



AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, JANUARY 9, 2024, 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 January 9, 2024, meeting of the Redevelopment Authority.**

D. Approval of Minutes.

- I. Approval of the minutes from the December 12, 2023, meeting of the Redevelopment Authority.**

E. Regular Business.

- I. Consideration with possible action to approve a planning option extension to New Land Enterprises for RDA-owned property at 221 Cherry Street (Parcel 12-112).**

2. Consideration with possible action to approve a planning option extension to On Broadway, Inc. for RDA-owned parcels 4-91, 4-91 A, 4-79, 4-77, 4-78, 4-161, and 4-160.
3. Consideration with possible action to allocate \$550,000 of the HOME-ARP Grant to fund two full-time LTE Homeless Outreach Case Coordinator positions for a period of 3 years.

F. Informational.

1. Financial report and check register.
2. Director's report and project updates.
3. Next Regular Meeting: February 13, 2024 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

January 9, 2024

PREPARED BY

Matt Buchanan, Staff

AGENDA ITEM # E.I

Consideration with possible action to approve a planning option extension to New Land Enterprises for RDA-owned property at 221 Cherry Street (Parcel 12-112).

BACKGROUND

In May 2023, the Redevelopment Authority (RDA) approved a planning option to New Land Enterprises to conduct due diligence and prepare a redevelopment proposal for the RDA-owned Adams Street parking lot located at 221 Cherry Street. The planning option was executed in July 2023 and is scheduled to expire January 18, 2024. The developer has coordinated closely with staff to develop their proposal and discuss potential terms of a development agreement. The developer and staff request a three-month extension to the planning option to finalize terms.

The developer intends to provide a presentation at the RDA meeting to share the latest plans/renderings.

RECOMMENDATION

To approve a three-month planning option extension to New Land Enterprises for RDA-owned property at 221 Cherry Street (Parcel 12-112).

FISCAL IMPACT

ATTACHMENTS

- I. Planning Option 90 day extension-221 Cherry Street

AMENDMENT TO PLANNING OPTION AGREEMENT BETWEEN
THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY
AND NEW LAND ENTERPRISES
FOR
221 CHERRY STREET

THIS AGREEMENT AMENDMENT is made by and between the Redevelopment Authority of the City of Green Bay (hereinafter called "RDA"), and New Land Enterprises (hereinafter called "DEVELOPER") on January 9, 2024;

WHEREAS, the parties entered into an Agreement ("Original Agreement") dated July 18, 2023

WHEREAS, in compliance with terms of Part I Execution of Agreement of the Original Agreement, DEVELOPER has requested a Ninety (90) day extension to the Original Agreement and the parties wish to now amend that Original Agreement; and

NOW, THEREFORE, the Original Agreement is hereby amended as follows:

1. Part I of the Original Agreement regarding the Execution of Agreement, and specifically the completion date of the Original Agreement, is amended to the 18th Day of April, 2024 from the 18th of January, 2024.
2. All other terms and conditions of the Original Agreement shall remain in effect as stated in the Agreement.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and effective as of the date first written above.

Redevelopment Authority of the City of Green Bay

Cheryl Renier-Wigg, Secretary

New Land Enterprises:

Tim Gokhman, Manager



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

MEETING DATE

January 9, 2024

PREPARED BY

Ronda Bitney

AGENDA ITEM # E.2

Consideration with possible action to approve a planning option extension to On Broadway, Inc. for RDA-owned parcels 4-91, 4-91 A, 4-79, 4-77, 4-78, 4-161, and 4-160.

BACKGROUND

In January 2022, the Redevelopment Authority approved a one-year planning option to On Broadway, Inc. (OBI) for RDA-owned parcels 4-91, 4-91 A, 4-79, 4-77, 4-78, 4-161, and 4-160. These parcels are located at the 100 and 200 blocks of North Chestnut Street, and make up portions of City Parking Lot F. In January 2023, OBI was granted a one-year extension to the planning option to work with partnering developers to evaluate the feasibility of a mixed-use development on the site that may include options for housing and a parking structure. The redevelopment would compliment and support OBI's public market project, which is planned on the adjacent property at 211 N. Broadway.

