you a little background about how he has worked with our staff, how he's done some due diligence with other community members and just where we've kind of come to this point.

- Excellent, thank you Wendy. We have questions or comments for the developer? If not, a motion to thank you very much.

- Motion to close the floor.

- Second.

- Motion and second to close the floor. Back to order business. All those in favor signal by saying aye.

- Aye.

- Aye.

- Opposed, motion carried. We're back to regular order business.

- One question?

- Yes please.

- If we approve this, are we picking the development or how does that work 'cause there's two proposals, right?

- Yes, we give a planning option to one for three months.

- For three months.

- Which would that lot up.

- Okay, so then-

- But it's not a formal approval of the project.

- Right.

- Just allows you to-

- picking.

- Well then I make a motion to approve for the Cherry phase properties.

- And I second.

- Motion is second. Questions or comments in regard to the motion?

- Thank you.

- All in favor of the motion signal by saying aye.

- Aye.

- Aye.

- Opposed, motion carried. Debbie, you comfortable with everything?

- Pardon me?

- You comfortable with the project?

- I am.

- Very good, thank you. I just wanna make sure. All right. All right, number three. Consideration of possible action and approval of the civil subordination. The assignment of development agreement for 401 to 409 North Broadway.

- That'll be me, Mr Chairman.

- Yep.

- Yep. This is essentially more of an administrative thing. The development project of this site has been sold. They actually notified staff prior to the sale as this was prior, but we just did not get around to actually having this formally, document formally approved until just recently. City attorney has reviewed this. So this is simply meeting the requirements of the development agreement to approve the subordination and assignment. And they have notified us as was required by the original agreement and that they are asking for approval to subordinate and assign this development

agreement to their financial institution from the new owner, and staff recommends approval.

- Motion to approve.

- Motion to approve.

- Second.

- Motion by Debbie and second by Alderman . Questions or comments in regard to the motion? If not all those in favor of the motion signal by saying aye.

- Aye.

- Aye.

- Opposed, the motion carried, thank you. All right, number four. Consideration of possible action on the collateral assignment, the development agreement for the development at the rail yard, parcel 5-1757 between Holdings LLC and the redevelopment of the pre-existing to Capital Credit Union.

- I'll take that one as well. Chairman, again, this is essentially due to some refinancing going on by the developer out of the rail yard. This is essentially signing that the TIF agreement as collateral for their additional financing for the project. So again, does not really have any financial impact on us as the city. This is simply allowing them to proceed and move forward with some additional financing for the project. Staff would recommend approval and it has been reviewed by city attorney already, so.

- That's always nice. Motion to approve.

- I'll second.

- Second by Kathy. Questions or comments in regards to the motion? If not, all those in favor of the motion signal by saying aye.

- Aye.

- Aye.

- Opposed, motion carried, thank you. Number five. Consideration of possible action on development agreement with Gorman and Company for financial assistance for a development in University Avenue parcel, 21-1249-1-3. Neil?

- That'll be me again, Mr Chairman. Currently still in discussions with Core Recovery regarding financial assistance for it. We were hoping to have that agreement ready to go for this meeting, being taken we are not with that at this point. Would like-

- Better, better to take longer to and get it right.

- Well, we wanna make sure we get it right, absolutely. You know, Mr Beckham is here if there are specific questions anyone who would like to address him. I mean, there were a couple other

individuals who wanted to address this item. So I would request a motion.

- Even though it's gonna come back, I think we should open the floor to your comment.

- Absolutely.

- Kathy?

- I'll make a motion, open the floor. Okay, .

- I think it's just I speak .

- No, there's more.

- Oh, okay, okay, okay, yep, yep.

- All in favor opening of floor signal by saying aye.

- Aye.

- Aye.

- Opposed, floor is open. You wanna introduce yourself?

- Yeah.

- Tell us about-

- Shall I sit here or?

- Sure, please, please.

- Cost you a nickel.

- I don't have a nickel.

- I don't give a damn.

