



AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, NOVEMBER 14, 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 November 14, 2023, meeting of the Redevelopment Authority.**

D. Approval of Minutes.

- I. Approval of the minutes from the October 10, 2023, meetings of the Redevelopment Authority.**

E. Regular Business.

- I. Consideration with possible action to approve a six-month planning option to Danna Capital for the property located at 1035 Vanderbraak Street and parking lot on the corner of Clay**

and Vanderbraak Streets.

2. Consideration with possible action to approve a three-month extension to the planning option to Cherry Faith Properties for the lot located at 436 S Monroe Avenue.
3. Consideration with possible action to approve up to \$65,000 of TIDAH funding for Community Land Trust consultant services.

F. Informational.

1. Financial report and check register.
2. Update on current RDA-owned properties.
3. Director's report and project updates.
4. Next Regular Meeting: December 12, 2023 at 1:30 PM

G. Adjournment.

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



Report to the Redevelopment Authority of the City of Green Bay

MEETING DATE

November 14, 2023

PREPARED BY

Ronda Bitney

AGENDA ITEM # E.1

Consideration with possible action to approve a six-month planning option to Danna Capital for the property located at 1035 Vanderbraak Street and parking lot on the corner of Clay and Vanderbraak Streets.

BACKGROUND

The parcel located at 1035 Vanderbraak Street was the site of a commercial building and was previously used as a restaurant and Eagles Club. The parking lot across the street is currently vacant. Both sites were acquired in December 2020, using CDBG and Neighborhood Enhancement Funding for the purpose of creating a community center. Due to the high cost of estimated renovation, it was decided the property should be razed. The property was demolished earlier this year to create a site for new housing development.

In August 2023, we sent out a Request for Proposal for the sites located at 1035 Vanderbraak/1030 Weise Streets and the corner of Vanderbraak/Clay Streets for the development of low to medium-density, single-family, mixed-income attached residential units with at least 51% of them being affordable (80% area median income) per HUD Guidelines.

Staff received a proposal from Danna Capital for the development of 52 affordable residential units across two (2) buildings with a mix of one, two, and three bedroom layouts. **Building A** -Vanderbraak/Weise Streets will be a three (3) story, apartment-style building with 36 units including heated underground parking. Ground floor space will be designed to hold a leasing office, a fitness room, and a community room for residents. A Community Servicing Facility will also operate from the first floor. **Building B** - Vanderbraak/Clay Streets will contain 16 two-story stacked-town home-style units. Ample surface parking and detached garages will be tucked behind the building to maintain residential character.

Street lighting, accessible pedestrian walkways, and bike racks will enhance the project. Of the 52 units, 44 will be fully visitable and 5% will be fully ADA accessible, including zero-step entrances, accessible restrooms, wider doors, and lowered counters and sinks. Marketing will be managed by Horizon Management Services, Inc. Sources of funding being proposed are a combination of 4% State and Federal Low-Income WHEDA Housing Credits, HOME Funds, ARPA Funds, TIF, and additional developer funding.

Danna Capital is a minority-owned, Wisconsin-based affordable housing development firm that was founded in 2020. Danna Capital specializes in affordable and market-rate residential, mixed-use, and commercial development.

Horizon Development Group will be used as one of the developers that has developed over 100 projects, 5,000 housing units, and produced over \$600 million. Horizon Management Services (HMS) will be the property manager. HMS manages approximately 56 properties in 28 cities with over 5,000 units at a 98% occupancy.

Staff has reviewed and scored the project and recommends approving a six-month planning option. This will allow the developer to continue to explore the feasibility of the project.

RECOMMENDATION

To approve a six-month planning option to Danna Capital for the property located at 1035 Vanderbraak Street and parking lot on the corner of Clay and Vanderbraak Streets.

FISCAL IMPACT

ATTACHMENTS

1. The Ashwood at Green Bay_Horizon & Danna Capital
2. parcel map

THE
ASHWOOD
AT GREEN BAY

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Milwaukee, WI 53211

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October 27, 2023

Attn: Ronda Bitney
City of Green Bay, Department of Community & Economic Development
100 N Jefferson St, Room 608, Green Bay, WI 54301

Re: **Response to RFP**
Vanderbraak and Clay Street RFP
Horizon and Danna Capital Development Team

Dear Mrs. Bitney,

Horizon Development Group and Danna Capital, in collaboration with Continuum Architects + Planners, are pleased to present our proposed development plan for the Vanderbraak and Clay Street RFP. The elements of our initial response are outlined as follows, though we aim to further tailor this development to specific community desires and needs.

Our initial plans are for a 52-unit fully affordable residential community across two buildings with a mix of one, two, and three-bedroom layouts designed to serve a variety of family sizes and needs. The grounds will be attractively designed and opportunities to incorporate public art will be explored to create a truly bespoke development.

Additionally, our development will house dedicated commercial space reserved for a Community Serving Facility (CSF), which could help to expand the footprint of one of the many exceptional non-profits serving Green Bay. Residents will have easy access to these services as well as other property amenities, including fitness center, community room, outdoor play space, and our on-site leasing office.

Supporting this plan, Horizon has been an established leader in the provision of high-quality affordable housing for nearly 40 years, using a variety of financing strategies, including Housing Tax Credits, which we are proposing as our primary source of funding for this project. Complementing this legacy, Danna Capital brings a resident-centered approach to housing development and a strong history of successful affordable housing development. With an established cadence of partnership, together, we are prepared to begin work immediately and have the expertise to plan, develop and maintain this property.

We are excited about this opportunity to collaborate with the City of Green Bay and are confident in our ability to deliver an exceptional result. We look forward to discussing our proposal in more detail and receiving your initial feedback on our design. In the meantime, please don't hesitate to contact us with any questions you may have.

Sincerely,

Horizon Development Group and Danna Capital

Contents

1. Alignment with Strategy	4
A. Safe	4
B. Productive	5
C. Accessible	6
D. Innovative	6
2. Design and Use	8
A. Description and Scope of Work	8
B. Preliminary Site Plan	11
C. Occupancy	11
3. Investment	13
A. Increased Tax Base	13
B. Sources and Uses	13
4. Capacity and Experience	15
A. Construction Timeline	15
B. Disclosure of Any Competing Projects	15
C. Developer Experience	16
5. Appendices	17
A. Appendix I – Site Plan	
B. Appendix II – Example Tenant Selection Plan	
C. Appendix III – Development Team Resume	

1. Alignment with Strategy

Our goal is to connect communities to safe, affordable homes that align with the larger community and economic development strategy of the city. As outlined below, we are confident that our development will meet and exceed these expectations for a safe, productive, accessible, and innovative project.

A. Safe

We believe in supporting and sustaining strong communities where residents experience financial and physical safety and security, regardless of income, background, or ability.

The site is currently vacant and under our proposal would be reclaimed as a dynamic 52-unit multifamily affordable housing community that would promote safety in several ways:

- 1) Our proposed project will provide residents with safe, high-quality, affordable housing that promotes stability by reducing economic burdens. This security allows our residents the opportunity to grow and thrive.
- 2) Our team is committed to receiving and incorporating feasible community feedback into our design. By remaining curious and flexible, we are able to create a uniquely tailored product that integrates easily into the existing community. This sense of community is essential to our residents' feelings of safety and well-being.
- 3) The project design will also include elements thoughtfully selected to activate the streetscape. Landscaping plans will help delineate private and public outdoor spaces and outdoor lighting designs will illuminate walkways and entryways without unnecessary contribution to light pollution.
- 4) Research demonstrates that public art features also serve to cultivate residents' perception and experiences of safety and we look forward to exploring opportunities to leverage public art features to create visual interest and foster a sense of safety and community.
- 5) Other amenities will provide additional support to this sense of increased security, including heated underground parking, on-site property management, and fob security on all doors.

Naturally, these investments can be catalytic, raising the perception of value and increasing interest and investment in the nearby area, further serving the City's larger strategy initiative.

B. Productive

i. Property Value

As an affordable housing development, our tax calculations are based on the Income Approach. Accordingly, we would anticipate a completed and stabilized building value of approximately \$3.5MM. As the site is currently vacant, this will represent a substantial increase.

Our high-quality design and community building initiatives may also positively affect the value of surrounding property and interest in the neighborhood.

ii. Projected Tax Base

Currently, the property is vacant and unable to generate tax revenue for the City. We are projecting that this development will produce approximately \$62,000 per year in property tax revenue for the City. The project may also have indirect value by supporting local businesses and catalyzing additional interest and development nearby.

iii. Job Opportunities

The proposed project will comply with WHEDA's Emerging Business Enterprise (EBE) Program, which was created to encourage the involvement, utilization, and development of economically disadvantaged businesses. The WHEDA EBE Program includes a goal of 15% of program-eligible hard cost be awarded to firms that are certified as DBE, DVB, MBE, SBE, SDVOSB, VOSB, or WBE.

The development team will also ensure that Section 3 goals are implemented, if required, to advance employment and other economic opportunities generated by certain HUD financial assistance. The project team has utilized funding programs previously that require Section 3 goals/participation. If a residential hiring goal is required, we would propose that 15% of the construction worker hours on the project are completed by Brown County residents. This information would be tracked with each subcontractor and submitted monthly for review by regulating parties.

To help achieve the goal, the general contractor will encourage subcontractors to post positions on jobcenterofwisconsin.com, as well as contact local workforce development

agencies, consultants, trade associations, and other organizations as needed. The development team will assist the general contractor in complying with EBE/Section 3 Requirements to include on-site job fairs at time of bidding and reaching out to individuals and businesses listed in the Section 3 directory. We intend to be involved locally with identifying job training and other area organizations that may assist in procuring new hires to the project.

According to the National Association of Home Builders, an estimated 1.6 jobs per unit is generated in the construction of apartment buildings. Therefore, we would anticipate our 52-unit development to create approximately 83 jobs related to the construction process as well as indirect economic growth that new households bring to the community such as local restaurants, retail workers, etc.

C. Accessible

Of the 52 units, 44 will be fully visitable and 5% will be fully ADA accessible, including features such as zero-step entrances, accessible restrooms, wider doors, lowered counters and sinks, and other features. Our development will also feature 20% universal design units per WHEDA direction.

This new housing development will be highly accessible to local transit. With a bus stop located just one block from the planned development site (across Webster Ave), the building is optimally located to promote low-impact transportation alternatives.

Additionally, bike racks for residents will be provided and we would explore opportunities for on-site or easy access bike sharing resources. Our site design will also prioritize pedestrian-friendly access, with well-lit and accessible sidewalks to connect our site to surrounding neighborhood resources.

D. Innovative

Our individual approach and focus on community engagement positions us well to create innovative housing designs that maximize the value of the development for our residents.

Though the project is in an early stage of conceptualization, some of our initial thoughts include:

- 1) We are currently estimating 1,000-1,500 SF of ground floor space dedicated to a partnership with a Community Serving Facility (CSF). This unique collaboration between housing and services can be an innovative amenity that supports residents and the larger community. If this reserved space is not all required by our selected CSF partner, it opens an opportunity for an additional amenity space that can be utilized for a variety of potentially innovative purposes.
- 2) Design can have an important impact on the perception of a property and innovations can be featured in material selection, dynamic facades, project scale, and layout. Our architectural team has a long history of unique designs with high aesthetic value.
- 3) Other property amenities can also provide innovative value to our residents, including our planned play area.