The planning option extension between RDA and OBI has expired and OBI is requesting a six-month extension to finalize their evaluation for redevelopment and work with partnering developers on a formal proposal. Staff recommends RDA approve a three-month extension, with staff authorization to approve an additional three-month extension if additional time is required and significant progress is demonstrated.

RECOMMENDATION

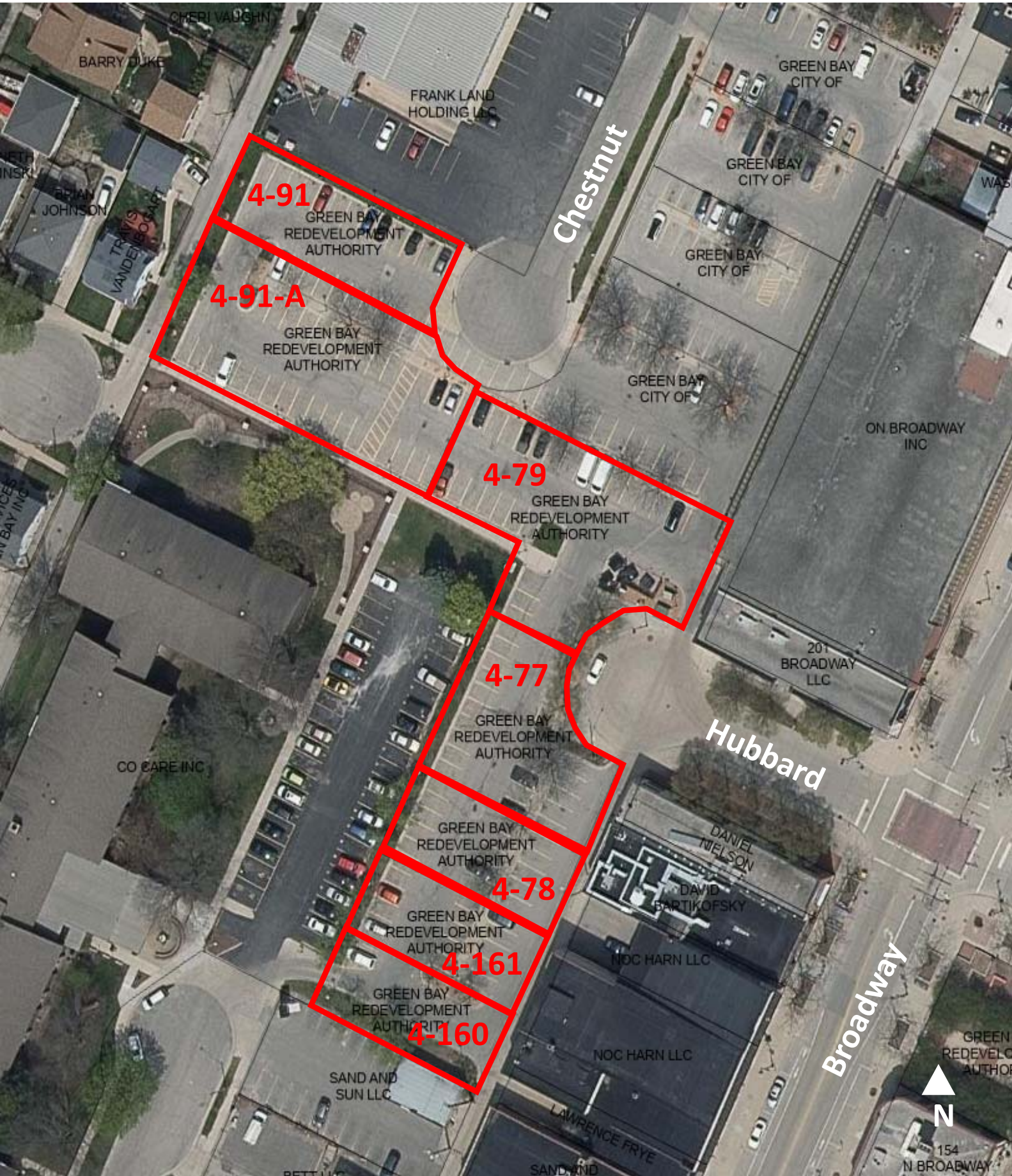
To approve a three-month planning option extension to On Broadway, Inc for parcels 4-91, 4-91 A, 4-79, 4-77, 4-78, 4-161, and 4-160, and authorizing staff to approve an additional three-month extension if additional time is required and significant progress is demonstrated.

