



AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

THURSDAY, AUGUST 17, 2023, 9:00 AM
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, and Melanie Parma.
Liaisons: Jeff Mirkes, Leah Weycker, and Brooke Hafs.

C. Approval of the Agenda.

- I. Approval of the agenda for the August 17, 2023, meeting of the Redevelopment Authority.

D. 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 on substantial amendments to the 2022 and 2023 Annual Action Plans to reallocate \$250,000.00 of Economic Development Revolving Loan funding to Infrastructure and Park Improvements in CDBG Eligible Areas.

3. Consideration with possible action on pre-approval to award the purchase of a pre-engineered restroom and an open shelter for Farlin Park to the low qualified bidder with CDBG funding not to exceed \$250,000.00.

E. 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 17, 2023

PREPARED BY

Cheryl Renier-Wigg, Staff

AGENDA ITEM # D.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.

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
4. 2023-08-15 JBS Final Concept Plan_low res



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.

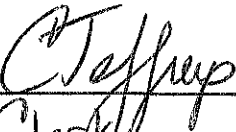
21. TIME

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

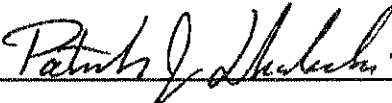
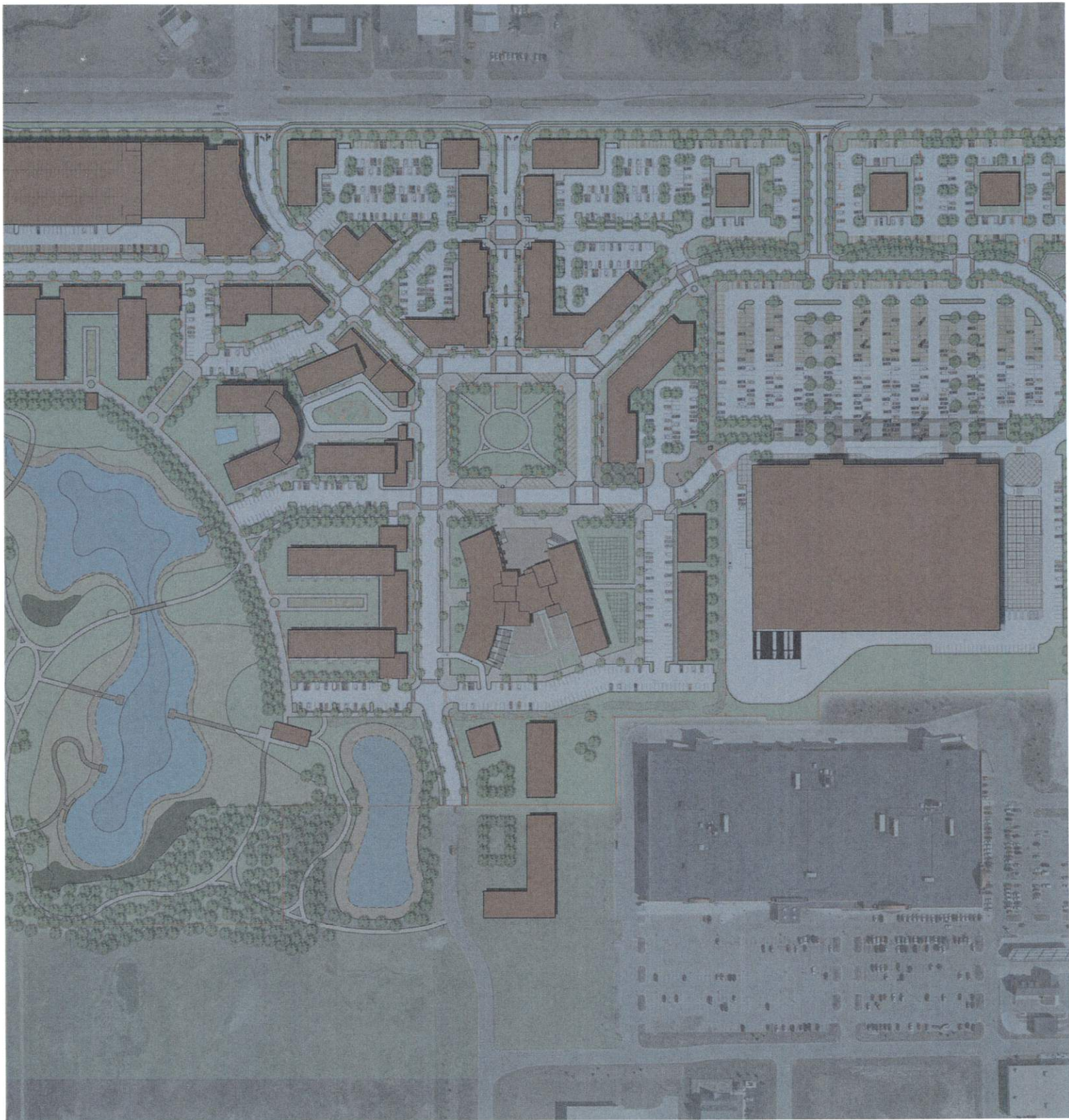
Signature: 
Name: Patrick J. Skalecki, P.E.
Title: Vice President
Date: 10/31/2022

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?

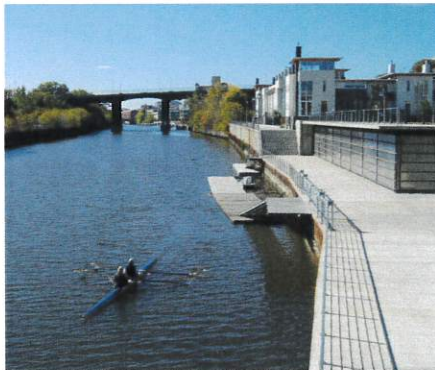
Building off the October 2020 Housing Market Study, the consultant team will perform a distilled housing assessment for the site and associated market area. We will combine these findings with community desires and needs that are uncovered through public and stakeholder engagement.



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.



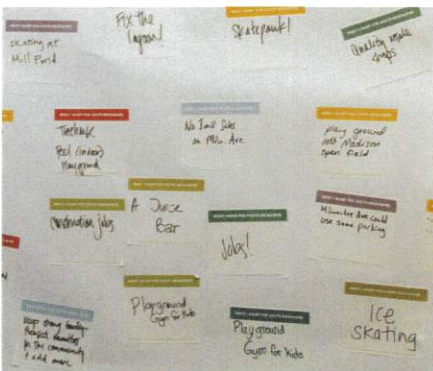
Incorporate implementation needs for start-up infrastructure along with long-term capital investments for circulation, environmental improvements and public places.

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.

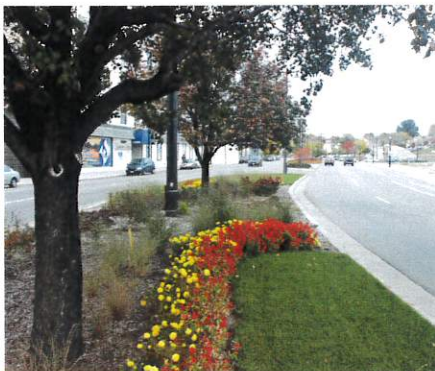


Meetings

- 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



JBS Redevelopment Site

Final Concept Plan
August 15, 2023

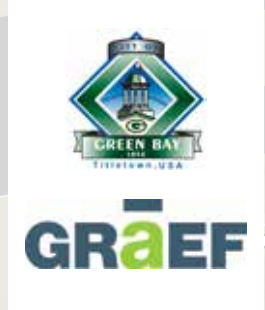


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“A city's environment is shaped not only by people who have an important influence, but by everyone who lives or works there.”

-Robert Cowan

**The City of Green Bay is thankful for generous donations
of land and financial support of JBS.**

**Additional once-in-a-generation funding provided by
the Biden Administration and Governor Evers's administration
made this incredible project possible.**

Thank you!

Thank you to the many community partners, the Imperial Pride Neighborhood, area residents,
local employees, and employers that came together and contributed to this plan.

