



AGENDA OF GBHA PROPERTIES I, INC.

**THURSDAY, NOVEMBER 9, 2023, 10:30 AM
IMMEDIATELY FOLLOWING GREEN BAY HOUSING
AUTHORITY MEETING.**

**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/81434999289?pwd=N0dIMGxVSS85SGswK2IZeGhZZUN0UT09>

Or call in by phone: +1 312 626 6799

Meeting ID: 814 3499 9289

Passcode: 483400

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. William VandeCastle - Chair, Terri Refsguard Vice-Chair, Sandra Popp, Erin Edwards and Stephen Srubas

C. Approval of the Agenda.

- I. Approval of the agenda for the November 9, 2023, meeting of GBHA Properties I, Inc.

D. Regular Business.

- I. Consideration with possible action to approve execution of the documents in connection with GBHA Properties I previously discussed RAD transaction to include omnibus resolution 2023-01.

E. Informational.

- I. Occupancy Report

F. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council may attend this GBHA Properties I, Inc. 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.

**RESOLUTIONS OF THE BOARD OF DIRECTORS
OF GBHA PROPERTIES I, INC. 2023-01**

WHEREAS, GBHA Properties I, Inc. (the “**Company**”) owns a fee simple interest in that certain real property located in Green Bay, Wisconsin, as more particularly described as the “**Scattered Sites**” on the attached **Exhibit A** (the “**Property**”);

WHEREAS, the Housing Authority of the City of Green Bay, Wisconsin (the “**Authority**”) owns a fee simple interest in that certain real property located in Green Bay, Wisconsin, as more particularly described as the “**Omitted Parcels**” on the attached **Exhibit A**;

WHEREAS, the Authority has determined that the Omitted Parcels were inadvertently omitted from the legal descriptions used in the 2021 conveyance of the Scattered Sites from the Authority to the Company, and were therefore not included in the approval of the disposition of said Scattered Sites by the Special Applications Center (“**SAC**”) of the U.S. Department of Housing and Urban Development (“**HUD**”);

WHEREAS, upon obtaining the requisite SAC approval for the conveyance of the Omitted Parcels from the Authority to the Company, the Authority and the Company intend that the fee interest in the Omitted Parcels shall be conveyed to the Company, in which case said Omitted Parcels shall be deemed to be a part of the Property as such term is used herein;

WHEREAS, the Company desires to provide for the rehabilitation and operation of the Property as an affordable housing project (the “**Project**”);

WHEREAS, the Rental Assistance Demonstration program (“**RAD**”) permits public housing authorities to redevelop public housing and is a key component of the U.S. Department of Housing and Urban Development (“**HUD**”)’s plan for preserving affordable rental housing, encouraging greater efficiency among HUD programs, and building viable communities;

WHEREAS, the Wisconsin Housing and Economic Development Authority (“**WHEDA**”) provides awards of low-income housing tax credits pursuant to Section 42 of the Internal Revenue Code to meet the affordable housing and community development needs of low and moderate income persons;

WHEREAS, low-income housing tax credits for the rehabilitation of the Project were awarded by WHEDA (the “**LIHTCs**”);

WHEREAS, pursuant to a Ground Lease from the Company, as lessor, and Green Bay Housing Authority Properties, LLC (“**GBHAP**”), as lessee (the “**Ground Lease**”), the Company shall lease to GBHAP a leasehold interest in the land comprising the Property, and shall deed a fee simple interest in the improvements located on the Property to GBHAP (the “**Deed**”) for a purchase price of \$ \$4,440,000, with \$ 1,520,000 payable upon lease execution (the “**Sales Proceeds**”) and the balance of \$2,920,000 payable in the form of a promissory note from GBHAP to the Company (the “**Seller Loan**”); and

WHEREAS, in connection with the rehabilitation of the Project, the Company desires to provide a loan of the Sales Proceeds to GBHAP in the approximate principal amount of \$1,520,000 (the “**Sales Proceeds Loan**”).