FISCAL IMPACT

ATTACHMENTS

1. Parcel Map - OBI Lot F Planning Option Request
2. DRAFT OBI-RDA Planning Option Extension 2 90-day

Parcel Map
OBI Planning Option Request – LOT F



AMENDMENT TO PLANNING OPTION AGREEMENT BETWEEN
THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY
AND ON BROADWAY, INCORPORATED
FOR PARCELS 4-91, 4-91A, 4-79, 4-77, 4-78, 4-161, 4-160

THIS AGREEMENT AMENDMENT is made by and between the Redevelopment Authority of the City of Green Bay (hereinafter called "RDA"), and On Broadway, Inc. (hereinafter called "DEVELOPER") on January 9, 2024;

WHEREAS, the parties entered into an Agreement ("Original Agreement") dated January 27, 2022

WHEREAS, in compliance with terms of Part I Execution of Agreement of the Original Agreement, DEVELOPER has been granted a Ninety (90) day extension to the Original Agreement, and the parties wish to now amend that Original Agreement; and

NOW, THEREFORE, the Original Agreement is hereby amended as follows:

1. Part I of the Original Agreement regarding the Execution of Agreement, and specifically the completion date of the Original Agreement, is amended to the 1st day of May, 2024 from the 1st of February, 2024.
2. All other terms and conditions of the Original Agreement shall remain in effect as stated in the Agreement.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and effective as of the date first written above.

Redevelopment Authority of the City of Green Bay

Cheryl Renier-Wigg, Secretary

Date

On Broadway, Inc.

Brian Johnson, Executive Director

Date

THIS INSTRUMENT WAS DRAFTED BY

Ronda Bitney

Redevelopment Authority of the City of Green Bay



Report to the Redevelopment Authority of the City of Green Bay

MEETING DATE

January 9, 2024

PREPARED BY

Will Peters

AGENDA ITEM # E.3

Consideration with possible action to allocate \$550,000 of the HOME-ARP Grant to fund two full-time LTE Homeless Outreach Case Coordinator positions for a period of 3 years.

BACKGROUND

The American Rescue Plan (ARP) provides funding to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability across the country. The City of Green Bay received approximately \$1.9 million to allocate towards eligible activities. Through consultation with all of the area shelters and key service providers, the City created an allocation plan which was approved by HUD in late summer of 2023. The eligible activities which were determined to be of priority are: to create more affordable housing specifically for individuals and/or households who are homeless AND to increase supportive services to individuals and/or households who are homeless.

In 2023, the amount of unsheltered homeless contacted on the street had nearly doubled from 2022 with a total of 409 un-duplicated contacts. Currently, there is only one full-time street outreach coordinator who covers Brown County with the majority of his time spent in the city of Green Bay. Many of the individuals who are unsheltered and/or chronically homeless are struggling with multiple barriers. Most prevalent are co-occurring mental health and substance abuse issues. In order to better assist individuals who are chronically homeless and struggling with multiple barriers to housing, direct one-on-one support is needed. This kind of one-on-one direct support is currently not being provided. Therefore, the City is proposing to create two full-time Homeless Outreach Case Coordinator positions who will work collaboratively with local service providers and outreach staff to provide support to individuals who are chronically homeless and have the highest barriers to stability and permanent housing. They will be able to do this by keeping a very low caseload, so they can give the time many of these individuals require to overcome their barriers.

