



AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, SEPTEMBER 12, 2023, 1:30 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

I. Join Zoom Meeting Online:

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

Or call in by phone: +1 312 626 6799

Meeting ID: 831 8804 4732

Passcode: 084117

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

B. Roll Call.

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

C. Approval of the Agenda.

- I. Approval of the agenda for the September 12, 2023, meeting of the Redevelopment Authority.

D. Approval of Minutes.

- I. Approval of the minutes from the August 8, 2023 and August 17, 2023, meetings of the Redevelopment Authority.

E. Regular Business.

- I. Consideration with possible action to approve the Collateral Assignment of Redevelopment Agreement from Bay City Lofts LLC to IFF.

2. Consideration with possible action to approve a one-year development agreement for the property located at 445 S Baird Street to Deals, Development & Partnership Capital for a single-family, owner-occupied home.
3. Consideration with possible action to approve a six-month planning option for the property located at 929 N Broadway to NeighborWorks Green Bay for a single-family, owner-occupied home.
4. Consideration with possible action to award RFP #2023-37 Community Development Block Grant Neighborhood Stabilization Activities.
5. Consideration with possible action on the award of new playground equipment for Brisk Park and Lakeside Place.

F. Informational.

1. Financial report and check register.
2. Director's report and project updates.
3. Next Regular Meeting: October 10, 2023 at 1:30 PM

G. Adjournment.

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



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

MEETING DATE

September 12, 2023

PREPARED BY

Cheryl Renier-Wigg, Staff

AGENDA ITEM # E.1

Consideration with possible action to approve the Collateral Assignment of Redevelopment Agreement from Bay City Lofts LLC to IFF.

BACKGROUND

Gorman & Company's Bay City Lofts is a 1.8 acre site that was a former gas station, and includes a 4-story multi-family residential building with some first-floor office space to facilitate an agreement with Lutheran Family Services to provide services to the community. The proposed project includes the development of 48 residential units (13 one-bedroom units, 24 two-bedroom units, 1 three-bedroom unit, and 10 three-bedroom townhouse units). Ground floor space includes common spaces for residents, private residences, and office space for Lutheran Family Services.

The development agreement allows for the assignment of payment rights to any lender to obtain financing for the project upon RDA approval. The Developer is requesting such collateral assignment of their annual pay-go TIF payment rights to their Lender. The Developer remains responsible for all the obligations and duties as defined and provided for in the development agreement. The Collateral Assignment of the Redevelopment Agreement has been reviewed by the City Attorney.

RECOMMENDATION

To approve the Collateral Assignment of Redevelopment Agreement from Bay City Lofts LLC to IFF.

FISCAL IMPACT**ATTACHMENTS**

- I. Bay City Lofts - Collateral Assignment Redevelopment Agreement - FINAL

COLLATERAL ASSIGNMENT OF REDEVELOPMENT AGREEMENT

THIS COLLATERAL ASSIGNMENT OF REDEVELOPMENT AGREEMENT ("Assignment") is made as of September __, 2023 from **BAY CITY LOFTS, LLC**, a Wisconsin limited liability company ("Assignor") to **IFF**, an Illinois not for profit corporation ("Assignee").

RECITALS

A. Assignor and Assignee have entered into that certain Construction Loan Agreement of even date herewith ("Loan Agreement"), pursuant to which Assignee agreed to make certain loans to Assignor, including without limitation a loan in the amount of Five Hundred Fifty Thousand and No/100 Dollars (\$550,000.00) (the "TIF Loan" and together with the other loan described in the Loan Agreement, the "Loans") to Assignor, subject to the terms and conditions and for the purposes set forth in the Loan Agreement.

B. As evidence of the TIF Loan, Assignor has executed and delivered to Assignee a certain Promissory Note of even date herewith ("TIF Note") payable to the order of Assignee, payment of which is, or will be, secured by security described in the Loan Agreement.

C. The execution and delivery of this Assignment is a condition to the performance by Assignee of its obligations under the Loan Agreement.

NOW, THEREFORE, in consideration of the recitals set forth above and incorporated herein, in order to secure the Loan and all other amounts due or to become due under the Loan Agreement, and for other good and valuable consideration, Assignor agrees as follows:

1. Assignor hereby grants, transfers and assigns to Assignee all the right, title and interest of Assignor in and to that certain Development Agreement 23-__ among Assignor, The City of Green Bay, Wisconsin (the "City") and The Redevelopment Authority of the City of Green Bay (the "Authority") dated September, 2023 (the "Redevelopment Agreement") a copy of which is attached hereto as Exhibit A, including but not limited to, all rights to receive payment of the "TIF Incentive" or "PAYGO Reimbursements" described therein. This Assignment is intended as a present assignment; however Assignee acknowledges that (i) until there is a Default hereunder (taking into account all applicable notice and cure periods), Assignor shall be entitled to receive all payments from the City and (ii) Assignee shall not be entitled to assume Assignor's obligations under the Redevelopment Agreement until such time as

the City (and the Redevelopment Authority, if necessary) consents to such assumption in accordance with the terms of the Redevelopment Agreement.

Assignor's rights, title and interest in the Redevelopment Agreement (including without limitation, the rights to receive the "TIF Incentive" or "PAYGO Reimbursement" provided for in the Redevelopment Agreement) which are being assigned to Assignee hereunder are collectively called the "Collateral."

This Assignment is given for the purpose of securing the payment of all sums, including without limitation the payment of principal and interest due under the TIF Note, now or at any time due Assignee under the Loan Agreement or any other documents evidencing or securing the TIF Loan, and any extensions, modifications, amendments and renewals thereof, and the performance and discharge of the obligations, covenants, conditions and agreements of Assignor contained herein and in the Loan Agreement and the Loan Documents. The Loan Agreement, the TIF Note and all other documents evidencing or securing the Loans are hereinafter collectively referred to as the "Loan Documents."

2. Assignor agrees:

(a) To abide by, perform and discharge each and every obligation, covenant, condition and agreement of the Redevelopment Agreement to be performed by Assignor, including without limitation all steps necessary to cause the payment of the "TIF Incentive" or "PAYGO Reimbursement") as described in the Redevelopment Agreement, to the extent not waived by the other parties thereto in writing, so as to avoid the occurrence of a default thereunder, and to use all reasonable efforts to enforce (or cause to be enforced) performance by the other parties thereto of each and every material obligation, covenant, condition and agreement to be performed by such other parties.

(b) That the occurrence of any of the following shall constitute a "Default" hereunder:

(1) if Assignor commits any (x) fraud or (y) intentional misrepresentation of any material fact under this Agreement or (ii) if any other representation or warranty made herein is or proves to be materially false or inaccurate as of the date made;

(2) the occurrence of a default by Assignor under the Loan Documents which is not cured within any applicable notice, cure or grace period; or

(3) if Assignor shall fail to abide by any covenant binding upon Assignor under the Redevelopment Agreement, beyond any applicable period of notice and cure.

(c) That any Default hereunder, as provided above, shall be deemed to be a Default under all of the Loan Documents. Upon the occurrence of any Default

hereunder, Assignee shall have the right (but not the obligation), without notice to or demand on Assignor: (1) to declare all sums evidenced or secured by the Loan Documents immediately due and payable, (2) subject to the limitations set forth in the Redevelopment Agreement, to exercise any and all rights and remedies provided under the Loan Documents or hereunder as well as such remedies as may be available at law or in equity, including, without limitation, all rights and remedies of a "secured party" under the Uniform Commercial Code ("Code"), and Assignor hereby waives all rights that may be legally waived and agrees that five (5) days notice by Assignee to Assignor is fair and reasonable notification under the Code of any public sale of any of the Collateral related to the Redevelopment Agreement or otherwise, and is also fair and reasonable notification after which any private sale or other disposition of the Collateral, as aforesaid, can occur, and (3) to correct any such Default in such manner and to such extent as Assignee may deem necessary to protect the security hereof, including specifically, without limitation, the right (but not the obligation) to appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Assignee, and also the right (but not the obligation) to perform and discharge each and every obligation, covenant, condition and agreement of Assignor under the Redevelopment Agreement, and, in exercising any such powers, to pay necessary costs and expenses, employ counsel and incur and pay reasonable attorneys' fees and expenses (excluding expenses attributable to in-house attorneys, employees salaries and other normal overhead expenses of Assignee) (all of which payments, costs expenses and fees shall be repaid to Assignee by Assignor immediately upon demand with interest on all such amounts at the rate set forth in the Loan Agreement) subject to the terms of the Redevelopment Agreement and any assignment pursuant to the terms thereof. Assignee shall not be obligated to perform or discharge, nor does it hereby undertake to perform or discharge, any obligation, duty or liability under the Redevelopment Agreement, or by reason of this Assignment.

(d) At any time after the occurrence of a Default, Assignee may, at its option, without notice, and without regard to the adequacy of security for the indebtedness hereby secured, either in person or by agent, with or without bringing any action or proceeding, or by a receiver to be appointed by a court at any time hereafter, enforce for its own benefit the Redevelopment Agreement, and, to the extent feasible, utilize Assignor's plans and specifications for completion of the Project. The exercise of any rights under this Assignment shall not be deemed to cure or waive any default under any of the Loan Documents, or waive, modify or affect any notice of default under any of the Loan Documents, or invalidate any act done pursuant to such notice.

