



AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, AUGUST 8, 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=YUducEM2VUZWOGVYZzMyNTA0cIFJQT09>

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

C. Approval of the Agenda.

- I. Approval of the agenda for the August 8, 2023, meeting of the Redevelopment Authority.

D. Approval of Minutes.

- I. Approval of the minutes from the July 11, 2023 and July 20, 2023, meetings of the Redevelopment Authority.

E. Regular Business.

- I. Consideration with possible action on approval of an amendment to the professional services contract with GRAEF for additional engineering services associated with the development of the JBS site.

2. Consideration with possible action to approve a 90-day extension to the planning option with Cherry Faith Properties, LLC for the site located at 436 S Monroe Avenue.
3. Consideration with possible action to approve a one-year development agreement with LeMense Construction for the site located at 1915 Harold Street.
4. Consideration with possible action on final payment to Elexco, Inc. in the amount of \$10,142.17 for contract CD 22-02 WIFI Fiber Optic Backbone Project.

F. Informational.

1. Financial report and check register.
2. Director's report and project updates.
3. Next Regular Meeting: September 12, 2023 at 1:30 PM

G. 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

August 8, 2023

PREPARED BY

Cheryl Renier-Wigg, Staff

AGENDA ITEM # E.1

Consideration with possible action on approval of an amendment to the professional services contract with GRAEF for additional engineering services associated with the development of the JBS site.

BACKGROUND

The City of Green Bay retained services from GRAEF to complete preliminary conceptual design work for the proposed JBS subdivision. Now that the concept work is completed, there is a desire to amend the contract with GRAEF to include additional scope of work services to complete Phase 2 of design/engineering for the continued development of the JBS site. The Scope of Work includes completing final design work and detailed engineering bid documents for the construction of certain elements of the subdivision concept. Elements of the Phase 2 design work are to include; VT Pride Park conceptual design along with detailed engineering for the proposed boulevard park, urban farm, community building, destination playground, splash pad, trail design, road design, stormwater management and related utility design. The consultant services shall include coordination for additional public input meetings, conceptual design, construction plans, written specifications, cost estimates along with assistance with construction administration.

RECOMMENDATION

To approve an amendment to the professional services contract with GRAEF for additional engineering services associated with the development of the JBS site.

FISCAL IMPACT

ATTACHMENTS

1. 2023-06-15 JBS Site lay-out
2. 112122 GRAEF MUSE PSA Contract for JBS Planning
3. JBS Park RFP



CONTEXT AERIAL WITH NEIGHBORHOOD CONCEPT SKETCH
THE GRAND BOULEVARD

STANDARD AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN CITY OF GREEN BAY AND CONSULTANT (GRAEF + MUSE)

Project: Conceptual Site Planning Services for the Redevelopment of the JBS Site

THIS AGREEMENT is made this 1st day of November, 2022 by and between the City of Green Bay, a municipal corporation of the State of Wisconsin, located in Brown County, Wisconsin, (hereinafter called "City") and GRAEF (hereinafter called "Consultant").

NOW, THEREFORE, in consideration of the following terms and conditions, City and Consultant mutually agree as follows:

1. SCOPE OF WORK

Consultant agrees to perform all services and furnish all materials necessary as fully described and specified in the Scope of Services and attached as Exhibit A.

2. FEES

Total fees payable to Consultant shall not exceed the amount of \$79,380 for all services, materials, equipment, and authorized reimbursable expenses under this Agreement unless an Amendment to Agreement, signed by both parties, approves additional fees in writing. Any such additional fees shall be defined in writing and authorized prior to execution of such work.

3. AMENDMENTS TO AGREEMENT

This Agreement may be amended only by written instrument signed by both parties. If in the reasonable judgment of the City, the scope or nature of the services to be performed by Consultant change or deviate materially from the scope or nature of the services described above, the City may, at its discretion, suspend performance of its services until a written agreement superseding this Agreement and adjusting the scope, schedule, and terms and conditions has been executed. Where additional work is to be completed on a time and expense compensation, charges shall be in accordance with the fee schedule submitted with the Consultant's Proposal.

4. COMPENSATION

City agrees to pay for services provided in accordance with the compensation provisions described in the Consultant's Proposal. Consultant will bill the City, no more than monthly, with net payment due in 30-days from the invoice date. Consultant may, after giving 72-hour notice, suspend service under the Agreement until the City has paid all amounts in full due for services rendered and expenses incurred.

5. INDEMNIFICATION (HOLD HARMLESS) AGREEMENT

Consultant hereby agrees to indemnify, defend and hold harmless the City, its elected and appointed officials, officers, employees, agents, representatives and volunteers, and each of them, from and against any and all suits, actions, legal or administrative proceedings, claims, demands, damages, liabilities, interest, attorneys' fees, costs and expenses of whatsoever kind or nature in any manner directly or indirectly caused, occasioned, or contributed to in whole or in part or claimed to be caused, occasioned, or contributed to in whole or in part, by reason of any act, omission, fault, or negligence, whether active or passive, of Consultant or of anyone acting under its direction or control or on its behalf even if liability is also sought to be imposed on City, its elected and appointed officials, officers, employees, agents, representatives and volunteers. The obligation to indemnify, defend and hold harmless the City, its elected and appointed officials, officers, employees, agents, representatives and volunteers, and each of them, shall be applicable unless liability results from the sole negligence of the City, its elected and appointed officials, officers, employees, agents, representatives and volunteers.

Consultant will indemnify and hold harmless the City for any claims by reason of its negligent acts, errors or omissions for professional services. The obligation to indemnify and hold harmless the City, its elected and appointed officials, officers, employees, agents, representatives and volunteers and each of them, shall be applicable except to the extent the liability results from the negligence of the City, its elected and appointed officials, officers, employees, agents, representatives and volunteers.

Consultant shall reimburse the City, its elected and appointed officials, officers, employees, agent or authorized representatives or volunteers for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided.

In the event that Consultant employs other persons, firms, corporations or entities (sub-contractor) as part of the work covered by this Agreement, it shall be Consultant's responsibility to require and confirm that each sub-contractor enters into an Indemnity Agreement in favor of the City, its elected and appointed officials, officers, employees, agents, representatives and volunteers, which is identical to this Indemnity Agreement.

This indemnity provision shall survive the termination or expiration of this Agreement.

6. INSURANCE

Consultant shall not commence work under this Agreement until it has obtained the insurance required herein. All coverages shall be with insurance carriers licensed and admitted to do business in the State of Wisconsin. All coverages shall be with carriers acceptable to the City. A minimum AM Best Rating of A-VII is required.

It is hereby understood and agreed that the insurance required by the City is primary coverage and that any insurance or self-insurance maintained by the City, its officers, council members, agents, employees or authorized volunteers will not contribute to a loss.

Worker's Compensation and Employers Liability Minimum Requirements as required by Statute: Consultant shall cover or insure under applicable labor laws relating to worker's compensation insurance, all of their employees in accordance with the law in the State of Wisconsin. Consultant shall provide statutory coverage for work related injuries and employer's liability insurance with limits of \$100,000 each accident, \$500,000 disease policy limit and \$100,000 disease each employee.

Liability Insurance: Consultant shall procure and maintain during the life of this Agreement the following Commercial General Liability Insurance and Automobile Liability insurances:

A. PROFESSIONAL LIABILITY (Errors and Omissions)

- (1) Minimum Limits
 - (a) \$2,000,000 each claim/\$3,000,000 annual aggregate
 - (b) Any deductible not to exceed \$25,000 each claim
- (2) Must continue coverage for 3 years after final payment for service/job

B. GENERAL LIABILITY COVERAGE

- (1) Commercial General Liability
 - (a) \$4,000,000 general aggregate
 - (b) \$1,000,000 products - completed operations aggregate
 - (c) \$1,000,000 personal injury and advertising injury
 - (d) \$2,000,000 each occurrence limit
- (2) Claims made form of coverage is not acceptable.
- (3) Insurance must include:

- (a) Premises and Operations Liability
- (b) Blanket Contractual Liability including coverage for the joint negligence of the City of Green Bay, its officers, council members, agents, employees, authorized volunteers and the named insured
- (c) Personal Injury
- (d) Explosion, collapse and underground coverage
- (e) Products/Completed Operations
- (f) Independent Contractors

C. BUSINESS AUTOMOBILE COVERAGE

- (1) Minimum Limits - \$2,000,000 Combined Single Limit for Bodily Injury and Property Damage each accident
- (2) Must cover liability for "Any Auto" - including Owned, Non-Owned and Hired Automobile Liability

Additional Insured: Consultant shall name the City, including all elected and appointed officials, all employees and volunteers, all boards, commissions and/or authorities and their board members, employees and volunteers as Additional Insured on the General Liability Coverage. This coverage shall be primary to the Additional Insured, and not contributing with any other insurance or similar protection available to the Additional Insured, whether other available coverage is primary, contributing or excess.

Waiver of Workers Compensation Subrogation: The workers' compensation policy is to be endorsed with a waiver of subrogation. The insurance company, in its endorsement, agrees to waive all rights of subrogation against the City, its officers, officials, employees and volunteers for losses paid under the terms of the policy that arises from the work performed by the named insured for or on behalf of the City of Green Bay.

Cancellation Notice: All insurances required by this Agreement shall include an endorsement stating the following: "Thirty (30) days Advance Written Notice of Cancellation or Ten (10) days for Non-Renewal shall be sent to: City of Green Bay; Attn: Risk Management; 100 North Jefferson St.; Green Bay, WI 54301."

Proof of Insurance Coverage: Consultant shall provide to the City, at the time this Agreement is returned for execution, Certificates of Insurance and/or policies, acceptable to the City. If so requested, certified copies of any or all policies shall also be furnished. The Additional Insured Policy endorsement must accompany the Certificate of Insurance. A copy of the Certificate of Insurance must be on file with Risk Management. If no Certificates of Insurance and/or policies are provided to the City upon execution of this Agreement, the Agreement shall be null and void.

Continuation of Coverage: If any of the above coverage expires during the term of this Agreement, the Consultant shall deliver renewal certificates and/or policies to the City at least ten (10) days prior to the expiration date.

7. DISPUTE RESOLUTION

All claims, disputes or any other matters in question between the parties arising out of or relating to this Agreement or breach thereof shall be subject to mediation as a condition precedent to the institution of any legal proceedings by either party. If such claim, dispute or any other matter involves a lien arising out of Consultant's services, Consultant may proceed in accordance with applicable law to comply with lien notice and filing deadlines prior to resolution of the matter by mediation.

The City and Consultant shall attempt to resolve claims, disputes and other matters in question between them by mediation in accordance with the current Mediation Rules of the American Arbitration Association unless the parties agree otherwise. A request for mediation shall be filed in writing with the other party to this Agreement and, if applicable, the American Arbitration Association.

The parties shall share equally the mediator's and any filing fees. Mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall have the same force and effect as settlements in any court having jurisdiction thereof.

8. ACCESS/UTILITIES

The City will arrange access to the site, as necessary, for Consultant to complete the work. Consultant will take reasonable precautions to minimize any damage to the site due to its operation. Site restoration is not included unless specifically requested by the City.

Consultant is responsible for locating public utilities and agrees to indemnify and save the City harmless from all claims, suits, losses, cost and expenses including attorney's fees as a result of any personal injury, death or property damage occurring from damage to public utilities. Consultant shall coordinate with a private locating service for locating utilities on private property.

9. SAFETY

Consultant shall comply with all Occupational Safety and Health Administration (OSHA) and State and Local safety and health standards and any other applicable rules and regulations.

Consultant's work or field personnel shall not be responsible for determining or implementing the means, methods, techniques, sequences or procedures of construction. Consultant will not be responsible for evaluating, reporting or effecting job conditions concerning health, safety or welfare, unless specifically requested in writing. Consultant's work or failure to perform same shall not in any way excuse any contractor, subcontractor or supplier from performance of its work in accordance with contract documents.

10. OWNERSHIP OF DOCUMENTS

Any reports, specifications, drawings, or other documents prepared by the Consultant in the performance of its obligations under this Agreement shall become the property of the City. All such materials shall be returned to the City upon completion, termination, or cancellation of this Agreement and payment in full of all monies due the Consultant. The Consultant shall not use, willingly allow, or cause such materials to be used for any purpose other than the performance of all Consultant's obligations under this Agreement without the written consent of the City. The City agrees that the Consultant shall not be responsible for any re-use by the City, or by third parties that obtained the documents from or through the City, for purposes other than the original intent of the documents provided by the Consultant.