NOW, THEREFORE, BE IT RESOLVED, that the Company is hereby authorized, empowered, and directed to enter into, execute, and deliver any and all documents transferring a leasehold interest in the Property to GBHAP, including, but not limited to the Ground Lease of the Property as described herein, a memorandum of the Ground Lease, estoppels, non-disturbance agreements, subordination agreements, escrow agreements, closing statements, affidavits and certificates and to negotiate, enter into, execute and deliver all such agreements, instruments, certificates and documents required thereunder or in connection therewith (the “**Ground Lease Documents**”), and to perform all of its obligations thereunder, and to consummate the transaction contemplated thereby; and be it

FURTHER RESOLVED, that the Company is hereby authorized, empowered, and directed to enter into, execute, and deliver any and all documents in connection with a conveyance of the fee interest in the Omitted Parcels from the Authority to the Company, as well as all documents transferring a fee interest in the improvements located on the Property to GBHAP, including, but not limited to the Deed of the improvements located on the Property as described herein and any escrow agreements, closing statements, affidavits and certificates related thereto, and to negotiate, enter into, execute and deliver all such agreements, instruments, certificates and documents required thereunder or in connection therewith (the “**Conveyance Documents**”), and to perform all of its obligations thereunder, and to consummate the transaction contemplated thereby; and be it

FURTHER RESOLVED, that the Company is hereby authorized, empowered, and directed to enter into, execute, and deliver, any and all documents in connection with the RAD program, including, but not limited to, any Housing Assistance Payments Contracts, any use agreements, certification and assurances, certificates, declarations of trust, management agreements and management plan (collectively, the “**RAD Documents**”), and to perform all of its obligations thereunder, and to consummate the transaction contemplated thereby, and such actions heretofore taken by the Company in connection therewith are hereby approved and ratified; and be it

FURTHER RESOLVED, that the Company is hereby authorized, empowered, and directed to enter into, execute, and deliver any and all documents in connection with the Seller Loan and the Sales Proceeds Loan, including, but not limited to any loan agreement, mortgage, note, subordination, use restriction, and any related documents (the “**Sponsor Loan Documents**”), and to perform all of its obligations thereunder, and to consummate the transaction contemplated thereby, and such actions heretofore taken by the Company as they pertain thereto are hereby approved and ratified; and be it

FURTHER RESOLVED, that the President and Secretary of the Company are each hereby authorized, empowered and directed to execute any and all Ground Lease Documents, Conveyance Documents, RAD Documents, and Sponsor Loan Documents as they pertain to the Company; and be it

FURTHER RESOLVED, that all acts previously performed, relative to this matter, by the Company's Board or officers are hereby approved, ratified and confirmed in all respects; and be it

FURTHER RESOLVED, that Cheryl Renier-Wigg, in her capacity as Secretary, and William VandeCastle, in his capacity as President, of the Company are each hereby authorized, empowered and directed to take any and all such action on behalf of the Company as deemed necessary or desirable to effectuate the intent of these Resolutions.

[Signature Page Follows]

These Resolutions are effective as of November 9, 2022.

GBHA PROPERTIES I, INC.

By: _____

[Signature Page to Resolution]

EXHIBIT A

SCATTERED SITES

PARCEL B2:

Those parts of Lot 2, according to the recorded Plat of Whitney's Addition to the City of Green Bay, East Side of the Fox River, County of Brown, State of Wisconsin, described as follows: The South 1/2 of the following: Commencing at the point of intersection of the East line of 12th Street, now Irwin Avenue, and the North line of Willow Street, running on the North line of Willow Street South 64° East 227.8 feet to a stake as a starting point; running thence North 26° East 373 feet more or less, to the South line of Harvey Street; thence South 64° East on said South line of Harvey Street 38.9 feet to a stake; running thence South 26° West 373 feet more or less to the North line of Willow Street; thence running North 64° West on the North line of Willow Street 38.9 feet to the starting point. ALSO: The East 1/2 of the South 1/2 of the following: Commencing at the point of intersection of the East line of 12th Street, now Irwin Avenue, and the North line of Willow Street, running on the North line of Willow Street South 64° East 188.9 feet to a stake as a starting point; running thence North 26° East 373 feet more or less, to the South line of Harvey Street; thence South 64° East on said South line of Harvey Street 38.9 feet to a stake; thence South 26° West 373 feet more or less, to the North line of Willow Street; thence North 64° 00' West on the North line of Willow Street 38.9 feet to the starting point.