Community Partners

Ace Champion, Chef Champion
Amanda Chu, Northeast Wisconsin Technical College
Amanda Garcia, Casa Alba Melanie
Amy Schaeuble, YWCA Green Bay
Annie Early, American Transmission Company
Benjamin Krumenauer, Village of Bellevue
Bryan Cayabyab, JBS USA
Dennis Buehler, Greater Green Bay Community Foundation
Devon Christianson, Brown County ADRC
Dr. Jeff Rafn, Northeast Wisconsin Technical College
Eva Cruz, Casa Alba Melanie
Greg Wheler, Salvation Army
Jeff Flynt, Brown County
Jessica Diederich, Greater Green Bay Habitat for Humanity
Jill Sobieck, Brown County United Way
Jim Ridderbush, UFCW
Jon Searles, WHEDA
Josh Patchak, Green Bay Area Public School District
Judy Knudsen, Brown County
Karen Early, UW-Extension
Kari Olsen, Greater Green Bay Community Foundation
Kelly Armstrong, Greater Green Bay Chamber
Kim Diaz, New Leaf Foods
Laurie Radke, Greater Green Bay Chamber

Lisa Kogen-Praska, Boys and Girls Club Green Bay
Lisa Nelson, Walmart
Lynette Kiehnau, Green Bay Area Public School District
Major Melinda O'Neil, Salvation Army
Maria Lara, Casa Alba Melanie
Matthew O'Neil, Salvation Army
Missy Schmeling, Encompass
Molly Bries, Bergstrom Automotive
Natalie Bromstad, Wello
Noel Halvorsen, Neighborworks Green Bay
Patrick Leifker, Brown County Housing Authority
Patrick Nehring, UW-Extension
Rashad Cobb, Greater Green Bay Community Foundation
Robin Scott, We All Rise
Robyn Davis, United Way
Rogelio Contreras, Wello
Said Hussan, COMSA
Sarah Inman, United Way
Sister Melanie Maczka, Casa Alba Melanie
Stephen Murley, Green Bay Area Public Schools
Tim Perlewitz, Salvation Army
Troy Streckenback, Brown County
Vicki Bayer, Green Bay Area Public School District

Bloomberg Harvard Team City Leadership Initiative

David Buck
City of Green Bay

Will Peters
City of Green Bay

Amaad Rivera-Wagner
City of Green Bay

Noel Halvorsen
Neighborworks Green Bay

Rashad Cobb
Greater Green Bay Community Foundation

Amanda Chu
Northeast Wisconsin Technical College

Brian Cayabyab
JBS USA

Jeffrey Flynt
Brown County

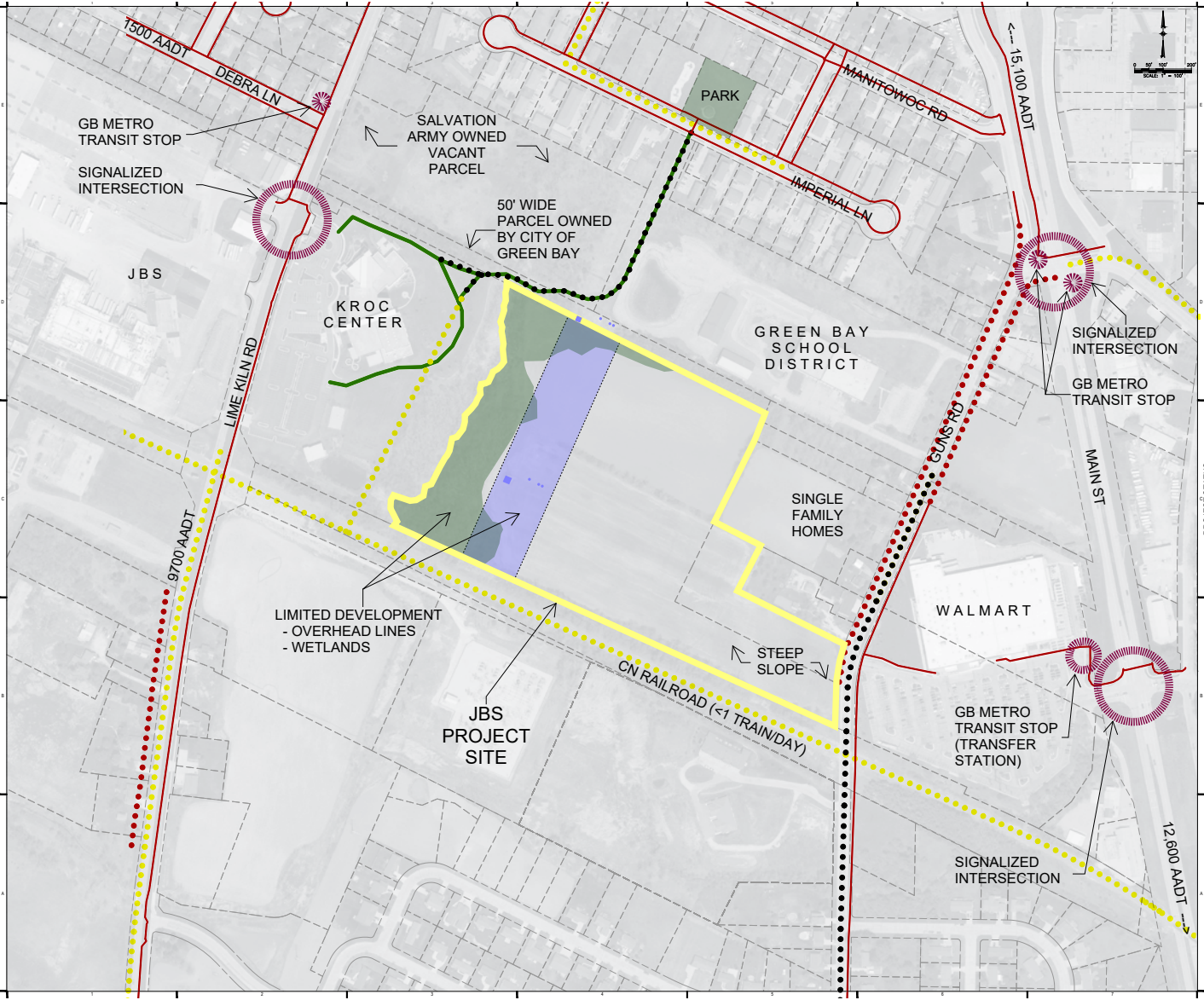
1. Project Introduction

Project Location



1. Project Introduction

Project Neighborhood



2. Site Aspirations

Multi-cultural. Authentic. Diverse. Multi-generational. Inclusive. Active. Destination. Fun!

The future for a welcoming destination for Green Bay residents can be found at the JBS redevelopment site. The concept plan and support material found in this document identifies the collaborative nature in creating a bold and impactful development to complement the Imperial Pride neighborhood, the East Side, and greater Green Bay.

The addition of a destination park and urban farm embraces community members' desires to bring people together from diverse backgrounds. It builds on a foundation of teaching, growing and supplying food for the community. The destination park adds to the impact of the redevelopment on the broader Green Bay community. The plan includes park elements that provide interest, amusement, and community for multiple generations of residents and area employees. Working together, a park and farm can build the knowledge and capability to grow the urban farm – through park aesthetics

and hands-on training and building. It will instill neighborhood pride.

The concept plan doesn't stop there. Roadway connections to existing neighboring destinations, sidewalks, and trails will only enhance the redevelopment as an innovative and desirable place to live and play. Improved multi-modal connections that enhance access to assets and resources on and off the site – connecting homes, jobs, social spaces, parks, and people.

The development of the concept plan was led by a diverse group of local community non-profit organizations, stakeholders, community members, area employees, and residents. City staff rounded out the visionary team for the redevelopment site. Interviews with stakeholders, on-site engagement meetings, community open houses, and regular team meetings were held to generate and gather design ideas and priorities. In short, ideas were shared, voices heard, and a concept plan finalized.

On the following pages you'll find the concept development process and final plan. Programmatic elements are outlined for the four main pieces of the plan:

- Housing
- Parks
- Urban Farm
- Infrastructure

Let's keep the momentum moving!