- Ted Mancum, I'm the Wisconsin market president. 200 North Main Street, Oregon, Wisconsin. Yeah, so what's happening is, and I'll take this as my fault, there was about a $2 million gap which is pretty typical for 48 units in this type of capital check. And 500 of that, 500,000 of that was taken by my primary mortgagee, IFF, will give me a second mortgage loan for the 500. So we had 1.5 million that was kind of city targeted funding and we had some combo of ARPA home, okay? And I don't know if you have the exact proposed numbers and then 800 was TIF, okay? And I was like, oh, that's great cause that comes up to 1.5.

- Yes.

- The problem is the TIF is the pay as you go. And in my world you have to either, you have two options, to finance that up front with a third party lender or you add to your first mortgage. So in other words, like if I have less expenses, i.e. no taxes because it's a pay as you go, so I pay, you pay me back, my first mortgage can go up because I have less expenses, right? My debt can go up. The problem is an interest rate is calculated on that. So I get that squished, the 800 squished the 500, okay? The same thing if I go to another third party lender and finance that pay as you go TIF, they give it to me up front but that six percent's gonna squish me to 500 of that net, so I'm 300 light.

- Sure.

- And that's where our difference is because if I can have, and this is what I was kind of proposing, but I have no idea if this works in this TIF or if the city can do it, where I would take the 800, the city would give me the 800 up front, so same dollar amount. But then I would guarantee, as a company a lot of times people do not want to guarantee these, they want to be just property, you know, like the property just guarantees. But Gorman and Company would guarantee the payback of the 800 if the city financed it up front, so they get that extra and then pay it off with the TIF, you know what I mean? But an interest rate kind of kills me because it squishes me and I know you guys maybe have a 2% or whatever cost of money, but if we could do it, the 2% wouldn't kill me but I'm just saying like if we could do a 2% or less then I can get most of that 800 and get to the 1.5. Does that confuse everybody? So that's what it is, that's why we kind of couldn't come to head because we were just like, well, how can we do this or not or whatever. So we couldn't do the development in time. But I'm in really time crunch here 'cause I had to change my site and I'm in a cliff of 12, 31, 24, I have to have the building done or I lose my tax credits. So I'm freaking out. So I need to just have some kind of resolution. I don't need it today, I don't need it this meeting.

- Right.

- But I mean I gotta go to common council and I gotta kind of, you know, move it forward. So I don't know what the options are there.

- Yeah, Neil, please?

- And obviously certainly, you know, an interest rate unfortunately it's probably not 2% for us anymore, it's probably a little higher than that based on whatever programs we were looking at in terms of what we would have, 'cause we don't have that money just sitting available, we would've to go borrow it as well. So that's that interest rate. So that's one of the reasons we would need to do that. You know, certainly looking at probably some sort of, you know, municipal revenue obligation in terms of one way or another even if, say, the increment wasn't hit, they would still be responsible for covering that service payment plus-

- Gorman.

- Gorman, would be plus, so whatever. Whether that's increment, whether that's something else. So that's kind of the kind of language we'd certainly be looking kind of to incorporate into the agreement in terms of, you know, collateralizing it somehow and making sure again that, you know, in order for, I think in this environment, while we understand the need for the upfront discussion, you know, certainly staff position is that that can be considered under ironclad types of conditions in order to make sure that the city was not at risk in terms of losing those funds going forward.

- Yeah, we wouldn't want the city to be at risk.

- Yeah, and that's certainly, I'm not implying that, that's certainly not what I'm saying, just in general in other projects that the city has worked on, that has become an issue for communication.

- Yes.

- That's why I offer that 'cause I think we've got a good balance sheet to say that we will pay the 800 back as a company, you know?

- Right.

- Big parent company, not just the entity or the LLC that's developing the project, yeah.

- So I think in terms of just, you know, working out exactly what that might look like to bring that forward and have our financial consultant kind of review those and certainly-

- Yes.

- Diane as well, our finance director make sure she would be comfortable with any kinda language in that.

- The bottom line we're gonna flush some information out, that you're still working on it.

- So we're probably, I mean I would think we could probably have something even within the next two weeks, I think, if there was a special meeting we would have.

- We would definitely have a special meeting.

- Okay.

- you have to earn it.

- For a nickel? I'll bring two round nickels.

- Yeah, so right now, so certainly staff is just asking that we would essentially ask to hold us to the next RDA meeting. But I think there may be a couple other individuals who wanna speak too. Mr Chairman, just to be sure.