11. SAMPLES

Unless otherwise agreed or consumed in testing, test specimens shall be retained for a minimum of thirty (30) days following submission of final report.

12. ASSIGNMENT, TRANSFER OR SUBCONTRACTING

The Consultant shall not subcontract, assign or transfer any interest in this Agreement or any payments due hereunder except upon prior written consent of the City. All terms, conditions, covenants and agreements herein shall extend to and be obligatory upon any successors or assigns of Consultant upon the execution of any written consent by the City. Consent shall not be given to any proposed assignment that would release the Consultant of their responsibilities under this Agreement.

13. TERMINATION FOR CONVENIENCE

The City reserves the right to terminate this Agreement, or any part of this Agreement, upon fourteen (14) days written notice. In case of such termination, the Consultant shall be entitled to receive payment from the City for work completed to date in accordance with the terms and conditions of this Agreement.

14. TERMINATION FOR CAUSE

Either party may terminate this Agreement in the event the other party fails to fulfill any of its obligations under this Agreement in a timely manner or otherwise violate any of the covenants, agreements or stipulations material to this Agreement. Termination of the Agreement is accomplished by the party initiating the termination giving fourteen (14) days written notice to the other party. In case of such termination, the Consultant shall be entitled to receive payment from the City for work completed to date in accordance with the terms and conditions of this Agreement.

15. NO DISCRIMINATION

During the term of this Agreement, the Parties, and the employees, representatives, agents and or volunteers thereof, shall not discriminate against any person based on race, color, creed, religion, sex, national origin, age, ancestry, disability, sexual orientation, gender identity, gender non-conformity, gender expression, transgender status, pregnancy, or marital or parental status.

16. SEVERABILITY

In the event that any section, clause or portion of this Agreement shall be adjudged or decreed to be invalid, the remainder of the Agreement shall remain in full force and not be affected by such judgment.

17. APPLICABLE LAWS

This Agreement shall be governed in all respects by the laws of State of Wisconsin.

18. ENTIRE AGREEMENT

This Agreement, together with the City's Request for Quotation/Email (dated _____), Consultant's Quotation/Email (dated _____), the attachments appended hereto, and all documents, drawings, specifications, and instruments specifically incorporated herein and made a part hereof, shall constitute the entire Agreement of the parties.

19. COMPLIANCE WITH LAWS

Consultant is responsible to see that services and documents furnished by Consultant conform to the applicable laws, rules, regulations, codes, orders, and special requirements, except as may be specifically provided otherwise herein.

20. COUNTERPARTS

This Agreement may be executed in several counterparts, and the signatures on this Contract may be transmitted electronically. Electronic signatures will be deemed to constitute original signatures and counterparts to this Agreement containing the signatures (whether original or electronic) of all the parties will be deemed to constitute a single, enforceable Contract.

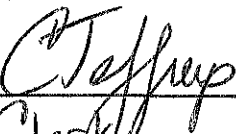
21. TIME

This Agreement shall be effective on November 21, 2022 (which is the Effective Date of the Agreement).

All schedules are to be strictly met.

CITY

Signature: 
Name: Eric Genick
Title: Mayor
Date: 11/21/22

Signature: 
Name: Clerk
Title: Celestine Jeffreys
Date: 11/21/22

CONSULTANT

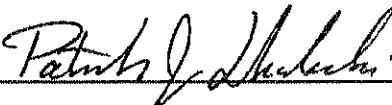
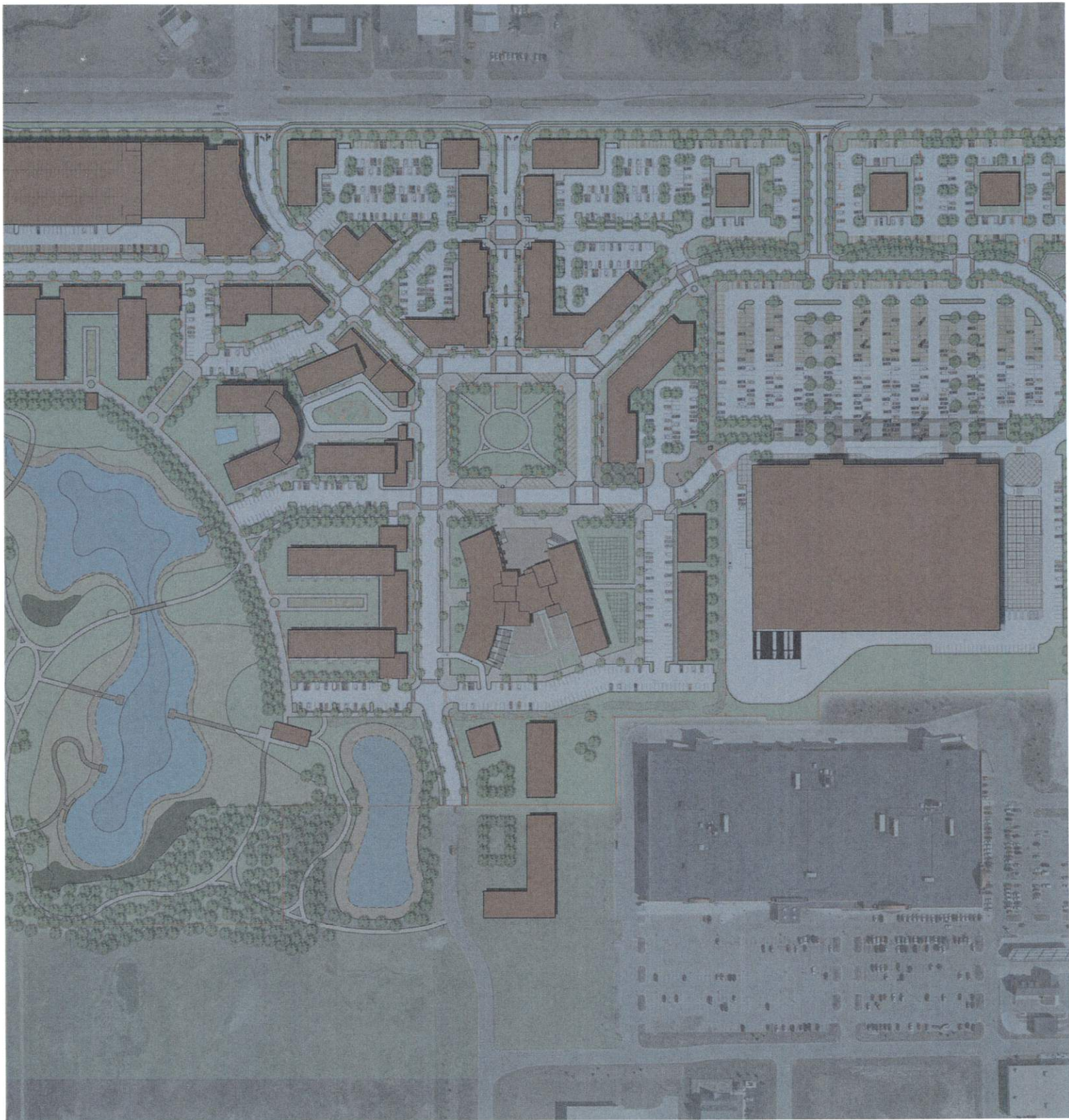
Signature: 
Name: Patrick J. Skalecki, P.E.
Title: Vice President
Date: 10/31/2022

Exhibit A
Scope of Work



Section 4

Scope of Work and Process



UNDERSTANDING

The redevelopment of the JBS site is an opportunity to put Green Bay on the map when it comes to innovative, diverse, affordable, and sustainable housing projects. Our team brings the technical expertise and creative processes needed to develop a bold and impactful solution with and for Imperial Pride residents and stakeholders. The benefits of a successful process and project don't end at the site boundaries. The infrastructure improvements and addition of public amenities like a park and urban farm will serve to better connect Green Bay and Bellevue, a worthy down payment on a prosperous future for the region.

In a time when it seems like no industry is untouched by workforce shortages, investment in safe, modern, and culturally relevant housing for staff is a shrewd move. Increased housing density supports local economic development that will be catalytic for the area.

APPROACH

Working at the Speed of Trust

For our team, engagement is not just a project phase, it's a philosophy. MUSE Community + Design brings a bilingual and bicultural approach to our engagement work, and an investment in the up-front work needed to build trust among stakeholders. Going beyond simply translating materials, our bilingual team will strive to meet residents and stakeholders where they are literally and figuratively. This means doing away with jargon whether in English or Spanish, holding engagement meetings and stakeholder interviews in venues and at times that are culturally appropriate, and responding to the feedback we receive.

Our team leads with humility, positioning the stakeholders and residents as the experts they are. For this project in the Imperial Pride community, we will get to know community leaders at anchor institutions like the Kroc Center, Casa ALBA Melanie, St. Willebrord, and Green Bay Public Schools to understand the best way to connect and engage with residents. To make the most of the project timeline, we will concentrate our outreach efforts and couple public meetings with focus groups, as outlined in the project schedule.

In addition to cultural competency, our team is dedicated to incorporating equitable practices into all we do. For this project, that will include compensating individuals for their time and participation in focus groups in the form of gift cards. Providing stipends to residents and stakeholders is a baseline best practice for equitable engagement, as it acknowledges the systemic challenges that make civic engagement challenging for certain populations and it makes clear that their experiences and time are valuable to the greater process of the work.

Data-driven Decision Making

Designing a plan for an innovative "housing laboratory" requires a nuanced approach to incorporating quantitative data about existing conditions and trends with qualitative data gathered from local stakeholders, residents, and leaders in the housing market. Particularly interesting about this neighborhood is the trend of residents moving to other parts of the city



only to return in search of cultural connections and community. This presents an exciting opportunity to reimagine what desirable mixed-income housing can look like in Imperial Pride. Our team will ask questions like: what does an intentionally multi-generational residential unit need to best accommodate its residents? What shared amenities can contribute to culturally relevant communal spaces? How can this “laboratory” inspire future developers re: financing, sustainability, housing typologies?

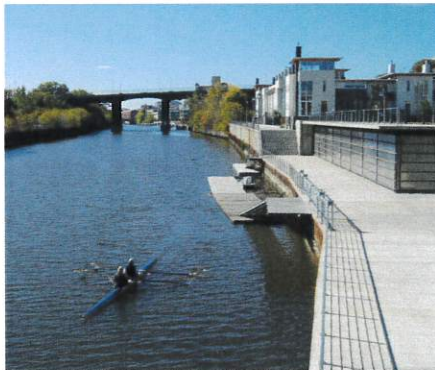
Building off the October 2020 Housing Market Study, the consultant team will perform a distilled housing assessment for the site and associated market area. We will combine these findings with community desires and needs that are uncovered through public and stakeholder engagement.



The consultant team will work with community members and City stakeholders to develop alternatives for housing typologies and site design that meet community needs and desires and work toward the goal of safe housing available to individuals with a range of income levels.

Creating a New Model

The City of Green Bay has the opportunity to provide a new model for 21st century living uniquely catered to the needs and desires of the Imperial Pride Neighborhood. The principals of this design, organized around robust and authentic community engagement, will provide flexible housing that serve a range of community needs and integrate diverse landscapes types into the urban environment.



Provide flexible development lots for the “housing lab” keyed to an organizational framework.

Provide culturally inclusive and flexible house types that serve diverse community needs and are adaptable as family and population needs change over time. Retain a diverse range of options for individual lots to fit resident needs, balanced by an overarching framework for the site that ensures an appropriate mix of housing types and community cohesion is maintained, as well as access and proximity to open space. Increase density without sacrificing outdoor access through high quality public and private open space. The inherent variety of housing typologies will seek to accommodate range of affordability options and design preferences, providing a gateway to ownership for historically disenfranchised populations. Both ‘urban’ and suburban’ housing typologies will be included within a pedestrian friendly and walkable community design. The design will be directly informed and generated from community engagement and close assessment of existing housing needs in Green Bay, including the needs of area employees. Additional flexibility will be built into each typology to allow for evolving community and individual family needs over time and through different stages of life.