“Cultures and climates differ all over the world, but people are the same. They'll gather in public if you give them a good place to do it.”

-Jan Gehl



3. Project Foundation

The final concept plan overall organization was centered on a park within a grand social boulevard. The foundation of the concept is the robust inclusion of a variety of social spaces for all ages and backgrounds. The boulevard is anchored by the community building and a custom activity zone for multi-generational fun. An urban farm utilizes the shared community building and the land adjacent for in-ground farming, further highlighting the JBS site as a city-wide destination.

A central boulevard and park from Guns Road creates the primary entry to the site. A series of social spaces are within the wide boulevard, designed for market stalls, picnicking, seating, swings, relaxation, walking, biking and many other activities. This leads visitors and residents naturally through the site to the community building landmark at the west end of the site. Within the community building, shared space for farming education, training, and growing is on hand. This building can also serve as rental space for meetings, gatherings, weddings, and other large events.

The vision for the activity zone at the west end of the boulevard includes outdoor play space for all ages—including a splash pad, a climbing and adventure space, zip lines, grills, and large group picnic tables. These amenity spaces further enhance the desirability of living and working here.

An internal ring road creates the framework for the housing, trails, and vehicular roadways within the site. Working with adjacent property owners to the north, an additional connection was designed to connect to Imperial Lane, Lime Kiln Road, and a second connection to Guns Road. These new connections create a more connected, accessible neighborhood for both the new development and the Imperial Pride neighborhood overall. The trail network also makes an important connection to the existing multi-use path that connects Imperial Pride to the Kroc Center and Lime Kiln Road.



“Our ability to reach unity in diversity will be the beauty and the test of our civilization.”
-Mahatma Gandhi

3. Project Foundation

The Concept Plan



JBS Site Redevelopment
Conceptual Site Plan
Key Map

- LEGEND
- 1A Housing-Single Family
 - 1B Housing-Townhomes
 - 1C Housing-Apartments
 - 2 Destination Park
 - 2A Grand Boulevard
 - 2B Activity Zone
 - 3 VT Pride Park
 - 4 Urban Farm
 - 5A Grand BLVD ROW
 - 5B Connector Road ROW (F-F/G-G)
 - 5C Main Road East-West ROW (H-H)

4. Concept Plan Development

As part of the conceptual design process, the design team molded and produced three concept site plans for the redevelopment site. The three concepts addressed different park locations and circulation patterns and connections to neighboring uses and roads. During the development and review of the initial concept plans, access solely with one intersection along Guns Road did not provide the connectivity desired for the Imperial Pride neighborhood. It was determined that incorporating multi-point access was essential to improving Imperial Pride neighborhood connections to many existing assets and the greater City of Green Bay.

During this concept development stage, adjacent property owner meetings were held to discuss the viability of additional connections beyond the JBS site itself. Stemming from these conversations an east-west connector street was design to connect Lime Kiln Road and Guns Road, and from the JBS site north to Imperial Lane. The three concepts illustrate this in the diagram. As conversations developed with the adjacent property owners, refinements to these connections were designed into the final plan.

After discussion and deliberation with stakeholders, the Grand Boulevard concept was selected. It's heavy focus on social spaces through the site, the community building located at a focal point, and important multi-modal connections to the east, west and north made it a clear front runner.

Gateway Park – This concept focused on a park at the entrance of the site from Guns Road and a linear park along the southern boundary connecting with an urban farm component at the west end of the site. It centered on the idea of providing access to the park directly from Guns Road, and drawing park users west through the park. Finally, an internal circular road network with new access to the north connecting the existing Imperial Pride neighborhood rounds out this concept.

Central Square – This concept focused on a central street grid system with a park at the center of the site. This concept focused on park amenities in a central location surrounded by residences.

Grand Boulevard – This concept focused on a wide boulevard designed with a variety of social and active spaces. The linear boulevard created a link through the site to the activity zone on the west side. Community gathering spaces and the urban farm surround the community building. This concept was the final selected for further refinement.

Gateway Park



Central Square



Grand Boulevard



5. Programmatic Elements Overview

The City of Green Bay and area partners had the foresight to identify many needed core elements as part of the neighborhood design. Social spaces where all are—and feel—welcome, urban farming, active play spaces, economically-diverse housing options, connected roadway and trail system, and the aim of attracting diverse and multi-generational residents were key elements defined up front.

The preferred concept provides all that and more.

Research was conducted to understand local demographics and market trends, as well as interviews and surveys to pinpoint the overall vision and the specific program amenities for the park.

A multi-lingual survey and pictorial visual preference survey was conducted as part of community and stakeholder meetings to understand style preferences, neighborhood feel, housing types, and park amenities.

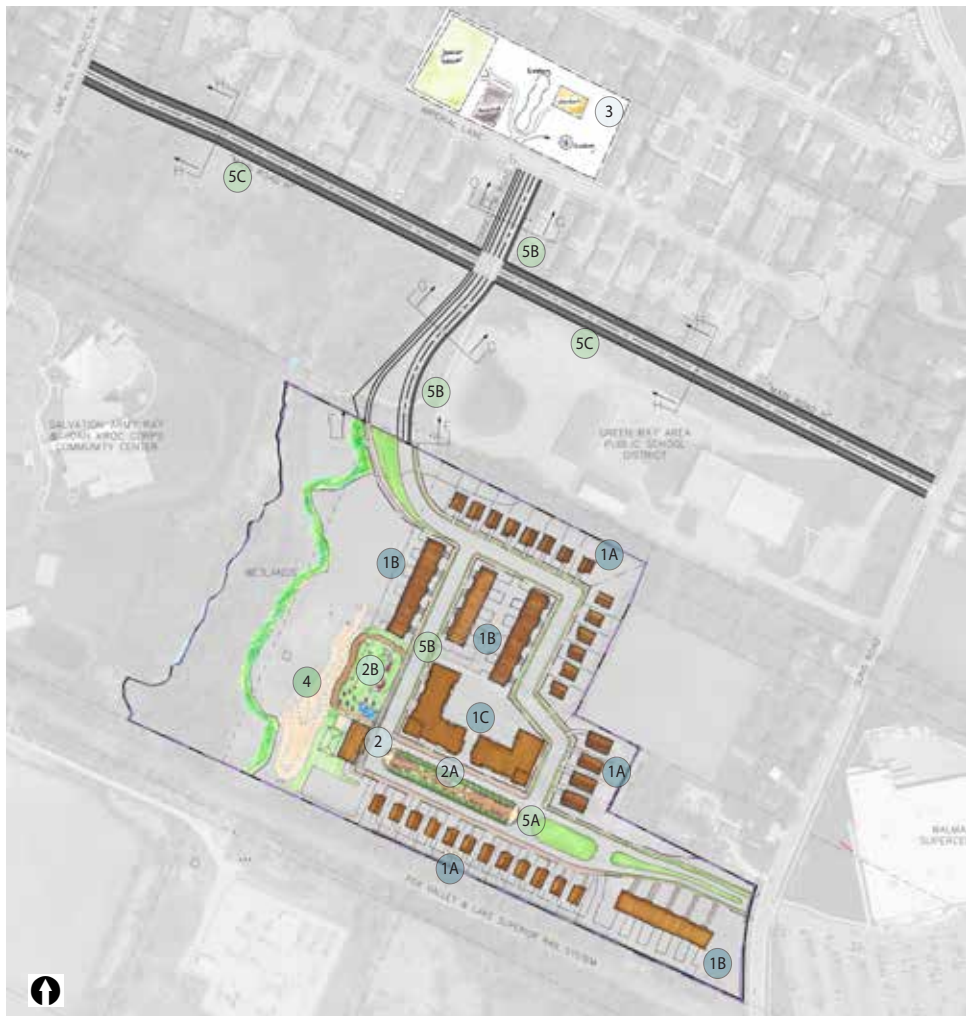
Research on multi-modal roads and trails was done to understand ideal bike lane widths, multi-modal needs, on-street parking, and lane widths.