(e) Subject to the terms of the Redevelopment Agreement, that the City upon written notice from Assignee of the occurrence of a Default, shall be and is hereby authorized by Assignor to perform its agreements under the Redevelopment Agreement for the benefit of Assignee in accordance with the terms and conditions thereof without any obligation to determine whether or not such a Default has in fact occurred.

(f) That in the exercise of the powers herein granted to Assignee, no liability shall be asserted or enforced against Assignee, all such liability being hereby

expressly waived and released by Assignor unless attributable to Assignee's gross negligence or willful misconduct. Assignor hereby agreed to indemnify and hold Assignee free and harmless from and against any and all liability, expense, cost, loss or damage which Assignee may incur by reason of any act of omission of Assignor under the Redevelopment Agreement (except for liability, expense, cost, loss or damage resulting from the gross negligence or willful misconduct of Assignee). Should Assignee incur any liability, expense, cost, loss or damage by reason of the exercise of Assignee's rights hereunder the amount thereof, including costs, expenses and attorneys' fees and expenses shall be secured hereby and by the other Loan Documents (whether or not such amount, when aggregated with other sums secured by the Loan, exceeds the face amount of the Note) and shall (a) be due and payable immediately upon demand by Assignee, and (b) bear interest at the rate as set forth in the Note.

(g) Subject to the terms of the Redevelopment Agreement and any further consents required thereunder, this Assignment shall be assignable by Assignee to any assignee of Assignee and all representations, warranties, covenants, powers and rights herein contained shall be binding upon, and shall inure to the benefit of, Assignor and Assignee and their respective legal representatives, successors and assigns.

3. Assignor further hereby covenants and represents to Assignee that (A) the Redevelopment Agreement is in full force and effect (B) Assignor has not previously assigned, sold, pledged, transferred, mortgaged, hypothecated or otherwise encumbered the Redevelopment Agreement or its right, title and interest therein; (C) Assignor shall not assign, sell, pledge, transfer, deed, hypothecate or otherwise encumber its interests in the Redevelopment Agreement except as set forth in the Redevelopment Agreement, (D) Assignor has not performed any act which might prevent Assignor from performing its undertakings hereunder or which might prevent Assignee from operating under or enforcing any of the terms and conditions hereof or which would limit Assignee in such operation or enforcement, (E) Assignor is not in default under the Redevelopment Agreement, and to the best knowledge of Assignor, no other party to the Redevelopment Agreement is in default thereunder except as disclosed in writing to Assignee, and (F) no amendments to the Redevelopment Agreement will be made without prior written consent of Assignee, except as expressly permitted by the Loan Agreement.

4. All notices, demands or documents which are required or permitted to be given or served hereunder shall be in writing and shall be deemed sufficiently given when delivered or mailed in the manner set forth in the Loan Agreement.

5. Any provisions in the Loan Agreement that pertain to this Agreement shall be deemed to be incorporated herein as if such provisions were fully set forth in this Assignment. All capitalized terms not otherwise defined herein shall have the same meanings ascribed to such terms in the Loan Agreement. In the event of any conflict between the terms of this Assignment and the terms of the Loan Agreement, the terms of the Loan Agreement shall prevail. A provision in this Assignment shall not be

deemed to be inconsistent with the Loan Agreement by reason of fact that no provision in the Loan Agreement covers such provision in this Assignment.

6. This Assignment is made for collateral purposes only and the duties and obligations of Assignor under this Assignment shall terminate when all sums due Assignee under the Loan Documents are paid in full and all obligations, covenants, conditions and agreements of Assignor contained in the Loan Document are performed and discharged.

7. This Assignment shall be construed, interpreted and governed by the internal laws of the State of Wisconsin.

8. It is expressly intended, understood and agreed that this Assignment and the other Loan Documents, are made and entered into for the sole protection and benefit of Assignor and Assignee, and their respective successors and assigns (to the extent permitted hereunder).

9. This Assignment cannot be waived, amended or modified unless such waiver, amendment or modification is in writing and executed by Assignor and Assignee.

10. The relationship between Assignee and Assignor is solely that of a lender and borrower, and nothing contained herein or in any of the Loan Documents shall in any manner be construed as making the parties hereto partners, joint venturers or any other relationship other than lender and borrower.

11. Assignor and Assignee intend and believe that each provision in this Assignment comports with all applicable local, state or federal laws and judicial decisions. However, if any provision or provisions, or if any portion of any provision or provisions, in this Assignment is found by a court of law to be in violation of any applicable local, state or federal ordinance, statute, law, administrative or judicial decision, or public policy, and if such court should declare such portion, provision or provisions of this Assignment to be illegal, invalid, unlawful, void or unenforceable as written, then it is the intent both of Assignor and Assignee that such portion, provision or provisions shall be given force to the fullest possible extent that they are legal, valid and enforceable, that the remainder of this Assignment shall be construed as if such illegal, invalid, unlawful, void or unenforceable portion, provision or provisions were not contained therein and that the rights, obligations and interests of Assignor and Assignee under the remainder of this Assignment shall continue in full force and effect.

12. Assignor irrevocably appoints Assignee as Assignor's attorney-in-fact to exercise after a Default any or all of Assignor's rights in, to, and under the Redevelopment Agreements, to give appropriate receipts, releases, and satisfactions on behalf of Assignor in connection with the performance by the other parties under the Redevelopment Agreement, and to do any or all other acts, in Assignor's name or in Assignee's own name, that Assignor could do under the Redevelopment Agreement

with the same force and effect as if this Assignment had not been made. This power of attorney is irrevocable and coupled with an interest.

13. This Assignment may be executed in counterparts, each of which shall constitute an original and all of which, when taken together, shall constitute one instrument, and any party may execute this Assignment by signing one or more counterparts hereof.

14. As required by Article III, Section 3 of the Redevelopment Agreement, after an event of Default, this Agreement is intended to serve as a written agreement between Assignor and Assignee pursuant to which Assignee agrees to assume all of the rights of Assignor under the Development Agreement with respect to the TIF Incentives and PAYGO Reimbursements. Assignee acknowledges and agrees that should it seek to receive the payment of any of the TIF Incentives or PAYGO Reimbursements, it shall be obligated to perform the obligations of "Developer" under the Redevelopment Agreement, on the terms and conditions set forth therein.

IN WITNESS WHEREOF, Assignor has executed and delivered this Assignment as of the date first written above.

ASSIGNOR:

Bay City Lofts, LLC, a Wisconsin limited liability company

By Bay City Lofts MM, LLC, a Wisconsin limited liability company, its managing member

By GEC Bay City Lofts, LLC, a Wisconsin limited liability company, its manager

By Gorman & Company, LLC, a Wisconsin limited liability company, its manager

By _____
Michael Redman, Secretary

IN WITNESS WHEREOF, Assignor has executed and delivered this Assignment as of the date first written above.

Assignee:

IFF, an Illinois not for profit corporation

By _____
Name _____
Its _____

ACKNOWLEDGEMENT AND CONSENT:

The City of Green Bay, Wisconsin hereby consents to Assignor's execution and delivery of the foregoing Collateral Assignment of Redevelopment Agreement, and agrees to provide notice of defaults under the Redevelopment Agreement to Assignee to IFF at 333 South Wabash Avenue, Suite 2800, Chicago, Illinois 60604 and further agrees that Assignee shall have the right, but not the obligation, to cure any such defaults or to enter into a new Redevelopment Agreement on substantially the same terms, within 30 days following such notice.

Dated: _____, 2023

THE CITY OF GREEN BAY

By: _____
Eric Genrich, Mayor

By: _____
Celestine Jeffreys, Clerk

ACKNOWLEDGEMENT AND CONSENT:

The Redevelopment Authority of the City of Green Bay, Wisconsin hereby consents to Assignor's execution and delivery of the foregoing Collateral Assignment of Redevelopment Agreement, and agrees to provide notice of defaults under the Redevelopment Agreement to Assignee to IFF at 333 South Wabash Avenue, Suite 2800, Chicago, Illinois 60604 and further agrees that Assignee shall have the right, but not the obligation, to cure any such defaults or to enter into a new Redevelopment Agreement on substantially the same terms, within 30 days following such notice.

Dated: _____, 2023

**REDEVELOPMENT AUTHORITY OF THE
CITY OF GREEN BAY**

By: _____
Gary J. Delveaux, Chair

Attest: _____
Cheryl Renier-Wigg, Executive Director,
Secretary

EXHIBIT A

Redevelopment Agreement



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

September 12, 2023

PREPARED BY

Ronda Bitney

AGENDA ITEM # E.2

Consideration with possible action to approve a one-year development agreement for the property located at 445 S Baird Street to Deals, Development & Partnership Capital for a single-family, owner-occupied home.

BACKGROUND

In June of this year, RDA approved a three-month planning option to Ken Wilson, Deals, Development & Partnership Capital, for the development of a 3-bedroom, 2-bath, single-family home. The Developer offered to purchase the parcel at the asking price of \$9,500.