2. Design and Use

A. Description and Scope of Work

Our proposed project is a multi-family, affordable housing development that will create 52 total units. These non-age restricted units could be marketed as workforce housing or for families and will be affordable for a spectrum of income levels. These units will be divided between two buildings. The first building (“Building A”) will be a three-story, apartment-style building with 36 units of one-, two-, and three-bedroom layouts. The second building (“Building B”) will contain 16 townhome units (two-story stacked flats) of one-, two-, and three-bedroom layouts.

Building A will include common access corridors, elevators, storage units and heated underground parking. This building will also house ground floor space designed to hold our leasing office, fitness room, and a community room for residents.

A Community Serving Facility (CSF) will also operate out of a portion of the first-floor of this building (approximately 1,000-1,500 SF). This is a specially designated space for on-site, community focused services and/or non-profit organizations that address the interests and needs of those at 60% or less of AMI. Though we have not identified a user at this time, we are interested in discussions with local stakeholders and non-profits, primarily focused on human service agencies serving children, families, and individuals. These services will be available not just for residents but also open to the public, further integrating this new housing development with the larger community. Our team has a long history of success with CSF partnerships, including a local service provider, Family Services of Northeast Wisconsin, who is currently the CSF partner of Danna Capital’s at Berkshire Ashwaubenon.

If the total allocated space is not used by our selected CSF partner, this space could also be activated with additional resident amenities according to the feedback of the community, including: a mini library, computer lab with free-internet services, etc.

Building B’s townhome-style units will provide easy direct entry/exit for households and will help to activate the streetscape.

Ample parking (detached garages, underground, and surface parking -96 stalls) will be available for residents and visitors, and non-underground parking will be tucked behind the building frontage to maintain a warm, residential character.

Interiors will be modern and functional, designed and decorated with local art where possible. In keeping with our belief in the importance of green space for the physical and mental health and well-being of our residents, the grounds will be attractively landscaped with local and native plants that will create a continuously beautiful landscape with year-round interest. A play area will be designed and other outdoor amenities will be provided where possible, potentially including a community garden.

Ample street lighting, accessible pedestrian walkways, and bike racks will enhance the safe and attractive residential character of our community and take advantage of the well-connected location of the site. Our proposed community will always be attractively maintained and supported by a high-quality property management firm.

i. Form

Our plan is designed for the most attractive and efficient use of the available space, with the primary building façades facing Vanderbraak Street, but with a four-sided architectural plan to create a strong and attractive view from all sides of the property.

Buildings will be set back at least 15 feet as requested in the City's RFP and we will use material, color, and architectural features to break up the total building width into a defined, incremental façade. Our building form, including roofline fronts, will be custom and will provide scale and identity that reflect the local architectural vocabulary.

The project design will utilize high-quality building materials, including a mix of a masonry product and fiber-cement siding.

ii. Mixed Income Housing

Our project, constructed across the two-block site, provides a wide spectrum of affordability and unit types to meet the housing needs of a wide range of residents. Our project will include a range of affordability, from lower-income units with income limits at 30% Area Median Income (AMI) to 80% units. Units will range from one-bedroom apartment-style units to three-bedroom townhome -style units designed for the needs of families.

Our proposed unit mix is as follows:

AMI	Unit Size	Number of Units	SF	Rents
30%	1	6	670-700	\$380
50%	1	4	670-700	\$720
60%	1	2	670-700	\$890
80%	1	8	670-700	\$1,200
30%	2	6	910-950	\$455
50%	2	4	910-950	\$870
60%	2	2	910-950	\$1,070
80%	2	8	910-950	\$1,435
30%	3	4	1,215-1,340	\$520
50%	3	5	1,215-1,340	\$990
60%	3	1	1,215-1,340	\$1,225
80%	3	2	1,215-1,340	\$1,665

iii. Accessibility

Our project will be designed for a high level of accessibility for both indoor and outdoor spaces according to ADA standards.

Of the 52 units, 44 will be fully visitable and 5% will be fully ADA accessible, including features such as zero-step entrances, accessible restrooms, wider doors, lowered counters and sinks, and other features. Our development will also feature 20% universal design units per WHEDA direction.

iv. Parking

96 total parking stalls will be provided in three forms to best use the available space while striving for a warm, residential character with minimal views of parking lots:

- 1) 48 stalls in a heated underground garage beneath Building A
- 2) 11 detached garages located behind Building B

- 3) 36 surface parking stalls located behind both Building A and Building B, with five allocated for access to our commercial space

To support access to non-motorized transport, bike racks will be provided.

v. Public Art

Our development philosophy focuses on intentional placemaking-using local assets and vision to create and support spaces that promote a sense of pride of place.

Though our project is in an early stage of conceptualization, we can envision a wide variety of opportunities to incorporate local artistic elements, both indoors and out, including murals, paintings, photography, and iconic signage. Selected elements will be thoughtfully curated to ensure a cohesive experience throughout our development.

Our property management team may also host art-focused events in our community spaces, including: mini-galleries, art shows, and classes.

B. Preliminary Site Plan

Please see **Appendix I- Site Plan** for proposed Site Plan and example floorplans.

C. Occupancy

Our proposed project is a multi-family affordable housing development to create 52 total units. These non-age restricted units will be affordable for a spectrum of income levels and will be divided between two buildings.

i. Target Market and Marketing

Smaller units would be ideally suited for workforce housing or small families while three-bedroom units will accommodate larger families.

Marketing will be managed by our property management team, Horizon Management Services, Inc., who will market the property locally through online marketplaces (apartments.com, etc.) and local newspapers.

Please see **Appendix II- Tenant Selection Plan** for a sample tenant selection plan.

ii. Timeline for Tenancy

Please reference our Construction Timeline in the 'Capacity and Experience' section below. Currently, we are aiming to complete lease-up within 8 months (6/2026) of construction completion (10/2025).

3. Investment

A. Increased Tax Base

The project is proposing to increase the property taxes to approximately \$62,000 per the below calculations:

Net Mill Rate*	0.018681742
Assessment Ratio*	0.9548
Full Assessed Value (FAV)	\$3,500,116
Estimated RE Taxes at FAV	\$62,433

**Source: Brown County GIS/Land Records Search Page*

B. Sources and Uses

Below is an initial summary of our capital stack, though we look forward to additional conversations with the City for a more refined financial model. The current climate is complicated for affordable housing financing, with increasing construction costs, WHEDA's credit suppression, and increasing interest rates. However, we have made efforts to ensure our preliminary stack is conservative and realistic.

There are opportunities for reduced construction costs that we can explore with the City and we may have options for increased WHEDA funding. As we engage in further discussions and gather more information on the anticipated range for WHEDA's scoring, we will be in a better position to present a final estimate for financial support from the City.

Our main source of funding for our proposed development will be \$9.2MM in 4% State and Federal Low-Income Housing Tax Credits from WHEDA. In addition to this, we are planning on incorporating \$500,000 in HOME Funds, \$750,000 in ARPA Funds, \$431,000 in Tax Increment Financing Dollars (90% over 15 years), and a deferred fee of \$1,040,000. We also have an additional gap of approximately \$500,000. Our initial financial model anticipates that the city-owned property will be contributed to the project at no cost as additional financial support for the development.

The proposed project location is not located within a Tax Increment District (TID); however, it is located within one-half mile of TID 21. The use of Tax Increment

Financing (TIF) in our initial model has provided the most optimized path moving forward from a funding perspective, though if TIF is not an option we would explore alternatives such as HOME-ARP funding or AHP, which is application based and cannot be guaranteed. We would also look to these sources of funding to help fill our \$500,000 gap. HOME-ARP, in particular, serving persons at risk of homelessness would be of interest. Our property management team has extensive experience with all types of special populations and our construction team has experience navigating labor and hiring requirements that may come with some soft sources.

We also look forward to conversations with the City to discuss opportunities for the creation of a new TID, though we do acknowledge that this project alone would not generate a sufficient increment to support the TID. However, other projects may exist or be encouraged by our proposed development that could further support the new TID.

The additional financial support, including contributed land as well as TIF, has allowed our project to incorporate 52 all affordable housing units into this development. It has provided our proposal the opportunity to optimize the entire site, with a plethora of income ranges as well as unit sizes.

Sources and Uses Statement

Sources	
First Mortgage	\$ 2,373,000
HOME Funds	\$ 500,000
ARPA Funds	\$ 750,000
GAP	\$ 514,567
Tax-Incremental Financing	\$ 431,000
Deferred-Developer Fee	\$ 1,040,000
Tax Credit Equity	\$ 9,204,122
Total Sources	\$ 14,812,689

Uses	
Acquisition Cost	\$ 1
Hard Construction Costs	\$ 11,193,047
Soft Construction Cost	\$ 3,022,841
Financing Costs/Reserves	\$ 596,800
Total Uses	\$ 14,812,689

4. Capacity and Experience

A. Construction Timeline

Our project anticipates on following the provided timetable for construction:

RFP Timeline	
RFP Application to RDA	10/2023
Application to WHEDA	1/2024
WHEDA Awards Announced	5/2024
Complete Equity & Debt Financing	10/2024
Acquisition/Real Estate Closing	10/2024
Construction Bid Publishing	9/2024
Construction Start	10/2024
Begin Lease-up/Marketing	7/2025
Construction Completion	10/2025
Certificate of Occupancy Obtained	10/2025
Complete Lease-Up	6/2026

B. Disclosure of Any Competing Projects

Horizon Development Group, Inc. and Danna Capital have both the capacity and experience to complete this project in a timely manner. Both groups have proven their ability to meet project deadlines and provide high-quality housing through collaboration on several other development projects, which has bolstered the working relationship and has created a systematic approach to efficiently complete projects. There are no foreseeable limitations that would affect either developer's ability to complete this project in a timely manner.

C. Developer Experience

Horizon Development Group

Our project will incorporate the entire Horizon Group of Companies throughout the life of this project. We will be using Horizon Development Group, Inc. (HDG) as one of the developers. HDG has developed over 100 projects, made up of more than 5,000 housing units, and produced a volume of over \$600 million. This development team is active in multiple Low-Income Housing Tax Credit (LIHTC) programs throughout different states and has a proven history of success in the Wisconsin Housing and Economic Development Authority's program. Horizon Construction Group, Inc. (HCG) will be the general contractor for the project. HCG has extensive knowledge in multi-family housing construction as they have built over 10,000 residential units totaling over \$2 billion in housing construction costs, where a significant portion of that is attributed to affordable housing. Horizon Management Services, Inc. (HMS) will be the property manager for the project. HMS has a management portfolio of 56 properties in 28 cities with over 5,000 units at a 98% occupancy. The HMS team is comprised of over 85 dedicated real estate professionals who work in concert to meet our clients' needs. This project is set up for success with the entire Horizon Group of Companies committing to providing the best product possible.