The following pages provide details to each of the four major program elements: housing, park amenities, the farm, and roads and trails.



6. Programmatic Elements - Housing

The design of the neighborhood itself—the streets and blocks—were meant to allow for flexibility in the ultimate development of the homes. The housing shown on the concept plan is meant as a guide to illustrate feasible combinations of housing types. The intention of the plan is to include a variety of rental and owner-occupied housing suitable for singles, couples, families, and extended families. The images at right illustrate the types of housing represented on the Concept Plan, below.



JBS Site Redevelopment
Conceptual Site Plan
Key Map

LEGEND

- 1A Housing-Single Family
- 1B Housing-Townhomes
- 1C Housing-Apartments
- 2 Destination Park
- 2A Grand Boulevard
- 2B Activity Zone
- 3 VT Pride Park
- 4 Urban Farm
- 5A Grand BLVD ROW
- 5B Connector Road ROW (F-F/G-G)
- 5C Main Road East-West ROW (H-H)



6. Programmatic Elements - Housing

The Concept Plan imagined a neighborhood of interconnected streets, within the site and beyond, linking the site to the rest of the Imperial Pride neighborhood. The plan illustrates a variety of housing options on the site: single family homes, townhomes, and apartment buildings. The idea is that the plan's streets and blocks can accommodate a diversity of housing. The Concept Plan table (below, left) explains the desired number of housing units with a mix of housing types. For comparison, the Alternate Housing Options tables (below, right) explain other options—for example, if the site was all single family homes or a different mix of single family homes, townhomes, and apartments. This can serve as a guide in future conversations with residential developers interested the site.

THE CONCEPT PLAN

The data below summarizes the housing illustrated on "The Concept Plan"

Single family and townhomes with apartments.

	Density Ranges	Unit Count	
		Lower Density	Higher Density
30% Single Family	4-8 DU/AC	27	54
30% Townhomes	8-12 DU/AC	36	54
40% Low Density Apartments	10-30 DU/AC	38	75
Totals	15-18 DU/AC	101	183



ALTERNATE HOUSING OPTIONS

The data below offers alternate housing mix options for the site. The intent is to show a range of options and densities for the site.

Single Family Focus

Average number of homes: 90 DU

	Density Ranges	Unit Count	
		Lower Density	Higher Density
100% Single Family	4-8 DU/AC	60	120

Townhome Focus

Average number of homes: 150 DU

	Density Ranges	Unit Count	
		Lower Density	Higher Density
100% Townhomes	8-12 DU/AC	120	180

Single Family Focus

	Density Ranges	Unit Count	
		Lower Density	Higher Density
15% Single Family	4-8 DU/AC	15	30
45% Townhomes	8-12 DU/AC	75	90
40% Low Density Apartments	10-30 DU/AC	75	75

Note: DU is the abbreviation for "dwelling unit" and can mean single family home, townhome unit, condo unit, or apartment.

7. Programmatic Elements - Destination Park

The park is modeled after great active public spaces around the world. After hearing of the desire for social spaces and gathering spaces during the engagement, this became the driving force behind the design of the destination park: provide social spaces, gathering spaces, and activity spaces that are designed for singles to extended families; all ages; and intended to be welcoming and open to the neighborhood. People were not merely looking for homes, they were looking for connections.

The destination park has two main components: the Grand Boulevard and the Activity Zone. The Grand Boulevard contains outdoor cafe seating, colonnades of trees, space for art, seating surrounding fire pits, large front porch-styled swings, and festoon lighting all create a festive vibe. What we know: not just kids like to play – have things for adults too! The Activity Zone contains tall climbing structures, rolling hills and knolls, zip lines, and tower structures all which provide active spaces to explore whether you're 8 or 80 years old.

The final detailed design of these amenities can pull in local and global influences. It may contain educational pieces about Green Bay's native lands and waters, its history and its relationship with farming and early industries such as meatpacking and paper. It may celebrate the homeland of area residents and the rich sensory experiences of different cultures. Each of these ideas will make it a unique and special place, a diverse and inclusive destination!

Space	Size (approximate)	Elements
Grand Boulevard	60' X 375'	• Outdoor cafe seating • Food truck parking • Public art • Festive art lighting • Fire pits • Front porch-style swings
Activity Zone	1.5 acre	• Community building with event space • Outdoor event patio space • Splash pad • Harvest tables picnic area with grills • Tall climbing structures • Adventure hills and knolls • Zip lines • In-ground farming • Off-street parking



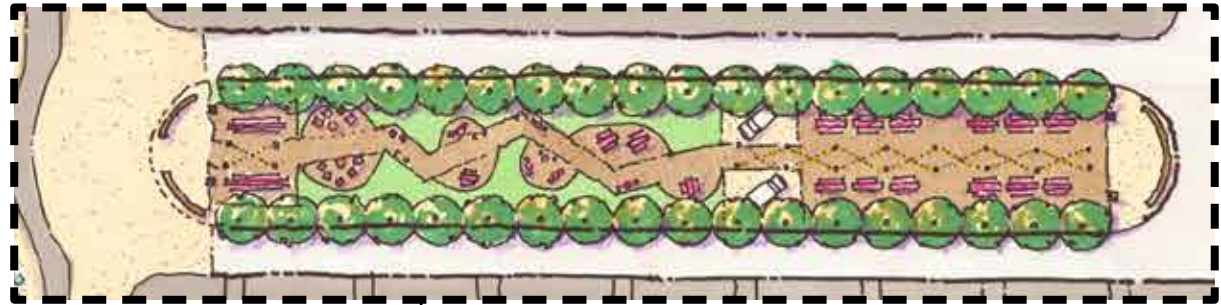
“ Public play spaces are essential building blocks of a thriving society. They provide opportunities for physical wellness, social cohesion, and emotional health for people of all ages. ”

- The National Study of Playgrounds, Studio Ludo, June 7, 2023

7. Programmatic Elements - Destination Park

The Grand Boulevard

INSPIRATION:
A grand social boulevard.



7. Programmatic Elements - Destination Park

The Grand Boulevard

The Grand Boulevard, a linear park: welcoming social spaces for all.