EXCEPTING therefrom those lands conveyed to the City of Green Bay for right of way purposes in Quit Claim Deed recorded September 20, 1980 as Document No. 1165272.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 1333 University Avenue, Green Bay, WI
Tax Key No.: 8-611

PARCEL B3:

That part of Lot 2, according to the recorded Plat of Whitney's Addition to the City of Green Bay, East Side of the Fox River, County of Brown, State of Wisconsin, described as follows: Commencing at a stake on the North line of Willow Street, 266.7 feet South 64° East of point of intersection of the East line of Irwin Avenue and the North line of Willow Street; thence North 26° East 186.5 feet more or less, to a point equal distance between the North line of Willow Street and the South line of Harvey Street; thence South 64° East on a line parallel with the North line of Willow Street 38.9 feet; thence South 26° West 186.5 feet more or less, to the North line of Willow Street; thence North 64° West on North line of Willow Street 38.9 feet to the point of beginning.

EXCEPTING therefrom those lands conveyed to the City of Green Bay for right of way purposes in Quit Claim Deed recorded September 20, 1980 as Document No. 1165272.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 1337 University Avenue, Green Bay, WI
Tax Key No.: 8-612

PARCEL B4:

The South 1/2 of the East 38.92 feet of that part of Lot 2, according to the recorded Plat of Whitney's Addition to the City of Green Bay, East Side of the Fox River, lying between the South line of Harvey Street and the North line of Willow Street, in the City of Green Bay, County of Brown, State of Wisconsin. (Willow Street is now known as University Avenue) EXCEPTING therefrom those lands conveyed to the City of Green Bay for right of way purposes in Quit Claim Deed recorded September 20, 1980 as Document No. 1165272.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 1339 University Avenue, Green Bay, WI

Tax Key No.: 8-613

PARCEL B5:

That part of Lot 1, according to the recorded Plat of Whitney's Addition in the City of Green Bay, East Side of the Fox River, County of Brown, State of Wisconsin, described as follows:

Commencing at the North line of Willow Street at a point 55 feet 4-1/2 inches South 64° East from where the West line of Lot 1 Whitney's Addition intersects the North line of Willow Street; thence North parallel with the West line of said Lot 1, 138 feet and 9 inches; thence West parallel with the North line of Willow Street 55 feet 4-1/2 inches to the West line of said Lot; thence Southerly along the West line of said Lot, 138 feet and 9 inches to the North line of Willow Street; thence Easterly along the North line of Willow Street 55 feet and 4-1/2 inches to the place of beginning.

EXCEPTING therefrom those lands conveyed to the City of Green Bay for right of way purposes in Quit Claim Deed recorded September 20, 1980 as Document No. 1165272.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 1341-1343 University Avenue, Green Bay, WI

Tax Key No.: 8-576

PARCEL B6:

The North 109 feet of Lot 189, Plat of Oak Grove of Green Bay, in the City of Green Bay, East Side of the Fox River, County of Brown, State of Wisconsin, EXCEPTING therefrom that part lying Northerly of the following described line: Starting at the point of intersection of the East line of said Lot 189 and a line lying 34.0 feet Southerly of and parallel with the North line of Lots 192 and 191, said Plat of Oak Grove, extended Westerly; running thence Westerly along said parallel line to a point lying 10.0 feet Easterly of the West line of said Lot 189; thence Southwesterly to a point on the West line of said Lot 189 lying 10.0 feet Southerly of said parallel line extended Westerly, said point being the end of said described line.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 1404 University Avenue, Green Bay, WI

Tax Key No.: 8-161

PARCEL B7:

The North 109 feet of Lot 190, according to the recorded Plat of Oak Grove of Green Bay, in the City of Green Bay, East Side of the Fox River, County of Brown, State of Wisconsin, EXCEPTING therefrom the Northerly 34 feet thereof.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 1408 University Avenue, Green Bay, WI

Tax Key No.: 8-162

PARCEL B8:

Lot 191, according to the recorded Plat of Oak Grove of Green Bay, in the City of Green Bay, East Side of the Fox River, County of Brown, State of Wisconsin, EXCEPTING therefrom the Northerly 34 feet and the Southerly 25 feet thereof.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 1410 University Avenue, Green Bay, WI

Tax Key No.: 8-163

PARCEL B9:

Lot 192 and the West 5.0 feet of Lot 193, according to the recorded Plat of Oak Grove of Green Bay, in the City of Green Bay, East Side of the Fox River, County of Brown, State of Wisconsin, EXCEPTING therefrom the Northerly 34 feet and the Southerly 25 feet thereof.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 1412 University Avenue, Green Bay, WI