Recently, staff received a request for a one-year development agreement from Deals, Development & Partnership Capital to construct the 3-bedroom, 2-bath, single-family home. The Developer is asking for a purchase price of \$1,000 to incorporate a fully developed basement. The Developer is not requesting any further funding for this project from the RDA.

Staff has reviewed the proposal and is recommending approval of the one-year development agreement, parcel to be purchased for the asking price of \$9,500, and the window over the kitchen to be made wider.

RECOMMENDATION

To approve a one-year development agreement to Deals, Development & Partnership Capital for the development of a single-family, owner-occupied home on the lot located at 445 S Baird Street.

FISCAL IMPACT**ATTACHMENTS**

1. 445 S Baird St
2. 445 S Baird St House and Site Plan
3. 445 S Baird GIS

Ken Wilson
General Contractor/Licensed Realtor
Deals, Development, & Partnership Capital
120 Doty St. Unit 672
Kaukauna, WI 54130
kwilson@ddpcap.com
920.784.7796
August 31st, 2023

Ronda Bitney
Real Estate Specialist
City of Green Bay
Community and Economic Development
Green Bay, WI 54130

Greetings Ronda,

I hope this letter finds you in good health and high spirits. I am writing to formally request the approval for the development of the land parcel at 445 S Baird St, Green Bay, WI.

****Due Diligence and Costs:****

We've diligently conducted all necessary research and budgeting for our planned single-family home on the lot. Quest LLC is set to provide us with a completed Land Survey and Erosion Control plan by the week of September 4th, 2023. This ensures that our project will be both safe and a boon to the community.

During the RDA meeting on June 13th, 2021, a member discussed the possibility of cooperating with the developer—us—on the land purchase price to include a basement. Given that the basement will comprise 15%-20% of the total project costs, we are requesting a reduction of the land purchase price to \$1,000. This concession will enable us to provide the neighborhood with new, fairly-priced housing, elevate the property values of adjacent homes, and contribute additional tax revenue to the city.

****Design and Feasibility:****

Our attached design features 1,661 sqft, housing 3 bedrooms, 2 bathrooms, a 681 sqft finished basement with a laundry room, and a detached one-stall garage. The projected construction cost, based on current land prices, amounts to \$195,000. At this rate, we could feasibly list the property at \$253,000. The reduced land price we're requesting would allow us to offer the property at \$243,000, assuming we stay within budget.

We initially aimed for something even more affordable. However, given the costs we've already sunk, our current design seems the most logical path forward. We plan to use this as a base for developing more cost-effective homes for owner-occupiers in the future.

****Financing:****

We can furnish documentation to prove our financial ability to proceed with the land purchase even without the price reduction. We're in the final stages of satisfying some accounting prerequisites that our commercial financiers at Bank of Luxemburg wish to see before extending a loan commitment for the project. We anticipate resolving this before the RDA meeting on September 15th.

****Ground Break:****

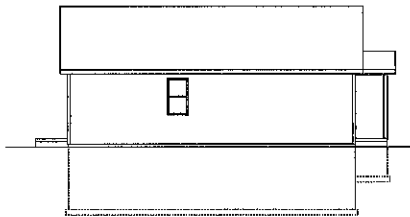
We're geared up to break ground anytime from Monday, September 18th, to early October. The sooner we get the city's green light, the sooner we can get the diggers rolling. This schedule will also allow us to have the siding and roofing completed before the snowfall sets in.

We eagerly await the opportunity to discuss this proposal further at the RDA meeting on September 15th.



REAR ELEVATION

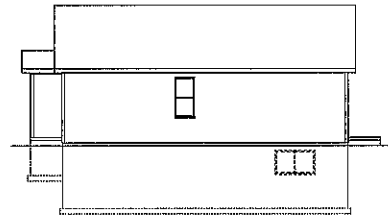
SCALE: 1/8" = 1'-0"



LEFT ELEVATION

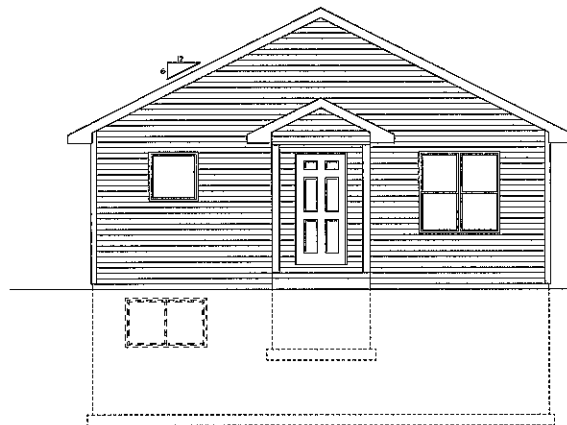
SCALE: 1/8" = 1'-0"

HOUSE TO HAVE:
18" OVERHANGS,
12" GABLE RAKES,
1" ENERGY REEL
TRUSSES (MIN).
FINAL GRADE PER
OWNER AND G.C.
STEP FOOTINGS PER
FINAL GRADING.



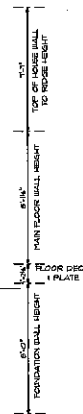
RIGHT ELEVATION

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



FRONT ELEVATION

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



LEGAL NOTE:

THIS SET OF PLANS IS THE PROPERTY OF WILSON BUILDING SUPPLY. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WILSON BUILDING SUPPLY.

DESIGNED BY:
BRYAN WILLNER

WILSON BUILDING SUPPLY

KEN WILSON
445 S. BAIRD ST.

DRAWN BY:
BRYAN WILLNER

DATE:
06/26/2023

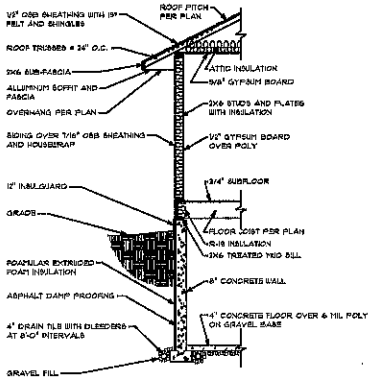
PLAN #:
304 - 2S - 1B4

JOB NAME:
445 S.
BAIRD ST.

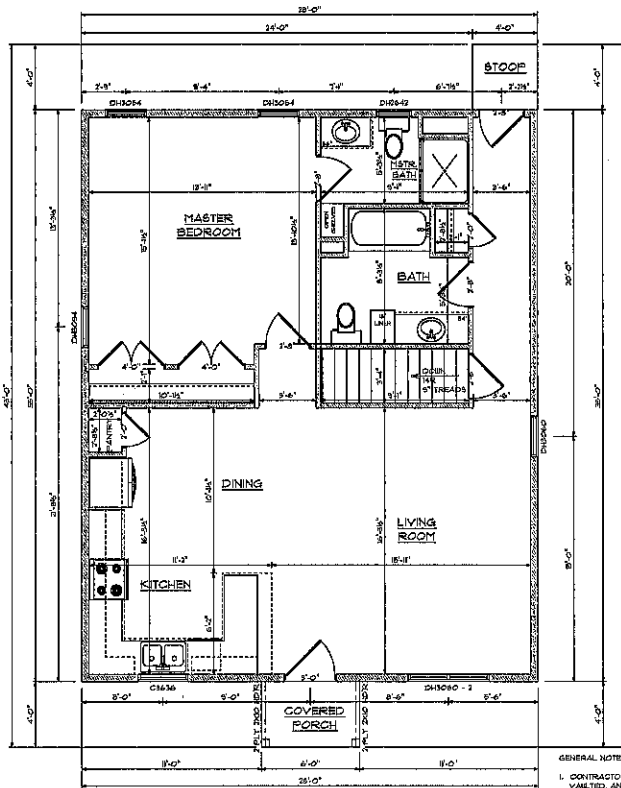
SQ. FOOTAGE:
980 SQ. FT.

REVISIONS:
07/12/2023

PAGE#
1 OF 4



TYPICAL WALL SECTION
(NOT TO SCALE)



FLOOR PLAN
880 SQ. FT. LIVING SPACE

ALL DIMENSIONS ARE TO ROUGH FRAMING

NOTE: DIMENSIONS DO NOT REFLECT ANY CANTILEVERS FOR POOLS. THESE, IF ANY, ARE TO BE DETERMINED BY BUILDER AND ADJUSTED FOR IN THE FIELD.

NOTE: ALL GROUND TRUSS LOCATIONS & TYPES TO BE DETERMINED BY TRUSS MANUFACTURER. HEADERS ANTICIPATED ARE SUBJECT TO CHANGE BY GROUND PLACEMENT.

HEADERS NOTE: HEADERS ANTICIPATED MAY BE SUBSTITUTED BY ANY HEADER MATERIAL IN SIGNAL OR GREATER DESIGN VALUES.