Create multifunctional landscapes that integrate pleasure, food production and ecosystem services into the public realm.

Provide programming options and appropriate sizing for the destination community park and urban farm that are economically and socially integrated with the community and partner organizations.



Consider options to extend productive landscapes into the public realm in park space, rights-of-way and small-scale community open space. Such strategies might look beyond traditional farming to include potager gardens, food forests (a type of low maintenance, sustainable agroforestry) orchards, and even demonstration landscapes for non-edible crops, such as hardwood forestry and biofuel crops. GRAEF has experience integrating edible landscapes and ecological landscapes with green infrastructure and stormwater management practices. Many landscapes can perform multiple uses in the community by combining recreation, aesthetics, food production and stormwater management. Long term management plans for parks can include agroforestry tree stands or biofuel production as wetland buffers. (For example, fast growing switchgrass is suitable for biofuel production, yet sturdy enough to disperse runoff flow and protect sensitive areas such as wetlands.)



Establish multi-modal connectivity to assets and resources in the community and neighborhood.

The Imperial Pride Neighborhood is already well situated with proximity to amenities and shopping such as the Kroc center, Walmart and East Town Mall, as well as an employment center via the JBS and surrounding facilities. Transportation design will connect residents with these and other important resources, providing the missing link between surrounding neighborhoods, and seamlessly integrating development into the cultural and economic life of the city. Streets are the primary form of public space experienced on a daily basis and the experience of moving through the city is not merely a practical need, but integral to quality of life and community. As such, we pay close attention to the physical experience of circulation design and how it fits with overall open space, infrastructural and cultural considerations.



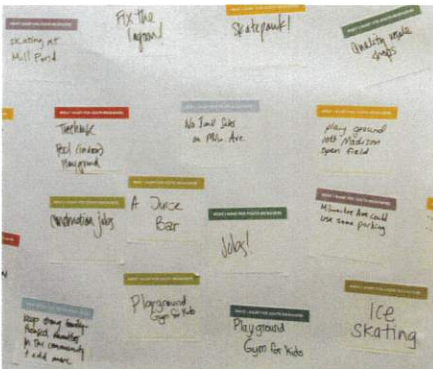
Incorporate implementation needs for start-up infrastructure along with long-term capital investments for circulation, environmental improvements and public places.

Most urban design firms are not fully integrated with experts in landscape architecture, civil, transportation, and environmental engineering. When urban design is separated from engineering, the realistic needs of implementation can become afterthoughts. In our work, we connect these issues from the beginning. Whether it is a residential building, tree species, permeable pavers, or edible forest, our experts know what makes a project buildable and implementation issues that may arise. We undertake multiple design iterations - each iteration improves both the vision and use of resources. This method combines pragmatism with talent, and accounts for our high rate of successful projects. This Team understands which details and dimensions must be addressed at the outset, and which become critical during final construction.



Protect and improve the natural environment, increase social appreciation of these assets, and reduce long term energy use.

Our Team has a central focus on sustainability and approaches every project from a triple bottom line perspective by elevating sustainability for people, the planet and community prosperity. Our resilience team works hand in hand with planning, providing expertise



explicitly addressing resilient neighborhood development. Our Team has developed Climate Action Plans for other municipalities and understands the components of carbon neutral urban development. These components will be given high priority in the development of proposed density, type of housing, type of open space and proposed building materials for the JBS Site Redevelopment. This Team will also consider achieving key land use outcomes that have become critical for environmental resiliency. We will protect and maintain natural hydrology and integrate agriculture and stormwater management into everyday uses through high performance infrastructure and recreational landscapes. Integrated best management practices (BMPs) for green infrastructure will help mitigate stormwater, control against flooding, and provide habitat. We design to maximize natural conditions and resources providing the economic and social amenities of urban life alongside access to high quality open space.

WORK PLAN

1. Discovery

- a. City Stakeholder kick-off and SWAT analysis
 - Finalize schedule and project goals
 - City to provide 2020 market analysis and other materials to consultant team
 - Results of October 2020 community engagement
- b. Data collection and review
 - Utility Review
 - Zoning Review
 - Market Data Review
- c. Community Engagement

Stakeholder database

The consultant team will create a database of JBS site and Imperial Pride neighborhood stakeholders, in collaboration with City staff.

Key person interviews

The consultant team will conduct up to six key person interviews as part of the distilled market assessment. These will include residential brokers, community leaders, Green Bay Housing Authority staff, and major employers.

Community meeting

The consultant team will host a meeting for stakeholders and residents at a location where community members are comfortable gathering (ex: Kroc Center or local house of worship). The purpose of this meeting will be to introduce the project and project team to the community and to begin to develop a shared community vision for the site.

The meeting will include a brief presentation and Q&A, along with open house elements including interactive boards and tables that will allow residents and stakeholders to indicate their preferences and needs.



Focus groups

The consultant team will conduct up to three focus group meetings with 8-10 stakeholders each to deepen our understanding of the issues and opportunities surrounding this project. At least one focus group session will be facilitated in Spanish and the consultant team will make needed accommodations for other locally represented cultures, including Hmong and other South Asian populations. Focus groups may be categorized according to the following: local employers, current and former Imperial Pride residents, and local social service providers.

Participants in the resident focus group will receive a stipend in the form of a cash gift card for their time, not to exceed a total cost of \$500 in total stipend expense.

Meetings

- City Stakeholder Group kick-off meeting
- Up to two City staff check in meetings

Deliverables

- Stakeholder database
- Engagement summary, providing overview of insights from community meeting and focus groups
- Distilled housing assessment

2: Visioning

- Identify key organizing principles
- Conceptual designs and land use recommendations

Meetings

- Up to one City staff check in meeting

Deliverables

- Three conceptual land use diagrams with circulation.

3: Three Alternatives

- Development of public spaces, street and block layout, and housing typologies
- Plan alternative development

Meetings

- City Stakeholder Group review of alternatives
- Public engagement review of alternatives

Deliverables

- Three conceptual plan alternatives with buildings, land use, open space, farm, circulation and stormwater management
- Development table outlining data for the three alternatives



4: Final Plan

a. Final plan development

The final plan will include a conceptual plan layout with streets, parking, development parcels, access and circulation, trail connectivity, stormwater and building footprints.

b. Pattern book development

The pattern book includes precedent and inspirational imagery describing housing and open space typologies that work within the final framework plan. The housing typologies are not just flexible for developers today, but are also modular in concept allowing home owners to scale up or down according to changing family needs while staying true to the vision of the community. Housing and open space typologies will work together to meet framework criteria for sustainability and quality of life while preserving access to community resources. Landscape typologies provide the option to extend open space design themes from the farm and destination park throughout the community including edible, multi-generational, economic, cultural and ecological components.

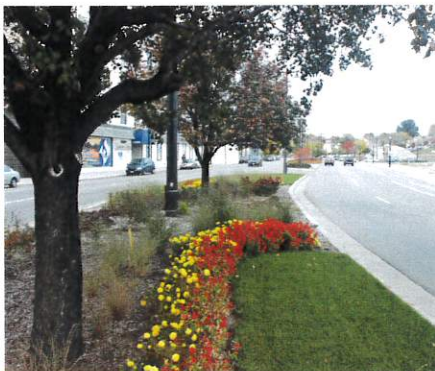


Meetings

- City Stakeholder Group review of final plan

Deliverables

- "Pattern book" of housing and open space typologies
- Poster plan of the selected plan



**CITY OF GREEN BAY
REQUEST FOR QUOTES**

FOR

**ARCHITECTURAL & ENGINEERING SERVICES
PHASE 2 ENGINEERING
JBS SUBDIVISION/URBAN FARM/PARK & VT PRIDE PARK**



The following dates are being provided for your information and planning purposes.

RFQ issued:	Thursday, July 27, 2023
Question Deadline:	Tuesday, August 1, 2023, 12:00 P.M. (Noon) Last date for submission of written questions.
Addenda issued (if required)	Wednesday, August 2, 2023
Deadline for receipt quotation:	Friday, August 4, 2023, 10:00 A.M.
Anticipate Award	Wednesday, August 23, 2023

Although every effort will be made to follow this schedule, the City reserves the right to modify the dates as necessary and to accommodate special circumstances.

REQUEST FOR SERVICES JBS PARK MASTER PLANNING

GENERAL INFORMATION

The City of Green Bay is requesting a quote for Phase 2 Engineering services for the JBS Subdivision/Park Development project. GRAEF has already completed the public input and finalized preliminary masterplan subdivision concept, which the City has approved. See the attached concept map for reference. Please note that there is a strong design to make the park features unique and multi-generational.

The City is interested in hiring GRAEF to take the JBS/VT Pride Park subdivision/neighborhood concept and create detailed engineering bid documents for the construction of certain elements of the subdivision concept. Elements of the detailed design work is to include, but is not limited to; VT Pride Park conceptual design, the boulevard park, the urban farm, a community building, destination playground, splash pad, trail design, road design, stormwater management and related utility design. The consultant shall provide conceptual design, construction plans, written specifications, cost estimates along with assistance with bidding the construction contract.

CONSULTANT RESPONSIBILITIES FOR PARK DESIGN:

Task 1: Concept/Schematic Design and Design Development

VT Pride Park Masterplan

(Please Note that no additional detailed engineering is required for VT Pride Park, other than the development of a Masterplan.

- Based on input from the City and the public, develop a masterplan for VT Pride Park. This masterplan will focus heavily on converting this park to an active sports park. This park masterplan will make specific recommendations on the type of desired activities in the park and how this park will connect to the development to the south.
- GRAEF will develop two alternative conceptual park master plans. Amenities to provide in each concept will be determined at Meeting 1. Design elements may include, but are not limited to athletic fields layout, pedestrian circulation, parking, walks, utilities, lighting, seating, park shelter, stormwater management and landscaping. Detailed product information for amenities, along with proposed materials and general cost estimates will be provided by GRAEF.
- GRAEF shall present the two alternative concepts to staff and the public to gather feedback. (Meetings 2 & 3). Some modifications to the plans may be required after Meeting 2 in preparation for Meeting 3.
- After City staff reviews the concept and provides feedback, GRAEF will prepare one final concept with refined cost estimate. More than one revision may be required depending on comments from City staff and others. (Meeting 4)

Boulevard Park

- Based on input from City staff, GRAEF will develop two alternative conceptual boulevard park master plans. Amenities to provide in each concept will be determined at Meeting 1. Design

elements may include, but are not limited to pedestrian circulation, parking, walks, lighting, seating, water feature, utilities, plaza areas, stormwater management and landscaping. Detailed product information for amenities, along with proposed materials and general cost estimates will be provided by GRAEF.

- GRAEF shall present the two alternative concepts to staff and the public to gather input. (Meetings 2 & 3). Some modifications to the plans may be required after Meeting 2 in preparation for Meeting 3.
- After City staff reviews the concept and provides feedback, GRAEF will prepare one final concept with refined cost estimate. More than one revision may be required depending on comments from City staff and others. (Meeting 4)

Urban Farm/Community Building

- Based on input from City staff, GRAEF will develop two alternative conceptual Urban Farm masterplan concepts. Design elements may include, but are not limited to garden layout, pedestrian circulation, parking, walks, utilities, lighting, seating, plaza areas, stormwater management and landscaping. Detailed product information for amenities, along with proposed materials and general cost estimates will be provided by GRAEF.
- GRAEF will design two conceptual Community Buildings layouts. Conceptual designs should include but is not limited to design style and aesthetics as well as the following:
 - Proposed location and orientation of the shelter and site circulation and
 - Programming elements are to include but are not limited to, restrooms, public gathering space, programming space along with storage needs.
 - Shelter floor plan and construction materials including interior and exterior finishes of the building.
 - Concept plans should include rendered drawings and elevations as needed to communicate design intent.
- GRAEF shall present the two alternative concepts to staff and the public to gather input. (Meetings 2 & 3). Some modifications to the plans may be required after Meeting 2 in preparation for Meeting 3.
- After City staff reviews the concept and provides feedback, GRAEF will prepare one final concept with refined cost estimate. More than one revision may be required depending on comments from City staff and others. (Meeting 4)

Destination Playground

- Based on input from City staff, develop two alternative conceptual park master plans. Amenities to provide in each concept will be determined at Meeting 1. Design elements may include but are not limited to a unique, grand playground feature(s), ADA rubberized surfacing and/or artificial turf, walks, lighting, utilities, seating, entry areas, water feature and/or splash pad and landscaping. Detailed information on proposed materials and general cost estimates will be provided by GRAEF.
- GRAEF shall present the two alternative concepts to staff and the public to gather input. (Meetings 2 & 3). Some modifications to the plans may be required after Meeting 2 in preparation for Meeting 3.
- After City staff reviews the concept and provides feedback, GRAEF will prepare one final concept with refined cost estimate. More than one revision may be required depending on comments from City staff and others.

