



AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

THURSDAY, JULY 20, 2023, 1:30 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

I. Join Zoom Meeting Online:

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

Or call in by phone: +1 312 626 6799

Meeting ID: 831 8804 4732

Passcode: 084117

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting. More detailed [Zoom Instructions](#) can be found online.

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.

C. Approval of the Agenda.

- I. Approval of the agenda for the July 20, 2023, special meeting of the Redevelopment Authority.

D. Regular Business.

- I. Consideration with possible action to approve the transfer of Parcel 15-168 from the Redevelopment Authority to the City of Green Bay.
2. Consideration with possible action to approve a development agreement with NeighborWorks Green Bay for 1162 Day Street.
3. Consideration with possible action to approve a development agreement with

NeighborWorks Green Bay for the site located at 1164 Day Street.

4. Consideration with possible action on the request by Bay City Lofts, LLC to transfer the recipient of the HOME grant to their development partner, Lutheran Social Services of Wisconsin and Upper Michigan, Inc.

E. Informational.

1. Next Regular Meeting: August 8, 2023 at 1:30 PM

F. Adjournment.

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



Report to the
**Redevelopment Authority
of the City of Green Bay**

MEETING DATE

July 20, 2023

PREPARED BY

Ronda Bitney

AGENDA ITEM # D.I

Consideration with possible action to approve the transfer of Parcel 15-168 from the Redevelopment Authority to the City of Green Bay.

BACKGROUND

Originally there was a two-phase development agreement in place between the City, the RDA, and Miller Investments called One Astor. Phase I of the agreement included a land swap between the developer and the RDA to install a portion of the Fox River Trail so it would be closer to the river and would eliminate a hairpin turn. In turn, the developer would use the RDA land closer to the street for redevelopment purposes. The developer was also to receive \$150,000 in payment when the trail was completed.

A CSM is being created to acknowledge the changes to the site. It was determined that transferring the RDA-owned parcel 15-168 to the City now, would make it easier when the transfer is made to the private developer when the CSM is complete. The trail section would then be in the name of the City.

The staff recommendation is to approve the transfer of parcel 15-168 to the City of Green Bay.

RECOMMENDATION

To approve the transfer of Parcel 15-168 S. Adams Street from the RDA to the City of Green Bay.

FISCAL IMPACT

ATTACHMENTS

- I. 15-168 S Adams Street GIS



Part of Brown County WI

Map printed on 7/14/2023

1:1,200

1 inch = 100 feet*

1 inch = 0.0189 miles*

*original page size: 8.5"x11"

Appropriate format depends on zoom level

Parcel ownership key

Parcel Boundary

Condominium

Gap or Overlap

hooks indicate parcel ownership crosses a line

Parcel line

Right of Way line

Meander line

Lines between deeds or lots

Historic Parcel Line

Vacated Right of Way

A complete key (legend) is available at:
tinyurl.com/BrownDogLegend



(920) 448-6480

www.browncountywi.gov



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

July 20, 2023

PREPARED BY

Ronda Bitney

AGENDA ITEM # D.2

Consideration with possible action to approve a development agreement with NeighborWorks Green Bay for 1162 Day Street.

BACKGROUND

This vacant lot was purchased in 2013 using CDBG funds with the expectation of building a single-family, owner-occupied home.

For the past year, NeighborWorks Green Bay has had a planning option on this site for the Bridges Construction Student Build Program during the 2023-2024 school year, contingent on the site being removed from the FEMA flood maps. That has been confirmed; therefore, they would like to move forward to a development agreement for a 3-bedroom, 2-bath single-story, single-family, owner-occupied and market-rate home with a detached 2-car garage. NeighborWorks is offering to purchase this lot at the current fair market value of \$17,600.

Staff has reviewed the request and is recommending the approval for a 1-year development agreement along with the sale of the parcel at the current fair market value of \$17,600.

RECOMMENDATION

To approve a 1-year development agreement and the sale of the parcel located at 1162 Day Street for the current fair market value price of \$17,600 to NeighborWorks Green Bay.