WALL HEIGHTS:
BASEMENT - 8'-0"
1ST FLOOR - 8'-4 1/2"

NOTE: FINAL KITCHEN LAYOUT PER KITCHEN DESIGNER. FINAL KITCHEN LAYOUT MAY DIFFER FROM LAYOUT ON THIS FLOOR PLAN. VERIFY KITCHEN SINK LOCATION BY FINAL KITCHEN LAYOUT.

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL CATHEDRAL CHAMBERED, VAULTED, AND TRAYED CEILING WITH CURVE PRIOR TO TRUSS CONSTRUCTION.
2. ALL EXTERIOR HOUSE WALLS TO BE 2 X 4 STUDS & ALL INTERIOR WALLS TO BE 2 X 4 STUDS, UNLESS OTHERWISE NOTED.
3. ALL HEADERS ARE 2X10'S MEM-FIR OR BETTER, UNLESS NOTED.
4. ALL SUPPORTING COLUMNS, BEAMS, AND HEADERS ARE FIED WITH UNIFORM LOADS ON ROOF, SOME LIVE LOAD & SOME DEAD LOAD. FLOOR: 40 PSF LIVE LOAD & 10 PSF DEAD LOAD, UNLESS OTHERWISE NOTED.
5. ALL WORK, EQUIPMENT, AND INSTALLATION TO CONFORM TO & WITH ALL LOCAL, AND STATE ORDINANCES AND STANDARDS, AS WELL AS ACCEPTED COMMON PRACTICES OF THE BUILDING INDUSTRY.
6. ALL DIMENSIONS ARE TO ROUGH FRAMING. 1. SIGNED MANUFACTURER PER CONTRACTOR, VERIFY ROUGH OPENINGS PRIOR TO CONSTRUCTION.

LEGAL NOTE:

THE DRAWING CONTAINS INFORMATION THAT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DRAWING'S AUTHOR.

DRAWING PREPARED BY:

Wisconsin
BUILDING SUPPLY

KEN WILSON
445 S. BAIRD ST.

DRAWN BY:

BRYAN ULLNER

DATE:

06/26/2023

PLAN #

304 - 23 - 184

JOB NUMBER:

449 S. BAIRD ST.

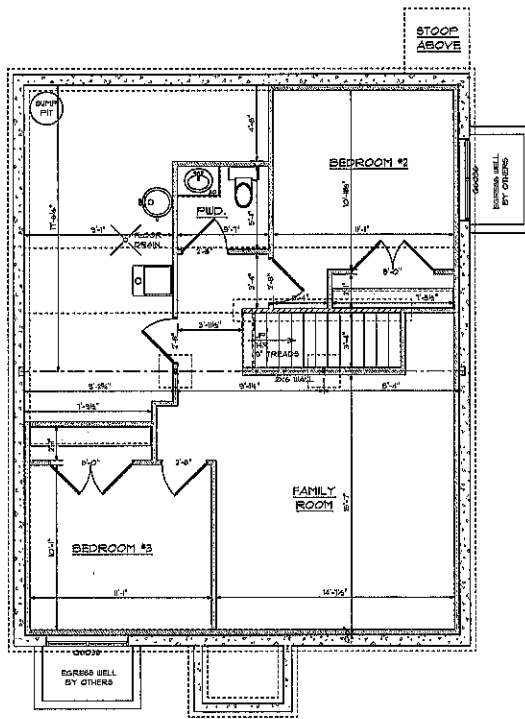
SQ. FOOTAGE:

880 SQ. FT.

REVISIONS:
07/12/2023

PAGE*

2 OF 4



ALL DIMENSIONS ARE TO ROUGH FRAMING

NOTE: DIMENSIONS DO NOT REFLECT ANY CANTILEVERS FOR ROOF. THESE, IF ANY, ARE TO BE DETERMINED BY BUILDER AND PRICED ACCORDING TO LEO SPEC AND ADJUSTED FOR IN THE FIELD.

NOTE: ALL GIRDER TRUSS LOCATIONS & SIZES TO BE DETERMINED BY TRUSS MANUFACTURER. HEADERS SPECIFIED ARE SUBJECT TO CHANGE W/ GIRDER PLACEMENT

HEADER NOTE: HEADERS SPECIFIED MAY BE SUBSTITUTED BY ANY HEADER MATERIAL OF EQUAL OR GREATER DESIGN VALUES

NOTE: FINAL KITCHEN LAYOUT PER KITCHEN DESIGNER. FINAL KITCHEN LAYOUT MAY DIFFER FROM LAYOUT ON THIS FLOOR PLAN. VERIFY KITCHEN SINKS LOCATION BY FINAL KITCHEN LAYOUT.

WALL HEIGHTS:
BASEMENT - 8'-0"
INT. FLOOR - 8'-1 1/2"

BASEMENT LAYOUT

681 SQ. FT. FINISHED LIVING SPACE

LEGAL NOTE:
THIS DOCUMENT IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER ASSUMES ALL LIABILITY FOR ANY SUCH ERRORS OR OMISSIONS.

DESIGNING PREPARED BY:
Wisconsin
BUILDING SUPPLY

KEN WILSON
445 S. BAIRD ST.

DRAWN BY:
BRYAN KILLNER

DATE:
06/26/2023

PLAN #:
304 - 23 - 164

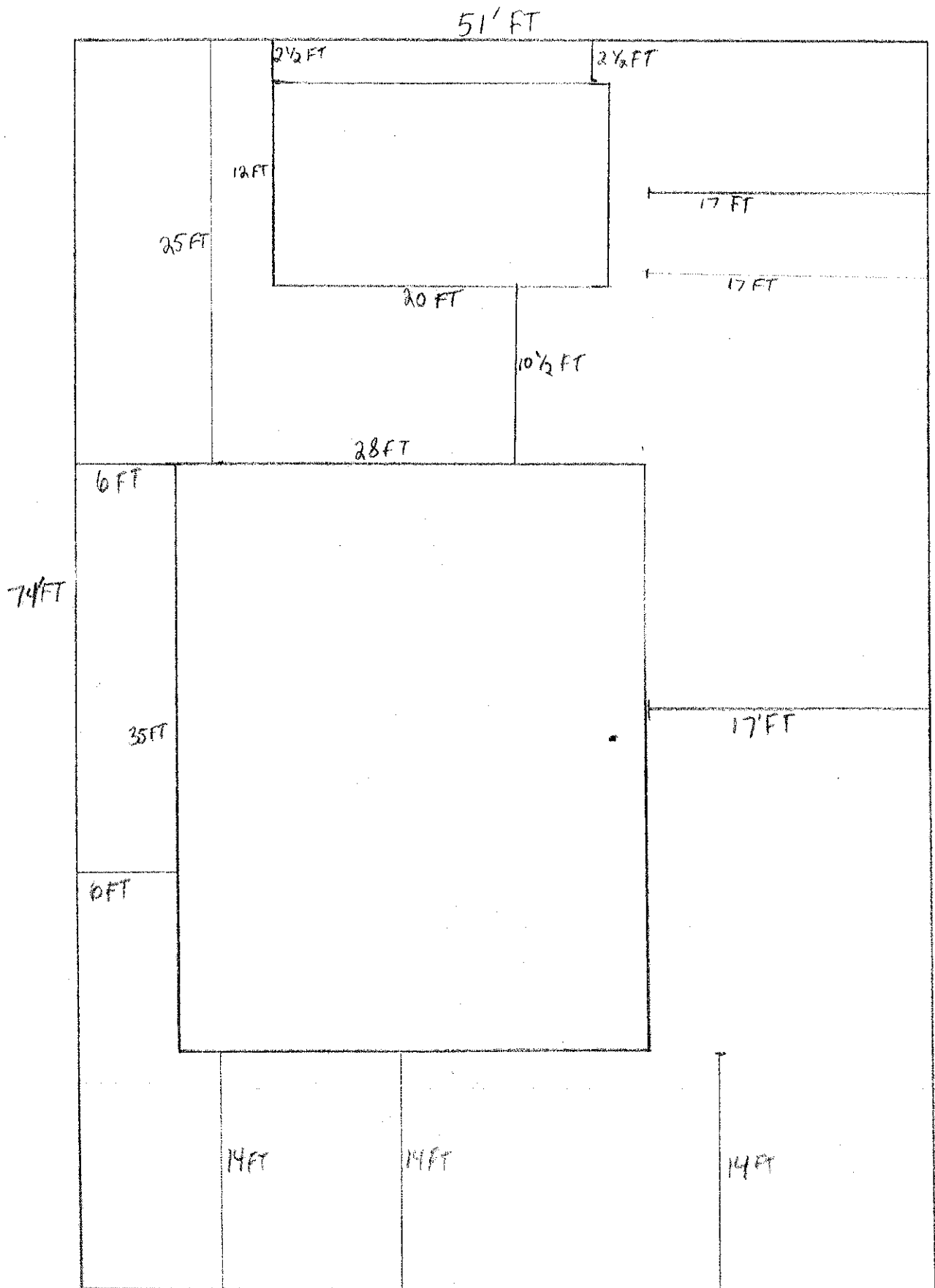
JOB NAME:
445 S. BAIRD ST.