Task 2 – Refined Design Development

- Upon approval from the City of the final schematic design, the consultant shall perform any needed design development tasks before proceeding to the construction documents phase.
- Consultant shall address final details of the boulevard park, urban farm, community building, destination playground, fountain/splash pad, road layout, storm water management and trail design.
- Complete survey of all relevant site and utility information in necessary to complete the final engineering bid documents. The survey will be set to the Brown County Coordinate System and City datum.
- Consultant shall complete any necessary soil borings relevant to the site and scope of work in order to design the master plan, community building, storm water management, and other related work.
- Consultant to complete all necessary wetland delineations.
- Consultant shall provide information on code compliance issues to City as needed and provide information on product maintenance requirements, vandal resistance and security considerations as relevant to the project.
- Consultant shall submit product data, and samples of building materials and finishes during design development for approval by City.

Task 3: Construction Documents Phase

- Upon completion of schematic design and design development, provide detailed construction drawings and specifications for all items listed in Phase 1, with the exception of VT Pride Park.
- Consultant shall provide any revisions as needed to bring the master plan, boulevard park, urban farm, community building, destination playground, fountain/splash pad, road layout, storm water management, and trail design in line with the proposed budget.
- Prepare special provisions for Construction Contract in Microsoft Word for insertion in City Standard contract documents. City Standard Contract language and formatting will be provided for Consultant to utilize as a template.
- Prepare a list of bid items and quantities for Construction Contract for insertion into construction contract documents.
- Prepare a cost estimate broken down by individual bid unit prices for Construction Contract.
- Prepare a construction schedule for Construction Contract.
- Apply for and obtain all necessary State and Local construction permits for approval for Construction Contract.
- Submit final plans and specifications to the City for review and approval.
- All designs shall be fully ADA compatible.
- Please note that two sets of construction documents will need to be created. Phase 1 bid documents will be to construct what the budget will allow and Phase 2 bid documents will be for the remaining work.

Task 4: Construction Bidding and Administration Phase

- Consultant to provide assistance to City and PRF staff with regard to bidder questions and issuing of any addendum during the construction contract bidding phase for Construction Contracts 1 and 2.

- Consultant shall provide construction administration services for the City during the construction phases to include the review of requests for information, review of shop drawings, change orders, final inspection and generation of punch list, and project close out for Construction Contracts 1 and 2.

DELIVERABLES

Conceptual/Schematic Design (and Design Development) Phase

- One copy 24" x 36" color rendering and three 11" x 17" color hard copies along with digital pdf files and preliminary cost estimates for each of the two preliminary conceptual designs for presentation.
- One copy 24" x 36" color renderings and three 11" x 17" color hard copies along with digital pdf files of final schematic design.
- Schedule of estimated construction costs of final schematic design.
- Drawings should include a site plan, building floor plan, playground design, park layout as needed to communicate design intent. The final schematic design shall also include a 3-dimensional rendering (Sketch up or similar) of the urban farm, community building, boulevard park and destination playground for presentation to the Park Committee and interested parties.
- Submit design drawings along with product data and samples of building materials and finishes as needed throughout the design development process for approval by City. Any design development drawings may be submitted as digital files in 11" x 17" format.

Construction Document Phase

- Three 11"x17" printed sets of construction plans for review at 60% and 90% along with an itemized spreadsheet of estimated construction costs. Provide digital pdf files of plans and cost estimates.
- Three 11" x 17" printed sets of final construction plans and itemized spreadsheet of estimated construction costs. Provide digital copies of the final construction drawings in AutoCAD and pdf formats and estimates in pdf format. Written specifications shall be in latest version of Microsoft Word.
- Submit product data and samples as needed for approval by City.
- Provide City with a digital file of as-built construction information in AutoCAD format once construction is completed.

CONSULTANT RESPONSIBILITIES FOR WATER MAIN, SANITARY SEWER, STORM SEWER, SIDEWALKS/TRAILS, ROADS AND STORM WATER MANAGEMENT SYSTEM:

GENERAL INFORMATION

The Consultant shall perform the necessary engineering design services for the design of the water main, sanitary sewer, storm sewer, roads, and storm water management system. The following is a general list of services to be provided by the Consultant and is not intended to be an inclusive list of responsibilities.

Please note that two sets of construction documents will need to be created. Phase 1 bid documents will be to construct what the budget will allow and Phase 2 bid documents will be for the remaining work.

- A. Topographic Data.** The Consultant shall complete the topographic survey according to the following:
1. Perform survey work to Third Orders, Class II degree of accuracy.
 2. Survey work shall use the City of Green Bay vertical datum. City will provide vertical control.
 3. Survey work shall use the Brown County Coordinate System.
 4. Set control points that can be easily re-established. Establish permanent ties to control points.
 5. Verify existing benchmarks, and provide all additional benchmarks established during survey.
 6. Gather survey shots of one additional manhole (storm and sanitary) located outside of the project limits and on each adjacent side street.
 - a. Provide inverts, size, and direction of all pipes at each manhole location (storm and sanitary) and at one additional manhole (storm and sanitary) located outside of the project limits and on each adjacent side street. See attachment C for Sewer Structure Evaluation Form.
 7. Provide electronic hard copy of all survey control points, ties, and benchmark data.
 8. Provide photos of entire project limits and photos of each structure.
 9. Convert the topographic information into AutoCAD 2021 format.
- B. Subsurface Investigation.** The Consultant will be responsible for completing any geotechnical investigation necessary for design of public utilities and streets.
- C. Utility Design.** Consultant will be responsible for designing all water main, sanitary sewer, and storm sewer to City design guidelines. Consultant shall coordinate with representatives of Department of Public Works and Green Bay Water Utility with any questions regarding design standards. Based upon regional topography, it is anticipated that sanitary sewer point of connection may be higher in elevation than the development area. If needed, Consultant shall also prepare design for sanitary sewer lift station to serve development. City will provide information regarding nearest sanitary sewer and water main locations. Consultant will be responsible for providing sanitary sewer capacity analysis, including recommendation of any upgrades needed on existing sanitary line to provide capacity necessary to handle flow from development.
- D. Storm Water Management.** Consultant shall design storm water management system for the anticipated built-out condition. Storm water management system shall be design in accordance with the provisions of Chapter 16, Green Bay Municipal Code.
- E. Agency Coordination.** The Consultant shall coordinate and secure the needed concurrence and permits from regulatory agencies. At a minimum, the City expects the following agency coordination to be needed:
- WDNR
 - Notice of Intent
 - Determination of need/completion of Chapter 30 permit;
 - Clearance from Bureau of Endangered Resources
 - US Army Corps of Engineers
 - Wetland determination

- Wetland delineation,
- Any necessary permits for wetland filling, if applicable;
- Brown County Planning – Water Quality Certification
- NEW Water – Sanitary Sewer Extension Permit
- State Historical Preservation Office, if applicable

F. Utility Coordination. The consultant shall coordinate with local utility companies to obtain existing utility location information. Consultant shall send preliminary and final plans to affected utilities and shall coordinate with utility companies to facilitate utility relocations. The consultant shall provide the City with all existing and proposed utility facility maps and plans obtained.

G. Pavement Design. The consultant shall perform a pavement design based on existing soil conditions and traffic volumes, using Wisconsin Department of Transportation WisPave. The consultant shall provide the City with all critical pavement design documents and/or calculations, as requested. Consultant shall be responsible for obtaining any traffic projection data necessary to perform the pavement design.

H. Right-of-Way. The consultant shall show proposed interests to be acquired on plan/profile sheets. The consultant shall also draft any Right of Entry permits necessary and shall provide to the City.

I. Roadway Design. The Consultant shall prepare plans and contract documents which include the following:

- (1) Cover Sheet
- (2) General Notes
- (3) Typical Sections
- (4) Construction Details
- (5) Intersection Details with pedestrian ramp designs
- (6) Erosion Control Plan
- (7) Control Point Ties
- (8) Alignment Diagram
- (9) Plan and Profile Sheets
- (10) Cross Sections
- (11) Quantity Sheets
- (12) Mass Haul/Earthwork
- (13) Special Provisions
- (14) Project estimate subcategorized into water main, sanitary sewer, storm sewer and roadway bid items.
- (15) Bidders Proposal (including watermain, sanitary sewer, storm sewer, and pavement bid items)
- (16) Excel spreadsheet with quantities

Plans and contract documents to be consistent with City standards. City will provide example contract special provisions, plan sets, and spreadsheet template.

The consultant shall provide the City with all critical roadway design information, documents, and /or calculations, as requested.

J. AutoCAD File:

1. The consultant must be able to prepare design plans in an AutoCAD format according to the City Standards.
2. The consultant shall provide the city with design AutoCAD files, when requested, to assist with the design of the sanitary sewer and watermain, which will be incorporated into the final plans.
3. The consultant shall provide the City of Green Bay with the final AutoCAD file.
4. The consultant shall authorize the City of Green Bay to distribute the final AutoCAD File to third parties for the completion of construction staking on the project.

K. Design Coordination. The consultant shall coordinate with the City to attend five (5) project meetings.

- Project Scoping Meeting (Meeting 1)
- 60% Design Review Meeting (Meeting 5)
- 90% Design Review Meeting (Meeting 6)
- Public Information Meeting (Meeting 7)
- Pre-Construction Meeting (Meeting 8)

L. Construction. The consultant shall be responsible to answer any construction questions related to the pavement and storm sewer design during project bidding and construction. The consultant shall also assist in preparation of any needed addenda documents or plan revisions required during bidding and for preparing any change of plans required as a result of project revisions and/or changes during construction.

M. Schedule. Final design, including necessary contract documents, shall be completed and necessary permits be submitted no later than January 30, 2024, for City to advertise for bid.

N. Work By the City. The City will be responsible for bidding the project. The City will also be responsible for permanent signing and pavement markings.

TO BE PROVIDED BY PRF/CITY

- Consultant guidance along with overall project management and coordination.
- Non-technical components (front end) of bid specifications to be provided by City Department of Public Works.
- Provide copies of final plans and specifications to potential bidders.
- Letting and administration of the construction contract will be by Department of Public Works.

TENTATIVE SCHEDULE AND MEETINGS

- **July 28, 2023** Send out RFQ's.
- **August 4, 2023** Receive RFP's.
- **August 23, 2023** City to hire consultant.
- **August 29, 2023** Consultant to meet with City staff to review project site, scope of project, refine objectives, review code related issues. **(Meeting 1)**
- **September 26, 2023** Deliver and present two alternate design concepts to City for review and feedback. **(Meeting 2)**

- **October 3, 2023** Public Meeting to present concepts (**Meeting 3**)
 - **October 17, 2023** Consultant to deliver and present one final schematic design along with preliminary cost estimate based on comments and feedback from City review. (**Meeting 4**)
 - **November 21, 2023** Consultant to submit 60% complete construction plans, specifications and cost estimates for City review.
 - **December 5, 2023** Review City's proposed changes (**Meeting 5**)
 - **January 2, 2024** Consultant to submit 90% complete plans, specifications and cost estimates for City review.
 - **January 16, 2024** Review City's proposed changes (**Meeting 6**)
 - **January 30, 2024** Consultant to submit 100% complete plans, specifications and cost estimates to the City.
- (**Meeting 7**) (Date to be determined) – Public Information Meeting for Public Works
- (**Meeting 8**) (Date to be determined) – Preconstruction Meeting

This schedule represents an approximation of a possible time line. The final schedule will be refined as needed upon agreement of both the City and Consultant once a consultant has been selected.