Tax Key No.: 8-164

PARCEL B10:

The East 45.0 feet of Lot 193, according to the recorded Plat of Oak Grove of Green Bay, in the City of Green Bay, East Side of the Fox River, County of Brown, State of Wisconsin, EXCEPTING therefrom the Northerly 34 feet and the Southerly 25 feet thereof.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 1416 University Avenue, Green Bay, WI

Tax Key No.: 8-165

PARCEL B11:

Lot 194, according to the recorded Plat of Oak Grove of Green Bay, in the City of Green Bay, East Side of the Fox River, County of Brown, State of Wisconsin, EXCEPTING therefrom the Northerly 34 feet and the Southerly 25 feet thereof.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 1420 University Avenue, Green Bay, WI

Tax Key No.: 8-166

PARCEL B12:

Lot 195, according to the recorded Plat of Oak Grove of Green Bay, in the City of Green Bay, East Side of the Fox River, County of Brown, State of Wisconsin, EXCEPTING therefrom the Southerly 42.0 feet thereof AND EXCEPT lands sold to the City of Green Bay for right of way purposes in Quit Claim Deed recorded September 20, 1988 as Document No. 1165273.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 1424 University Avenue, Green Bay, WI

Tax Key No.: 8-167

PARCEL B13:

Lot 198, according to the recorded Plat of Oak Grove of Green Bay, in the City of Green Bay, East Side of the Fox River, County of Brown, State of Wisconsin, EXCEPTING therefrom lands sold to the City of Green Bay for right of way purposes in Quit Claim Deed recorded September 20, 1988 as Document No. 1165274.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 1440 University Avenue, Green Bay, WI

Tax Key No.: 8-172

PARCEL B14:

Lot 199, according to the recorded Plat of Oak Grove of Green Bay, in the City of Green Bay, East Side of the Fox River, County of Brown, State of Wisconsin, EXCEPTING therefrom lands sold to the City of Green Bay for right of way purposes in Quit Claim Deed recorded September 20, 1988 as Document No. 1165274.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 1444 University Avenue, Green Bay, WI

Tax Key No.: 8-173

PARCEL B15:

Lot 200, according to the recorded Plat of Oak Grove of Green Bay, in the City of Green Bay, East Side of the Fox River, County of Brown, State of Wisconsin, EXCEPTING therefrom lands sold to the City of Green Bay for right of way purposes in Quit Claim Deed recorded September 20, 1988 as Document No. 1165274.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 1448 University Avenue, Green Bay, WI

Tax Key No.: 8-174

PARCEL B16:

Lot 494, according to the recorded Plat of Navarino, in the City of Green Bay, East Side of the Fox River, County of Brown, State of Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 1008-1010 Pine Street, Green Bay, WI

Tax Key No.: 9-110

PARCEL B17:

Lot 493, according to the recorded Plat of Navarino, in the City of Green Bay, East Side of the Fox River, County of Brown, State of Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 1014-1016 Pine Street, Green Bay, WI

Tax Key No.: 9-109

PARCEL B18:

Lot 12, Block 1, Guesnier's Second Addition, in the City of Green Bay, County of Brown, State of Wisconsin, including the South 1/2 of vacated alley abutting said lot.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 1577 Charles Street, Green Bay, WI

Tax Key No.: 8-408

PARCEL B19:

The Westerly 42.50 feet of the Easterly 85 feet of Lots 9 & 10, Block 100, according to the recorded Plat of Astor, in the City of Green Bay, East Side of the Fox River, County of Brown, State of Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 1009 Crooks Street, Green Bay, WI

Tax Key No.: 14-898

PARCEL B20:

The North 2/3 of Lot 489, according to the recorded Plat of Navarino, in the City of Green Bay, East Side of the Fox River, County of Brown, State of Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 1100-1102 Pine Street, Green Bay, WI

Tax Key No.: 14-86

PARCEL B21:

Lot 8, Block "B", according to the recorded Plat of Cleerman's Subdivision of part of Lots 7 and 8, Whitney's 2nd Addition to the City of Green Bay, in the City of Green Bay, East Side of the Fox River, County of Brown, State of Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 1121 University Avenue, Green Bay, WI

Tax Key No.: 7-705

PARCEL B22:

Lot 1, according to the recorded Plat of a Subdivision of Part of Lot 6 in Whitney's Addition to the City of Green Bay, in the City of Green Bay, East Side of the Fox River, County of Brown, State of Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 1125 University Avenue, Green Bay, WI

Tax Key No.: 7-671

PARCEL B23:

The West 37.5 feet of Lot 4, according to the recorded Plat of B.F. Garlock's Subdivision of Lot 6 and part of Lot 7 of Dousman and Elmore's Addition to Fort Howard, in the City of Green Bay, West Side of the Fox River, County of Brown, State of Wisconsin, EXCEPT the South 5 feet reserved for an alley shown as the North 5 feet of a 10 foot alley on Plat of T. Kemnitz Subdivision recorded in Volume 2 of Plats, Page 47.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 815 Dousman Street, Green Bay, WI

Tax Key No.: 4-25

PARCEL B24:

Lot 199, Elmore's Addition, in the City of Green Bay, West Side of the Fox River, County of Brown, State of Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 712 Bond Street, Green Bay, WI

Tax Key No.: 5-1101

PARCEL B25:

Lots 10, 11 and 12 of Block 1, according to the recorded Plat of C.W. Lomas Addition to Green Bay, in the City of Green Bay, West Side of the Fox River, County of Brown, State of Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 836 Cora Street, Green Bay, WI

Tax Key No.: 3-409

PARCEL B26:

The North 1/3 of Lots 4 & 5, Block 8, A.E. Elmore's Park Addition, in the City of Green Bay, West Side of the Fox River, County of Brown, State of Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 816 North Maple Avenue, Green Bay, WI

Tax Key No.: 5-33

PARCEL B27:

The Northerly 53 feet of Lot 1, Block 3, Elmore's Addition to Elmore's Park Addition, in the City of Green Bay, West Side of the Fox River, County of Brown, State of Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 913 North Chestnut Avenue, Green Bay, WI

Tax Key No.: 18-491

PARCEL B28:

Lot 36 and the North 10 feet of Lot 37, according to the recorded Plat of Elmore's Addition, in the City of Green Bay, West Side of the Fox River, County of Brown, State of Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 510 North Chestnut Avenue, Green Bay, WI

Tax Key No.: 5-918

PARCEL B29:

Lot 85, according to the recorded Plat of Elmore's Addition to Fort Howard, in the City of Green Bay, West Side of the Fox River, County of Brown, State of Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 522-524 North Maple Avenue, Green Bay, WI

Tax Key No.: 5-973

PARCEL B30:

The South 55 feet of Lot 4, Block 1, according to the recorded Plat of C.L.A. Tank's Third Addition to Fort Howard, now in the City of Green Bay, West Side of the Fox River, County of Brown, State of Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 509 South Maple Avenue, Green Bay, WI

Tax Key No.: 2-267

PARCEL B31:

The Westerly 54 feet of the Easterly 94 feet of Lot 30, EXCEPTING therefrom that part conveyed to the City of Green Bay described in Warranty Deed recorded September 20, 1985 as Document No. 1059799, in Sylvester Hartman's Addition, in the City of Green Bay, West Side of the Fox River, County of Brown, State of Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 835-837 Christiana Street, Green Bay, WI

Tax Key No.: 3-149

PARCEL B32:

Lot 30, excepting therefrom the East 94 feet thereof and also excepting therefrom those lands deeded to the City of Green Bay for street and alley purposes in Warranty Deed recorded

November 18, 1975 as Document No. 821537 and Warranty Deed recorded September 20, 1985 as Document No. 1059796, according to the recorded Plat of Sylvester Hartman's Addition, in the City of Green Bay, West Side of the Fox River, County of Brown, State of Wisconsin.

FURTHER EXCEPTING therefrom the following: A parcel of land located in Lot 30, Sylvester Hartman's Addition, in the City of Green Bay, West Side of the Fox River, County of Brown, State of Wisconsin, described as follows: Commencing at the Northwest corner of said Lot 30; thence South 34° 52' 49" West along the Westerly line of said Lot 30 a distance of 53.83 feet to the Point of Beginning; thence continuing South 34° 52' 49" West a distance of 53.83 feet to the North line of a public alley; thence South 64° 09' 13" East along said North line of alley a distance of 9.72 feet; thence North 24° 28' 40" East a distance of 53.17 to the Point of Beginning.