The two full-time positions will be LTE positions funded 100% by HOME-ARP funds and therefore will have no impact on the City's tax levy. To help ensure success for both staff and the individuals being served, staff would like to fund the two positions for three years with the hope of either securing additional funds and/or support from community partners to fund the positions long-term.

RECOMMENDATION

To allocate \$550,000 of HOME-ARP Grant to fund two full-time LTE Homeless Outreach Case Coordinator positions for a period of 3 years.

FISCAL IMPACT

ATTACHMENTS

I. Homeless Outreach Case Coordinator LTE



JOB DESCRIPTION

City of Green Bay

Position Title:	HOMELESS OUTREACH CASE COORDINATOR (HOME-ARP funded LTE)
Department:	Community & Economic Development
Reports To:	
Position Status:	
Salary Range:	
Job Summary:	Addresses homelessness within the City of Green Bay by providing direct assistance, support, and resources to individuals experiencing homelessness. The work includes engaging with homeless individuals in a compassionate manner to assess their needs and connect them with appropriate services and resources. The primary objective is to facilitate their transition from homelessness to stable housing and improved quality of life.
Essential Functions:	1) Conducts regular outreach to establish rapport with individuals experiencing homelessness in various locations such as streets, shelters, parks, and encampments. Builds trusting relationships with homeless individuals through compassionate communication and active listening. 2) Conducts comprehensive assessments to understand the unique needs and challenges faced by each homeless individual or family. Identifies factors contributing to homelessness, including mental health issues, substance abuse, medical conditions, and lack of resources. 3) Collaborates with social service agencies, shelters, healthcare providers, and other relevant organizations to connect homeless individuals with essential services such as shelter, food, clothing, medical care, mental health support, and substance abuse treatment. Provides information and referrals for job training, employment services, and housing programs. Assists individuals with the completion of necessary paperwork/applications to receive services. Navigates the resource landscape with homeless individuals to better connect them to needed services and support within the community. 4) Maintains accurate and up-to-date records of client interactions and service referrals. Develops individualized service plans in collaboration with homeless clients, setting goals and milestones for transitioning out of homelessness. Monitors and follows up on clients' progress toward achieving their goals. 5) Responds to crises and emergencies as they arise, ensuring the safety and well-being of homeless individuals. Connects individuals in emergency danger to emergency shelters and services. Works closely with the Green Bay Police Department and other homeless outreach specialists in assisting homeless individuals in crisis. 6) Compiles and submits accurate data and reports on outreach activities, client demographics, and outcomes. Assists in evaluating the effectiveness of outreach programs and identifying areas for improvement. 7) Performs other duties as assigned.

Knowledge, Skills And Abilities	▪ Knowledge of local social service agencies, resources, and housing programs. ▪ Strong interpersonal communication skills, including empathy and active listening. Skill in working with people of diverse backgrounds and experiences. Skill in analyzing problems and developing appropriate recommendations and solutions. Skill in multitasking and handling multiple projects concurrently. ▪ Ability to work independently and as part of a team. Ability to handle confidential material with discretion. Ability to work utilize a computer and the required software. Ability to communicate effectively, both orally and in writing. Ability to establish effective relationships with staff and the public. Ability to work the required hours of the position which includes some evenings and weekends.
Minimum Education And Experience	▪ High school diploma or equivalent. Bachelor's degree in social work, psychology, sociology, or a related field preferred. ▪ 1-3 years related experience in homes outreach, case management, or social services. ▪ Valid driver's license and good driving record. A combination of equivalent experience and/or education may be considered.
Physical Requirements	Ability to perform the following activities: ▪ Lifting up to 20 pounds. ▪ Carrying up to 20 pounds. ▪ Frequent standing and sitting. ▪ Ability to focus on projects for long periods of time. ▪ Ability to reach, stoop and lift.
The above is not to be construed as an exhaustive statement of duties, responsibilities or requirements. I have read the above position description and understand the duties and responsibilities of the position. _____ Employee Name (please print) _____ Date _____ Employee Signature	