- Yes.

- Mr I'm paying for my . Keep the change.

- This is for coffee.

- Hi, I'm John Vandyke, I'm the CFO for Tuning Companies. This is Jim Lapont. Jim an architect in Green Bay. Full disclosure, he does architecture for us but he's also an independent architect. So I'll

let him speak as an architect in a few moments. We just wanted to cover a couple of things. It would be rather as a multi-family developer, it would be rather disingenuous of of us to sit here and suggest that we're opposed to the project. We do have some concerns, however, with the project that's being proposed that we would like for you to take into consideration however. The biggest thing is really garages and green space on that site. When we developed our site as probably most developments, at least not downtown Green Bay related, having garage space is a huge thing. We redesigned our buildings as a matter of fact and took a building out of our proposal which will be coming back to you folks here shortly. You'll see us again to get final approval for that site. But we actually took a building out to be able to fit enough garage stalls on our site to be able to accommodate a one-stall garage for every single one-bedroom apartment and a two-stall garage for every two-bedroom apartment. This particular proposal, as I see it, has no garages outside of 60 outdoor parking spots, is that correct?

- That's true.

- I mean even Woodland Park which is down the street on University Avenue has underground parking. So that's a concern particular in this climate when you have zero parking stalls, zero garage stalls for someone to park in. You might see that more in a downtown location, but certainly not as you get outside. I would dare you to find another apartment complex that doesn't have any garages attached to it.

- There's one right down the street.

- Which one?

- It's an affordable housing project.

- That would be Woodland Park.

- Oh, is that-

- Underground parking.

- They have underground parking?

- Yes.

- Okay.

- Yes, they have surface latch just like we do, but they also have underground parking.

- Okay, I surface of it.

- Yeah, the other thing would be green space if you look at this particular plan, there is a significant lack of green space. There are gonna be 11 three-bedroom units in this complex, which will bring families in, which is fine, but normally with families you should have some place for kids to be able to play. I don't see that. As you'll see again, we're painstakingly putting together right now a green space plan which will be brought back before all of you again, probably within the next month or two. But

we're spending a considerable amount of time and effort to make sure we've got all of our green spaces, we've got grass islands in our parking lots and so forth. This development's really tight. And the other thing I guess I would throw out was the trail connectivity. That's going to be another thing that you'll see with our particular proposal. We were asked when we came forward to this group at the time to create some type of trail connectivity.

- Yep.

- We will have that, you'll see that. It's gonna take a little cooperation from the city in regards to Rothe Street. But again, we are spending a lot of time and we'll be spending a lot of money putting together a proposal that will allow us to get from the end of Rothe Street basically back to the lot line to get to the Bairds Creek Parkway. So those are three main things from our perspective. Again, not opposed to the project, we actually welcome it. The more activity we can have out on that end of town, the better. It usually helps us. We don't shy away from competition, it drives traffic and we feel like we can kind of outsell anybody, so bring 'em on. But there are some circumstances, some situations that we would certainly like this group to take a look at as this thing move forward. So Jim, you wanted to...

- I think you got the majority of it. I guess the only thing I'd kind of point at you, because I've been working on this site for many, many years. I think a few of you know that I was working with the previous developer also. And so when I started this project, one of the major goals wasn't just the diversity of housing which I more than appreciate, I truly do, but diversity, right? I mean commercial space or a park space or connectivity at least to this fabulous green space. So maybe that's just gone, housing is the only thing we got and then housing's good. So I'm just, maybe it's a rhetorical question even is what happened to the other diversity, if it's commercial space or whatever? That this site, which is now Elevate didn't lend itself well to it because there is no university frontage. But that was at least part of the discussion five years ago. So just throwing it out there.

- Questions or comments?

- I think the development you're working on, is that mixed use, market-rate or how, what? I can't remember.

- All market-rate.

- All market-rate, okay.

- Yeah.

- So can't argue that we're aren't direct competitors. I mean, that's actually not our issue at all.

- Right, well I mean I wasn't, that's not why I asking. I was just trying to understand your development.

- Right.

- You know?

- And your project is directly across the street is that-

- No, up the hill right behind.

- Behind, yeah okay.