REQUIREMENTS OF SUBMITTED PROPOSALS

Questions and Addenda

The issuance of a written addendum is the only official method whereby interpretation, clarification, or additional information can be given. The City will not be responsible for oral interpretations given by City employees, representatives, or others. All proposals should use this written document, attachments, and addendums as the sole basis for their proposal. Respondents who do not acknowledge the addendums in their proposal may have their proposal rejected.

All questions and requests for information to this RFP **must be in writing** and received by the PRF no later than **12:00 P.M. (Noon) CST, Tuesday, August 1, 2023**. E-mail questions to kaurie.mihm@greenbaywi.gov. Clearly mark the subject line in the e-mail: "Question for JBS Phase 2 Design".

Answers to all written questions will be issued in the form of an addendum and will be submitted to all consultants by e-mail no later than **Wednesday, August 2, 2023**.

Proposals

Please provide the following items with your submittal:

- Provide a lump sum not to exceed cost for Tasks 1-4. Please provide a separate lump sum quote for each of the tasks.
- The proposals can be brief.
- Background and experience of individuals that would be assigned to the project and what their roles will be for this project.
- List any subconsultants you plan to use.

- Schedule of hourly fees and misc. charges that would apply if the City chooses to contract for additional services.
- Consultant shall address the proposed schedule specifically in their proposal and whether their firm can meet the time demands as proposed.
- The Consultant shall review the attached *Standard Agreement for Professional Services Between City of Green Bay and Consultant* (City's Standard Agreement) and note any exceptions for consideration. The City will work with GRAEF to work out any exception to the City's Standard Agreement prior to official award to try to maintain project schedule.

Proposal Submission

Submit two (4) copies of the proposal to the City of Green Bay Department of Parks, Recreation and Forestry to:

Kaurie Mihm, PLA
Park Planner
Green Bay Parks Department
100 North Jefferson Street, Room 510
Green Bay, WI 54301

Proposals must be received by **10:00 AM Friday, August 4, 2023**. Proposal shall include all requested materials required for acceptance of the proposal.

Signed proposals shall acknowledge that the Consultant is in agreement with the dispute resolution language, the indemnification language and the requirements for insurance in Sections 5, 6, and 7 of the City's Standard Agreement, and, if firm is the successful proposer, that the contract shall contain language that meets or exceeds these requirements.

EVALUATION PROCESS

The quotes will not be publicly opened. The City of Green Bay will assign staff to review the quote proposal. A follow up question/answer meeting may be required to answer any questions the City may have.

CONTRACT

The City reserves the right to reject the proposal if determined to be in the best interest of the City. Costs incurred in the preparation and submission of a proposal shall be borne by the firm submitting the proposal.

Prior to starting any work, the Consultant shall provide proof of insurance meeting the requirements in Section 6 of the City's Standard Agreement to the satisfaction of the City's Risk Management Department.

The City reserves the right to negotiate, if necessary, a final agreement to complete this work.

The consultant shall include a schedule of hourly fees and miscellaneous charges that would apply if the City chooses to hire additional services. Any additional services must be approved in writing prior to their taking place. A copy of this RFQ shall be attached to the contract as an appendix. The

contract shall be based on the services as outlined in the RFQ. Contract agreements are subject to City Attorney review and Common Council approval prior to commencement of work.

CONTACT FOR FURTHER INFORMATION

For additional questions regarding this project please contact:

Kaurie Mihm, PLA

PHONE: 920-448-3382

kaurie.mihm@greenbaywi.gov



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

August 8, 2023

PREPARED BY

Ronda Bitney

AGENDA ITEM # E.2

Consideration with possible action to approve a 90-day extension to the planning option with Cherry Faith Properties, LLC for the site located at 436 S Monroe Avenue.

BACKGROUND

In May 2023, RDA approved a 3-month planning option to Cherry Faith Properties, LLC for the development of a 4-story, mixed-use building with 33 residential units and ground floor retail at the site located at 436 S Monroe Avenue.

During that time, Cherry Faith Properties, LLC created the civil and structural plans, the Green Bay Plan Commission approved rezoning, and financial applications have been submitted. The Developer is requesting a 90-day extension to continue to work on the site plans and to finalize their financial commitment.

Staff is recommending the approval of the 90-day extension of the planning option to Cherry Faith Properties, LLC for the site located at 436 S Monroe Avenue.

RECOMMENDATION

To approve a 90-day extension to the planning option with Cherry Faith Properties, LLC for the site located at 436 S Monroe Avenue.

FISCAL IMPACT

ATTACHMENTS

1. Extension request
2. GIS Map
3. 2023.14-Site Plan & Rendering

Djujan Cherry

2054 S 102nd St,
Milwaukee, WI 53227
(262) 262-6501
cherryfaithproperties@gmail.com

July 27th, 2023

Ronda Bitney

Real Estate specialist, City of Green Bay

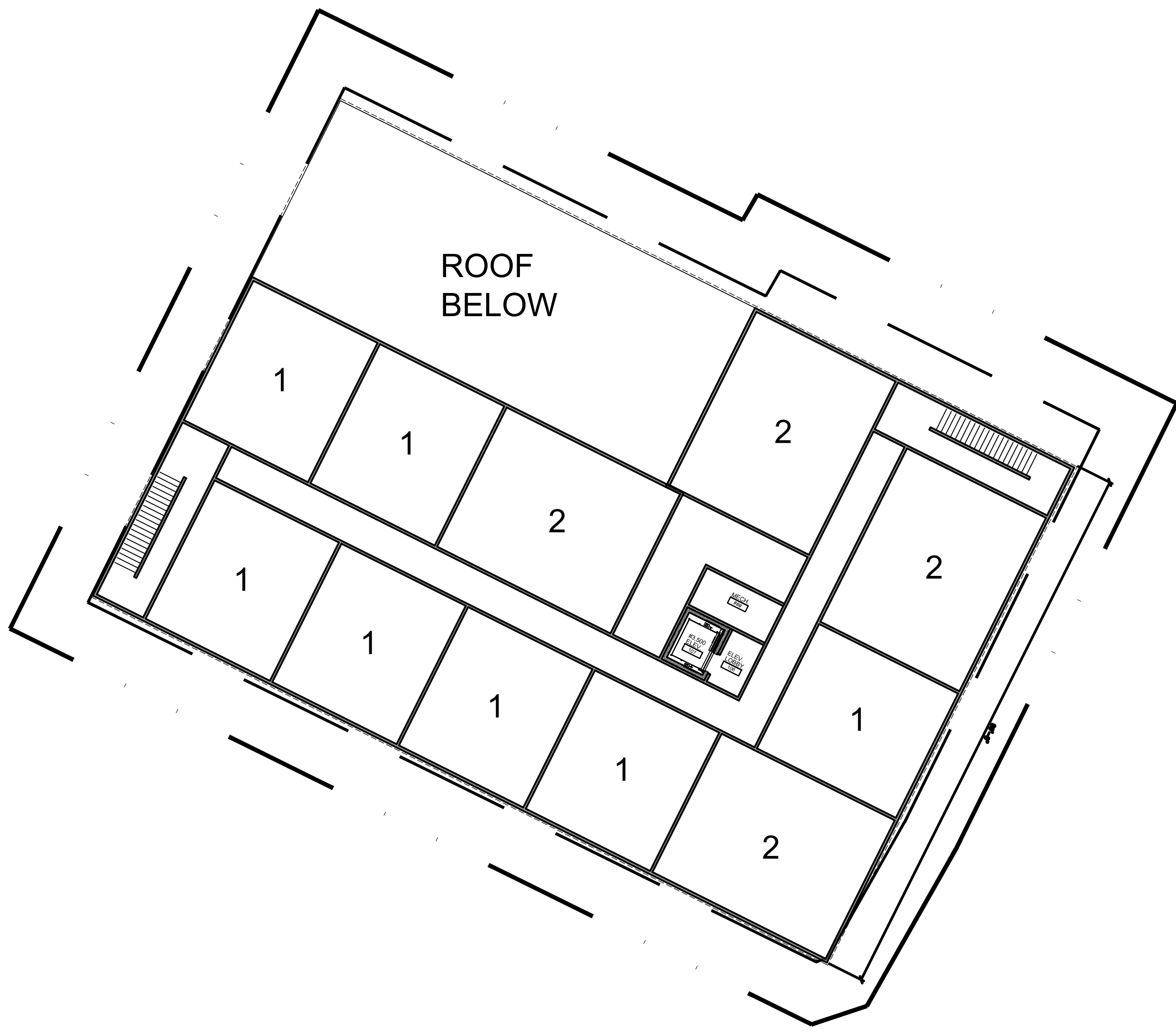
To the Green Bay Redevelopment Authority,

I'm requesting an additional 90- day planning option for 436 S Monroe Ave. The current progress that is taking place is the civil and structural plans, the recently approved rezoning, and the financial materials submitted. The next phase of the development will be preconstruction.

Pre Construction will begin August 3rd, 2023, and will proceed for 125 days and the start of construction is currently targeted for February 5th, 2024.

Sincerely,

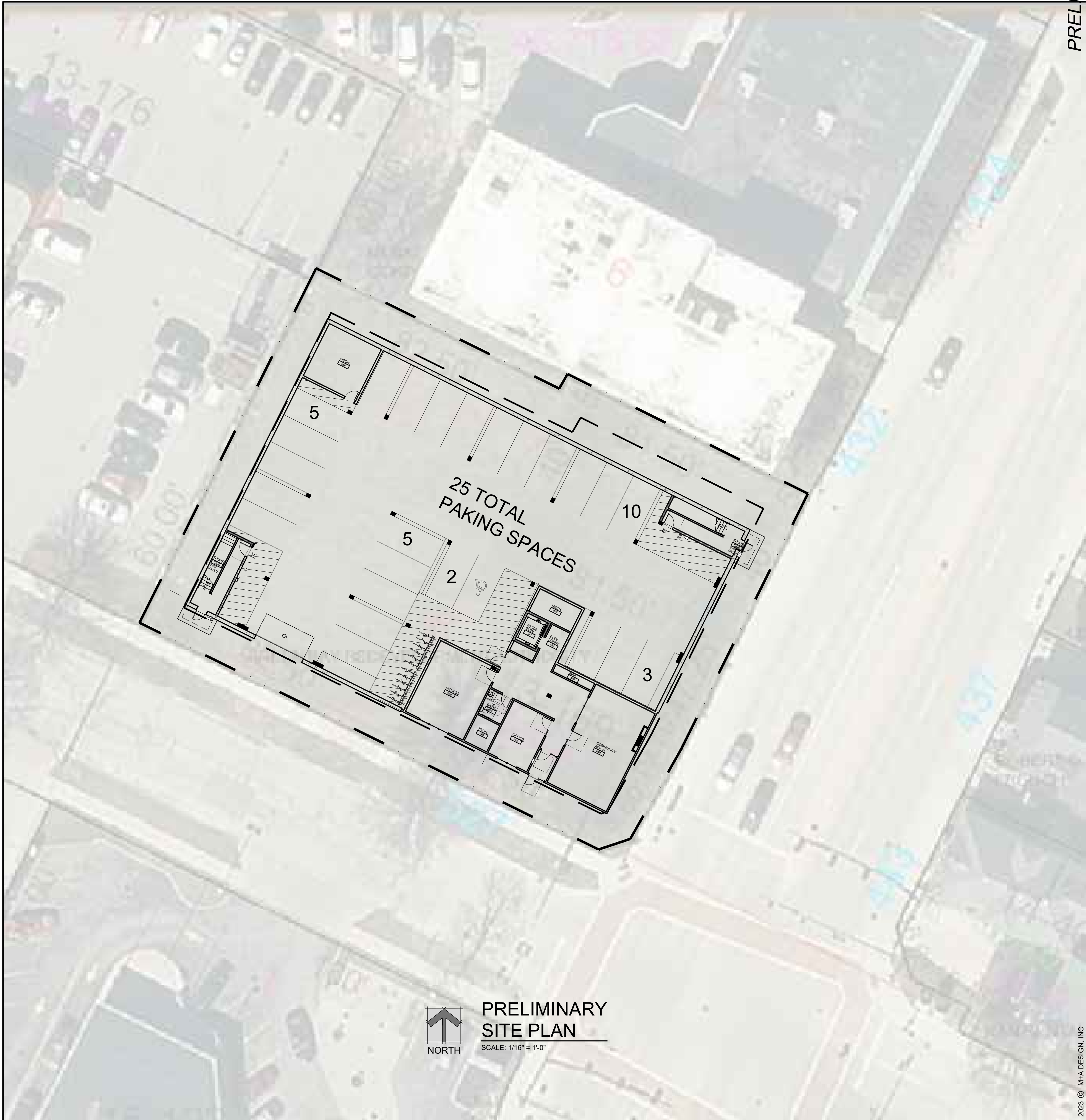
Djujan Cherry



PRELIMINARY
SECOND - FOURTH FLOOR PLAN

SCALE: 1/16" = 1'-0"

(7) 1 BED UNITS
(4) 2 BED UNITS
11 UNITS PER FLOOR
(10,810 S.F. PER FLOOR)



PRELIMINARY
SITE PLAN

SCALE: 1/16" = 1'-0"

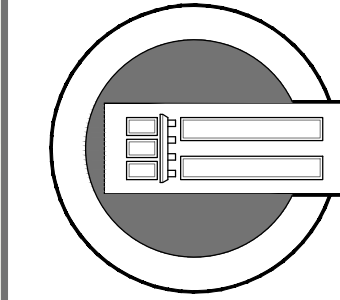
2023 © M+A DESIGN, INC.