FISCAL IMPACT

ATTACHMENTS

- I. 1162 and 1164 Day Street Development request

July 12, 2023

Ronda Bitney
Redevelopment Authority of the City of Green Bay
100 North Jefferson Street
Green Bay, WI 54301

Re: Development Agreement Request at 1162 Day Street and 1164 Day Street

Dear Ms. Bitney and Members of the Authority,

NeighborWorks Green Bay (NWGB) is requesting a development agreement with the Redevelopment Authority of Green Bay (RDA) for the 1162 and 1164 Day Street Sites (Parcel IDs 7-62 and 7-63, respectively).

We would like to request consideration for each property as outlined below –

- Parcel 7-62 (1162 Day Street) - We intend to construct a market-rate 3-bedroom, 2-bath single-story, single-family, owner-occupied home with a detached 2-car garage. We are willing to purchase the parcel for the fair market value established by the City of Green Bay Redevelopment Authority. This project will be privately funded through our Adopt-a-Home program.
- Parcel 7-63 (1164 Day Street) - We request to have this parcel granted to us for construction of a 3-bedroom, 2-bath single-story, single-family, owner-occupied home with a detached 2-car garage. We will be asking for HOME funding in the amount of \$25,000 and TIDAH funding in the amount of \$15,000 as purchase assistance to homebuyer(s) below the 80% AMI threshold. HOME and TIDAH applications were submitted on 7/11/23, please let me know if there is any additional information required from our team to process those applications.

The structures described above will be constructed in partnership with the Bridges Construction and Renovation Program of the Green Bay Area Public Schools as 2023-24 academic year projects. (See attached preliminary site plan/vicinity map of the area under review).

Finally, it is our desire to break ground on these sites prior to the beginning of the upcoming school year. If there is any opportunity to expedite the Development Agreement process, so we can submit for building permit as soon as possible, that would be greatly appreciated.

Thank you for your consideration.

Sincerely,



David Erickson, RA

Director of Real Estate Development
NeighborWorks Green Bay
Email david@nwgreenbay.org

NeighborWorks Green Bay is a donor-supported 501(c)(3) organization.

July 11, 2023

Ronda Bitney
Redevelopment Authority of the City of Green Bay
100 North Jefferson Street
Green Bay, WI 54301

Re: TIDAH Funding Request and attachments at 1164 Day Street

Dear Ms. Bitney,

Please accept the attached Tax Increment District Affordable Housing (TIDAH) Program Application Form.

As required by the section entitled - Sources of Funds: Grants, Loans or Other Investors, Section C.

Please find a list of similar affordable housing projects completed by NeighborWorks Green Bay.

- Navarino Townhomes
- 1336 Harvey
- 822 Bader Street
- 1168 E Walnut
- 1108-1114 E Walnut
- 513 Hubbard
- 1208 Doty Street

In addition, please find an architectural site plan, photographs and an affordability calculator that indicates the range of incomes and household sizes that could invest in this property based on HUD guidelines for affordability.

Thank you for your consideration.