Danna Capital

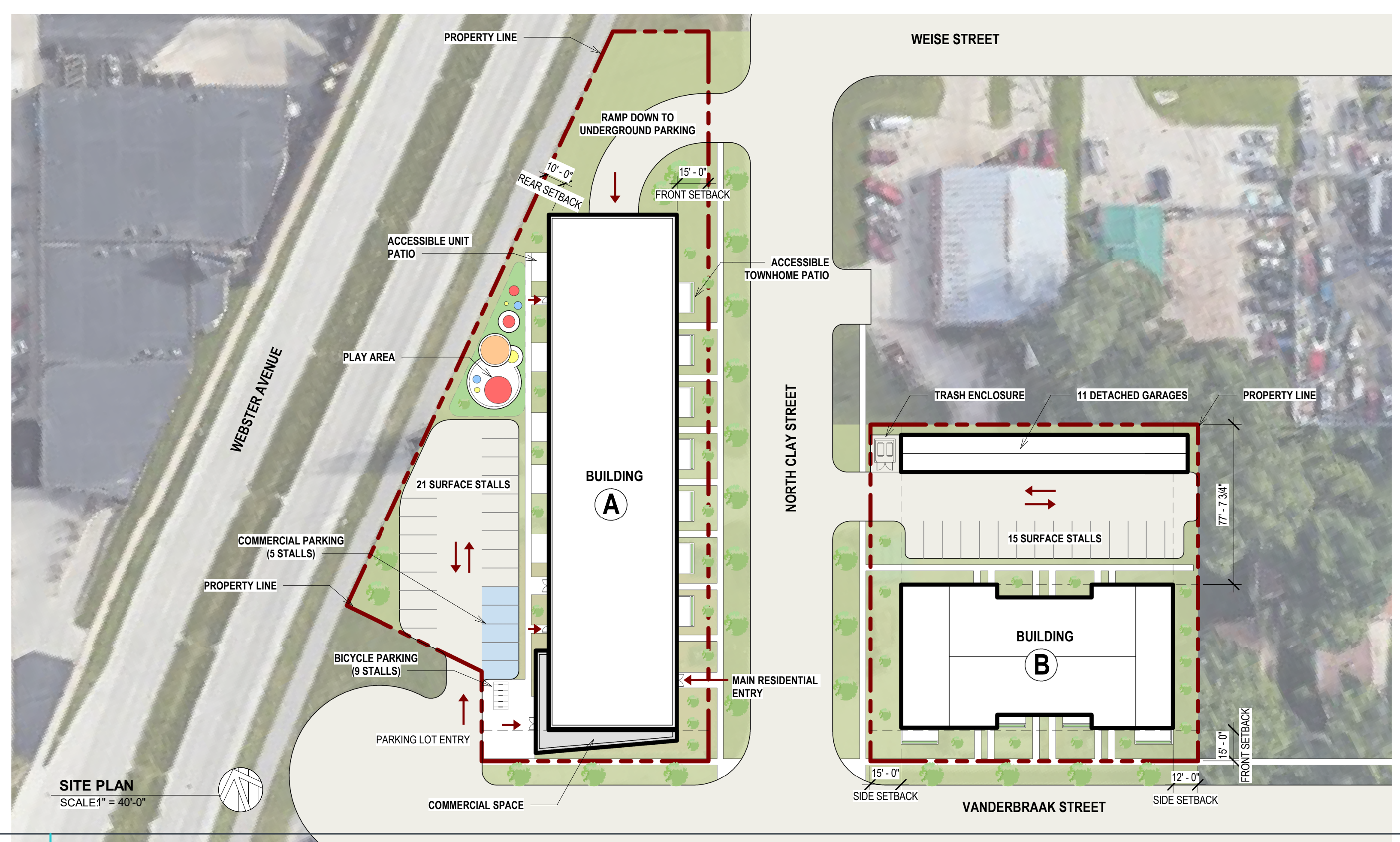
Danna Capital is a minority-owned, Wisconsin-based affordable housing development firm. Principal Luke Samalya leverages his previous experience as a Clinical Mental Health Counselor to bring a person-centered approach to housing development that prioritizes the success of residents and the impact and relationships with their communities. Luke is a frequent speaker at WHEDA and industry-sponsored events and was recognized as 2021's 'Emerging Leader' by the Federal Home Loan Bank of Chicago for the significant impact he has made in the world of affordable housing and for his leadership in advocating for and mentoring other minority development firms.

Danna Capital was founded in 2020 and so far has received seven LIHTC awards for affordable housing communities across Wisconsin and Illinois. These projects will provide more than 400 high quality affordable housing unit for individuals, families, and seniors.

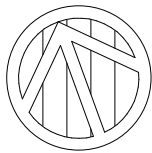
Please reference **Appendix III - Development Team Resume** for more information.

5. Appendices

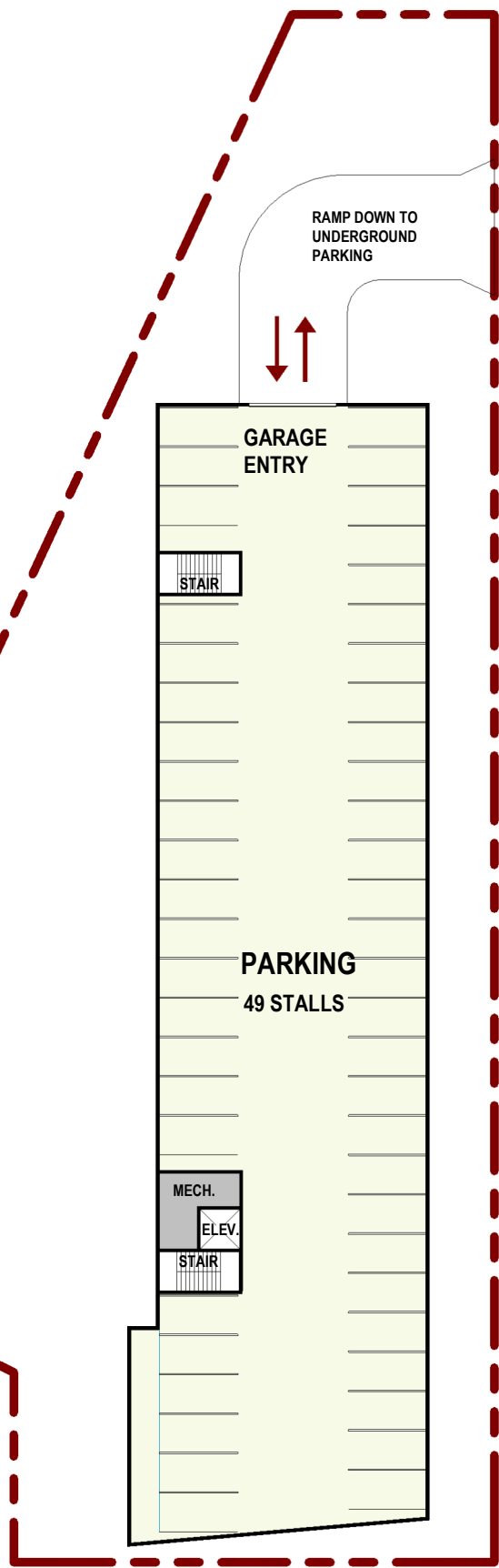
A. Appendix I – Site Plan



SITE PLAN
SCALE: 1" = 40'-0"

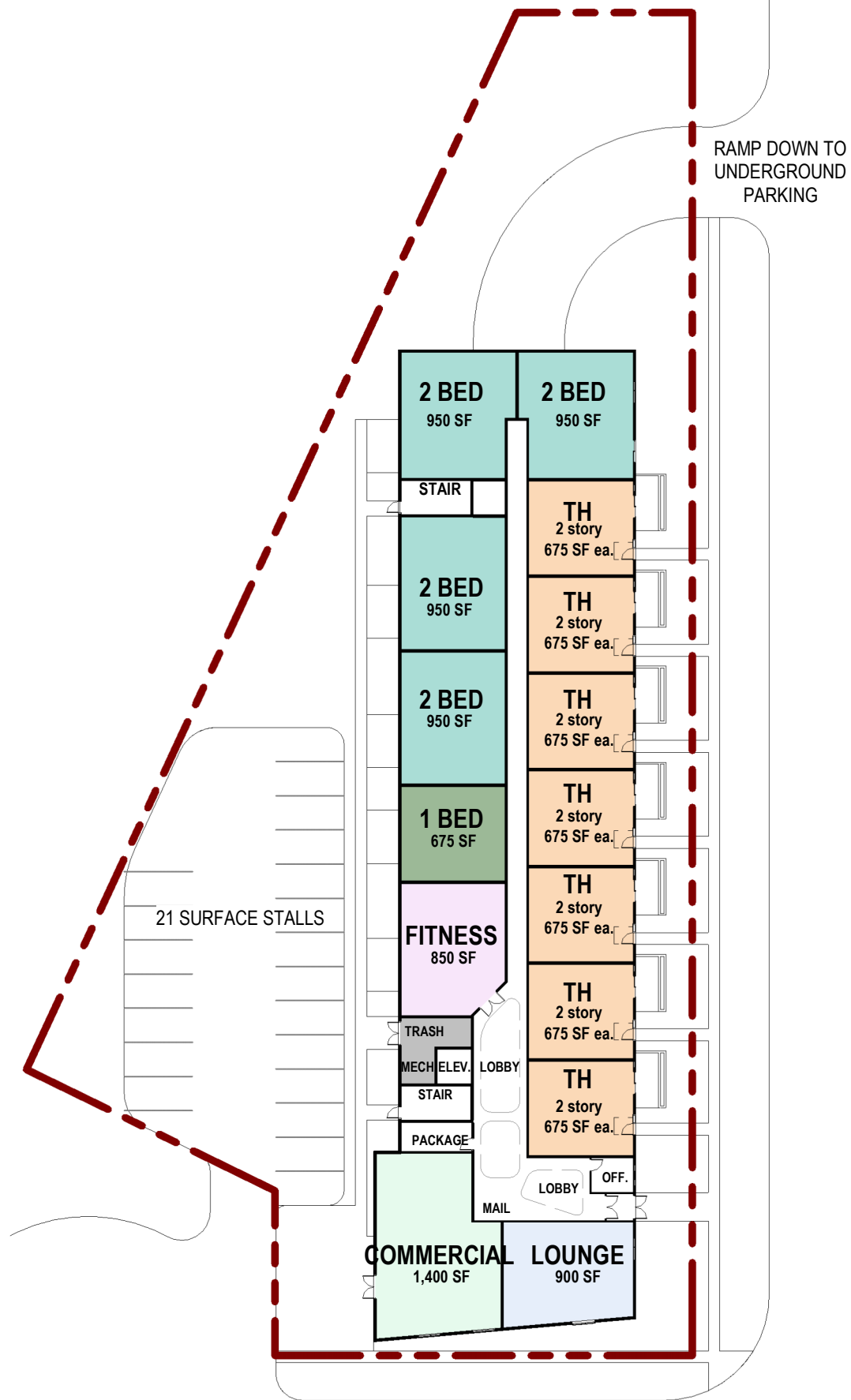


LEVEL 00- UNDERGROUND PARKING
SCALE 1" = 40'-0"



BUILDING A

LEVEL 01 FIRST FLOOR.
SCALE 1" = 40'-0"