Specialty paving



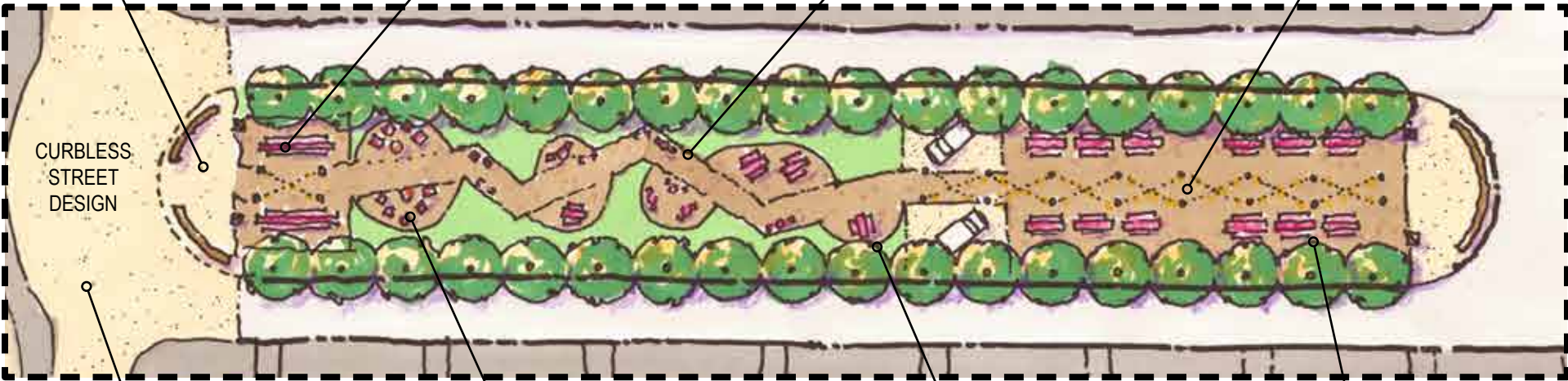
Front porch style swings



Art lighting



Festoon lights



CURBLESS
STREET
DESIGN

Specialty paving

Fire pits

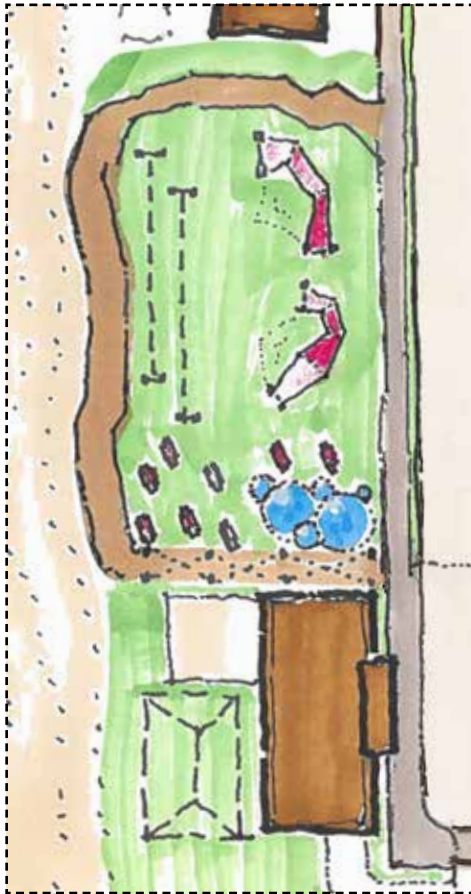
Picnic groves

Tables & chairs



7. Programmatic Elements - Destination Park

The Activity Zone



7. Programmatic Elements - Destination Park

The Activity Zone

The Activity Zone: a place for all ages to get active and have fun.

Zip lines



Built knolls & climbing areas



Crushed gravel walkways



Tower structures

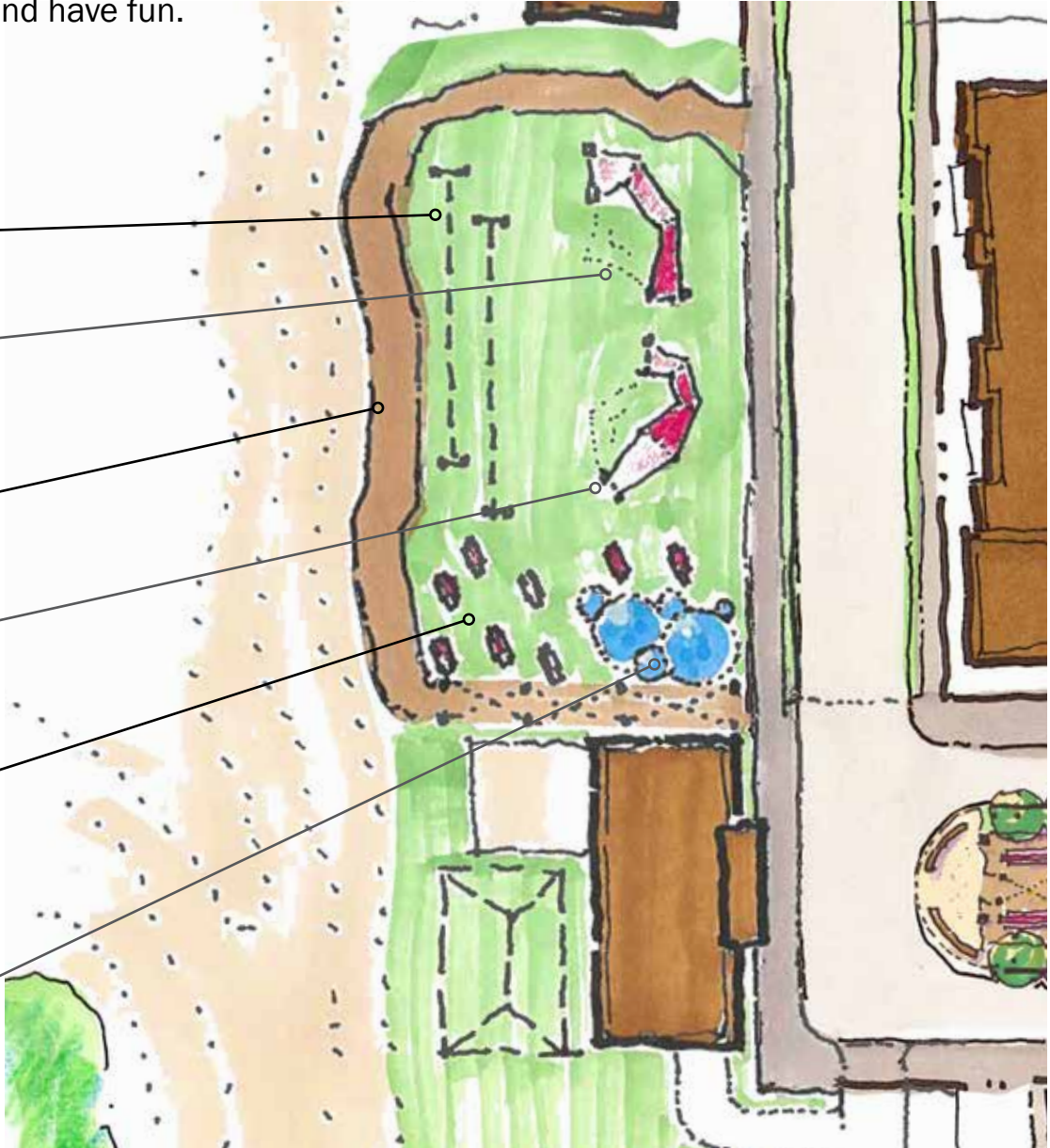


Picnic tables & grills



Plaza splash pad





JBS Redevelopment Site Concept Plan • August 15, 2023 • Page 17

8. Programmatic Elements - VT Pride Park

During the project discovery and concept development it was determined that additional playing fields should be incorporated within the plan. City staff had always considered VT Pride Park an important neighbor and complement to the JBS site design. The park is nearby located to the north, connected to the redevelopment site by a multi-use path and roadway.

Incorporating the adjacent parcel owned by City of Green Bay Redevelopment Authority (RDA), the site is large enough to accommodate a combination of playing fields, including basketball, sand volleyball, and a youth soccer field. Dedicated playing fields will complement the destination elements planned within the JBS site and provide additional play space and park amenities to the existing Imperial Pride Neighborhood.