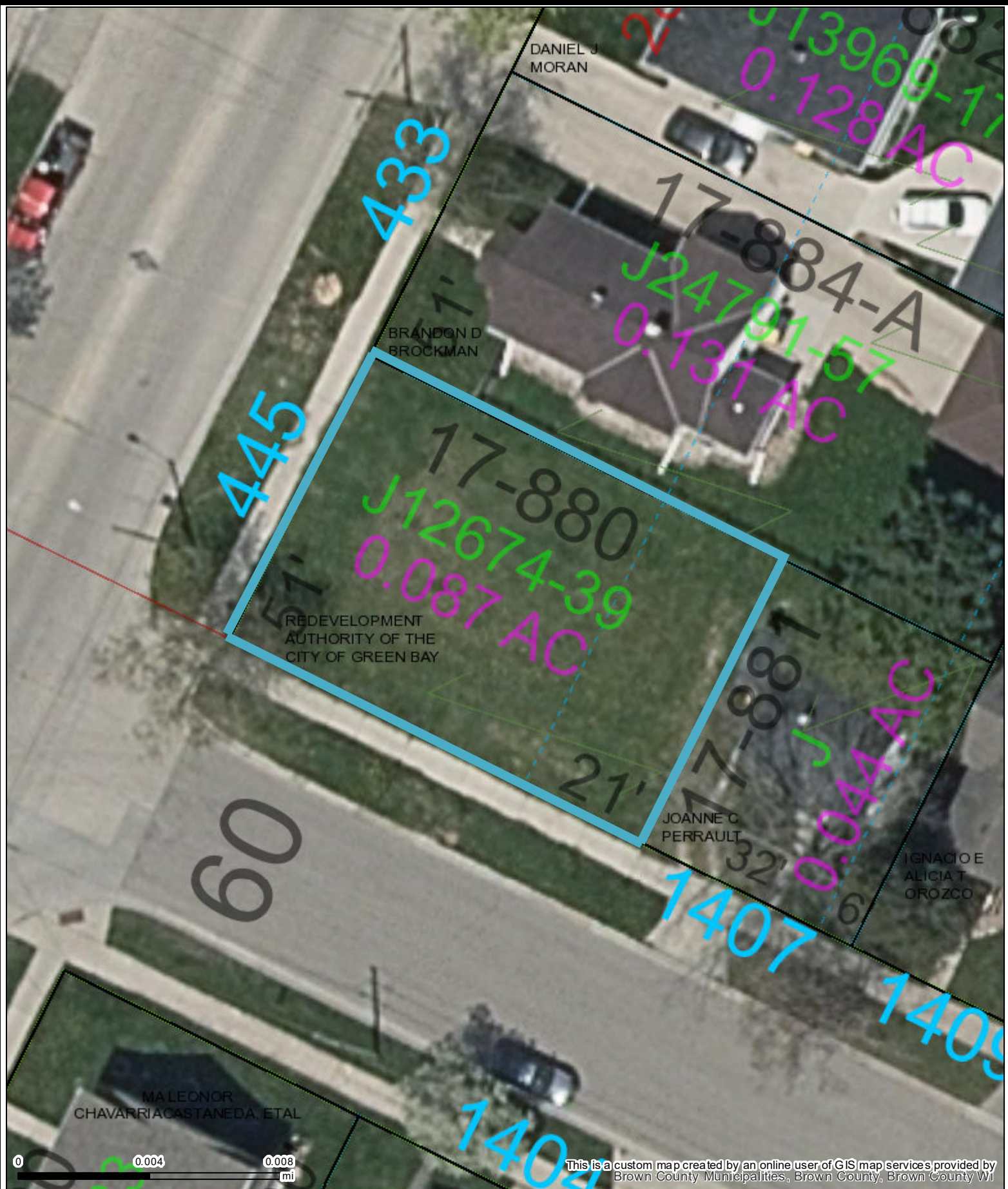
SQ. FOOTAGE:
980 SQ. FT.

REVISIONS:
01/18/2023

PAGE #
4 OF 4

1/8 in = 1 FT 445 S Baird St Deals & Development





Part of Brown County WI

Map printed on 6/1/2023

1:240

1 inch = 20 feet*

1 inch = 0.00379 miles*

*original page size: 8.5"x11"

Appropriate format depends on zoom level

Parcel ownership key

Parcel Boundary

Condominium

Gap or Overlap

"hooks" indicate
parcel ownership
crosses a line

Parcel line

Right of Way line

Meander line

Lines between deeds or lots

Historic Parcel Line

Vacated Right of Way

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



(920) 448-6480

www.browncountywi.gov



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

MEETING DATE

September 12, 2023

PREPARED BY

Ronda Bitney

AGENDA ITEM # E.3

Consideration with possible action to approve a six-month planning option for the property located at 929 N Broadway to NeighborWorks Green Bay for a single-family, owner-occupied home.

BACKGROUND

The parcel located at 929 N Broadway was transferred to the RDA as City Surplus for the purpose of creating single-family, owner-occupied housing. This parcel is zoned R1-Low Density Residential and has a current value of \$12,700.

Staff has received a proposal from NeighborWorks Green Bay for the development of a 3-bedroom, 2-bath, single-family home with a 2-car garage. Project financing will be requested through a donor-supported Adopt-A-Home Program.

Staff has reviewed the proposal and is recommending a (3) three-month planning option, with staff being allowed to approve a (3) three-month extension with updated progress reported, and the developer to purchase the lot at the current value of \$12,700.

RECOMMENDATION

To approve a (3) three-month planning option with staff receiving approval to allow a (3) three-month extension for a 3-bedroom, 2-bath, single-family home with a 2-car garage.

FISCAL IMPACT

ATTACHMENTS

1. Planning option request
2. Home and Site plan
3. GIS

August 31, 2023

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

Re: Planning Option Request at 929 N. Broadway, Parcel 18-502, Green Bay, WI

Dear Ms. Bitney and Members of the Authority,

NeighborWorks Green Bay (NWGB) is seeking a six-month planning option with the Redevelopment Authority of Green Bay (RDA) for the 929 N. Broadway site (Parcel ID 18-502). The property is currently zoned R1-Low Density Residential.

This request is being made to allow NWGB to continue design and construction documentation for a new, owner-occupied, 3-bedroom, 2-bath, single-family home with a 2-car garage along the City's northwest corridor. (See attached preliminary site plan/vicinity map and exterior elevations of the area under review).

As part of our ongoing research at this site, we intend to request project financing through our donor-supported Adopt-A-Home™ program. We also may seek other community resources as needed to address project gaps.

Thank you for your consideration.

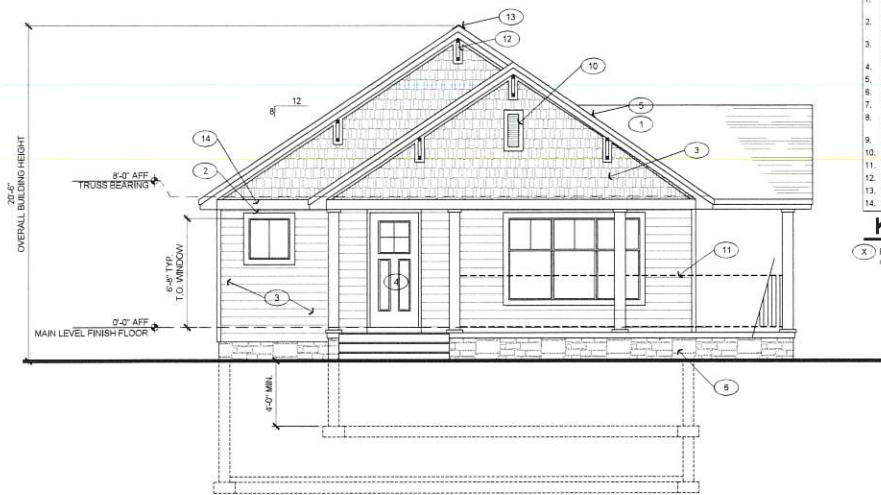
Sincerely,



David Erickson, RA

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

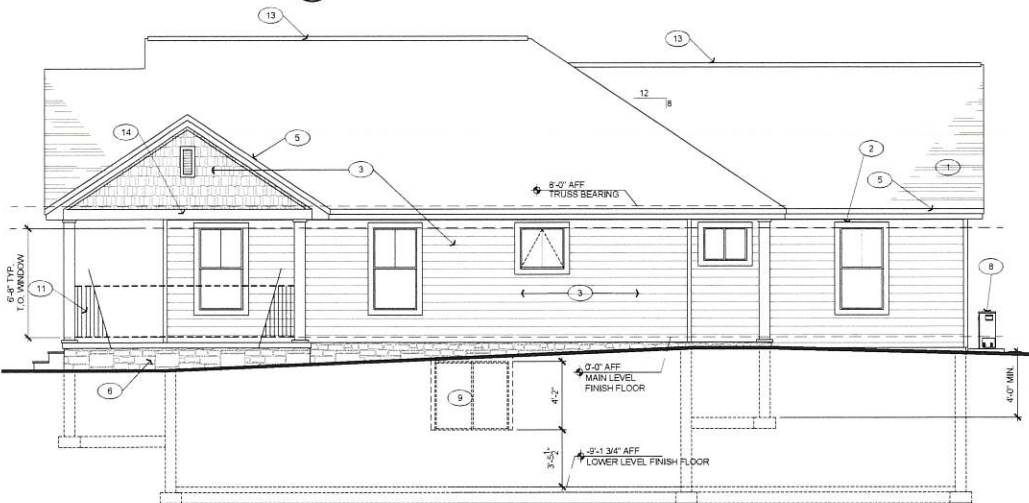
NeighborWorks Green Bay is a donor-supported 501(c)(3) organization.