JOB NUMBER:

2023.14

SHEET

C1.0



COMMONWEALTH
COMPANIES
24 SOUTH BROOKE STREET
FOND DU LAC, WISCONSIN 54935
(920) 922-8170 FAX: (920) 922-8171

M+A DESIGN, INC.
24 SOUTH BROOKE STREET
FOND DU LAC, WISCONSIN 54937
l.pette@madesigninc.net (920) 922-8170

PRELIMINARY
SHEET DATES:

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



PROPOSED APARTMENTS

GREEN BAY, WI





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

MEETING DATE

August 8, 2023

PREPARED BY

Ronda Bitney

AGENDA ITEM # E.3

Consideration with possible action to approve a one-year development agreement with LeMense Construction for the site located at 1915 Harold Street.

BACKGROUND

The site located at 1915 Harold Street was purchased in October 2015 for the purpose of eliminating blight and creating new development that will add to the tax base. This property was recently removed from the FEMA flood maps.

Staff has received a request from LeMense Construction to purchase the lot at 1915 Harold Street for the current asking price of \$13,300 to develop a three-bedroom, two-bath, owner-occupied, market rate single-story home.

Staff recommends approval of the sale of this lot for \$13,300 and a one-year development agreement to LeMense Construction.

RECOMMENDATION

To approve the sale of the parcel located at 1915 Harold Street and award a one-year development agreement to LeMense Construction.

FISCAL IMPACT

ATTACHMENTS

1. 1915 Harold GIS
2. LeMense 1915 Harold Request
3. 23-44 LEMENSE (BENNETT) PRELIM



Part of Brown County WI

Map printed on 8/1/2023

1:240

1 inch = 20 feet*

1 inch = 0.00379 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

This is a custom map created by an online user of GIS map services, provided by Brown County Municipalities, Brown County, Brown County WI

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



(920) 448-6480
www.browncountywi.gov



LEMENSE
QUALITY HOMES, INC.

Date: 07/10/2023

Subject: Purchase Lot

To Whom It May Concern:

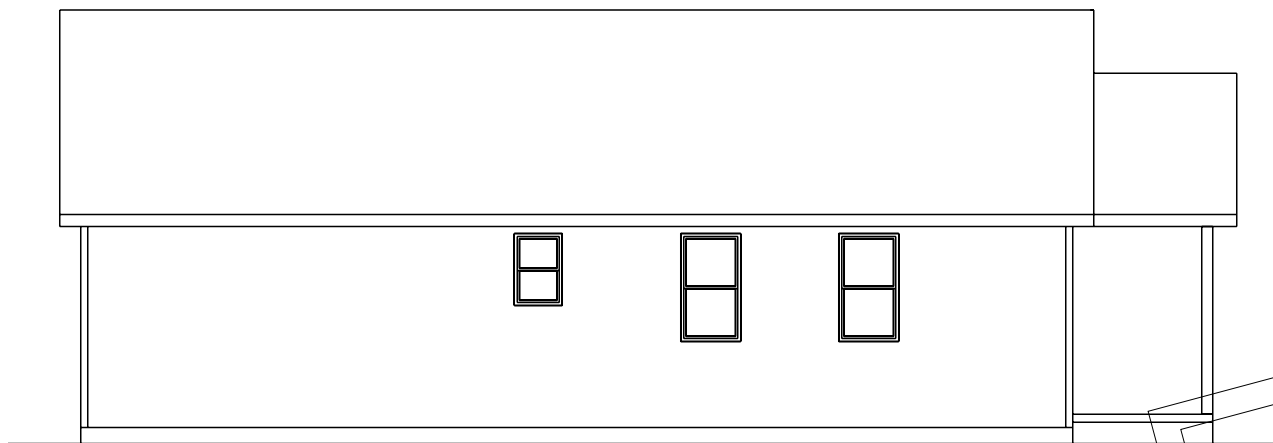
We would like to purchase the lot at 1915 Harold St., City of Green Bay for the purchase price of \$13,300.00 with no affordability requirements.

Yours truly,
Mark LeMense
LeMense Quality Homes, Inc.
3609 Glen Oaks Pass
Green Bay, WI 54311
920-609-3575



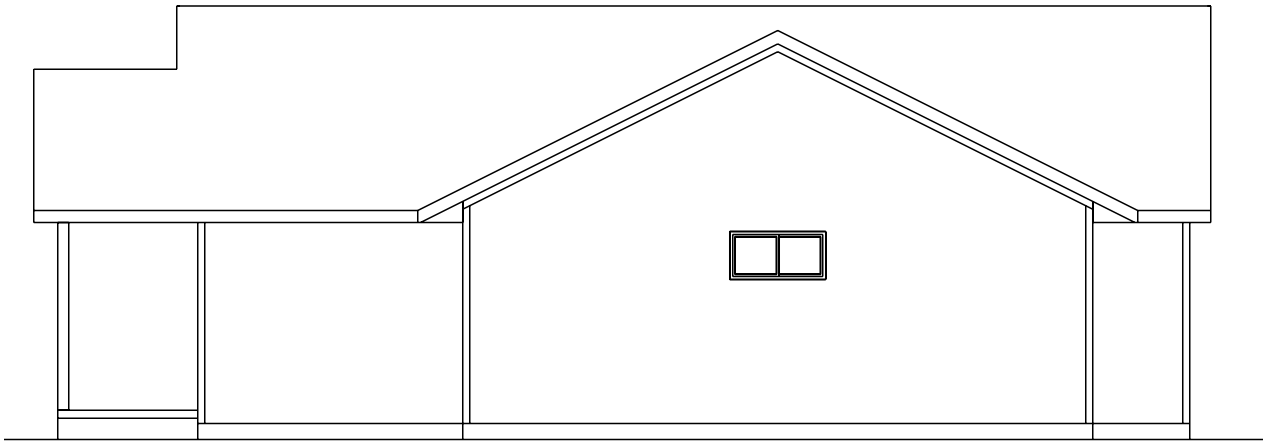
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



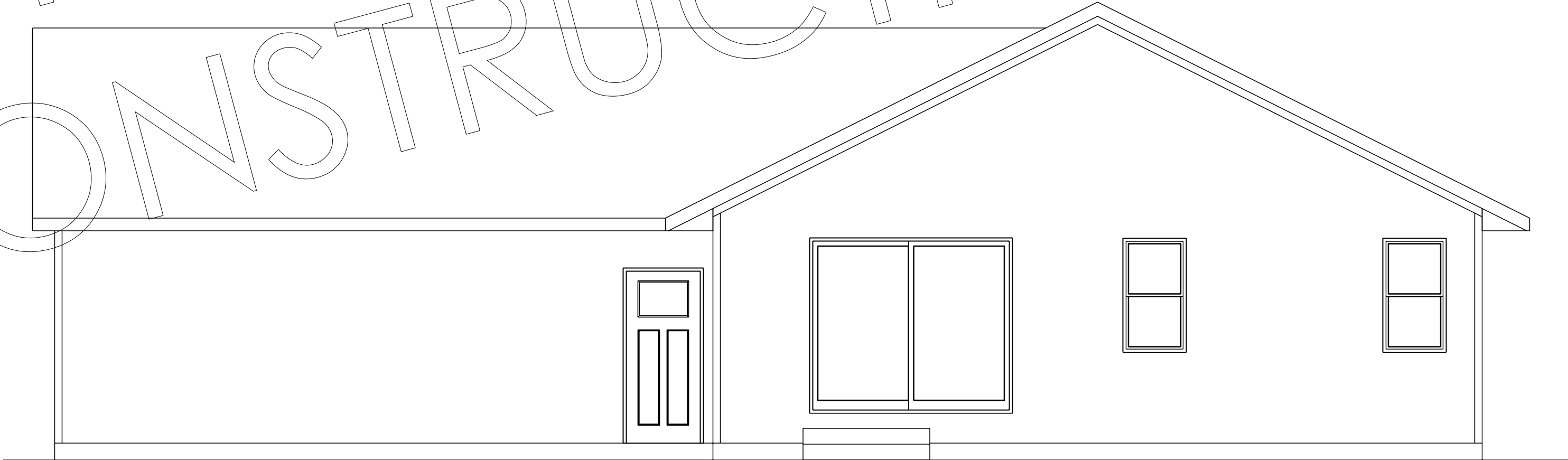
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

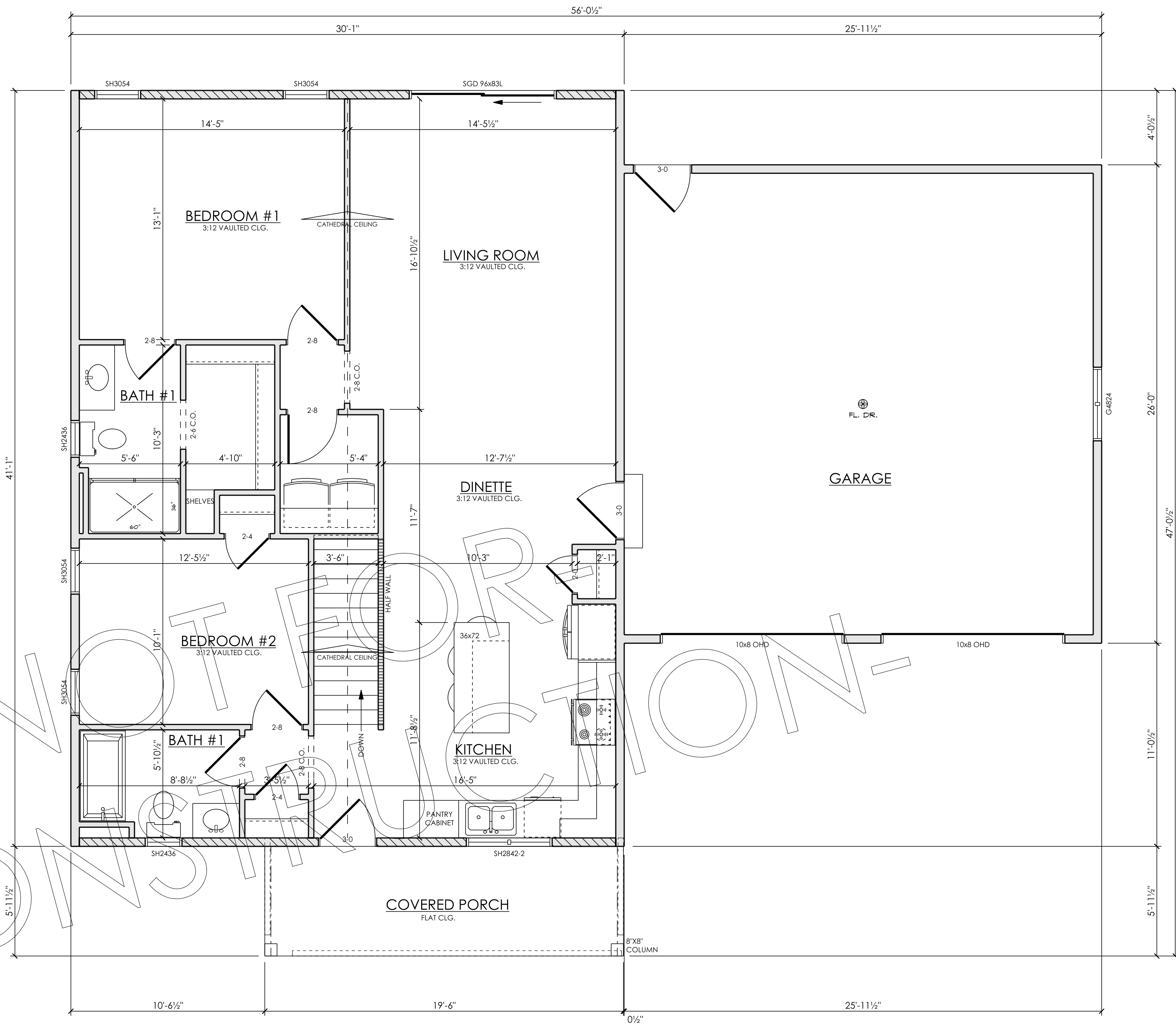
PLAN #	21-55
DRAWN BY:	JILL K VERHAAGH
PRELIMINARY PLAN DATE:	8/2/23
BID PLAN DATE:	
FINAL PLAN DATE:	
SQUARE FOOT TOTALS:	
1ST FLOOR:	1236
GARAGE:	675
PORCH:	117
FUTURE BASEMENT:	T.B.D.