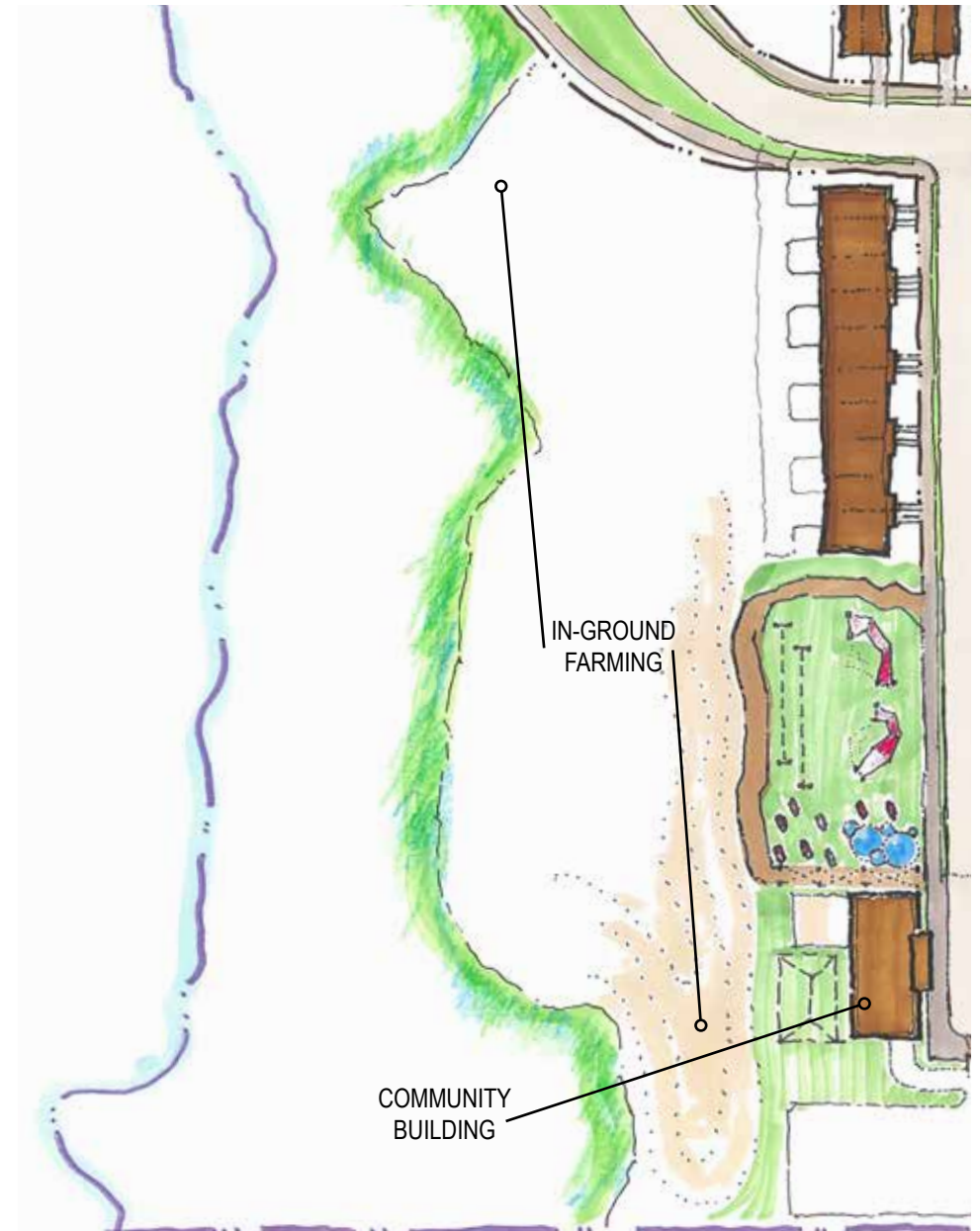
Junior Soccer Field	125'x200'
Basketball Court	60'x90'
Sand Volleyball Court	50'x80'

9. Programmatic Elements - Urban Farm

Urban farming with its critical enrichment, education, cultural connection, and food solidarity was identified as one of the foundation elements of the JBS Redevelopment Site. The proposal focused on a combined food system and community building to be shared among users, residents, and visitors to the site and destination park.

Key stakeholders involved in the urban farm and community building program included City staff, Northeast Wisconsin Technical College (NWTC), JBS, Brown County, Greater Green Bay Community Foundation, and Green Bay Area Public School District. NWTC and GB Area Public Schools further developed the urban farm component. A multi-story building space for activities, education, and community services is recommended at 5,000-6,000 square feet. Program elements can be broken down into the following:

School Age Field Trip Destination	Bathrooms (accessible to building exterior and interior), covered outdoor pavilion, kitchen, and indoor gathering space for capacity 150 people
Higher Education & Adult Enrichment Education	2 Classrooms
Community Service Space	Secure offices (3), small meeting/study rooms (2), supply and material storage
Food Production and Connection	3-5 acres



9. Programmatic Elements - Urban Farm

The program information below was provided by the urban farm concept team. It is intended to be the starting point for discussion for the program for the in-ground farming and development of the architectural building program of the community building. As envisioned, the community building would have event rental spaces, educational spaces, and food production support spaces and storage.

DESCRIPTION OF PROPOSAL: This food system and community center provides empowering opportunities that foster learning, food solidarity and cultural connection. Urban farm components include farmer incubation, growing-to-distribution activities, and relational food solidarity work. Educational components include k-12 curriculum and field trip hosting, and higher ed plus adult enrichment opportunities. The Urban Farm Center will also have space for community partner office and meeting space, as well as community gathering space.

BACKGROUND: The City of Green Bay is developing a 26-acre parcel on the east side. For the past 18 months, the City's administration has worked with specific community stakeholders (NWTC, JBS, GGBCF, Brown County) to design an equitable and inclusive vision and process for development. The three critical components to the opportunity site are 1) dynamic workforce housing, 2) a destination playground and 3) an urban farm. Northeast Wisconsin Technical College has been invited to explore its role in becoming a lead stakeholder in the urban farm component. With few parameters, the College's exploration team is collaborating with other community stakeholders to bring clarity around form around the opportunity.

CONCEPT TEAM: NWTC has partnered with Green Bay Area Public Schools to explore opportunities and develop a concept proposal for what the "Urban Farm" component could be. Members of the concept team include: NWTC- Meridith Jaeger, Amy Kox, Miranda Schornack, Amanda Chu, Chet Lamers GBAPS- Joshua Patchak, Lynette Kiehnau, Josh DePouw, Eric Conn

WHY: The development meets the needs of existing and new workforce/community, inclusive of employers. Involvement in the development is a mission aligned action for the college and school district that reflects shared equity-grounded values around engagement, passion & inspiration, results & accountability and innovation.

Programs	Potential Partners/Roles	Facilities	Flexible elements	Who benefits	Need more info on...
k-12 Field Trip Destination	GBAPS- brings students Urban Farm programming staff	Bathrooms (accessible from the building's exterior, as well as interior) covered outdoor eating pavilion indoor gathering space (for lunch and presentations) capacity for 150 ppl [inc kitchen] Landing location to receive students	Indoor gathering space Outdoor covered pavilion Bathrooms	k-12 students	What types of curriculum should be offered? Who will program, fund and operate the field trip curriculum?
Education- higher ed & adult enrichment	NWTC - instruction GBAPS (dual-credit) - coordinate credential pathway with NWTC and students UW-Extension	2 flexible classrooms - screens, projectors, pc systems, tables + chairs, phone	Classrooms	adult learners	What types of curriculum should be offered? Who's classroom is it? Who's classroom equipment is it?
Community services (TBD)		secure office setups (3) supply and material storage small meeting/ study rooms (2) office equip (?)	Office spaces Meeting/study rooms	all community members	Who will coordinate providers shared utilization by partners?
Food production and connection	Wello GBAPS UW-EXT NEW Food Forum UW-Extension	Outdoor, in ground (4-5 acres) 2 high tunnels greenhouse- propagation post-harvest handling station Cold storage minimal processing food center Farm stand	Outdoor, in-ground minimal processing food center	beginning growers residents- access to local produced healthy foods food access program participants (individuals and orgs)	Who will program, fund and operate the farming and food components??

Concept outlined collaboratively developed by NWTC + GBAPS with input from partners, City of Green Bay, NEW Food Forum and Wello