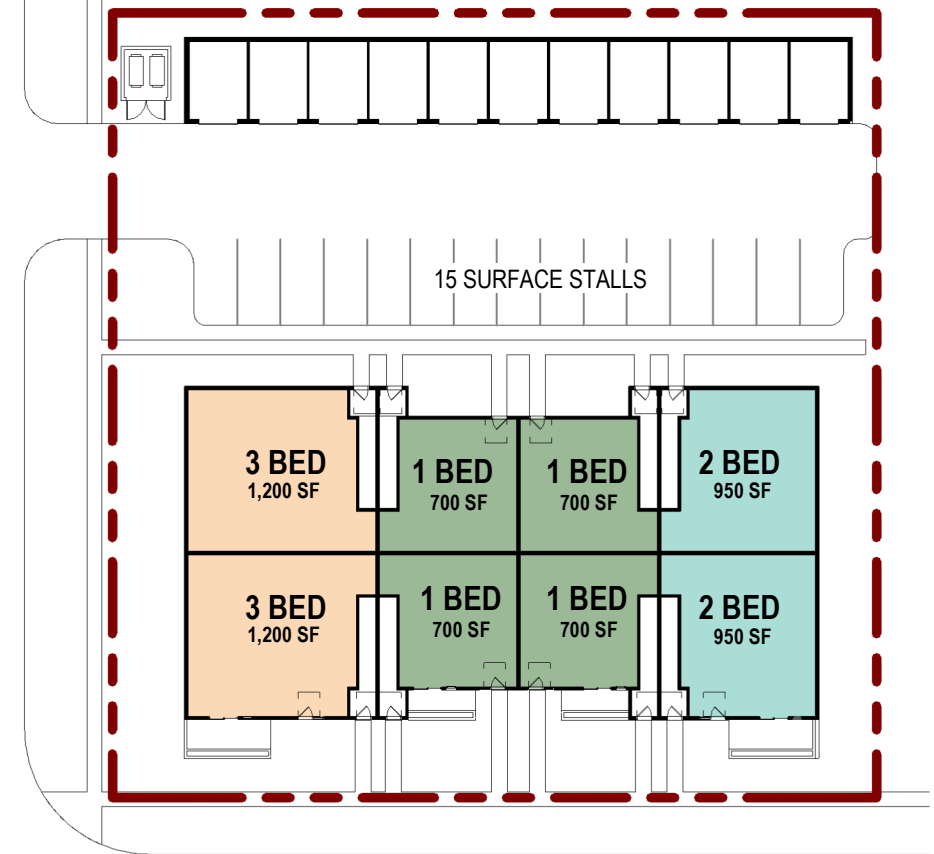
BUILDING A

3 STORIES ABOVE GRADE

UNIT TYPE	1 BED (675- 700 sf)		2 BED (950 sf)		3 BED (1,200-1,350 sf)		TOTALS
	Bldg A	Bldg B	Bldg A	Bldg B	Bldg A	Bldg B	
LEVEL 01	1	4	4	2	7 TH	2	20 UNITS
LEVEL 02	1	4	6	2	-	2	15 UNITS
LEVEL 03	10	-	6	-	1	-	17 UNITS
UNIT TOTALS	12 UNITS	8 UNITS	16 UNITS	4 UNITS	8 UNITS	4 UNITS	
	20 UNITS		20 UNITS		12 UNITS		52 UNITS
	39%		39%		22%		

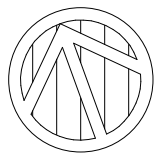
PARKING COUNTS				
	STRUCTURE	DETACHED	SURFACE	TOTAL
Bldg A	49 STALLS	-	21 STALLS	70 STALLS
Bldg B	-	11 STALLS	15 STALLS	26 STALLS

5 STALLS FOR COMMERCIAL. 91 STALLS FOR RESIDENTIAL 96 STALLS

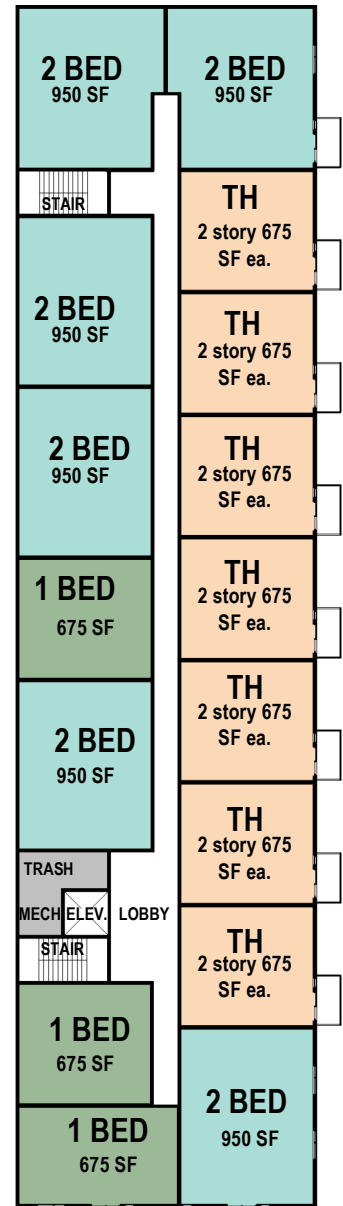


BUILDING B

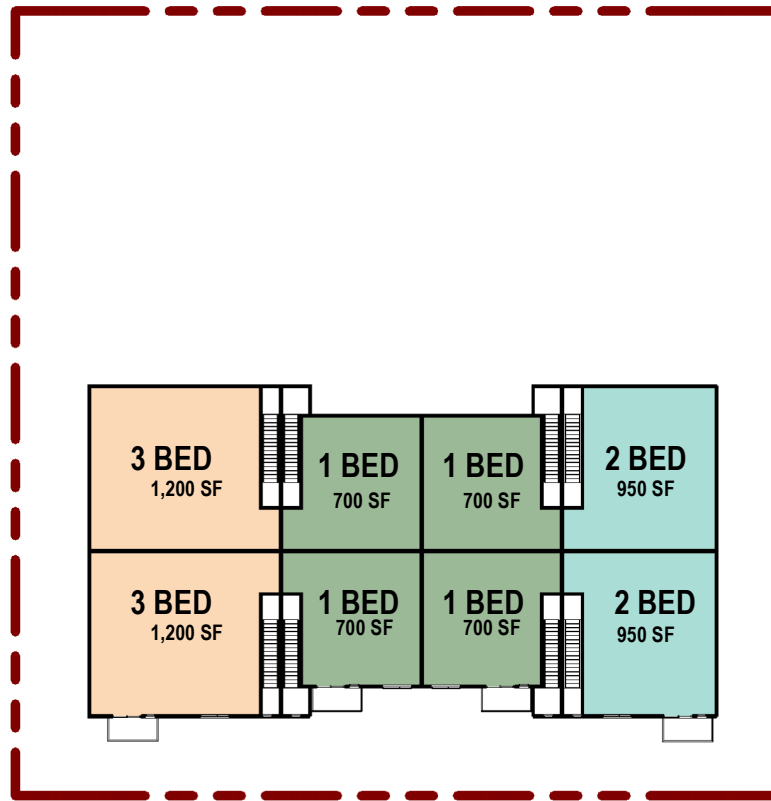
2 STORIES ABOVE GRADE



LEVEL 02- SECOND FLOOR
SCALE 1" = 40'-0"



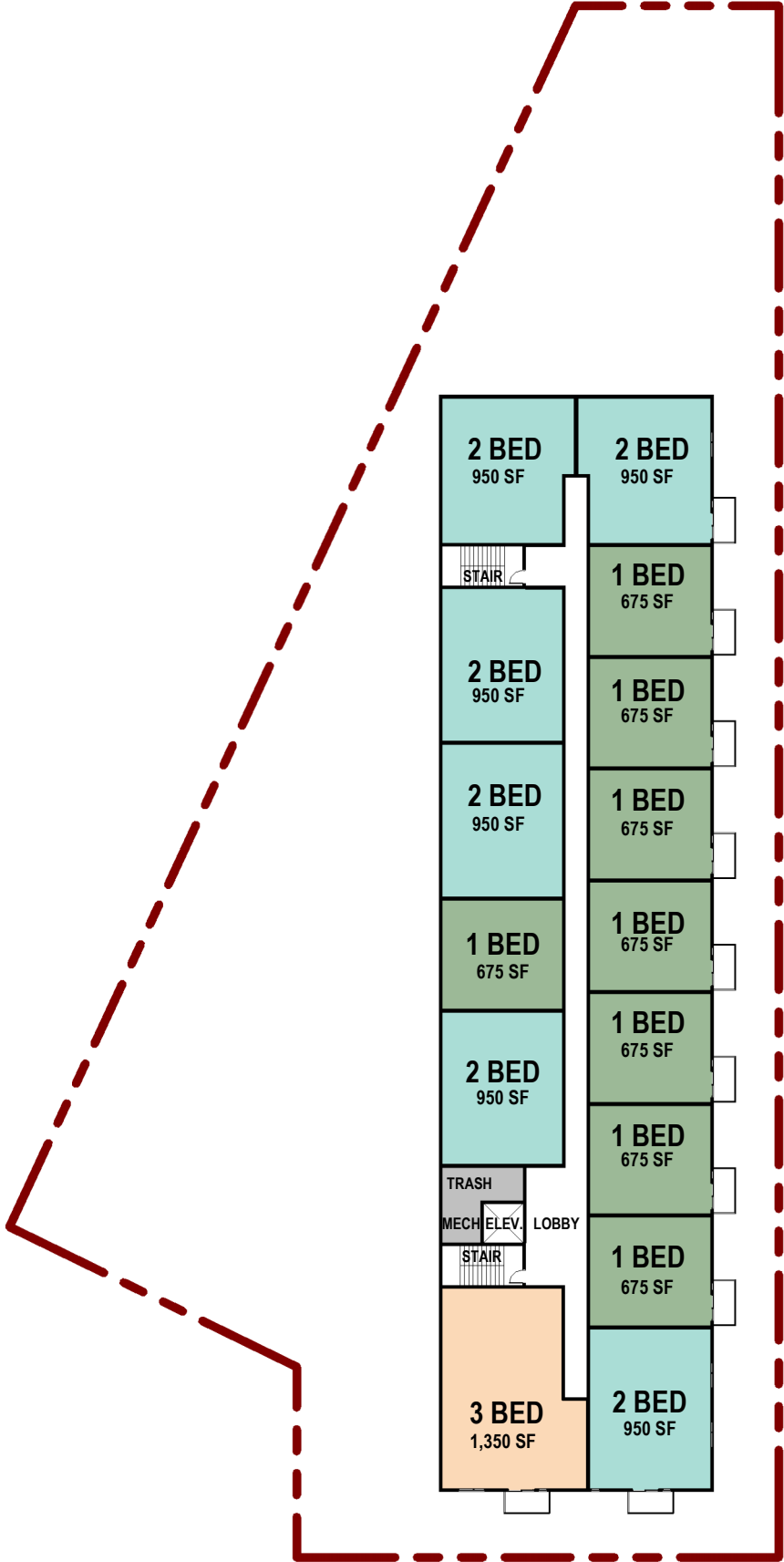
BUILDING A
3 STORIES ABOVE GRADE



BUILDING B
2 STORIES ABOVE GRADE

UNIT TYPE	1 BED (675- 700 sf)		2 BED (950 sf)		3 BED (1,200-1,350 sf)		TOTALS
	Bldg A	Bldg B	Bldg A	Bldg B	Bldg A	Bldg B	
LEVEL 01	1	4	4	2	7 TH	2	20 UNITS
LEVEL 02	1	4	6	2	-	2	15 UNITS
LEVEL 03	10	-	6	-	1	-	17 UNITS
UNIT TOTALS	12 UNITS	8 UNITS	16 UNITS	4 UNITS	8 UNITS	4 UNITS	
	20 UNITS		20 UNITS		12 UNITS		52 UNITS
	39%		39%		22%		