ALSO

A parcel of land located in part of Private Claim No. 1, in the City of Green Bay, West Side of the River, County of Brown, State of Wisconsin, described as follows:
Commencing at the Northwest corner of Lot 30, Sylvester Hartman's Addition, a recorded Plat in the City of Green Bay, being the Point of Beginning; thence South 34° 52' 49" West along the Westerly line of said Lot 30 a distance of 53.83 feet; thence North 24° 28' 40" East a distance of 53.17 feet to the Southerly line of Christiana Street; thence South 64° 11' 56" East along said Southerly line of Christiana Street a distance of 9.72 feet to the Point of Beginning.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 839 Christiana Street, Green Bay, WI

Tax Key No.: 3-149-A

PARCEL B33:

Lot 113, according to the recorded Plat of Elmore's Addition to Fort Howard, now a part of the City of Green Bay, West Side of the Fox River, County of Brown, State of Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 409 North Maple Avenue, Green Bay, WI

Tax Key No.: 5-1006

PARCEL B34:

The South 41.70 feet of Lots 9 and 10, Block 13, according to the recorded Plat of A.E. Elmore's Park Addition to Fort Howard, in the City of Green Bay, West Side of the Fox River, County of Brown, State of Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 715 North Chestnut Avenue, Green Bay, WI

Tax Key No.: 5-102

PARCEL B35:

Lot 138, according to the recorded Plat of Elmore's Addition to Fort Howard, in the City of Green Bay, West Side of the Fox River, County of Brown, State of Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 516 North Ashland Avenue, Green Bay, WI

Tax Key No.: 5-1033

PARCEL B36:

The South 1/2 of that part of Lot 262, Fort Howard Military Reserve, according to the recorded Plat thereof, lying between the North line of Division Street and the South line of Kellogg Street, in the City of Green Bay, West Side of the Fox River, County of Brown, State of Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 886 Division Street, Green Bay, WI

Tax Key No.: 5-1402

PARCEL B37:

The Westerly 113.50 of the Southerly 145 feet of Lot 27, according to the recorded Plat of Dousman and Elmore's Second Addition, in the City of Green Bay, West Side of the Fox River, County of Brown, State of Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 1428 Dousman Street, Green Bay, WI

Tax Key No.: 6-86-A

PARCEL B38:

Lot 161 and the North 10 feet of Lot 162, according to the recorded Plat of Dousman's Addition, in the City of Green Bay, West Side of the Fox River, County of Brown, State of Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 323-325 North Ashland Avenue, Green Bay, WI

Tax Key No.: 5-613

PARCEL B39:

All that part of Lot 7, according to the recorded Whitney's Plat of Part of the La Venture Grant, in the City of Green Bay, West Side of the Fox River, County of Brown, State of Wisconsin, described in Volume 242 of Deeds, Page 302, Document No. 289918, EXCEPT the Southerly 208 feet thereof.

ALSO the Northerly 12 feet of the Southerly 208 feet thereof.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 967 Holzer Street, Green Bay, WI

Tax Key No.: 18-795-A

PARCEL B40:

Lot 5, Block 7, according to the recorded Plat of Hazelwood Addition No. 2, in the City of Green Bay, West Side of the Fox River, County of Brown, State of Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 896 School Place, Green Bay, WI

Tax Key No.: 3-525

PARCEL B41:

Lot 4, Block 85, Plat of Freytag's Addition, in the City of Green Bay, West Side of the Fox River, County of Brown, State of Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 912 South Oakland Avenue, Green Bay, WI

Tax Key No.: 2-922

PARCEL B42:

Lot 114, according to the recorded Plat of Elmore's Addition, in the City of Green Bay, West Side of the Fox River, County of Brown, State of Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 415 North Maple Avenue, Green Bay

Tax Key No.: 5-1007

"Omitted Parcels"

Parcel A

The south 55.0 feet of Lots 189 and 190, Plat of Oak Grove, in the City of Green Bay, East Side of Fox River, Brown County, Wisconsin, EXCEPT therefrom the southerly 25.0 feet thereof.

- Tax Key 8-160; Address: 622 N. Baird

Parcel B

The south 40.0 feet of Lot 196 and the south 42.0 feet of Lot 195, according to the recorded Plat of Oak Grove of Green Bay, in the City of Green Bay, East Side of Fox River, Brown County, Wisconsin, EXCEPT therefrom the southerly 25.0 feet thereof.