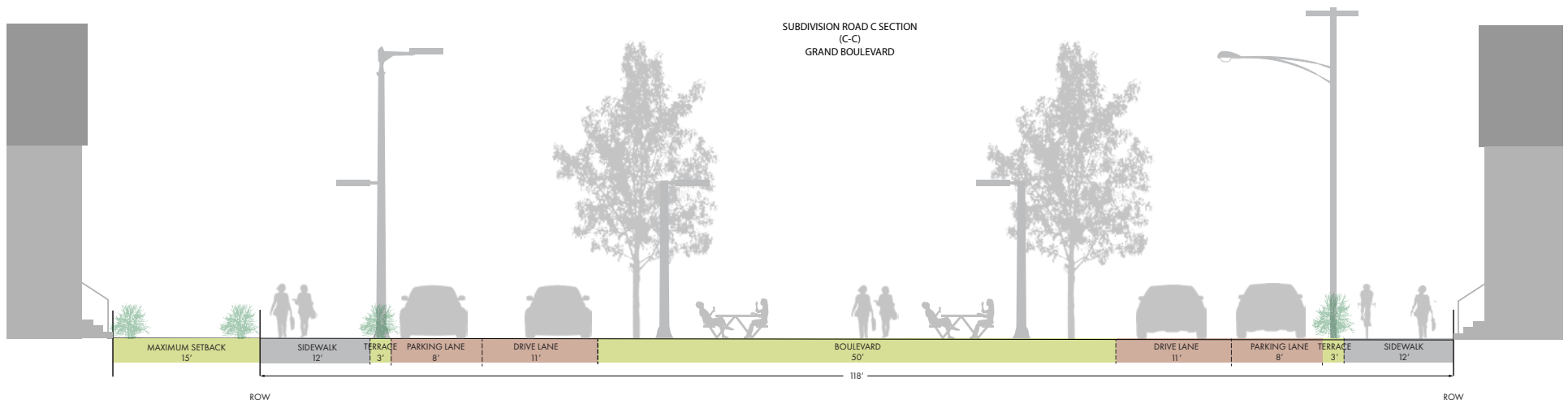
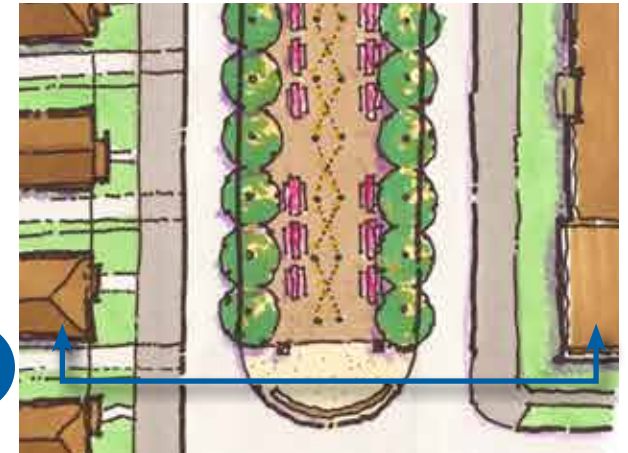
Developer and point of contact: Amanda Chu amanda.chu@nwtc.edu

10. Programmatic Elements - Roads & Trails

Along with an iconic boulevard, multi-modes of transportation need to be well thought out. It's important in the design of the streets that adequate space is provided for vehicles, pedestrians and cyclists. The Grand Boulevard is designed with an internal active pedestrian zone, with divided two-way vehicle lanes, and multi-use sidewalks (pedestrians and bikes) beyond the curb. Sidewalks are wide enough that they can accommodate pedestrians and bicycles side by side safely. A multi-use trail connects within the neighborhood and extends north through the site and joins the multi-use trail leading to the Kroc Center, Lime Kiln Road, Imperial Lane, and VT Pride Park.

“A great street should help make community...Streets are settings for activities that bring people together.”

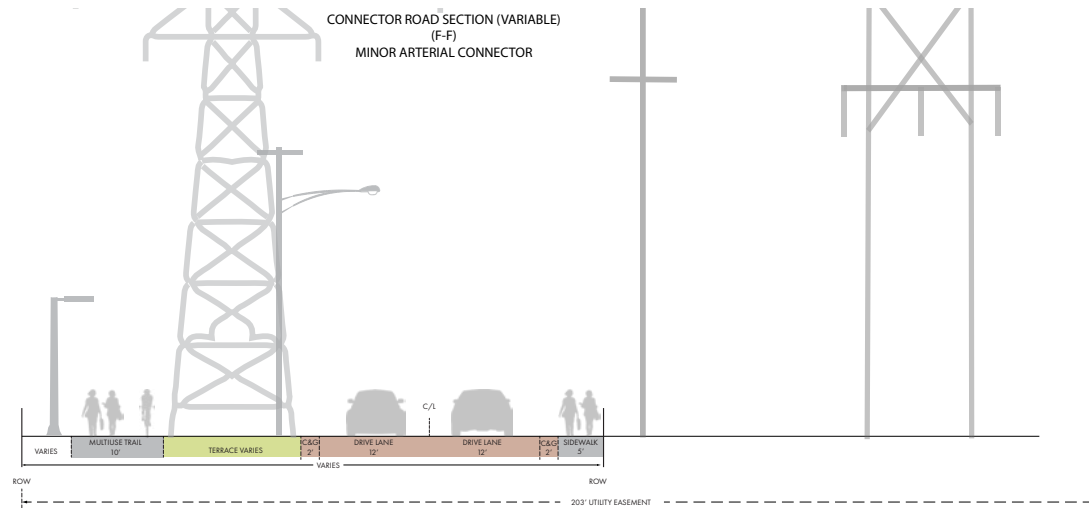
- Allan Jacobs



C-C

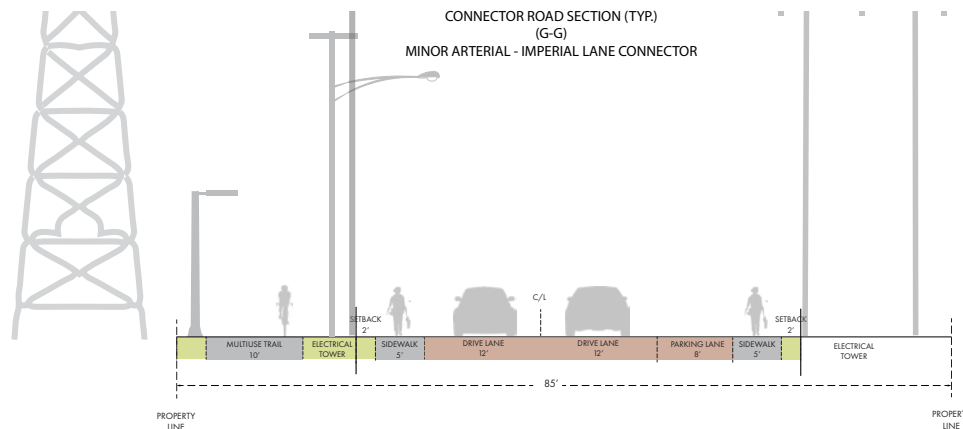
Roadway section C-C illustrates the diverse elements of the Grand Boulevard.

10. Programmatic Elements - Roads & Trails



F-F

Roadway section F-F illustrates the connecting road from the JBS Redevelopment Site north to Imperial Lane. Multiple power poles and towers are within the area and the road sections reflect the approximate dimensions to successfully navigate through the site.



G-G

Roadway section G-G illustrates the connecting road through the Green Bay Area Public School District and Salvation Army parcels north to Imperial Lane. Multiple power poles and towers are within the area and the road sections reflect the approximate dimensions to successfully navigate through the site.



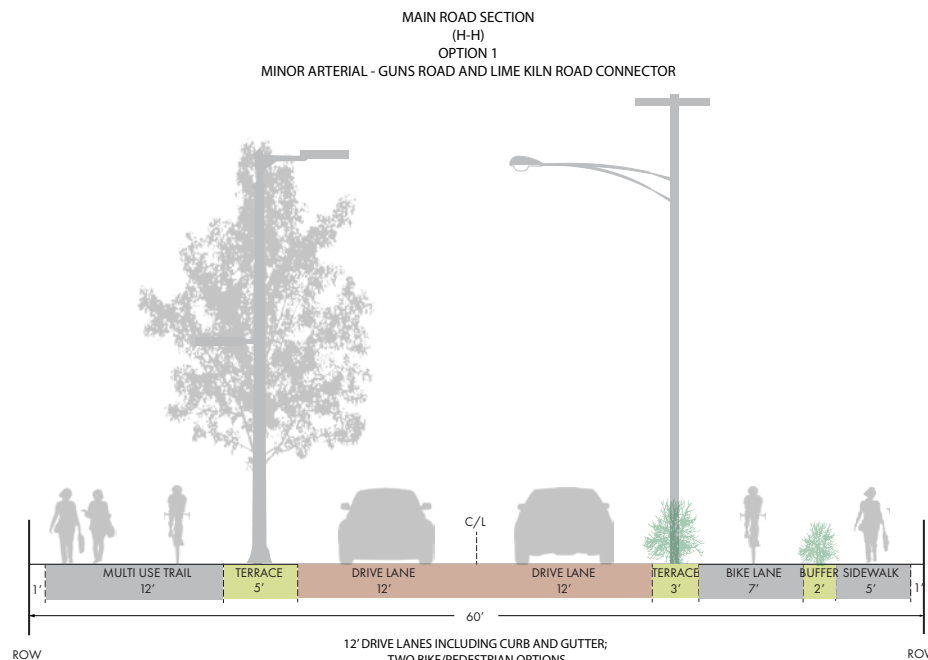
10. Programmatic Elements - Roads & Trails