PARKING COUNTS				
	STRUCTURE	DETACHED	SURFACE	TOTAL
Bldg A	49 STALLS	-	21 STALLS	70 STALLS
Bldg B	-	11 STALLS	15 STALLS	26 STALLS
5 STALLS FOR COMMERCIAL. 91 STALLS FOR RESIDENTIAL				96 STALLS

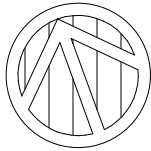


LEVEL 03- THIRD FLOOR
SCALE: 1" = 40'-0"

BUILDING A
3 STORIES ABOVE GRADE

UNIT TYPE	1 BED (675- 700 sf)		2 BED (950 sf)		3 BED (1,200-1,350 sf)		TOTALS
	Bldg A	Bldg B	Bldg A	Bldg B	Bldg A	Bldg B	
LEVEL 01	1	4	4	2	7 TH	2	20 UNITS
LEVEL 02	1	4	6	2	-	2	15 UNITS
LEVEL 03	10	-	6	-	1	-	17 UNITS
UNIT TOTALS							
	12 UNITS	8 UNITS	16 UNITS	4 UNITS	8 UNITS	4 UNITS	
	20 UNITS		20 UNITS		12 UNITS		52 UNITS
	39%		39%		22%		

PARKING COUNTS				
	STRUCTURE	DETACHED	SURFACE	TOTAL
Bldg A	49 STALLS	-	21 STALLS	70 STALLS
Bldg B	-	11 STALLS	15 STALLS	26 STALLS
5 STALLS FOR COMMERCIAL. 91 STALLS FOR RESIDENTIAL				96 STALLS





COMMERCIAL FACADES
CORNER PRESENCE
GLAZING OPPORTUNITIES

CHILDREN PLAY AREA

WEBSTER AVENUE

TOWNHOMES ENTRY
STAGGERED FACADE
PORCHES + PATIOS
VARYING BUILDING MATERIALS

NORTH CLAY STREET

VANDERBRAAK STREET

FACADE ARTICULATION
FACADE WIDTHS
VARYING HEIGHTS, COLORS
VARYING BUILDING MATERIALS

RESIDENTIAL ENTRY
SIDEWALK + STREET ACTIVATION

2-STORY MULTI-FAMILY
PRIVATE ENTRY
PORCHES + PATIOS
VARYING BUILDING MATERIALS

continum
ARCHITECTS + PLANNERS

GREEN BAY- VANDERBRAAK ST.
CAP PROJECT NO: M231002 | 10/27/23

continum
ARCHITECTS + PLANNERS

DANNA CAPITAL

HORIZON
DEVELOP • BUILD • MANAGE

B. Appendix II – Example Tenant Selection Plan

Horizon Management Services, Inc.
5201 East Terrace Drive, Suite 300
Madison, WI 53718
Phone: 608-354-0900 Fax: (608) 608-354-0903



HORIZN MANAGEMENT SERVICES RESIDENT SELECTION PLAN

Horizon uses the following criteria and standards in selection and evaluation of our applicants for residency. It is important that you read this information to decide whether our apartment community is right for you, before you complete the attached application. We encourage you to ask any questions about our resident selection plan and our application process.

1. Horizon is an equal opportunity housing provider and will not discriminate because of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity. The Horizon Rental Policy also complies with all applicable Federal, State and local statutes and ordinances with respect to Fair Housing and discrimination.

We can and do restrict the residency in our Horizon managed community homes on the basis of age. The Federal Housing Amendments Act of 1988 and the 1991 Wisconsin Act 295 allows housing providers to limit occupancy to persons 55 years of age or older and no one under age 50 years. Thus, each apartment must be occupied by at least one or more persons 55 years of age or older and no one under 50 years of age at the date of move in.

Anyone who feels he or she has been discriminated against may file a complaint of housing discrimination with the U.S. Department of Housing and Urban Development, Assistant Secretary for Fair Housing and Equal Opportunity by calling 1-800-669-9777.

2. Horizon guards the privacy of individuals according to the Federal Privacy Act of 1974 and ensures the protection of such individual's records that we maintain. Horizon shall not disclose any personal information contained in its records to any person or agency unless the individual about whom such information is requested shall give written consent to such disclosure (as permitted in the Authorization for Release of Information Form in the attached application). This privacy in no way limits our ability to collect needed information to determine eligibility, or evaluate an applicant's suitability for tenancy.
3. All applicants listed on the application must meet the HUD-established income limits for total household income for eligibility and admission in our Horizon managed community homes. Applicants who meet the age and income criteria will always have the opportunity to apply for residency. Section 8 vouchers are accepted. Horizon provides eligible applicants to complete a waiting list application if a vacancy does not exist. The waiting list is managed by and retained at the Leasing Department of the corporate office. Applicants are placed on the waiting list according to the date that their paperwork, plus proof of age and a \$100 refundable deposit, is received in the corporate office. The paperwork is date and time stamped immediately upon its receipt in the corporate office.
The waiting list identifies who is next to be contacted for a vacant apartment when an opening occurs. If there is not a waiting list at the time of a vacancy, Horizon will select the next

applicant on a first-come, first-serve basis who meets the eligibility criteria.

HORIZON MANAGEMENT SERVICES RESIDENT SELECTION PLAN

4. Pursuant to HUD, the Department of Housing and Urban Development, (Section 4350.3, CHG-24) and the Fair Housing Amendment Act of 1988 of the Federal Register (Section 100.202, Vol. 54, No. 13) regulations, Horizon may consider extenuating circumstances in evaluating information obtained during the screening process to assist in determining the suitability of an applicant for tenancy. Regulations do not require that a “dwelling be made available to an individual whose tenancy would interfere with other residents enjoyment of the property; would constitute a direct threat to the health or safety of other individuals; would result in substantial physical damage to the property of others; or would adversely affect the financial stability of the property”. Horizon will complete landlord, personal and criminal background references during the application process. Horizon can deny admission using verified information on past behavior and/or conduct to document that applicant’s ability, either alone or with assistance, to comply with the lease and other rules governing residency.
5. The applicant must answer all questions on this application. Applications will not be considered unless they are fully completed with instructions followed. The information in this application will be used to determine eligibility for an apartment. This information will be verified. Any false, misleading or incomplete information may result in a determination of ineligibility. The applicant is responsible to notify Horizon in writing immediately regarding any changes of information reported in the application, particularly regarding income. WARNING: Section 1001 of Title 18 of the U.S. Code makes it a criminal offense to make willful false statements or misrepresentation of any material fact involving the use of or obtaining federal funds.

***Properties located within the City of Madison: City of Madison Equal Opportunities**

Ordinance applies:

Applications will be considered for those applicants who decline to disclose their Social Security Number on applications when such disclosure is not compelled by state or federal law.

6. An applicant can not move in until Horizon has provided written notification of approval and a lease is signed and in effect. If the application is approved with residency following, only those persons listed in this application will occupy the apartment, and the resident/s will maintain no other place of residency.
7. Horizon will investigate applicant’s credit and financial responsibility, rental and evictions history, and the statements made in this application, and to obtain a consumer credit report on the applicant from a consumer reporting agency that compiles and maintains files of consumers of a nationwide basis.

RESIDENT SELECTION PLAN - FLOW CHART FOR APPLICATIONS

ACTION:

RESPONSIBLE PARTY:

WAITING LIST APPLICATION OFFERED AS NO VACANCY

1. Prospective Resident/family receives tour of the property.
2. Completes Waiting List Application:

Requirements for Waiting List Application:

Waitlist App
Income & Asset Worksheet
Proof of Age
Signed & Dated

- | | |
|---|----------------------|
| 3. Forward completed Application to Horizon office. | 3. Resident Manager. |
| 4. Application date stamped upon receipt to office. | 4. Receptionist. |
| 5. Application delivered to Leasing, and Applicant added to Waitlist. | |
| 6. Acknowledgment of Waitlist sent to Applicant and confirmation to Resident Manager. | |

APPLICATION OFFERED WITH VACANCY

1. Waiting List Applicants reviewed with Resident
2. Applicants called in the order of their Waitlist, offered apartment and applicant must decide within 48 hours.
* ***If Waiting List exhausts, the first applicant to complete an application on a first-come, first-serve basis holds the apartment.***
3. Completes the Application within one week of the offer:

7

Requirements for Application:

Complete Section 42 Application with all questions answered.
Proof of Age
Social Security Cards
Signed & Dated

4. App forwarded to Horizon office.
5. App date stamped upon receipt to the office.
6. File made with Application reviewed for completeness and submitted to Compliance for determination of eligibility.

ACTION:

RESPONSIBLE PARTY:

APPLICATION OFFERED WITH VACANCY

Continued

7. Compliance Process:

1

Section 42:

1 to 3 weeks for determination and evaluation

8. Letter of final determination sent to Applicant.
9. File returned to Leasing and Resident Manager called.

Approved:

Resident Manager gets
start date from new
resident which is within
30 days from approval
date.

Denied:

Usually denied because
over income or unsuitable.

10. Lease Packet Request submitted to Compliance by Resident Manager
11. Compliance sends lease documents to property.

Appeal/Grievance

1. Notice of adverse action sent to applicant
2. Applicant must file an appeal or grievance in writing within 7 calendar days after receipt of adverse action
3. Horizon Management Services to review appeal or grievance and meet or speak with applicant within 7 calendar days and provide applicant a final decision.

C. Appendix III – Development Team Resume



Integrated Services, Resourceful Solutions

Horizon Develop Build Manage (Horizon) is a vertically-integrated Wisconsin-based group of companies specializing in real-estate development, construction, and property management services. Since 1984, Horizon has proven experience assisting clients in developing, constructing, and managing many forms of real estate. Horizon has steadily built a portfolio in multiple industries, based on our core values of Honesty, Respect, Integrity, and Compassion. Our proprietary integrated development process and a commitment to our core values set us apart and make us uniquely qualified.

Our team brings incredible knowledge and expertise on development, construction, and property management including: Senior and Multifamily Communities, Commercial Properties, Planned Neighborhoods and Hospitality & Indoor Waterparks

To date, Horizon has completed more than \$2 billion in construction and development projects, and manages a portfolio of nearly 5,000 housing units across the Midwest with an occupancy rate of over 98%.





Develop with a shared vision.

Horizon Development Group, Inc., founded in 1996, finds and evaluates new development opportunities and provides third-party development services. The Horizon Development team has created a comprehensive, integrated process that systematically advances a client's potential project through all phases of development. This unique approach sets us apart from other developers, helps strengthen our client relationships, and guarantees your project vision will be made a reality.

Decades of developmental experience are wrapped into various line items of our custom tracking tool, which integrates all development team members' responsibilities for the project. Our process ensures that each project is tracked in terms of schedule, budget, feasibility and client sign-offs. Horizon Development has decades of industry expertise in senior and multifamily housing, commercial properties and hospitality and indoor waterparks.

Horizon has developed over 100 projects made up of more than 5,000 housing units with a housing volume of over \$600 million.



"Our experience with Horizon has been excellent. As a developer and manager of senior housing, they have worked very well with the City. We're very pleased with all this new development. We've saved 3-4 acres of woodlands which will remain as a natural preserve area. Woodland Ridge is a great asset to the community."