- Yeah. Where the old packing garage .

- I remember that.

- former packer land.

- Yep.

- Drive by and there's a little bit of dirt .

- The surface of the moon.

- That's why you got more to do 'cause you were comfortable.

- Yeah, oh yeah, that includes, that includes a, what's going to be a, probably about a three quarter of a million dollar pump station to get the water to the top of the hill.

- Oh.

- Yeah, slightly more expensive than I remember.

- I remember the discussion.

- Yes, so do we, but we didn't really realize how much it was gonna be till we started to get our quotes back. But that's gonna be expensive water going to the top of the hill, so.

- Rain barrels.

- Yeah.

- Thank you, appreciate your time.

- Thank you.

- Excellent.

- I guess motion to go back to regular-

- just in case.

- Anybody else?

- Any comments you'd care to-

- Yeah.

- Sure, so seems like we've been through this many times.

- This will come up again.

- Well right, but so-

- Trying to.

- Right.

- They're not direct competitors 'cause we have a different income base that we're dealing with and we're not market-rates so we're not competing with 'em at all.

- Right.

- What we have found is in our management practices is garages, although they are an amenity and a luxury to your residence, a lot of things happen in garages on the management side that are not ideal. I'm not gonna expound on that, you can...

- Yes.

- And so I would say we wouldn't want garages here, that's what I would say but, it's an extra expense. It would be an extra expense above what we have, you know, targeted. Also the green space from what I understand is, is it, I'm sorry, Baird Creek?

- Yeah.

- Right. Which is right through the cul-de-sac, hundreds of yards away, isn't it? If you go on Rothe Street the other way. So that's kind of why we thought this was a better site than the other site we were on 'cause the other site we were on had no green space except went through a busy intersection. Here you take your bike and you go right down the cul-de-sac on Rothe and you're at Baird Creek. So I think that was what people were comfortable with when they approved the site plan in the last common council. So, that's all.

- There's no need for like any kind of trail connectivity then, street.

- Well I think it kind of connected through Rothe Street. I think Tune In had a great plan that they were going to do because they had a lot of units up there that was going through there that was, I think it was coming, I don't think it was existing yet. I don't know the facts on that but everyone kind of thought that because of the fact that Rothe Street kind of dead ended the creek is that that was kind of a trail from our place that was not so busy as we were trying to get through, I think Avenue, is that what it was before? Hard, so I thought that was a win-win.

- We still wanna make sure that there's adequate pedestrian facilities connecting into-

- Sidewalks.

- Absolutely, yeah.

- We have sidewalks on our property going up.

- Okay, any other questions or comments? Very good, thank you. Yes, please? Yes, please, go for it.

- Yeah, I'm adjacent to the district of the property here and you know, I've learned a little bit about it and it's kind of moved through very quickly, you know? And you know, one of the things I've learned in the last week here is, you know, when you have a full parking lot, how are you gonna plow it? I mean this would be fine for a summer retreat, you know, but, and then you got cleanup. So you have, and I know safety isn't a big thing, but how do you ever get that parking lot clean and you know, that brings up the word about clutter, clutter, clutter and maintenance and safety. You know, I would disagree with the garage. I would think it'd be a little safer to enter your car. There's a lot more carjackings going on, so, and car break-ins around town, especially on the west side. I mean I look at that part and it's been brought to my attention the two college units that are on top of the hill too. You know, everybody's got a girlfriend or boyfriend or friend. So as much as I know they try to control their own, not that it's an inspection issue, but I know that's how it came up to me as you have a lot of clutter, you have a lot of extra cars that aren't designed for those spaces. I mean, like visitors, but they end up being clutter in your parking lot and it just kind of, kind of makes it a little too busy. So them are my concerns about it too, I mean.

- I'm sorry, did you introduce yourself?

- I'm sorry, I'm Walter Campbell.

- Oh, okay.

- I'm from district six, I apologize.

- Good, good.

- So that's my input on it, you know, and I think the design is good. I mean it's needs a little tweaking possibly, you know, I do agree. Have a lot of concerned residents, very concerned that it really wasn't put out to the public out there. It's coming our way and they're wondering why we didn't take the time to get their input on it. So, you know, this needs to be slowed down a little bit here. You need to look at a lot of the people in the area, like I said at council, you know, the development of the, it's been a long time since University Avenue has gained stores and a grocery store, and I mean, I feel sorry for the little Red Owl over there. But you know, we went to three stores last night to get a keg of butter.