1. DIMENSIONAL SHINGLES OVER SYNTHETIC MEMBRANE.
2. 4" TRIM TYP. AT JAMBS AND SILL. U.O.N. PAINT.
3. SIDING OVER BUILDING WRAP OVER SHEATHING.
4. MTL. CLAD DOOR.
5. PRE-FINISHED ALUMINUM FASCIA.
6. SYNTHETIC STONE VENEER.
7. VINYL COLUMN WRAP.
8. COOLING UNIT ON PAD BY HVAC CONTRACTOR.
9. WOOD STAIR.
10. ATTIC VENT.
11. GUARDRAIL @ 42" AFF.
12. DECORATIVE BRACKETS.
13. CONTINUOUS RIDGE VENT.
14. 6" TRIM PAINT.

KEY NOTES

(X) REFERENCED BY THIS SYMBOL, THIS SHEET ONLY



GREEN BAY

NEW SINGLE FAMILY
RESIDENCE
v.1

929 N. Broadway
Green Bay, WI 54303
Parcel 18-502

NOT FOR CONSTRUCTION

ISSUE DATE: 5/25/2023

ISSUED FOR: REVIEW

REVISION LOG

NEIGHBORWORKS GREEN BAY



929 N. BROADWAY
GREEN BAY, WI
PROJECT NAME

EXTERIOR ELEVATIONS

SHEET NAME

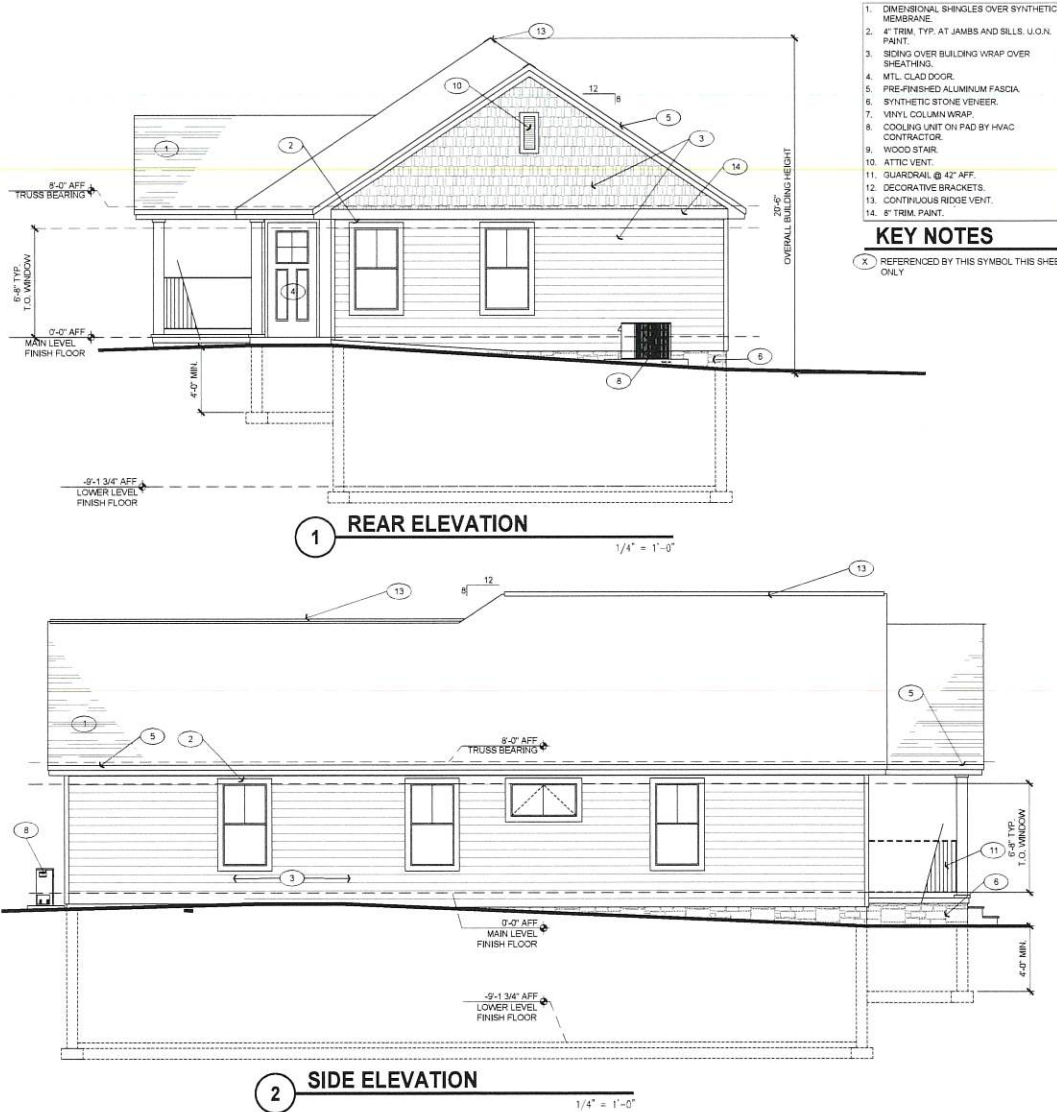
PROJECT NUMBER: -

DRAWN BY: DE CHECKED BY: TD

SCALE: AS NOTED

2.1

SHEET NUMBER



**NEW SINGLE FAMILY
RESIDENCE**

v.1
929 N. Broadway
Green Bay, WI 54303
Parcel 18-502

NOT FOR CONSTRUCTION

ISSUE DATE: 5/25/2023
ISSUED FOR: REVIEW
REVISION LOG

© NEIGHBORWORKS GREEN BAY



**929 N. BROADWAY
GREEN BAY, WI**
PROJECT NAME
EXTERIOR ELEVATIONS

SHEET NAME

PROJECT NUMBER: -

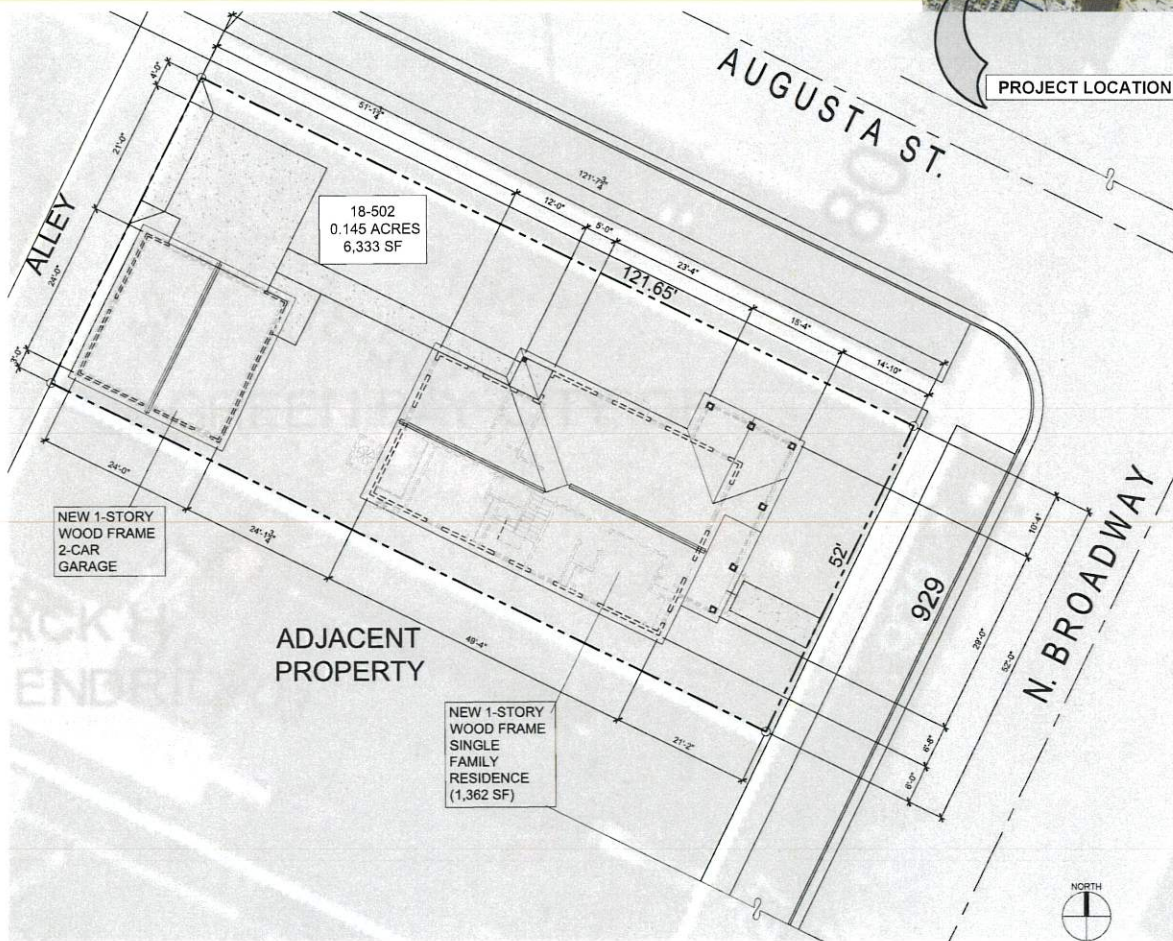
DRAWN BY: DE CHECKED BY: TD

SCALE: AS NOTED

2.2

SHEET NUMBER

S:\14_Road Estates\DWG\Projects\Green Bay_929 Broadway_AMS - Proj Development\Drawings\1_Site Plan_v1.dwg 5/26/2023 4:51:42 PM