*-Timothy T. Seider, Mayor
Greenfield, WI*



Build with proven expertise.

Horizon Construction Group, Inc., provides clients with an integrated approach to preconstruction, estimating, and project management services. As a full-service contractor, Horizon Construction will work closely with the architect and project engineers to oversee the design process. Our integrated approach ensures efficient use of resources and completion of projects on schedule and on budget.

Horizon Construction understands the importance of a quality build to ensure long-term use. We bring a wealth of experience to keep your project moving forward; from managing conceptual site planning, to building design and entitlement processes. Horizon Construction believes in 100% project completion.

Horizon has extensive knowledge in senior and multifamily housing, commercial and industrial properties and hospitality and indoor waterparks. Horizon Construction has built over 10,000 residential units, 2700 of which are workforce and affordable housing units in Wisconsin; totally over \$2 Billion in housing construction costs.





Manage for profitability.

Horizon Management Services, Inc. has been providing management expertise for commercial and residential real estate for nearly 40 years. We're proud to manage properties in some of Wisconsin, Illinois, and Iowa's most vibrant and charming cities. Whether it's a thriving independent senior living community or a luxury apartment steps from downtown, Horizon always has the owners' needs and bottom lines in mind.

Our prudent management of assets, together with consistent rental income, allows us to focus on meeting owner needs. Currently, the Horizon Management portfolio is made up of 56 properties in 28 cities with over 5,000 units at 98% occupancy.

The Horizon Management Services team is comprised of more than 85 dedicated real estate professionals who all work in concert to meet our clients' needs. This team is responsible for:

Program & Concept Planning

Project Feasibility

Commissioning Process

Marketing & Leasing

Finance & Logistics

Property Improvement Plans

Maintenance

Resident Engagement/Relations/Services

Compliance Services



Scott Kwiecinski

Vice President



Scott Kwiecinski joined Horizon Development Group in 2003 and serves in a leadership and senior management role on Horizon's team. Scott and his team evaluate initial market feasibility, coordinate site acquisition and due diligence, create financial projections, identify gap funding strategies, present development concepts to public groups and municipalities, complete financing applications, manage design and entitlement, execute loan and equity closings, and oversee construction schedule/budget and the transition to property management.

Scott has worked on projects with housing authorities, nonprofit agencies, investor groups, and has completed HUD repositioning projects in various locations.

Scott received his Bachelor of Business Administration - Finance and Masters of Business Administration - Real Estate and Urban Land Economics from the University of Wisconsin - Madison. Scott is a licensed real estate salesperson and an active member of the Wisconsin Real Estate Alumni Association.

Relevant Experience

Walnut Glen, Wauwatosa, WI – 101-unit affordable housing development including 87-unit, 4-story senior apartment building and 14-unit, 2-story family townhomes with detached garages on former landfill site.

Bayview Townhouses, Madison, WI – 130-unit, 3-phase redevelopment with 73 apartments, 57 townhouses and a 12,000 square foot community center. Resident engagement, Passive House and Energy Star design, and HUD Section 8 & Section 15 renewal included in a \$61 million project.

Park Place, Stonebridge, and Westgate Apartments, Merrill, WI – 102-unit HUD repositioning LIHTC project including 38-unit 3-story apartment, 54-unit rehabilitation of 7-story concrete structure, and remodel of 10-unit townhomes. RAD conversion completed from public housing ACC contract to Section 8 HAP.

River Walk Place, Appleton, WI – 70-unit, four-story senior residential building with underground parking. Relocation of HAP contract from obsolete structure to new construction, revitalization project on Fox River utilizing LIHTC.

The Landing at Eagle Flats, Appleton, WI – 54-unit, four-story affordable housing development on brownfield site. Sustainable construction and energy efficiency measures such as solar and Energy Star pilot program.

Grand View Townhomes, Grand Chute, WI – 40-unit, two-story affordable housing development, including a mix of one-, two-, and three-bedroom walk-up townhome units.

Roosevelt West, Dubuque, IA – 44-unit, three-story wood frame, one and two-bedroom senior affordable apartments.

Applewood IV, Dubuque, IA – 60-unit, three-story wood frame, one and two-bedroom senior affordable apartments.

Spring Harbor Senior Apartments, Port Washington, WI – 40-unit, three-story wood frame, one and two-bedroom senior affordable apartments.

Uptown Commons I & II, Chilton, WI – 40-unit and 24-unit 3-story, wood frame, one and two-bedroom senior affordable apartments.

Harmonee Square, Wauwatosa, WI – 30-unit, wood frame four-story mixed-use building with 7,500 square feet of first floor retail space.

Greenways at Stapleton, Denver, CO - 108-unit wood frame three and four-story market rate independent senior apartment community.

Elm Grove Heights, Elm Grove, WI – 75-unit wood frame three and four-story market rate independent senior apartment community.





WHO WE ARE

At Danna Capital, we believe the best way to support our communities is to focus on the hard-working people who make it great. Improving access to safe and affordable housing changes the lives of our residents and the neighborhoods they call home.

Housing development is much more than bricks and mortar. The right developments have the power to transform communities, revitalize neighborhoods, and catalyze additional investment. And it all begins with the right partner.

By supporting our mission-driven values with analytic problem solving and financial expertise, we provide innovative housing solutions that help our communities thrive. You can trust your vision to us.

WHAT WE DO

We specialize in affordable and market-rate residential, mixed-use, and commercial development with demonstrated expertise in leading complex, multi-phased initiatives through planning, financing, design, construction, and asset management. We value community partnership and believe the best results are obtained by working closely with neighborhood leaders, urban planners, and state and local organizations and governments.

Available services include:

- Site Identification & Acquisition
- Feasibility Analysis
- Financial Modeling
- Cost Determination
- Operational Cost Assessment
- Asset Management

WHY US

With operations led by Luke Samalya, Danna Capital's team has a successful history in affordable housing development. By leveraging novel analytic techniques and automation, Danna Capital brings a modern and efficient approach to housing development.

As a minority owned company, we have a unique purview that combines our sophisticated, data-centered approach to development with a foundation in the humanistic constructs of housing stability and quality. This community-focused, person-centered style of development prioritizes the needs of residents and the impact and relationships with their communities.

We leverage our established, trusted relationships with investors, sellers, municipal officials, and building partners to bring the best possible team together to solve complicated housing problems for dynamic communities.



OUR TEAM



M. LUKE SAMALYA

Luke Samalya is President of Danna Capital. He has a Bachelor of Arts from Le Moyne College and a Master of Science from Marquette University, where he began his development career by evaluating the housing needs of vulnerable and at-risk members of the community. During his time as a Mental Health Therapist in Milwaukee, Luke realized that his patients were united by a common problem: a lack of safe and affordable housing. Inspired by the housing first movement, which prioritizes providing safe housing to address the root cause of mental health challenges, Luke made the decision to transition his career to affordable housing development.

Luke graduated top of his class from the Associate in Commercial Real Estate (ACRE) program, an industry supported initiative to expand minority representation in commercial real estate, and began working for both nonprofit and for-profit housing developers in Wisconsin where his work focused on affordable, market rate, master plan, and commercial development.

In May 2020, Luke founded Danna Capital with a mission of providing resident and community-centric housing solutions. In the first three years of operations, Danna Capital has been awarded Low Income Housing Tax Credits (LIHTC) from the Wisconsin Housing and Economic Development Authority (WHEDA) and the Illinois Housing Development Authority (IHDA) for the development of seven affordable housing communities, bringing more than 400 new housing units to market.

As a minority business owner, Luke is a passionate advocate for the importance of diversity and representation in the provision of housing solutions. For his work in the space of inclusivity and affordable housing, Luke received the Federal Home Loan Bank of Chicago's 2021 Community First Award for Emerging Leadership. This award recognized the significant impact he has made in the world of affordable housing and for his leadership and advocacy in expanding minority and disability representation.

ADVISORY BOARD

TIMOTHY J. RADELET

Timothy J. Radelet is a retired Madison lawyer who for 38 years focused his practice primarily on the development and financing of government subsidized low-income rental housing. He advised in matters related to real estate, business organizations, structuring of housing ownership and financing, property taxation, income tax credits, public charities, and government debt and grant financing.

Tim was staff counsel and then general counsel with Wisconsin Housing and Economic Development Authority from 1980 to 1984, and then again general counsel from 2010 to 2014. From 1984 to 2010 he was an associate and then a partner with the law firm of Foley & Lardner LLP. From 2014 to 2017 he was executive director of a small nonprofit involved in housing.



SALLI MARTYNIAK

Salli Martyniak is a nationally recognized expert in community development financial institutions (CDFIs) and brings a wealth of multi-sector experience to the table, particularly when exploring opportunities for strengthening communities and impact investing.

From 2003 to 2019, Ms. Martyniak served as president of Forward Community Investments (FCI), a nonprofit CDFI that provides low-cost, flexible financing, technical financial assistance, and grants to mission-based organizations throughout Wisconsin. Under her leadership, the organization focused its work on addressing racial inequities and socioeconomic disparities, its scope expanded from countywide to statewide, investment capital grew 20-fold, loan volume quadrupled, and the fund experienced record loan deployment levels. She raised upwards of \$100 million in investments from banks and credit unions, religious institutions, foundations, and socially minded individuals. She also led successful efforts to secure New Market Tax Credits, becoming

a back-to-back, four-time winner of the highly competitive funding that brought \$120 million to develop projects throughout the state.

TROY KORSGADEN

Troy Korsgaden is a highly sought-after insurance carrier and financial services company consultant. He is the principal of Korsgaden International, which specializes in global marketing, distribution, agency building and technology strategies for many of the world's largest insurance carriers and financial services companies.



In his career, which spans over three decades, Korsgaden has instructed and spoken with hundreds of thousands of executives, agents, brokers, and staff members. A widely respected expert on the seamless distribution ecosystem. Korsgaden trains corporate insurance and financial services leaders on customer service, change management, technology, and transformational work, among many other key topics.

MHAYSE G. SAMALYA

Mhayse is the President of Samalya International, a consulting firm and is a recognized financial services leader credited for his expertise in risk management, compliance, property casualty, life insurance, banking and distribution models.



He has more than 30 years of progressively responsible experience primarily in the property casualty business directing as many as 45,000 plus employees and independent contractors in companies with revenues in excess of \$19 billion. Mhayse has led various business segments or companies through start-up, survival, turnaround and growth modes.



N WEBSTER AV

WEISE ST

N CLAY ST

VANDERBRAAK ST

20-349

20-350

20-383

20-382

20-381

0 20 40 80 Feet





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

MEETING DATE

November 14, 2023

PREPARED BY

Ronda Bitney

AGENDA ITEM # E.2

Consideration with possible action to approve a three-month extension to the planning option to Cherry Faith Properties for the lot located at 436 S Monroe Avenue.

BACKGROUND

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

Since that time, a three-month extension was granted allowing the developer to continue to work on the site plans and financial commitment. The developer has completed the ALTA survey for any recorded easements or right of way. Due to recent interest rate hikes, the developer is now working to secure financing with budget cuts and competitive bidding.

Due to these recent changes, the developer is requesting another three-month extension to continue to work through these items so they can be on track for a February 2024 groundbreaking.