Sincerely,

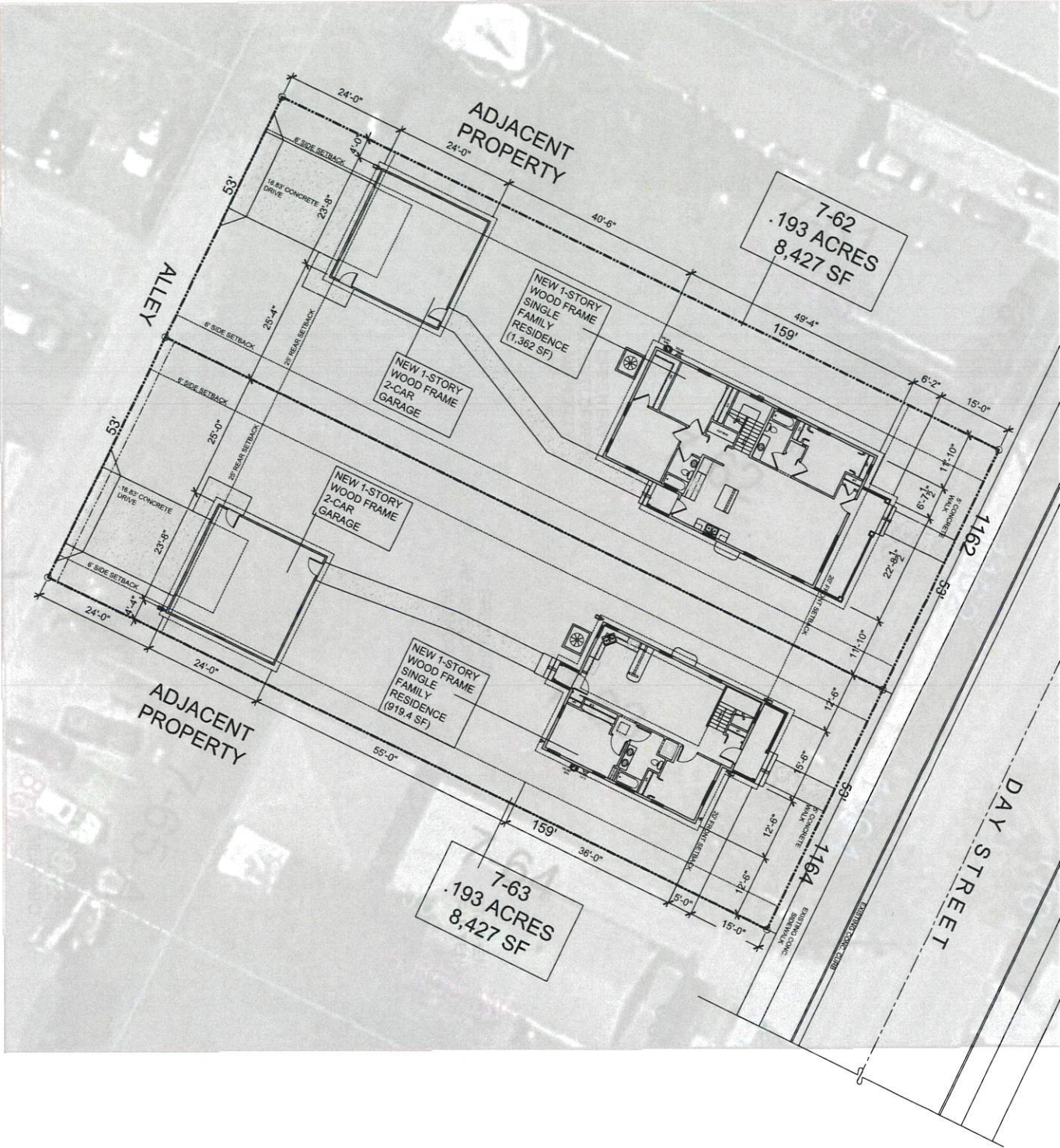


David Erickson, RA

Director of Real Estate Development
NeighborWorks Green Bay
Email david@nwgreenbay.org
NeighborWorks Green Bay is a donor-supported 501(c)(3) organization.

Attachments:
TIDAH Program Application
Architectural Site Plan
Site Photographs
Affordability Calculator

1 SITE PLAN



'DOTY' & 'JACKSON'
SINGLE FAMILY RESIDENCE(S)
1162-1164 Day Street
Green Bay, WI 54301
PARCELS 7-62, 7-63

NeighborWorks®
GREEN BAY

ISSUE DATE: 4-17-23
ISSUED FOR: REVIEW
REVISION LOG
© NEIGHBORWORKS GREEN BAY

1162-1164 DAY STREET
GREEN BAY, WI
PROJECT NAME
SITE PLAN

PROJECT NUMBER: -
DRAWN BY: DE
CHECKED BY: TD
SCALE: AS NOTED

0.2
SHEET NUMBER



'DOTY'