- Wow.

- They were out, they were out at Walmart, you know?

- Wow.

- We ended up downtown. They were out at there. So we had to go to the Red Owl on University, the little store, you know? Which is nice 'cause I know wherever it all is. But you know, I'm watching this revolve of the 31 years that I've lived in the area, so. And my kids all went to school and such, so you know, that's just the concern that I have being adjacent to that. And the Baird Creek trail is beautiful. I'd like to see a little bit of that shared part go into this project too. At least a mention of it or a notion of it. So that's what I have, thank you.

- Thank you, Oliver, excellent comments. Any other questions for any of the developers or the alderman?

- I believe there was a public meeting though, correct? We did have a public meeting for this project.

- We had a neighborhood meeting with Alderman Stevens and we had a full process where we sent notices out to everyone.

- As part of the but there were notices sent as well.

- Pretty good.

- But typically there's always complaints that I didn't get a notice or, I mean, that happens. I don't know a project that that hasn't happened one way or another somehow, but-

- There was a process.

- Right, okay.

- Yes, please.

- Just some clarification on that. So am I correct or not it's 200 feet or 400 feet on the notice?

- If under three acres it's 200 feet, if over it's 400.

- I don't need a tape measure but I don't think there's a resident within that, in that district.

- Yeah, we-

- Just wanna clarify that.

- We had a list that was produced by the city that we sent out to every single person and then we sent one, two actually at your headquarters.

- It is the property not in the physical residence, it is the adjacent property, so.

- To be clear.

- Any other questions or comment for developers or your alderman? If not a motion to go back to regular business.

- Motion to close the floor.

- Go back to regular business. All those in favor signal by saying aye.

- Aye.

- Aye.

- Opposed? Okay, we're back to regular order of business. It sounds like you got some work to do, Neil.

- Yep, we request a motion to hold to the next RDA.

- So moved.

- Second.

- A motion, a second to hold to the next meeting. If necessary we'll have a discussion meeting, in order to keep things going while we're at it. All in favor of the motion, signal by saying aye.

- Aye.

- Aye. Opposed? Motion carried, thank you. Thank you everybody, thank you very much. All right, informational. I didn't have any questions with the financial report or check register, I don't know if anybody else did. If not, director's report. And- . You got it? All right. All right .

- Hey, can you email me too?

- Absolutely, will be PDF sent out as well.

- Yeah, yeah, thank you.

- Yep, absolutely.

- I know you're busy there, really appreciate .

- No problem, it helps keeps us on track too. Also just kind of want to go through a couple of highlights on here. You know, a lot of changing colors on this one in terms of kind of coding some of the ones. Wanna make a note, certainly with Ted here, 200 North Monroe, we're still working on closing financing and kind of keeping that one moving forward. But I'm sure he's making all possible efforts to get that moving close this year. So put him on the spot while we're here.

- Yeah, we get another financing plan to talk to you about.

- Excellent. I wanna hear it, sir, thank you.

- That's why I'm sitting here.

- Your one probably no one two. Impact seven we've kind of reached a little bit of an impasse with them in terms of trying to negotiate financial assistance with them. So actually we're looking to kind of reestablish some planning options probably with them and see if there's a different way forward. Mayor's actually reached out to them specifically to try to see if we could do that, but really the numbers and the requests of the level of assistance that they were requesting on the project was so substantial, at least in staff's opinion that it was, we felt like we were the developer, not the private company. So hopefully you're gonna get some new report back on that. We're hopeful for some progress there. Merge, we are gonna be bringing back here, we believe hopefully if we do have a special meeting, Mr Chairman in a couple weeks with some updated dates. Gonna do a couple of tweaks and some couple again kind of firm up some guarantees again in that particular agreement to make sure that they move forward. So that's an important one there. Let's see again, we just have a note that currently the apartments behind the public market space, kind of stalled right now for financing reasons.

- Okay.