RECOMMENDATION

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

FISCAL IMPACT

ATTACHMENTS

1. Extension Request 2
2. GIS Map

Dajuan Cherry

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

November 2st, 2023

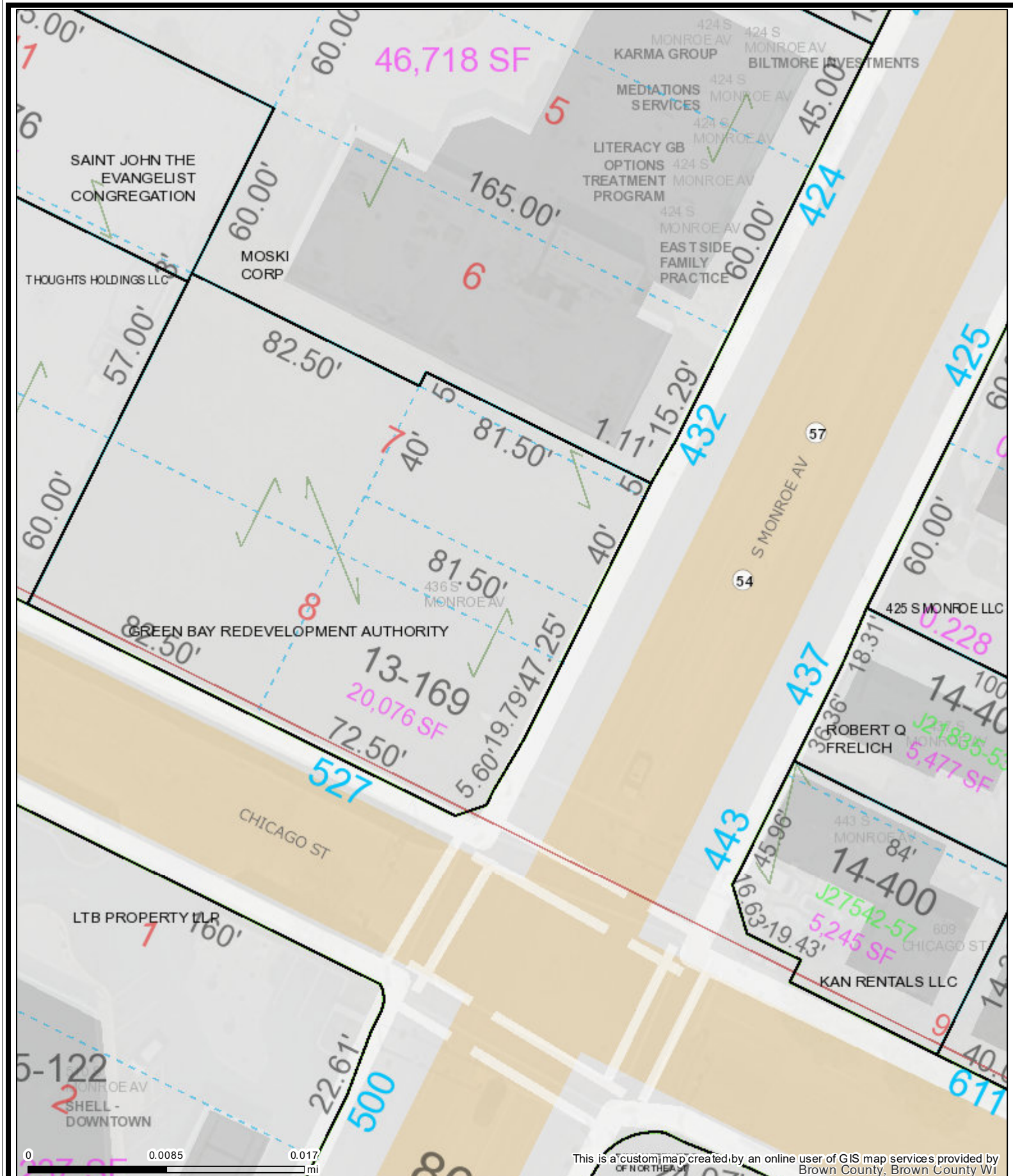
Ronda Bitney

Real Estate specialist, City of Green Bay
To the Green Bay Redevelopment Authority,

I'm requesting an additional 90-day planning option for 436 S Monroe Ave. The work that has been completed from the recent Redevelopment meeting is as follows: Architectural structure and civil design plans are underway. Due to the banking environment at the moment with the recent interest rate spike, budgeting cuts have been made to the project to get a financial institution to provide a commitment letter in support of the project. M+A design and the general contractor is currently going through hard competitive bidding to get the project to a comfortable number that the bank can support.

Pre-construction has already begun on the parcel with giotech, ALTA survey completed, a title search to discover any easements, and permits filed with the City of Green Bay in preparation for the construction period. Granting us the 90-day extension will allow us to put in place the final stages of the development by securing a financial institution. Cherry Faith of Green Bay will be on track for the February 5th, 2024 groundbreaking.

Sincerely, **Dujuan Cherry**



Part of Brown County WI

Map printed on 6/22/2023

1:480

1 inch = 40 feet*

1 inch = 0.00758 miles*

**original page size: 8.5"x11"*

Appropriate format depends on zoom level

- Parcel ownership key**
- Parcel Boundary
 - Condominium
 - Gap or Overlap
 - "hooks" indicate parcel ownership crosses a line
 - Parcel line
 - Right of Way line
 - Meander line
 - Lines between deeds or lots
 - Historic Parcel Line
 - Vacated Right of Way

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

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

November 14, 2023

PREPARED BY

Cheryl Renier-Wigg, Staff

AGENDA ITEM # E.3

Consideration with possible action to approve up to \$65,000 of TIDAH funding for Community Land Trust consultant services.

BACKGROUND

City staff, in partnership with NeighborWorks Green Bay, has been exploring the prospect of developing a community land trust ("CLT"). As home prices and interest rates rise, CLTs can maximize the impact of public and private housing subsidies and provide a growing pool of permanently affordable housing for modest-income households.

As is the case in many communities across the country, a community land trust has proven to be an effective strategy to prevent market-driven displacement of limited-income households from the neighborhoods in which they live and to create and preserve permanently affordable homes. Green Bay has been experiencing unprecedented increases in home values over the past several years, which has created pressures in ways not previously contemplated.

The quality of life for the residents of the community is at risk and housing – especially for lower-income households – is increasingly more difficult to achieve. To ensure affordable housing will be available for current and future Green Bay households, City staff and the team at NeighborWorks Green Bay are evaluating the creation of a CLT to serve the community. There are a number of considerations when looking for a consultant to advise on the feasibility of a CLT. Below are a few items that will be included in an RFP:

- Corporate Structure and Governance
- Cultivating Partnerships
- Service area
- Market Demand
- Organizational Capacity and Budget
- Financial and Local Funding Environment Analysis
- Sustainability

Staff recommends issuing an RFP for consultant services to explore the viability of a CLT in Green Bay.

RECOMMENDATION

To approve up to \$65,000 of TIDAH funding for Community Land Trust consultant services.

FISCAL IMPACT

TIDAH funding has a current balance of \$233,000.

ATTACHMENTS

None



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

November 14, 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
October-23

CHECK #	CHECK DATE	VENDOR NAME	AMOUNT
21712	10/12/2023	CITY OF GREEN BAY	18,582.86
21713	10/12/2023	GREATER GREEN BAY HABITAT FOR HUMANITY, INC.	23,500.00
21714	10/26/2023	BROWN COUNTY REGISTER OF DEEDS	30.00
21715	10/26/2023	BROWN COUNTY TREASURER	4,500.00
21716	10/26/2023	CITY OF GREEN BAY	18,024.64
21717	10/26/2023	KOOLFOG, INC	10,982.36
21718	10/26/2023	METROPOLITAN MILWAUKEE FAIR HOUSING COUNCIL, INC.	5,427.00
21719	10/26/2023	NEIGHBORWORKS GREEN BAY	3,987.50
			\$ 85,034.36

Redevelopment Authority
Financial Report
CDBG
10/31/2023

CDBG Entitlement Funds	2023 Budget	2022 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Fair Housing	30,000.00	28,000.00	-	25,845.00	-	32,155.00
Public Services	156,400.00	134,744.87	-	56,384.79		234,760.08
CDBG Eligible Areas HILP Program	100,000.00	249,375.49	115,720.13	2,500.00	118,826.90	343,768.72
CDBG Eligible Areas Public Facilities and Infrastructure	269,400.00	354,459.97	-	125,615.36	-	498,244.61
CDBG Eligible Areas-Beautification/Art	25,000.00	167,007.93	-	87,998.06	-	104,009.87
Economic Development	100,468.00	257,291.26	363,362.99	536,294.54	-	184,827.71
ED Façade & Demo Loans	-	13,367.85	-	13,367.85	-	-
Administration	232,500.00	176,573.81	-	220,902.67	-	188,171.14
\$	913,768.00	\$ 1,380,821.18	\$ 479,083.12	\$ 1,068,908.27	\$ 118,826.90	\$ 1,585,937.13

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

Redevelopment Authority
Financial Report
HOME
10/31/2023

	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	156,168.86	83,408.98	1,073,500.00	716,780.91
Administration	57,600.00	139,502.95	21,968.12	53,999.17		165,071.90
HOME-ARP Admin		1,948,216.00	-	-	-	1,948,216.00
	\$ 576,345.00	\$ 4,325,555.94	\$ 178,136.98	\$ 317,800.20	\$ 1,123,500.00	\$ 3,638,737.72



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

November 14, 2023

PREPARED BY

Ronda Bitney

AGENDA ITEM # F.2

Update on current RDA-owned properties.

BACKGROUND

In this past year, staff have been working on the disposition of RDA-owned lots with a focus on creating affordable housing. Successful projects include City East Apartments on E. Walnut Street, JAS House on Baird and Walnut Streets, and seven (7) single-family new house builds.

There are currently 132 RDA-owned properties. Attached is a summary of how parcels are currently being used. They are broken down into three categories: **Active** - includes 30 buildable lots and/or buildings that are currently being marketed for development or have recently been removed from the flood plain and may be beneficial to a land trust. **On Hold** - are lots currently being used for other City purposes or in the process of researching for possible uses. **In Planning Option or Development** - includes 22 parcels under a planning option, 2 leased parcels, and 7 parcels in development agreements. Five (5) parcels have currently been set aside for Request for Proposals.

Staff had acquired one (1) new lot from the City surplus for development of a single-family, owner-occupied residence. Seven (7) parcels were disposed of for the development of single-family, owner-occupied homes, and one (1) large parcel was created from eight (8) smaller parcels for the larger development of multiple, affordable, single-family units.