PROJECT LOCATION



**NEW SINGLE FAMILY
RESIDENCE**

v.1

**929 N. Broadway
Green Bay, WI 54303
Parcel 18-502**

NOT FOR CONSTRUCTION

ISSUE DATE: 5/25/2023
ISSUED FOR: REVIEW
REVISION LOG

© NEIGHBORWORKS GREEN BAY



**929 N. BROADWAY
GREEN BAY, WI**
PROJECT NAME

SITE PLAN

SHEET NAME

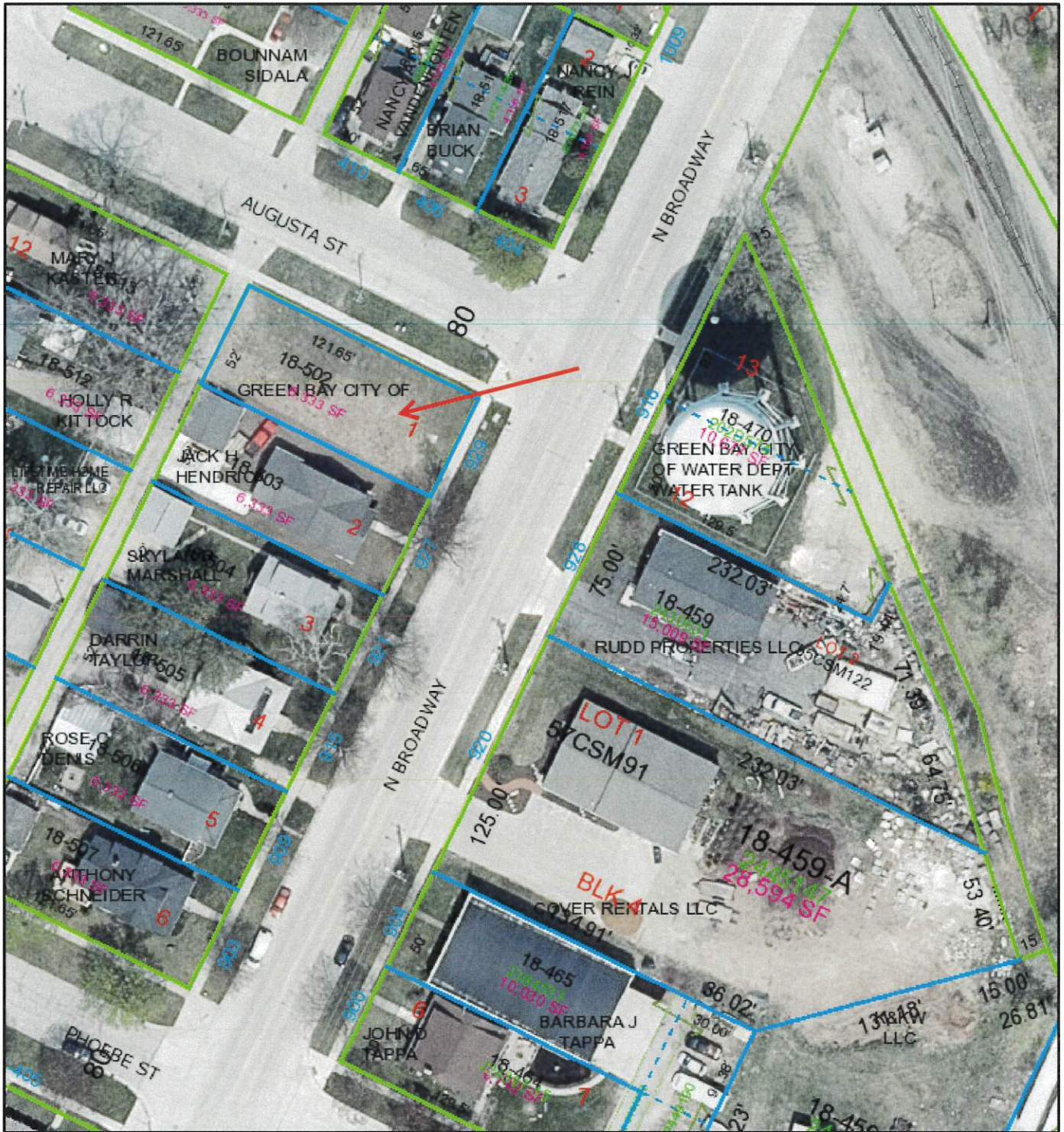
PROJECT NUMBER: -

DRAWN BY: DE CHECKED BY: TD

SCALE: 1" = 20'

0.2
SHEET NUMBER

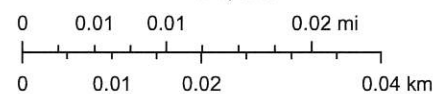
City of Green Bay Web Map



8/31/2023, 2:40:43 PM

- PropertyHook
- ParcelLine
- Block boundary
- Bulkhead Line
- Historic Parcel Line (20under)
- Hydrography
- Lines between deeds or lots (20pdashed)
- Lot boundary
- Meander line
- Original Right of Way

1:1,128



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

Web AppBuilder for ArcGIS

County of Brown, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | Brown County WI | USGS | Brown County | Mike Hronek | Brown County Municipalities |



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

MEETING DATE

September 12, 2023

PREPARED BY

Will Peters

AGENDA ITEM # E.4

Consideration with possible action to award RFP #2023-37 Community Development Block Grant Neighborhood Stabilization Activities.

BACKGROUND

The City of Green Bay is an Entitlement Community that receives Community Development Block Grant (CDBG) funding annually. The primary objective of these funds is to develop a viable urban community, by providing decent affordable housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income.

Staff issued a request for proposals for non-profit organizations to provide activities which will improve social cohesion and prevent/deter crime in the City of Green Bay limits. The City of Green Bay has allocated \$60,000.00 of its 2022 CDBG funding to assist with activities that will support social cohesion and crime prevention needs in the City of Green Bay.

Staff received 3 complete proposals from local non-profits. The highest ranking proposal will be presented to the RDA at the meeting on September 12, 2023.

RECOMMENDATION

To award RFP #2023-37 Community Development Block Grant Neighborhood Stabilization Activities to the highest ranking proposal.

FISCAL IMPACT**ATTACHMENTS**

None



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

September 12, 2023

PREPARED BY

Krista Cisneroz, Staff

AGENDA ITEM # E.5

Consideration with possible action on the award of new playground equipment for Brisk Park and Lakeside Place.

BACKGROUND

The Parks, Recreation and Forestry Department is working with Lee Recreation, LLC to purchase new playground equipment for Brisk Park and Lakeside Place Park. Both parks are in CDBG eligible areas, on the Parks CIP, and are eligible for CDBG funding.

Staff and the Parks Department support using CDBG Infrastructure and Park Improvement funds in the amount of \$76,876.45 for Brisk Park and \$75,396.40 for Lakeside Place.

RECOMMENDATION

Approve the award of new playground equipment for Brisk Park and Lakeside Place.