- It's not completely off of the books, but certainly I think it's going to be probably not moving as quickly as they wanted until some of the financing moves forward. Same thing with 222 Cherry Street. We're waiting for some updated dates from the developer on that one, waiting to kind of coordinate a meeting with that one. We mentioned, I said Tune In properties was on schedule. If you haven't had a chance to go out there and drive by that site, I do recommend you get out there if you ever get out to Festival Foods and things on that site.

- Yep, yep.

- The amount of earth they are moving is substantial, let's put it that way. It does, when I said it looks like the surface of the moon, I wasn't kidding. They are moving a lot of earth work to make that project happen. So it's pretty impressive to watch them work through. Sort of mention the books there, I don't think there's anything more significant, major on these. No significant changes. I think-

- So-

- Oh, go ahead.

- So one asterisk is moving forward?

- No, just with phase one in terms of completing the phase one of the development agreement. So that's the CSM, the easements, transfer of property is phase one. So phase one is we're wrapping phase one up.

- Oh, development.

- That building will probably just, that site will most likely just go up for sale, the current-

- That's what I thought.

- The trust does not have any intentions of developing on its own.

- I thought the property was good.

- Yep, so.

- There was also rezone there.

- We did, we needed to make it more appropriate for development so it actually needed to help encourage that. And so that was kind of one, a check box that their attorney had, the trust attorney had requested, so we took care of that, one and a half, two months ago I think now, so. So the easements have simply taken a little bit longer than we have liked. We've kind of found some older ones that were recorded that we weren't sure what they were and we had to send 'em back to public works to get them taken care of. We found one was actually where the primary, the two main water mains, like the 24 inch mains go underneath the river going through that site, so-

- I was just catching up with .

- Wanted to make sure we had that kind of, you know, we've got that all fine and cleaned up at the end of the day.

- Just swept the floor.

- Exactly.

- One of 'em I notice is the light park, is the light.

- Yes, that is the oral master plan for that one. It's just really a matter, I think the master plan is completed and I think they may even, I don't, mayor did they actually get bids? They may have gotten some construction bids, even preliminarily. But the problem is just figuring out what the financing strategy's going to be to pay for the improvements. There's, you know, I think we're city's kind looking at it from more of a phased approach and I think on Broadway we'd like to see it done all in one shot. But it is simply a matter of getting the dollars to line up and make sense financially at this point, so. So really kind of coordinating what we think the funding strategy for that development will be.

- Well, good luck to you.

- A lot of movement. But, and just, I guess just one last note. The developer we did meet with the other day, we gonna go note since I don't think we're, tell him who they are, mayor, I don't think there's any issues with that or-

- I don't know that we'd want to.

- Well at this point. We were very impressed with the developer in the Milwaukee market. Has done some very substantial projects down there. Spent a good part of the entire day touring the mayor and staff on multiple parts of their projects and they seem very, very interested here in Green Bay. So we're excited to hopefully be bringing something forward. They're kind of evaluating the market, their rents they would probably be charging would probably be significant in the market range. So

we're hoping to see they're kind of, I think they're figuring out exactly what the market can accommodate at this point. So we're looking forward to hearing back from them hopefully soon, so.

- Mayor, on the 200 North Monroe, which I was talking about earlier. The last statement that probably needs to be scratched, probably, from 2022.

- Yeah, that's true, yeah. Since mayor passed that one, absolutely.

- Yeah, thank you.

- I'm trying to remember, does the color pony matter? Cause there's like four different colors for pending.

- Yeah, well, no pending is, really it is, yeah, it's just from rushing getting the report done.

- Okay.

- So it just-

- Probably be yellow.

- If it's green or yellow, you're in good shape, so. We don't like to see red.

- What about black?

- Black is okay.

- Okay.

- we really appreciate it.

- Yep, yep.

- That's exactly what we want.

- Yep, excellent.

- Thank you. Anything else on agenda other than our next meeting is June 13th, I guess. We might have a special meeting before that.

- Okay, so special.

- Right.

- Motion to adjourn.

- Motion adjourned.

- Second.

- Motion is second to adjourn. All those in favor signal by saying aye.

- Aye.

- Aye.

- Excellent, we are adjourned. Thank you. Thanks for .

- That's fine.