Staff are continuing to expand efforts for the development of affordable and market-rate housing units. We are also continuing to work on the Shipyard and the parcels that have recently been removed from the current FEMA flood mapping.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. development summary
2. RDA Properties Summary 2023

421 4th Street
Bridges Construction/NeighborWorks



1208 Doty Street
Bridges Construction/NeighborWorks



1200 Doty Street
LeMense Construction



331 S Irwin Ave
Bridges Construction/NeighborWorks



235 Newhall
LeMense Construction



Walnut/Baird Street
JAS House Estimated Completion 12/23



1100 Block Walnut Street
MF Housing and City East Apartments



1162 Day Street
Bridges Construction/NeighborWorks



1164 Day Street
Bridges Construction/NeighborWorks



RDA PROPERTIES SUMMARY - TOTAL 132

11/14/2023

ACTIVE – 30 Parcels

30 Buildable lots that we are currently marketing for development

ON HOLD – 66 Parcels

Lots that are currently being held for other needs or are in the process of researching for possible uses:

Community Policing Center	4	UW Gardens	6
Olde North Crossing	3	Parking	8
Rotating Art Sites	4	Research in progress	27
Leased Parcels	5	Recently demolished	1
Rivers Edge Apts, Storage Garage, Veterans Memorial Parkway, KI Center, East River Trail			8

PLANNING OPTION OR DEVELOPMENT – 36 Parcels

Lots currently in the process for development:

Leased to On Broadway – Pocket Park	2
Active Planning Options • 4th Street Block-NeighborWorks (4) • 158 N Maple Avenue – UWGB (1) • University Ave-NeighborWorks (1) • Gallagher/Mary St-NeighborWorks (7) • 420 S Broadway – Impact Seven (3) • 221 Cherry Street-New Land Development (1) • 101 & 109 N Adams St. 227 E Walnut St-33 Investments LLC (3) • 436 S Monroe-Cherry Faith Properties (1) • 929 N Broadway-NeighborWorks (1)	22
Active Development Agreements • 445 S Baird Street Deals, Development and Capital (1) • 1162 & 1164 Day Street-NeighborWorks (2) • 1915 Harold Street-LeMense Construction (1) • 1100 Block Walnut-MF Housing and City East Apartments (1) • Corner of Walnut and Baird-JAS House (2) • **5 Parcels held for RFP's	12

SUMMARY FOR 2023

Disposed	• 1100 Block Walnut-MF Housing Development (8) • 1915 Harold St-LeMense Construction \$13,300 (1) • 1200 Doty Street-LeMense Construction \$13,000 (2) • 1164 Day Street-NeighborWorks \$17,600 (1) • 1162 Day Street-NeighborWorks (1) • 445 S Baird Street-Deals, Development and Capital \$9,500 (1) • Walnut/Baird-JAS House (3)	17
Acquired	• 929 N Broadway-Surplus	1



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

November 14, 2023

PREPARED BY

Cheryl Renier-Wigg, Staff

AGENDA ITEM # F.3

Director's report and project updates.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Development Tracking 2023 | 109
2. TID Annual Report

Project Name	Developer	Project Location	Project Description	Status Update	Housing Units		Est. Prop Value
Merge @ Shipyard	Merge LLC	239 Arndt Street	Market multi-family rental, retail	Phase 1 construction to start in 2024	Total #	Under 80%	\$21,000,000.00
					225	0	
City East Apartments	City East Apartments, LLC.	1165 E Walnut	Affordable multi-family rental, United Way office	DA, TIDAH, HOME and ARPA SLFR Approved - Construction underway	Total #	Under 80%	\$11,627,300.00
					43	36	
Bay City Lofts	Bay City Lofts, LLC.	2510 University Ave	Affordable multi-family rental	DA/TIF, HOME and ARPA SLFR Approved - Construction start mid Sept.	Total #	Under 80%	\$14,125,500.00
					48	40	
200 N. Monroe	200 N. Monroe PropCo LLC	200 N. Monroe	Market rate multi-family rental, grocery, UWGB, retail	Developer reworked development design and re-bidding. DA approved but out of compliance	Total #	Under 80%	\$22,000,000.00
					172	0	
JBS	City/RDA	0 Lime Kiln Rd	Destination park, mixed housing, urban farm	Development RFP due 12/1/2023	Total #	Under 80%	tbd
					tbd	tbd	
New Land 221 Cherry	New Land Enterprises	221 Cherry	Market rate multi-family rental, retail	Planning option approved, expires 1/18/24. Phase 2 env and geotech completed. DA to be considered 12/23	Total #	Under 80%	tbd
					tbd	0	
Former Badger Sheet Metal	TBD	420 S. Broadway/419 S. Maple	Market rate multi-family rental, retail, green infrastructure corridor	\$1M EPA Grant awarded. RFP preparation underway	Total #	Under 80%	tbd
					tbd	tbd	
The Fort @ Railyard	TWG	419 Donald Driver Way	Affordable multi-family rental, retail	Under construction. Completion anticipated Spring 2024	Total #	Under 80%	\$21,000,000.00
					233	187	
Pulliam Redevelopment	Port of Green Bay / Brown County	420 S. Broadway/419 S. Maple	Port development / C. Reiss relocation	Engineering/Design	Total #	Under 80%	tbd
					0	0	
Carnivore	Lanny Viegut	3757 Vital Pl	Industrial - pet food processing	Under construction phase two complete 3/31/24	Total #	Under 80%	\$35,000,000.00
					0	0	
Shipyard Phase I	City/RDA	100 W. Mason, 239 Arndt	Riverfront promenade, pier, docks, kayak launch, habitat, site utilities	Under construction. Completion anticipated early 2024	Total #	Under 80%	\$12,150,000.00
					0	0	
Bangkok Gardens Redevelopment	BFAM, LLC	317 Dousman/240 N. Broadway	Affordable multi-family rental, bank, retail	Bank and 2nd story housing complete. Second retail space and first floor apt under construction to be complete in early 2024.	Total #	Under 80%	tbd
					7	6	
JAS House	Journey to Adult Success	1368 E Walnut	Affordable rental for at-risk young adults-Dorm	Under construction. Completion anticipated Dec 2023	Total #	Under 80%	tbd
					3	3	
Habitat Homestead	Habitat for Humanity	0 Richmond St	Affordable single-family owner occupied detached and townhomes	Predevelopment, road intsall start and groundbreaking in fall	Total #	Under 80%	tbd
					14		
Cherry Faith Properties	DuJuan Cherry	436 S. Monroe	Multi-family mixed-income housing with groundfloor retail	Planning Option approved, expires 11/08/23. Geotech underway.	Total #	Under 80%	tbd
					33	26	
222 Cherry St LLC	222 Cherry Street LLC	216-222 Cherry St	Market rate apts with retail 1st floor	DA Amendment in negotiation. To be considered at 12/23 RDA.	Total #	Under 80%	tbd
					71	0	
Schauer & Schumacher	33 Investments LLC	227 E Walnut, 101 & 109 N Adams St	Event venue, speakeasy and housing P/O Expires 12/13/2023	Architect drawings are being rendered and bids being quoted	Total #	Under 80%	tbd
					tbd	tbd	
University Ave	Neighborworks Green Bay		20-24 Unit Complex	Bidding and Design process PO Expires 1/11/2024	Total #	Under 80%	tbd
					tbd	tbd	
4th Street	Neighborworks Green Bay	4th Street and Chestnut	11 unit, 2 buildings, mixed-income units	Finalizing bidding and design. PO expires 12/30/2023	Total #	Under 80%	tbd
					11	7	
Mary and Gallagher	Neighborworks Green Bay		Tri-plex dwellings, design still TBD	PO Expires 2/14/2024	Total #	Under 80%	tbd
					tbd	tbd	
1915 Harold St.	LeMense	1915 Harold St	Single family, owner occupied home	DA expires 12/31/2024	Total #	Under 80%	\$198,300.00
					1	0	
445 S Baird St	Deals, Development, Partnership Capital	445 S. Baird	Single family, owner occupied home	Completion anticipated Fall 2024	Total #	Under 80%	\$243,000.00
					1	0	
929 N Broadway	Neighborworks Green Bay	929 N Broadway	Single family, owner occupied home	PO Expires 12/12/2023	Total #	Under 80%	tbd
					1	tbd	
1162 & 1164 Day St	Neighborworks Green Bay	1162 & 1164 Day St	Single family, owner occupied home on each lot	Under construction. Completion anticipated early 2024	Total #	Under 80%	\$500,000.00
					2	1	

COLOR KEY
Multi-family
Single-family
Commercial
Industrial
Park/Public

TID ANNUAL REPORT (PE-300) SUMMARIZED
YEAR ENDED DECEMBER 31, 2022

TIF Dist	TYPE	NAME	Creation date	Mandatory term date	Fund balance as of 1/1/22	Revenues					Expenditures				Fund balance as of 12/31/22	Future project costs	Future revenue	Surplus or deficit
						Tax Increment	Interest	Shared Revenue	Developers guarantees	Other/ Borrowing	Capital & Land	Debt Service & Interest	Developers grants	Other				
4	Blight	Washington Apartments	1/20/1998	1/20/2025	744,071	535,824	382	1,071	-	-	-	200,000	-	1,006,250	75,098	1,845,250	1,862,473	92,321
5	Blight	Downtown	12/21/1999	12/21/2026	1,458,027	1,993,580	6,755	159,424	182,965	-	1,196,653	1,276,925	43,453	89,048	1,194,672	8,292,330	7,072,955	(24,703)
10	Blight	Main/Mason	8/17/2004	8/17/2031	1,117,091	291,244	1,275	8,233	-	-	-	-	21,664	22,988	1,373,191	3,741,388	2,383,629	15,432
12	Industrial	I43 Industrial Park	9/6/2005	9/6/2025	3,862,875	2,960,649	6,554	424,464	-	-	37,653	270,301	383,812	2,060,127	4,502,649	9,803,443	5,501,520	200,726
13	Reh/Cons	Downtown	9/6/2005	9/6/2032	(1,942,963)	2,602,191	893	523,895	-	22,047	46,013	1,422,368	527,561	96,933	(886,812)	30,832,758	31,865,959	146,389
14	Blight	N Broadway / Railyard	9/16/2006	9/16/2033	(2,836,116)	659,130	2,276	5,774	214,155	-	16,688	768,657	66,801	55,725	(2,862,652)	8,376,264	11,220,648	(18,268)
16	Blight	Military Avenue	5/6/2007	5/6/2034	607,257	581,472	-	61,183	-	-	-	613,259	39,281	18,966	578,406	7,762,205	6,982,448	(201,351)
18	Reh/Cons	University Avenue	10/6/2015	10/6/2043	(927,512)	585,853	-	11,324	-	-	-	4,797	200,389	18,834	(554,355)	22,456,311	23,106,743	96,077
19	Reh/Cons	East Town Mall	9/19/2017	9/19/2044	337,381	247,511	-	-	49,946	-	-	1,216	545,521	21,965	66,136	8,896,358	8,887,145	56,923
20	Reh/Cons	Whitney Park	9/25/2018	9/25/2045	28,363	154,054	-	-	-	-	-	66	120,794	14,681	46,876	4,322,892	4,570,285	294,269
21	Blight	Green Bay Packaging	9/25/2018	9/25/2045	1,502,897	1,879,599	307	-	-	-	-	-	1,197,839	61,916	2,123,048	52,806,310	50,782,554	99,292
22	Blight	The Shipyard	9/25/2018	9/25/2045	4,132,490	3,955	-	-	-	3,007,200	2,273,423	284,412	-	57,366	4,528,444	51,279,571	46,908,573	157,446
23	Blight	Legends District	9/17/2019	9/17/2046	548,437	-	-	-	-	-	494,502	86	-	32,864	20,985	11,643,624	11,722,849	100,210
24	Mixed use	Cherry St Development	9/15/2022	9/15/2049	-	-	-	-	-	-	-	-	-	-	-	-	-	-
25	Industrial	Grandview Industrial Park	9/15/2022	9/15/2049	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Totals					8,632,298	12,495,062	18,442	1,195,368	447,066	3,029,247	4,064,932	4,842,087	3,147,115	3,557,663	10,205,686	222,058,704	212,867,781	1,014,763