SINGLE FAMILY RESIDENCE

1164 Day Street

Green Bay, WI 54301

PARCELS 7-63

ISSUE DATE: -/-/-

ISSUED FOR: REVIEW

REVISION LOG

© NEIGHBORWORKS GREEN BAY

1164 DAY STREET

GREEN BAY, WI

PROJECT NAME

SITE PLAN

SHEET NAME

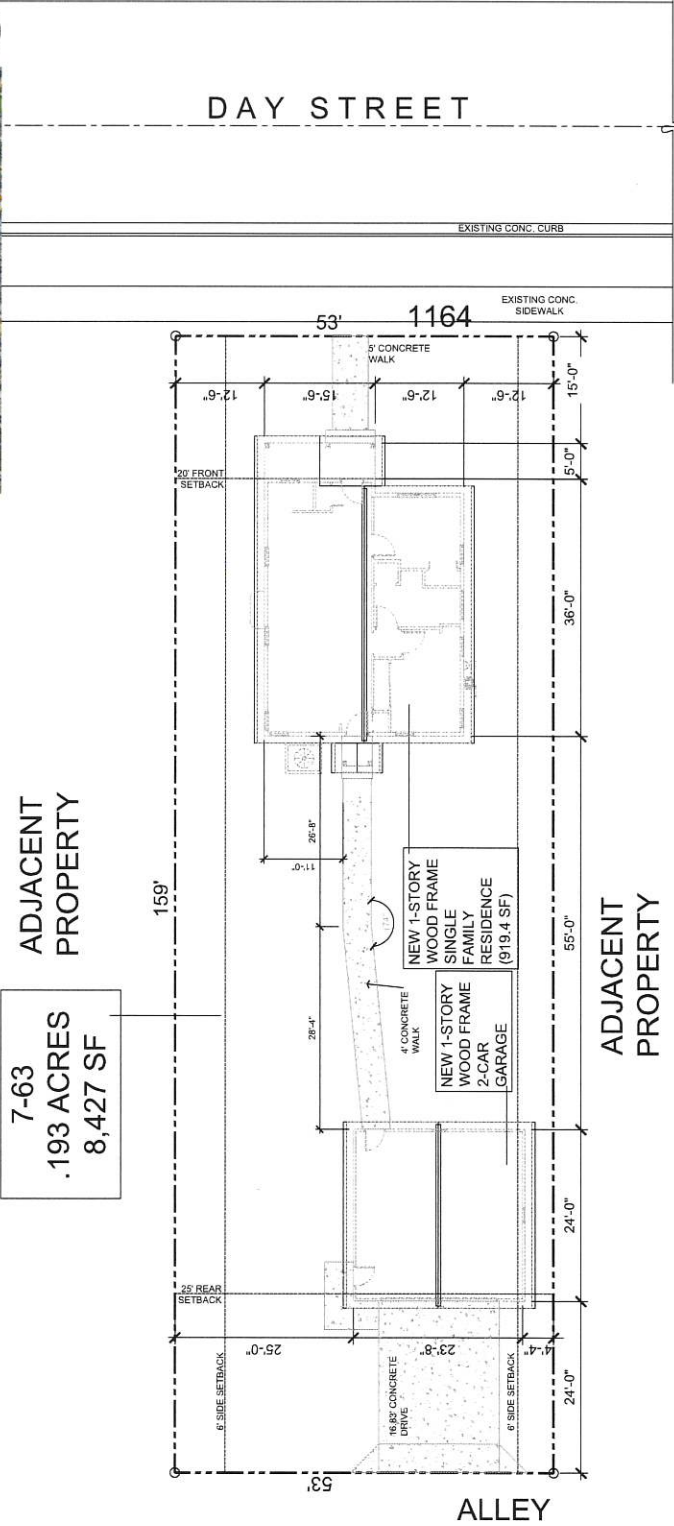
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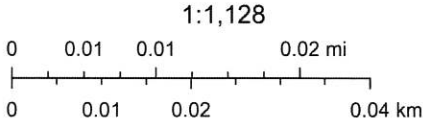
PERCENTAGE OF IMPERVIOUS	
SQUARE FOOTAGE INFORMATION:	
NEW RESIDENCE =	983.2 SQ. FT. (MAIN LEVEL) +
DRIVEWAY =	947.8 SQ. FT. (GARAGE + PORCHES + WALKWAYS) +
TOTAL SPACE =	420.0 SQ. FT.
TOTAL SPACE	2,351.0 SQ. FT.
LOWER LEVEL IS FULLY CONTAINED WITHIN MAIN LEVEL FOOTPRINT	
IMPERVIOUS SQ. FOOTAGE CALC:	
TOTAL BLDG. FOOTPRINT:	2,351.0 SQ. FT.
TOTAL LOT SIZE:	8,427.0 SQ. FT.
IMPERVIOUS RATIO =	
(TOTAL SPACE / LOT SIZE) x 100 =	
% OF IMPERVIOUS SURFACE	
2,351.0 / 8,427.0 x 100 = 27.9%	