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

January 9, 2024

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
December-23

CHECK NUMBER	CHECK DATE	VENDOR NAME	AMOUNT
21728	12/14/2023	CITY OF GREEN BAY	19,402.67
21729	12/14/2023	NEIGHBORWORKS GREEN BAY	48,021.00
21730	12/19/2023	LAWRENCE SINOR	24,000.00
21731	12/19/2023	GREEN BAY REDEVELOPMENT AUTHORITY	32,223.34
21732	12/27/2023	BROWN COUNTY TREASURER	4,500.00
21733	12/27/2023	CITY OF GREEN BAY	48.02
21734	12/27/2023	FLOCK GROUP INC.	9,937.00
21735	12/27/2023	NEIGHBORWORKS GREEN BAY	3,835.00
			\$ 141,967.03

Redevelopment Authority
Financial Report
CDBG
12/31/2023

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	-	70,821.79	-	220,323.08
CDBG Eligible Areas HILP Program	149,800.00	249,375.49	95,472.13	45,375.00	77,645.00	371,627.62
CDBG Eligible Areas Public Facilities and Infrastructure	269,400.00	354,459.97	-	352,774.54	-	271,085.43
CDBG Eligible Areas-Beautification/Art	25,000.00	167,007.93	-	111,998.06	-	80,009.87
Economic Development	100,468.00	257,291.26	445,532.33	736,294.54	-	66,997.05
ED Façade & Demo Loans	-	13,367.85	-	13,367.85	-	-
Administration	182,700.00	176,573.81	49,800.00	239,528.80	-	169,545.01
\$	913,768.00	\$ 1,380,821.18	\$ 590,804.46	\$ 1,596,005.58	\$ 77,645.00	\$ 1,211,743.06

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
12/31/2023

	2023 Budget	2022 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Single Family Rehab Loan Program	150,000.00	514,560.96	-	229,855.05	-	434,705.91
CHDO Projects	86,500.00	288,000.00	-	10,000.00	25,000.00	339,500.00
Housing Development Projects	282,245.00	1,435,276.03	218,881.68	83,408.98	1,073,500.00	779,493.73
Administration	57,600.00	139,502.95	23,807.30	63,429.41		157,480.84
HOME-ARP Admin		1,948,216.00	-	-	-	1,948,216.00
	\$ 576,345.00	\$ 4,325,555.94	\$ 242,688.98	\$ 386,693.44	\$ 1,098,500.00	\$ 3,659,396.48