An important element of the plan is the addition of connecting roads north to Imperial Lane, and east-west from Lime Kiln Road to Guns Road. These connections will improve access to homes, amenities, and jobs for this new redevelopment site and the Imperial Lane area. Including traffic calming measures along the east-west connector roads will be critical in creating a safe, walkable neighborhood. Traffic calming can be done during the roadway design phase, and can incorporate vertical deflections, horizontal shifts, and roadway narrowings. Examples of traffic calming measures are:

- Chicane (alternating curves or lane shifts)
- Choker (sometimes called a bump out; extension of curb into the street, narrowing the roadway)
- Corner extension (or bulb-out; extension of curb into the street, narrowing the roadway, at the intersection)
- Lateral shift (realignment or shift in the travel lanes)



Corner extension example



H-H

Roadway section H-H illustrates the east-west connecting road that connects Guns Road to Lime Kiln Road. The intention is to create a pedestrian and bicycle trail, with separate spaces for each.



11. The Process

The process incorporated stakeholders and viewpoints from around the Green Bay metro area and locally right in the Imperial Pride neighborhood.

From regular staff update meetings, stakeholder meetings, on-site employer visioning sessions, community pop-ups, and a project website for comment—the local community has been encouraged to comment and share what they feel is important for the site. Below is a summary of the project process to date.

2021



2022

Public Value Proposition

"We will tackle social and structural inequities that impact varying scales of economic opportunities because Green Bay created barriers to housing and amenities impacting the Imperial Pride neighborhood. We will do so by developing a 26-acre site that creates mixed-income housing, a gathering space, and a local food system with the expectation that there is an increase in neighborhood activation and connection with our larger community. We will know that we have succeeded when we've increased housing options, increased neighborhood engagement and connectedness, and built our equitable development."



INITIATION OF PROJECT

- May 28 — Meeting with elected officials who represent residents impacted by the JBS Development
- June 3 — Meeting with Community Partners (GBASD and Community Organizations in Imperial Pride)
- August 17 — Meeting with Business Leaders and Non-profit Leaders (Chamber of Commerce Housing Working Group)
- September 23 — Community Meeting
- October 1 — Press Conference on JBS Donations of 26 Acres of Land and \$500,000
- January — Granted Harvard/Bloomberg grant on Collaboration on the JBS Project
- March 2 — Community Stakeholder Meeting
- April — Bloomberg/Harvard Training with Community Stakeholders
- May — Community designed RFP for JBS project
- June 28 — Community Stakeholder Meeting
- August 19 — Community Engagement Event, Sunflower Garden Project
- November — City selects GRAEF for Concept Plan development

11. The Process

2023



CASA ABIERTA

Pasar
¡Y vea los planes de reurbanización de JBS y comparta sus ideas sobre la reurbanización futura!

¡Ven y sé escuchado!

@ VT PRIDE PARK
2203 Imperial Lane, Green Bay, WI 54301

- Comida
- Juegos
- Conversación
- DIVERTIDO

Para obtener más información, contacto:
Will Peters
920.448.3150
will.peters@grreenbaywi.gov

Sábado 24 junio, 2023 | 11 AM-1 PM



DISCOVERY

- March 9 — Stakeholder meeting #1
- March 25 — Community meeting #1
- March 28 & 29 — JBS employee on-site engagement days (multi-lingual survey and pictorial visual preference survey)

PLAN DEVELOPMENT

- April 13 — JBS coordination meeting
- April 13 — Village of Bellevue coordination meeting
- April 18 — Salvation Army/Kroc Center coordination meeting

FEEDBACK & PLAN REVISIONS

- June 16 — Stakeholder meeting #2
- June 23 — JBS employee on-site engagement
- June 24 — Community meeting #2
- June 22 - July 24 — Project website open for comment

FINAL REVIEW

- August — Final concept plan to City

Next step, final design & construction



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

August 17, 2023

PREPARED BY

Krista Cisneroz, Staff

AGENDA ITEM # D.2

Consideration with possible action on substantial amendments to the 2022 and 2023 Annual Action Plans to reallocate \$250,000.00 of Economic Development Revolving Loan funding to Infrastructure and Park Improvements in CDBG Eligible Areas.

BACKGROUND

As part of the City of Green Bay's 2022 and 2023 Annual Action Plans under the Economic Development Revolving Loan Fund, the City allocated \$120,000.00 and \$230,468.00 to the Economic Development Revolving Loan. The staff is recommending a substantial amendment to transfer \$120,000.00 and \$130,000.00 to Infrastructure and Park Improvements in CDBG Eligible Areas in the City of Green Bay.

The Community Development Block Grant (CDBG) program requires grantees to spend their CDBG funds in a timely manner or risk funds being recaptured by HUD. Currently, the Economic Development Loan Funds (EDRLF) program is experiencing a lack of eligible business awards and expenditures. In an effort to meet the CDBG expenditure requirements, staff is requesting the reallocation of \$250,000.00 in EDRLF to Infrastructure and Park Improvements in CDBG Eligible Areas. The Parks Department has identified two CDBG eligible activities for Farlin Park that will spend the CDBG funding in a timely manner and meet HUD's CDBG expenditure requirements.

RECOMMENDATION

Approve substantial amendments to the 2022 and 2023 Annual Action Plans to reallocate \$250,000.00 of Economic Development Revolving Loan funding to Infrastructure and Park Improvements in CDBG Eligible Areas.

FISCAL IMPACT**ATTACHMENTS**

None



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

MEETING DATE

August 17, 2023

PREPARED BY

Krista Cisneroz, Staff

AGENDA ITEM # D.3

Consideration with possible action on pre-approval to award the purchase of a pre-engineered restroom and an open shelter for Farlin Park to the low qualified bidder with CDBG funding not to exceed \$250,000.00.

BACKGROUND

The Parks, Recreation and Forestry Department (PRF) recently worked with a consultant to develop a master plan for Farlin Park. This master plan was approved by City Council in June of 2023. As part of the planning, it was determined that a new restroom facility is needed and adding an open shelter near the splash pad and playground would aid in facilitating event and programming needs at the park.

Farlin Park is located in a CDBG eligible area of the City of Green Bay and eligible for CDBG funding. The Parks Department is bidding out the purchase of these items and, in an effort to expedite the CDBG expenditure, staff is requesting pre-approval to award the purchase to the low qualified bidder not to exceed \$250,000.00.

RECOMMENDATION

Pre-approval to award the purchase of a pre-engineered restroom and an open shelter for Farlin Park to the low qualified bidder with CDBG funding not to exceed \$250,000.00.

FISCAL IMPACT

ATTACHMENTS

- I. Open Shelter_Restroom Farlin Park



Parks, Recreation & Forestry Department
100 North Jefferson Street - Room 510
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3365
Fax 920.448.3393

08/10/23

To: Krista Cisneroz

From: Kaurie Mihm, PLA

Re: Allocation of \$250,000 of Community Development Grant Funding for Restrooms and an Open Shelter at Farlin Park

CC: Dan Ditscheit, PLA
Cheryl Renier-Wigg

The Parks, Recreation and Forestry Department (PRF) recently worked with a consultant to develop a master plan for Farlin Park. This master plan was approved by City Council in June of 2023. As part of the planning, it was determined that a new restroom facility is needed and adding an open shelter near the splash pad and playground would aid in facilitating event and programming needs at the park. PRF supports the allocation of \$250,000 of CDGB funding to allow us to purchase the materials for a pre-engineered restroom with 2 unisex compartments and a separate open shelter, approximately 24' x 36'. The playground and splash pad equipment have already been ordered so the addition of these structures would help to bring the vision for the master plan closer to completion.

Kaurie Mihm, PLA