PROPOSED DESIGN FOR:
LEMENSE QUALITY HOMES
BENNETT RESIDENCE

NOTICE:
* IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING & CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR &/OR HOME OWNER MUST REVIEW ALL DIMENSIONS, DETAILS & NOTES BEFORE BEGINNING ANY CONSTRUCTION & IS HEREBY HELD RESPONSIBLE FOR ANY DISCREPANCIES DISCOVERED.
* IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY & PROFESSIONAL SERVICES CODE AND FLOOR & ROOF TRUSS LAYOUT DRAWINGS [FOR THIS PLAN] SHALL TAKE FINAL PRECEDENCE OVER THIS ARCHITECTURAL PLAN.

© JKL HOME DESIGN
jkl@jklhomedesign.com
920.461.8486
GREEN BAY, WI
54313





FLOOR PLAN

SCALE: 1/4" = 1'-0"

8'-1 1/8" HOUSE WALLS

PLAN #	21-55
DRAWN BY:	JILL K VERHAAGH
PRELIMINARY PLAN DATE:	8/2/23
BID PLAN DATE:	
FINAL PLAN DATE:	
SQUARE FOOT TOTALS:	
1ST FLOOR:	1236
GARAGE:	675
PORCH:	117
FUTURE BASEMENT:	T.B.D.

PROPOSED DESIGN FOR:
LEMENSE QUALITY HOMES
BENNETT RESIDENCE

NOTICE:
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* IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY & PROFESSIONAL SERVICES CODE AND FLOOR & ROOF TRUSS LAYOUT DRAWINGS [FOR THIS PLAN] SHALL TAKE FINAL PRECEDENCE OVER THIS ARCHITECTURAL PLAN.

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GREEN BAY, WI
54313





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

MEETING DATE

August 8, 2023

PREPARED BY

Krista Cisneroz, Staff

AGENDA ITEM # E.4

Consideration with possible action on final payment to Elexco, Inc. in the amount of \$10,142.17 for contract CD 22-02 WIFI Fiber Optic Backbone Project.

BACKGROUND

The City of Green Bay used its 2020 Community Development Block Grant CV funds from the State of Wisconsin to provide broadband infrastructure in LMI neighborhoods, which will provide access to WIFI for residents in the neighborhood who do not have/or cannot afford it.

Staff is requesting the RDA approve and issue final payment to Elexco, Inc. in the amount of \$10,142.17 to close this contract.

RECOMMENDATION

Approve final payment to Elexco, Inc in the amount of \$10,142.17 for contract CD 22-02 WIFI Fiber Optic Backbone Project.

FISCAL IMPACT**ATTACHMENTS**

- I. DPW Final Payment Invoice



CITY OF GREEN BAY CERTIFICATE FOR PAYMENT

DATE: July 17, 2023
CONTRACT: CD 22-02 WIFI FIBER OPTIC BACKBONE PROJECT
PO NUMBER: 2300025
PROJECT NO: N/A
CONTRACTOR: ELEXCO, INC.
423 E. BRONSON RD.
SEYMOUR, WI 54165

PAYMENT NO. 4-FINAL

TOTAL AMOUNT EARNED:	\$	405,686.80
LESS AMOUNT RETAINED:	\$	-
	\$	405,686.80
LESS AMOUNT PREVIOUSLY PAID:	\$	395,544.63
AMOUNT DUE THIS PAYMENT:	\$	10,142.17

BREAKDOWN BY ACCOUNT NUMBERS

2092540-53001	\$	-
421120-53001-82003	\$	10,142.17
	\$	10,142.17

Prepared by:


Trista Hobbs, P.E.

Assistant City Engineer - Special Projects

Approved by:


James M. Brunette, P.E.

Assistant Director of Public Works

cc: Krista Cisneroz
Troy VanHandel
David Wilquet



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

100 N. Jefferson Street, Room 300
Green Bay, WI 54301
Tel (920) 448-3100
Fax (920) 448-3102

APPLICATION FOR PAYMENT NO. Final

Contractor: Elexco Inc.

Contract: CD22-02 WIFI Fiber Optic Backbone Project

Contract Part/Base Bid: \$371,899.40 Project No.: NA

For Work completed through the date of 6/27/23

Application is made for payment, as shown below, in connection with the Contract. Supporting documentation is attached.

1.	Original Contract Price	\$	371,899.40
2.	Net Change by Change Orders (+ or -)	\$	+33,787.40
3.	Current Contract Price (Line 1 + or - Line 2)	\$	405,686.80
4.	Total Completed and Stored to Date	\$	405,686.80
5.	Retainage (5% of Line 4 not to exceed 2.5% of Line 3)	\$	0
6.	Total Earned Less Retainage (Line 4 - Line 5)	\$	405,686.80
7.	Less Previous Application for Payment	\$	395,544.63
8.	AMOUNT DUE THIS APPLICATION (Line 6 - Line 7)	\$	10,142.17

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Document, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR

By: Mitchell Dorn
(Sign)
Mitchell Dorn
(Print Name)

Date: June 27, 2023

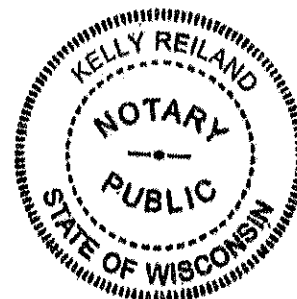
State of Wisconsin

County of Doutagamie

Subscribed and sworn to before me this 27th day of June 2023

Notary Public: Kelly Reiland

My Commission expires: 3/28/24



Payment of the above AMOUNT DUE THIS APPLICATION is recommended.

By: [Signature]
(Project Engineer)

Date: 6/27/23

7/17/2023

ELEXCO INC.

423 E. DUNSMUIR ROAD, SEYBROOK, WI 54165 WWW.ELEXCOINC.COM

City of Green Bay
100 N Jefferson St
Green Bay, WI 54301

DATE INVOICE #
06-27-2023 83377

DUE DATE	TERMS	P.O. NUMBER	PROJECT	JOB NO.
07-27-2023	Net 30	CD 22-02	City of Green Bay-WIFI Fiber B	22-11055

QTY.	DESCRIPTION	RATE	AMOUNT
Green Bay WIFI Fiber Optic Backbone Final Invoice			
1.00	Retainage Withheld	10,142.17	10,142.17

Any unpaid balance over the due date will be charged
1 1/2% interest per month.

Total 10,142.17

THANK YOU FOR YOUR BUSINESS!



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

100 N. Jefferson Street
Green Bay, WI 54301
Tel (920) 448-3100
Fax (920) 448-3102

WAIVER OF LIEN
BY CONTRACTOR

The undersigned Contractor, pursuant to §779.05(1), Wis. Stats., hereby waives the right to claim a lien for labor, services or materials furnished to the City of Green Bay on the following described project:

Green Bay Wi-Fi Project

This Waiver of Lien is unconditional. This waiver includes the waiver of lien rights for charges for labor, services, or materials furnished before and after the date specified below. The undersigned contractor agrees to indemnify and hold the City of Green Bay harmless from any and all liens on the project described above arising out of work by or for the undersigned.

Dated this 15 day of June, 2023.

Company Name: Elexco Inc.

By: Mitchell Dorn

Address: 423 E Bronson Rd
Seymour, WI 54165

Printed Name: Mitchell Dorn

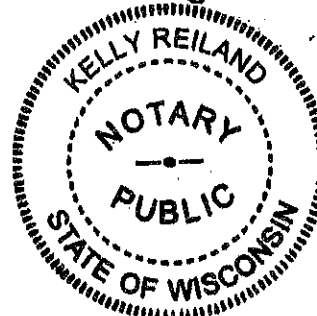
STATE OF WISCONSIN
BROWN COUNTY

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 15th day of June, 2023, within my jurisdiction, the within named, who acknowledged that he (she) is Mitchell Dorn of Elexco, Inc, a corporation, and for and on behalf of the said corporation, and as its act and deed (he) (she) executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and official seal of office on this the 15th day of June, 2023.

Kelly Reiland
NOTARY PUBLIC

My Commission Expires: 3/28/24





DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

100 N. Jefferson Street
Green Bay, WI 54301
Tel (920) 448-3100
Fax (920) 448-3102

WAIVER OF LIEN
BY CONTRACTOR

The undersigned Contractor, pursuant to §779.05(1), Wis. Stats., hereby waives the right to claim a lien for labor, services or materials furnished to the City of Green Bay on the following described project:

Green Bay WiFi Project

This Waiver of Lien is unconditional. This waiver includes the waiver of lien rights for charges for labor, services, or materials furnished before and after the date specified below. The undersigned contractor agrees to indemnify and hold the City of Green Bay harmless from any and all liens on the project described above arising out of work by or for the undersigned.

Dated this 10 day of June, 2023.

Company Name: Killoren Communication Services, Inc.

By: Andrew Killoren

Address: N1493 US Highway 45 Fremont WI 54940

Printed Name: Andrew Killoren

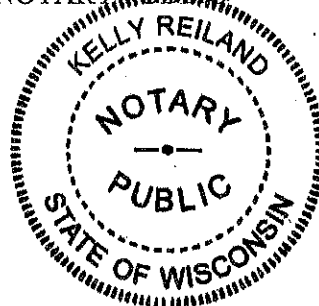
STATE OF WISCONSIN
BROWN COUNTY

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 10th day of June, 2023, within my jurisdiction, the within named, who acknowledged that (he) (she) is Andrew Killoren of Killoren Communication Services, a corporation, and for and on behalf of the said corporation, and as its act and deed (he) (she) executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and official seal of office on this the 10th day of June, 2023.