City of Green Bay Web Map



5/23/2023, 1:52:27 PM



County of Brown, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Brown County, Brown County WI



Report to the
**Redevelopment Authority
of the City of Green Bay**

MEETING DATE

July 20, 2023

PREPARED BY

Ronda Bitney

AGENDA ITEM # D.3

Consideration with possible action to approve a development agreement with NeighborWorks Green Bay for the site located at 1164 Day Street.

BACKGROUND

This vacant lot was purchased in 2013 using CDBG funds with the expectation of building a single-family, owner-occupied home.

For the past year, NeighborWorks Green Bay has had a planning option on this site for the Bridges Construction Student Build Program during the 2023-2024 school year, contingent on the site being removed from the FEMA flood maps. That has been confirmed; therefore, they would like to move forward to a development agreement for a 3-bedroom, 2-bath, single-story, single-family, owner-occupied, affordable home with a detached 2-car garage.

NeighborWorks is requesting this lot to be donated along with \$15,000 in TIDAH funding to assist with the gap in development cost. NeighborWorks is also requesting an amount not to exceed \$25,000 of HOME funds for a buyer subsidy in the form of a no-interest, deferred payment second mortgage loan to ensure affordability.

Staff has reviewed the request and is recommending approval for a 1-year development agreement that includes donating the lot along with awarding \$15,000 in TIDAH funding assistance and up to \$25,000 of HOME funding for downpayment assistance.

RECOMMENDATION

To approve a 1-year development agreement, donation of the parcel, \$15,000 in TIDAH funding, and up to \$25,000 of HOME funds for downpayment assistance to NeighborWorks Green Bay for the site located at 1164 Day Street.

FISCAL IMPACT

ATTACHMENTS

- I. 1162 and 1164 Day Street Development request

July 12, 2023

Ronda Bitney
Redevelopment Authority of the City of Green Bay
100 North Jefferson Street
Green Bay, WI 54301

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We would like to request consideration for each property as outlined below –

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Thank you for your consideration.

Sincerely,



David Erickson, RA

Director of Real Estate Development
NeighborWorks Green Bay
Email david@nwgreenbay.org

NeighborWorks Green Bay is a donor-supported 501(c)(3) organization.

July 11, 2023

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100 North Jefferson Street
Green Bay, WI 54301