City of Green Bay Development Tracker - January 2024								
#	Project Name	Developer	Project Location	Project Description	Status Update	Housing Units		Est. Prop Value
						Total #	Under 80%	
1	Merge @ Shipyard	Merge LLC	239 Arndt Street	Market multi-family rental, retail	CSM underway. PUD considered at Plan Commission in January. Construction Anticipated Summer 2024.	225	0	\$21,000,000.00
2	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 started Sept. 2023	43	36	\$11,627,300.00
3	Bay City Lofts	Bay City Lofts, LLC.	2510 University Ave	Affordable multi-family rental	DA/TIF, HOME and ARPA SLFR Approved - Construction started Sept. 2023	48	40	\$14,125,500.00
4	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	172	0	\$22,000,000.00
5	JBS	City/RDA	0 Lime Kiln Rd	Destination park, mixed housing, urban farm	Development RFP being revised/reissued	Total #	Under 80%	tbd
6	New Land 221 Cherry	New Land Enterprises	221 Cherry	Market rate multi-family rental, retail	Planning option extension to April requested. PUD and Site Plan to be considered at Plan Commission in January.	Total #	Under 80%	tbd
7	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
8	The Fort @ Railyard	TWG	419 Donald Driver Way	Affordable multi-family rental, retail	Under construction. Completion anticipated Spring 2024	233	187	\$21,000,000.00
9	Pulliam Redevelopment	Port of Green Bay / Brown County	420 S. Broadway/419 S. Maple	Port development / C. Reiss relocation	Engineering underway for Pulliam improvements	Total #	Under 80%	tbd
10	Carnivore	Lanny Viegut	3757 Vital Pl	Industrial - pet food processing	Partial occupancy 12/20/23 phase two to be complete 3/31/24	Total #	Under 80%	\$35,000,000.00
11	Shipyard Phase I	City/RDA	100 W. Mason, 239 Arndt	Riverfront promenade, pier, docks, kayak launch, habitat, site utilities	Under construction. Completion anticipated July 2024	Total #	Under 80%	\$12,150,000.00
12	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.	7	6	tbd
13	Habitat Homestead	Habitat for Humanity	0 Richmond St	Affordable single-family owner occupied detached and townhomes	Predevelopment, road intalls start and groundbreaking in fall	14		tbd
14	Cherry Faith Properties	DuJuan Cherry	436 S. Monroe		Planning Option approved, expires 02/14/2024	33	26	tbd
15	222 Cherry St LLC	Peter Nugent	216-222 Cherry St	Market rate apts with retail 1st floor	Amendment to DA anticipated in February 2024.	71		tbd
16	Schauer & Schumacher	33 Investments LLC	227 E Walnut, 101 & 109 N Adams St	Event venue, speakeasy and housing P/O Expires 03/13/2024	Developer finalizing financing	Total #	Under 80%	tbd
17	University Ave	Neighborworks Green Bay		20-24 Unit Complex	Bidding and Design process. Planning Option extension may be considered in February 2024.	Total #	Under 80%	
18	4th Street	Neighborworks Green Bay	4th Street and Chestnut	10 unit, 3 buildings, market-rate units	Finalizing bidding and design. Planning Option expires 03/30/2024	11	7	tbd
19	Mary and Gallagher	Neighborworks Green Bay		Tri-plex dwellings, design still TBD	PO Expires 2/14/2024	Total #	Under 80%	tbd
20	1915 Harold St.	LeMense	1915 Harold St	Single family, owner occupied home	DA expires 12/31/2024	Total #	Under 80%	\$198,300.00
21	445 S Baird St	Deals, Development, Partnership Capital	445 S Baird St	Single family, owner occupied home	Completion anticipated Fall 2024	1		\$243,000.00
22	929 N Broadway	Neighborworks Green Bay	929 N Broadway	Single family, owner occupied home	PO Expires 03/12/2024	Total #	Under 80%	tbd
23	1162 & 1164 Day St	Neighborworks Green Bay	1162 & 1164 Day St	Single family, owner occupied home on each lot	DA Expires 12/31/2024	2	1	\$500,000.00
24	1035 Vandertbraak	Danna Capital	1035 Vanderbraak & Corner Vanderbraak and Clay	52 Unit affordable housing multi story & Stacked Townhomes	Developer preparing development proposal and is seeking financing. PO Expires 5/14/2024	52	52	tbd
25	1008 Smith St.	Habitat for Humanity	1008 Smith Street	Affordable single-family	DA expires 12/31/2024	Total #	Under 80%	
26	1132 Harvey St.	Habitat for Humanity	1132 Harvey Street	Affordable single-family	DA expires 12/31/2024	Total #	Under 80%	
27	1151 Reber St.	Habitat for Humanity	1151 Reber Street	Affordable single-family	DA expires 12/31/2024	Total #	Under 80%	

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