Kelly Reiland
NOTARY PUBLIC

My Commission Expires: 3/28/24





DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
100 N. Jefferson Street, Room 300
Green Bay, WI 54301
Tel (920) 448-3100

PAYMENT BREAKDOWN

PROJECT #: 2020-000000

CONTRACTOR: Elexco

CONTRACT: CD 22-02 WIFI Fiber Optic Backbone Project

DATE: June 29, 2023

PAYMENT: 4-FINAL

ITEM NO.	DESCRIPTION	PLAN QUANTITY	UNIT	UNIT PRICE	AUTHORIZED AMOUNT	QUANTITY THIS PERIOD	AMOUNT THIS PERIOD	QUANTITY TO DATE	AMOUNT TO DATE	COMMENTS
313.02	Silt Fence	100	LF	\$2.50	\$250.00	0.0	\$0.00	100.0	\$250.00	
313.20	Inlet Protection, Type C	23	EA	\$80.00	\$1,840.00	0.0	\$0.00	23.0	\$1,840.00	
315.01	Traffic Control (Project)	1	LS	\$7,800.00	\$7,800.00	0.0	\$0.00	1.0	\$7,800.00	
317.01	Mobilization	1	LS	\$5,130.00	\$5,130.00	0.0	\$0.00	1.0	\$5,130.00	
604.08	Reconstruct 4" Concrete Sidewalk < 150 SF	450	SF	\$14.50	\$6,525.00	0.0	\$0.00	450.0	\$6,525.00	
1000.01	HDPE Conduit 2" Directional Bored	3,751	LF	\$19.40	\$72,769.40	0.0	\$0.00	3731.0	\$72,391.40	
1000.02	HDPE Conduit 1.25" Directional Bored	1,351	LF	\$16.25	\$20,802.75	0.0	\$0.00	1354.0	\$20,648.50	
1000.03	Handhole - 30"x48"x36"	5	EA	\$2,900.00	\$14,500.00	0.0	\$0.00	6.0	\$17,400.00	
1000.04	Handhole - 24"x36"x36"	1	EA	\$1,850.00	\$1,850.00	0.0	\$0.00	3.0	\$5,550.00	
1000.05	432 Strand Fiber Optic Cable - Empty Duct	11,219	LF	\$7.80	\$87,506.20	0.0	\$0.00	4820.0	\$37,598.00	
1000.06	432 Strand Fiber Optic Cable - Occupied Duct	9,001	LF	\$11.05	\$99,461.05	0.0	\$0.00	13893.0	\$162,854.65	
1000.07	12 Strand Fiber Optic Cable - Empty Duct	3,214	LF	\$1.50	\$4,821.00	0.0	\$0.00	4122.0	\$6,183.00	
1000.08	Fiber Optic Splice Point	7	EA	\$400.00	\$2,800.00	0.0	\$0.00	7.0	\$2,800.00	
1000.09	Rack Mount Fiber Optic Termination Point - 12 Splice	3	EA	\$1,210.00	\$3,630.00	0.0	\$0.00	3.0	\$3,630.00	
1000.10	Wall Mount Fiber Optic Termination Point - 12 Splice	2	EA	\$1,300.00	\$2,600.00	0.0	\$0.00	2.0	\$2,600.00	
1000.11	Rack Mount Fiber Optic Termination Point - 432 Splice	2	EA	\$12,745.00	\$25,490.00	0.0	\$0.00	2.0	\$25,490.00	
1000.12	Eastman Park Building Entry Interior	1	EA	\$1,900.00	\$1,900.00	0.0	\$0.00	1.0	\$1,900.00	
1000.13	St. Johns Park Building Entry Interior	1	EA	\$1,725.00	\$1,725.00	0.0	\$0.00	1.0	\$1,725.00	
1000.14	Seymour Park Building Entry Interior	1	EA	\$1,880.00	\$1,880.00	0.0	\$0.00	1.0	\$1,880.00	
1000.15	Community Policing Center Building Entry Interior	1	EA	\$1,910.00	\$1,910.00	0.0	\$0.00	1.0	\$1,910.00	
1000.16	Navarino Park Outdoor Equipment Termination Center	1	EA	\$2,927.00	\$2,927.00	0.0	\$0.00	1.0	\$2,927.00	
1000.17	City Hall Interior EMT Piping	1	EA	\$3,980.00	\$3,980.00	0.0	\$0.00	1.0	\$3,980.00	
CO.1.1	City Hall New Entry Point	1	LS	\$4,975.00	\$4,975.00	0.0	\$0.00	1.0	\$4,975.00	
CO.2.1	Expose and Repair Conduit	2	EA	\$5,400.00	\$10,800.00	0.0	\$0.00	2.0	\$10,800.00	
CO.2.2	12 Strand Fiber Optic Cable - Occupied Duct	1,456	LF	\$4.75	\$6,911.25	0.0	\$0.00	1455.0	\$6,911.25	
CO.2.3	Administrative Overruns	1	LS	\$11,101.15	\$11,101.15	0.0	\$0.00	0.0	\$0.00	
CO.2.4	Revised Completion Date: 6/30/2023	0	LS	\$0.00	\$0.00	0.0	\$0.00	0.0	\$0.00	
ORIGINAL CONTRACT AUTHORIZED AMOUNT:					\$371,899.40	\$0.00		\$405,686.80		Other Comments
AUTHORIZED CHANGE ORDERS AMOUNT:					\$33,787.40					
TOTAL AUTHORIZED AMOUNT:					\$405,686.80					
PO #: 2300025						Amount Retained:		\$0.00		
FUNDING #:						Less Amount Previously Paid:		\$405,686.80		
						Amount Due:		\$395,544.63		
						Balance to finish:		\$10,142.17		
								\$0.00		



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
100 N. Jefferson Street, Room 300
Green Bay, WI 54301
Tel (920) 448-3100

PAYMENT BREAKDOWN

PROJECT #:

CONTRACTOR: Elenco

CONTRACT: CD 22-02 WIFI Fiber Optic Backbone Project

DATE: July 17, 2023

PAYMENT: 4-FINAL

ITEM NO.	DESCRIPTION	PLAN QUANTITY	UNIT	UNIT PRICE	AUTHORIZED AMOUNT	QUANTITY THIS PERIOD	AMOUNT THIS PERIOD	QUANTITY TO DATE	AMOUNT TO DATE	COMMENTS
313.02	Silt Fence	100	LF	\$2.50	\$250.00	0.0	\$0.00	100.0	\$250.00	
313.20	Inlet Protection, Type C	23	EA	\$60.00	\$1,840.00	0.0	\$0.00	23.0	\$1,840.00	
315.01	Traffic Control (Project)	1	LS	\$7,800.00	\$7,800.00	0.0	\$0.00	1.0	\$7,800.00	
317.01	Mobilization	1	LS	\$5,130.00	\$5,130.00	0.0	\$0.00	1.0	\$5,130.00	
604.08	Reconstruct 4" Concrete Sidewalk < 160 SF	450	SF	\$14.50	\$6,525.00	0.0	\$0.00	450.0	\$6,525.00	
1000.01	HDPE Conduit 2" Directional Bored	3,751	LF	\$19.40	\$72,766.40	0.0	\$0.00	3731.0	\$72,381.40	
1000.02	HDPE Conduit 1.25" Directional Bored	1,361	LF	\$15.25	\$20,602.75	0.0	\$0.00	1354.0	\$20,648.60	
1000.03	Handhole - 30"x48"x36"	5	EA	\$2,900.00	\$14,500.00	0.0	\$0.00	6.0	\$17,400.00	
1000.04	Handhole - 24"x36"x36"	1	EA	\$1,850.00	\$1,850.00	0.0	\$0.00	3.0	\$5,550.00	
1000.05	432 Strand Fiber Optic Cable - Empty Duct	11,219	LF	\$7.80	\$87,508.20	0.0	\$0.00	4920.0	\$37,568.00	
1000.06	432 Strand Fiber Optic Cable - Occupied Duct	9,001	LF	\$11.05	\$99,461.05	0.0	\$0.00	13833.0	\$152,854.65	
1000.07	12 Strand Fiber Optic Cable - Empty Duct	3,214	LF	\$1.50	\$4,821.00	0.0	\$0.00	4122.0	\$6,183.00	
1000.08	Fiber Optic Splice Point	7	EA	\$400.00	\$2,800.00	0.0	\$0.00	7.0	\$2,800.00	
1000.09	Rack Mount Fiber Optic Termination Point - 12 Splice	3	EA	\$1,210.00	\$3,630.00	0.0	\$0.00	3.0	\$3,630.00	
1000.10	Wall Mount Fiber Optic Termination Point - 12 Splice	2	EA	\$1,300.00	\$2,600.00	0.0	\$0.00	2.0	\$2,600.00	
1000.11	Rack Mount Fiber Optic Termination Point - 432 Splice	2	EA	\$12,745.00	\$25,490.00	0.0	\$0.00	2.0	\$25,490.00	
1000.12	Eastman Park Building Entry Interior	1	EA	\$1,900.00	\$1,900.00	0.0	\$0.00	1.0	\$1,900.00	
1000.13	St. Johns Park Building Entry Interior	1	EA	\$1,725.00	\$1,725.00	0.0	\$0.00	1.0	\$1,725.00	
1000.14	Seymour Park Building Entry Interior	1	EA	\$1,880.00	\$1,880.00	0.0	\$0.00	1.0	\$1,880.00	
1000.15	Community Policing Center Building Entry Interior	1	EA	\$1,910.00	\$1,910.00	0.0	\$0.00	1.0	\$1,910.00	
1000.16	Navarino Park Outdoor Equipment Termination Center	1	EA	\$2,927.00	\$2,927.00	0.0	\$0.00	1.0	\$2,927.00	
1000.17	City Hall Interior EMT Piping	1	EA	\$3,980.00	\$3,980.00	0.0	\$0.00	1.0	\$3,980.00	
CO.1.1	City Hall New Entry Point	1	LS	\$4,975.00	\$4,975.00	0.0	\$0.00	1.0	\$4,975.00	
CO.2.1	Expose and Repair Conduit	2	EA	\$5,400.00	\$10,800.00	0.0	\$0.00	2.0	\$10,800.00	
CO.2.2	12 Strand Fiber Optic Cable - Occupied Duct	1,455	LF	\$4.75	\$6,911.25	0.0	\$0.00	1455.0	\$6,911.25	
CO.2.3	Administrative Overruns	1	LS	\$11,101.15	\$11,101.15	0.0	\$0.00	0.0	\$0.00	
CO.2.4	Revised Completion Date: 8/30/2023	0	LS	\$0.00	\$0.00	0.0	\$0.00	0.0	\$0.00	
ORIGINAL CONTRACT AUTHORIZED AMOUNT:					\$371,899.40	\$0.00		\$405,686.80		Other Comments
AUTHORIZED CHANGE ORDERS AMOUNT:					\$33,787.40					
TOTAL AUTHORIZED AMOUNT:					\$405,686.80					
PO #: 2300025						Amount Retained:		\$0.00		
FUNDING #:								\$405,886.80		
						Less Amount Previously Paid:		\$395,544.63		
						Amount Due:		\$10,142.17		
						Balance to finish:		\$0.00		

PO #: 2300025
FUNDING #:



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

August 8, 2023

PREPARED BY

Krista Cisneroz, Staff

AGENDA ITEM # F.I

Financial report and check register.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. RDA Financial Report 2023

Redevelopment Authority
Financial Report
CDBG
7/31/2023

CDBG Entitlement Funds	2023 Budget	2022 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Fair Housing	30,000.00	28,000.00	-	10,930.00	-	47,070.00
Public Services	156,400.00	164,698.03	-	33,602.86		287,495.17
CDBG Eligible Areas HILP Program	100,000.00	256,561.08	57,678.00	-	79,248.00	334,991.08
CDBG Eligible Areas Public Facilities and Infrastructure	139,400.00	227,274.38	-	11,433.00	-	355,241.38
CDBG Eligible Areas-Beautification/Art	25,000.00	137,054.77	-	42,000.00	-	120,054.77
Economic Development	230,468.00	377,291.26	301,732.86	211,294.54	-	698,197.58
ED Façade & Demo Loans	-	13,367.85	-	13,367.85	-	-
Administration	232,500.00	176,573.81	-	139,015.60	-	270,058.21
\$	913,768.00	\$ 1,380,821.18	\$ 359,410.86	\$ 461,643.85	\$ 79,248.00	\$ 2,113,108.19

CARES CDBG-CV Funds	2023 Budget	2022 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Business Improvement Districts		455.78	-	-	-	455.78
Broadband		124,000.29	-	124,000.29	-	-
Rental/Mortgage Assistance Program LMI		115,829.37	-	-	-	115,829.37
\$	-	\$ 240,285.44	\$ -	\$ 124,000.29	\$ -	\$ 116,285.15

Redevelopment Authority
Financial Report
HOME
07/31/2023

	2023 Budget	2022 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Single Family Rehab Loan Program	150,000.00	514,560.96	-	161,000.95	-	503,560.01
CHDO Projects	86,500.00	288,000.00	-	-	25,000.00	349,500.00
Housing Development Projects	282,245.00	1,435,276.03	129,072.56	36,408.98	1,120,500.00	689,684.61
Administration	57,600.00	144,118.97	14,341.40	36,134.71		179,925.66
HOME-ARP Admin		1,948,216.00	-	-	-	1,948,216.00
	\$ 576,345.00	\$ 4,330,171.96	\$ 143,413.96	\$ 233,544.64	\$ 1,145,500.00	\$ 3,670,886.28