FISCAL IMPACT**ATTACHMENTS**

1. Playground Equipment
2. 9-06-2023 Sourcewell Quote
3. Green Bay - Color Selections
4. 9-05-2023 Sourcewell Quote





Office (800) 775-8937
Fax (608) 423-7655

260 W. Main Street
Cambridge, WI 53523

info@leerecreation.com
www.leerecreation.com

PROVIDING FUN ACROSS WISCONSIN SINCE 1995

Quotation #9-06-2023

DATE: Sept. 5, 2023

TO: Troy Van Handel
City of Green Bay
Purchasing Dept.
100 North Jefferson St. - Room 101
Green Bay, WI 54301

SOURCEWELL ID #: 25917

PROJECT NAME: City of Green Bay
FROM: Megan Lee Cunningham

RE: Brisk Park Playground Project

BURKE "Play That Moves You" - Sourcewell Contract #010521-BUR

ITEM	DESCRIPTION	UNIT PRICE	TOTAL
NU-3274	Nucleus Modular Structure	\$78,827.00	\$78,827.00
NU-3094	Nucleus Core Climber	\$16,563.00	\$16,563.00
560-2579	Volta Inclusive Spinner	\$ 7,396.00	\$ 7,396.00
2-550-0111	Rubber Belt Seat/chain	\$ 117.00	\$ 234.00
550-0099	Rubber Tot Seat/chain	\$ 211.00	\$ 211.00
550-0171	Freedom Swing Seat	\$ 1,130.00	\$ 1,130.00
580-1289	FS Gas Station	\$ 1,473.00	\$ 1,473.00
2-580-1312	Novo Arc Bench	\$ 594.00	\$ 1,188.00
Discount	15% Discount Per Sourcewell Contract #010521-BUR		(\$16,053.30)
ADDITIONAL	Additional Courtesy Discount		(\$15,092.25)
Freight	Delivery of Equipment		\$ 1,000.00
TOTAL			\$76,876.45

Quote accepted by:_____Date:_____

- TERMS: Net 30
- Site Preparation, Assembly/Installation, Resilient Surfacing & Placement of Surfacing, Site Restoration is the responsibility of the Customer
- Lead-Time: 12-14 weeks upon receipt of order
- Quote effective: **Until 12-21-2023**

NUIN-3079

Nucleus Modular Structure



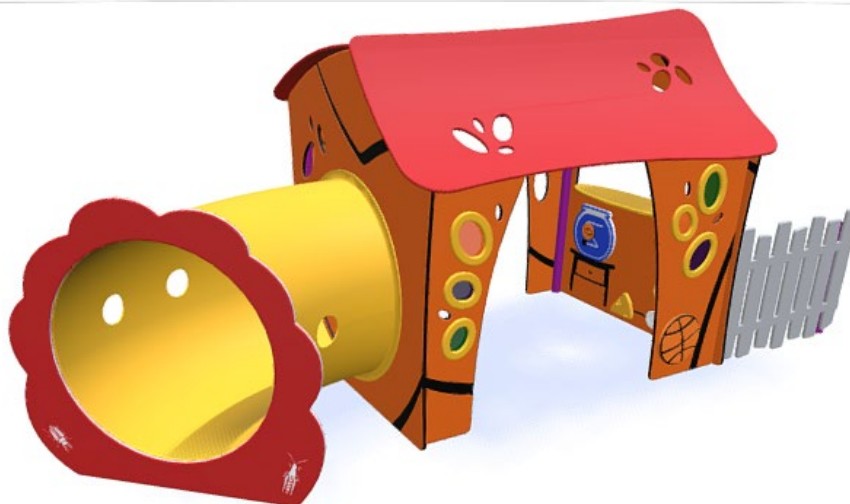
560-2579

Volta Inclusive Spinner



BB-3034

Playhouse with Tunnel/Fence



550-0171	Freedom Swing Seat	Color: Red – Rotomolded Plastic
560-0572	Ant Hill	Color: Orange/Black – 2 Color Plastic Aqua - Paint
550-0201	Single Post Swing Assembly 5" OD	Color: Fuchsia – Post Paint Aqua – Crossbeam Paint
550-0202	Single Post Swing Add-On 5" OD	Color: Fuchsia – Post Paint Aqua – Crossbeam Paint
570-0774	2-Seat Seesaw	Color: Aqua - Paint
590-0392	S Balance Beam	Color: Fuchsia - Paint



Office (800) 775-8937
Fax (608) 423-7655

260 W. Main Street
Cambridge, WI 53523

info@leerecreation.com
www.leerecreation.com

PROVIDING FUN ACROSS WISCONSIN SINCE 1995

Quotation #9-05-2023

DATE: Sept. 5, 2023

TO: Troy Van Handel
City of Green Bay
Purchasing Dept.
100 North Jefferson St. - Room 101
Green Bay, WI 54301

SOURCEWELL ID #: 25917

PROJECT NAME: City of Green Bay
FROM: Megan Lee Cunningham

RE: Playground Project

BURKE "Play That Moves You" - Sourcewell Contract #010521-BUR

ITEM	DESCRIPTION	UNIT PRICE	TOTAL
NUIN-3079	Nucleus Modular Structure	\$78,827.00	\$78,827.00
560-2579	Volta Inclusive Spinner	\$ 7,396.00	\$ 7,396.00
570-0774	2-Seat Seesaw	\$ 1,744.00	\$ 1,744.00
590-0392	S Balance Beam	\$ 742.00	\$ 742.00
BB-3034	Playhouse with Tunnel/Fence	\$ 7,707.00	\$ 7,707.00
2-550-0111	Rubber Belt Seat/chain	\$ 117.00	\$ 234.00
550-0099	Rubber Tot Seat/chain	\$ 211.00	\$ 211.00
550-0171	Freedom Swing Seat	\$ 1,130.00	\$ 1,130.00
560-0572	Ant Hill	\$ 2,584.00	\$ 2,584.00
550-0201	Single Post Swing Assembly 5" OD	\$ 1,482.00	\$ 1,482.00
550-0202	Single Post Swing Add-On 5" OD	\$ 1,234.00	\$ 1,234.00
Discount	15% Discount Per Sourcewell Contract #010521-BUR		(\$15,493.65)
ADDITIONAL	Additional Courtesy Discount		(\$13,400.95)
Freight	Delivery of Equipment		\$ 1,000.00
TOTAL			\$75,396.40

Quote accepted by:_____Date:_____

- TERMS: Net 30
- Site Preparation, Assembly/Installation, Resilient Surfacing & Placement of Surfacing, Site Restoration is the responsibility of the Customer
- Lead-Time: 12-14 weeks upon receipt of order
- Quote effective: **Until 12-21-2023**



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

September 12, 2023

PREPARED BY

Krista Cisneroz, Staff

AGENDA ITEM # F.I

Financial report and check register.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Check Report
2. RDA Financial Report 2023

City of Green Bay RDA
Check Register
August-23

CHECK #	CHECK DATE	VENDOR NAME	AMOUNT
21691	08/22/2023	BROWN COUNTY REGISTER OF DEEDS	30.00
21692	08/22/2023	BROWN COUNTY TREASURER	4,000.00
21693	08/22/2023	CITY OF GREEN BAY	22,343.67
21694	08/22/2023	FEDERAL EXPRESS CORP	70.28
21695	08/22/2023	HOUSE OF HOPE GREEN BAY, INC.	6,542.27
21696	08/22/2023	LEE RECREATION LLC	90,000.00
21697	08/22/2023	METROPOLITAN MILWAUKEE FAIR HOUSING COUNCIL, INC.	9,488.00
21698	08/22/2023	NEIGHBORWORKS GREEN BAY	11,392.10
21699	08/23/2023	HOUSE OF HOPE GREEN BAY, INC.	7,739.66
21700	08/23/2023	NEIGHBORWORKS GREEN BAY	11,256.50
			<u>\$ 162,862.48</u>

Redevelopment Authority
Financial Report
HOME
08/30/2023

	2023 Budget	2022 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Single Family Rehab Loan Program	150,000.00	514,560.96	-	180,392.05	-	484,168.91
CHDO Projects	86,500.00	288,000.00	-	-	50,000.00	324,500.00
Housing Development Projects	282,245.00	1,435,276.03	151,668.86	59,908.98	1,097,000.00	712,280.91
Administration	57,600.00	139,502.95	21,468.12	42,582.28		175,988.79
HOME-ARP Admin		1,948,216.00	-	-	-	1,948,216.00
	\$ 576,345.00	\$ 4,325,555.94	\$ 173,136.98	\$ 282,883.31	\$ 1,147,000.00	\$ 3,645,154.61

Redevelopment Authority
Financial Report
CDBG
8/30/2023

CDBG Entitlement Funds	2023 Budget	2022 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Fair Housing	30,000.00	28,000.00	-	20,418.00	-	37,582.00
Public Services	156,400.00	163,754.74	-	51,884.79	-	268,269.95
CDBG Eligible Areas HILP Program	100,000.00	256,561.08	78,609.13	2,500.00	79,248.00	353,422.21
CDBG Eligible Areas Public Facilities and Infrastructure	139,400.00	227,274.38	-	114,633.00	-	252,041.38
CDBG Eligible Areas-Beautification/Art	25,000.00	137,998.06	-	87,998.06	-	75,000.00
Economic Development	230,468.00	377,291.26	330,346.81	211,294.54	-	726,811.53
ED Façade & Demo Loans	-	13,367.85	-	13,367.85	-	-
Administration	232,500.00	176,573.81	-	159,368.81	-	249,705.00
\$	913,768.00	\$ 1,380,821.18	\$ 408,955.94	\$ 661,465.05	\$ 79,248.00	\$ 1,962,832.07

CARES CDBG-CV Funds	2023 Budget	2022 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Business Improvement Districts		455.78	-	-	-	455.78
Broadband		124,812.06	-	124,812.06	-	-
Rental/Mortgage Assistance Program LMI		115,829.37	-	-	-	115,829.37
\$	-	\$ 241,097.21	\$ -	\$ 124,812.06	\$ -	\$ 116,285.15