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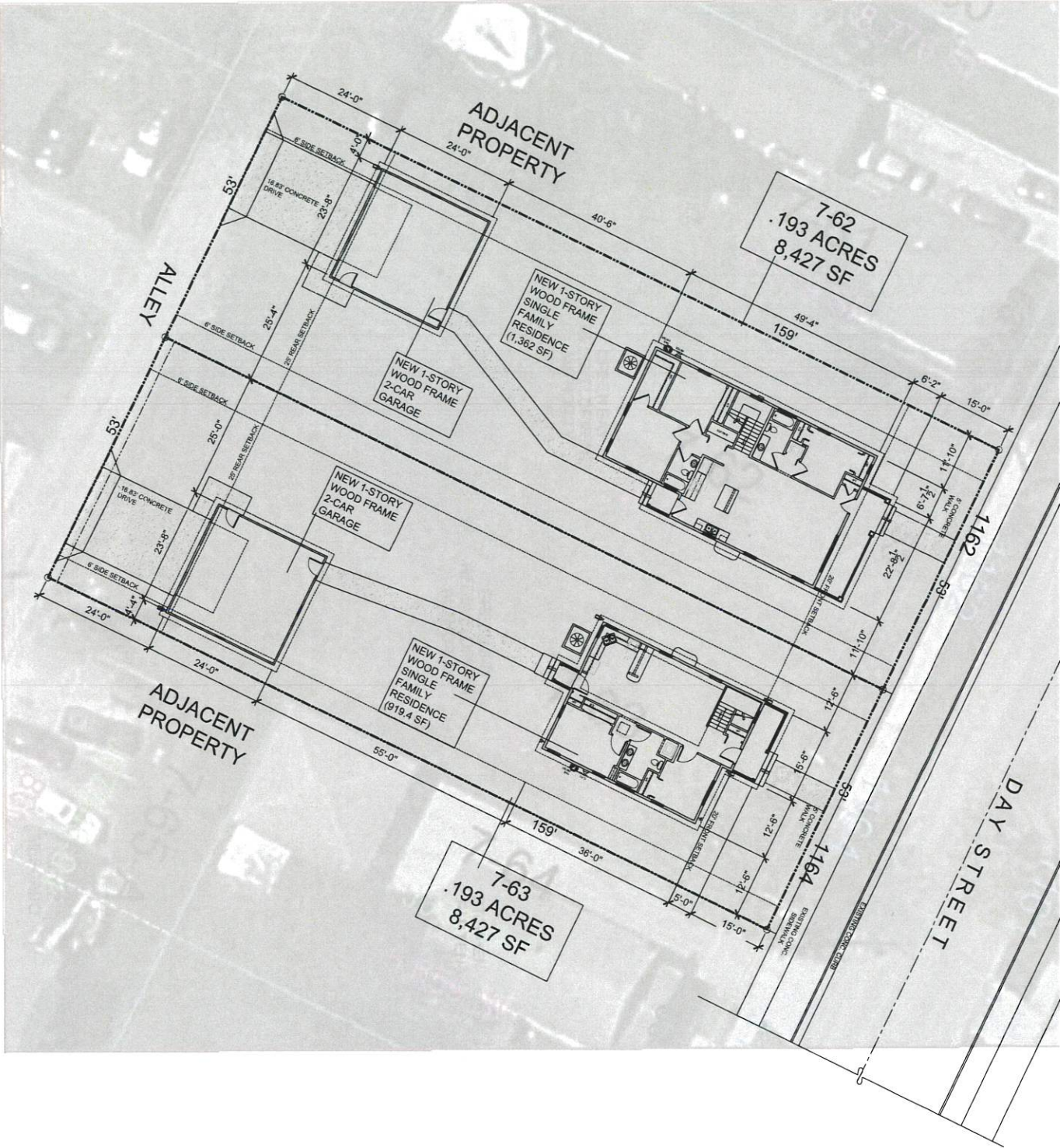


David Erickson, RA

Director of Real Estate Development
NeighborWorks Green Bay
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Attachments:
TIDAH Program Application
Architectural Site Plan
Site Photographs
Affordability Calculator

1 SITE PLAN



NeighborWorks®
GREEN BAY

'DOTY' & 'JACKSON'
SINGLE FAMILY RESIDENCE(S)
1162-1164 Day Street
Green Bay, WI 54301
PARCELS 7-62, 7-63

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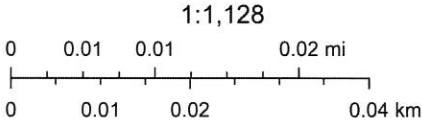
0.2
SHEET NUMBER



City of Green Bay Web Map



5/23/2023, 1:52:27 PM



County of Brown, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Brown County, Brown County WI



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

July 20, 2023

PREPARED BY

Krista Cisneroz, Staff

AGENDA ITEM # D.4

Consideration with possible action on the request by Bay City Lofts, LLC to transfer the recipient of the HOME grant to their development partner, Lutheran Social Services of Wisconsin and Upper Michigan, Inc.

BACKGROUND

The Developer, Bay City Lofts, LLC, is requesting to transfer the recipient of the HOME grant from Bay City Lofts, LLC, to their non-profit partner, Lutheran Social Services of Wisconsin and Upper Michigan, Inc. The need for this request relates to the negative impact receiving a grant will have on the financing of the project from the for-profit company, Bay City Lofts, LLC.

RECOMMENDATION

To approve the request by Bay City Lofts, LLC to transfer the recipient of the HOME grant to their development partner, Lutheran Social Services of Wisconsin and Upper Michigan, Inc.

FISCAL IMPACT**ATTACHMENTS**

None