- Tax Key 8-168; Address: 617 Grove

Parcel C

The Northerly Forty-Four (44) feet of the Southerly Eighty-Four (84) feet of Lot One Hundred Ninety-Six (196), Plat of Oak Grove, City of Green Bay, Brown County, Wisconsin.

- Tax Key 8-168-A; Address: 619 Grove

Parcel D

The north 80.0 feet of Lot 196, according to the recorded Plat of Oak Grove of Green Bay, in the City of Green Bay, East Side of Fox River, Brown County, Wisconsin.

EXCEPT therefrom that part lying northerly of the following described line: Commencing at the northeast corner of said Lot 196 and running thence southerly 40.0 feet along the east line of said Lot 196 to the start of said described line; thence northwesterly to a point on a line 34.0 feet southerly of and parallel with the north line of said Lot 196; said point lying 6.0 feet westerly of said east line of Lot 196; thence westerly along said parallel line to a point on the west line of said Lot 196, said point being the end of said described line.

- Tax Key 8-169; Address: 631 Grove

Parcel E

The north 100.00 feet of Lot 197, according to the recorded Plat of Oak Grove of Green Bay, in the City of Green Bay, East Side of Fox River, Brown County, Wisconsin.

EXCEPT therefrom that part lying northerly of the following described line: Commencing at the northwest corner of said Lot 197 and running thence S. 26°-00'-00" W. (assumed) 45.86 feet along the west line of said Lot 197 to the start of said described line; thence along the arc of a 12.00 foot radius curve to the right 18.60 feet, said curve having a chord which bears N. 70°-24'-58" E. 16.80 feet; thence along the arc of a 681.29 foot radius curve to the left 191.33 feet, said curve having a chord which bears S. 73°-12'-47" E. 190.70 feet to a point on the east line of said Lot 200 lying 3.32 feet southerly of the northeast corner of said Lot 200, said point being the end of said described line.

AND EXCEPT That part of the north 100.0 feet of Lot 197, Oak Grove Plat, City of Green Bay, Brown County, Wisconsin described as follows:

Commencing at the platted northwest corner of said Lot 197; thence S. 26°-00'-00" W., 45.86 feet along the platted west line of said Lot 197 to the point of beginning; thence continuing S. 26°-00'-00" W., 54.14 feet along said west line to the southwest corner of said north 100.0 feet of Lot 197; thence S. 64°-00'-00" E., 2.54 feet along the south line of said north 100.0 feet; thence N. 66°-12'-11" E., 2.49 feet; thence along the arc of a 39.00 foot radius curve to the left 68.14 feet, said curve having a chord which bears N. 24°-35'-11" E., 59.80 feet; thence along the arc of a 12.00 foot radius curve to the left 8.16 feet, said curve having a chord which bears S. 45°-28'-48" W., 8.00 feet to the point of beginning.

- Tax Key 8-170; Address: 1436 University Avenue



Report to the
GBHA Properties 1, Inc.
of the City of Green Bay

MEETING DATE

November 9, 2023

PREPARED BY

Jayne Valentine, Staff

AGENDA ITEM # E.1

Occupancy Report

BACKGROUND

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

ATTACHMENTS

I. SS- NOV 2023 W#S

**GBHA PROPERTIES I, INC.
NOVEMBER 2023**

		SCATTERED SITES VACANCIES (2 TOTAL)			
UNIT	MOVEOUT	BEDRM	NEW LEASE	MOVE OUT REASON	CURRENT STATUS OF UNIT
1121 UNIVERSITY AVE	5/1/23	4	?	EVICTON	OFFERING PROCESS
837 CHRISTIANA ST	9/30/23	3	?	MOVED TO HABITAT HOME	UNIT TURNOVER
UPCOMING VACANCIES					
SCATTERED SITES (2 TOTAL)					
	UNIT	STATUS			
	1408	PORTING OUT VOUCHER			
	1444	PORTING OUT VOUCHER			
OCCUPANY RATES					

SS

November	100.00%
December	97.92%
January	100.00%
February	97.92%
March	97.92%
April	97.92%
May	97.92%
June	93.75%
July	93.75%
August	93.75%
September	97.92%
October	95.83%
TOTAL	97.05%