



AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, APRIL 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=YUducEM2VUZWOVYzMyNTA0c1FJQT09>

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

C. Approval of the Agenda.

- I. Approval of the agenda for the Tuesday, April 9, 2024, meeting of the Redevelopment Authority.**

D. Approval of Minutes.

- I. Approval of the minutes from the March 12, 2024, meeting.**

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 on the request by HR Green Bay Owner, LLC, for Consent to Assignment, Second Amendment, and Estoppel Certificate, Management Agreement for the Green Bay Convention Center and Conference Center.
3. Consideration with possible action to approve a six-month extension to the planning option for RDA-owned property located on University Avenue, Parcel 7-709-I, for the development of multi-family rental housing.

F. Informational.

1. Financial report and check register.
2. Director's report and project updates.
3. Date of next meeting: May 14, 2024

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

April 9, 2024

PREPARED BY

Matt Buchanan, Staff

AGENDA ITEM # E.1

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 extended in January 2024 and is scheduled to expire April 18, 2024. The developer has coordinated closely with staff to develop their proposal and is nearing completion of a development agreement. The developer and staff request a 30-day 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 30-day planning option extension to New Land Enterprises for RDA-owned property at 221 Cherry Street (Parcel 12-112)

FISCAL IMPACT

ATTACHMENTS

None



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

MEETING DATE

April 9, 2024

PREPARED BY

Cheryl Renier-Wigg, Staff

AGENDA ITEM # E.2

Consideration with possible action on the request by HR Green Bay Owner, LLC, for Consent to Assignment, Second Amendment, and Estoppel Certificate, Management Agreement for the Green Bay Convention Center and Conference Center.

BACKGROUND

The Hyatt contacted staff to inquire about a request for an assignment of the management agreement they hold with the City and RDA for the operation of the Convention Center, due to a sale of the Hyatt. The current owner has entered into a purchase and sale agreement with 333 Main, LLC, for the hotel. This Agreement transfers Operator responsibilities for the Convention Center to the new owner of the hotel. Since this agreement dated back to 1999, staff took the opportunity to propose amending several provisions of the agreement including the addition of a one-time payment of \$100,000, (\$25,000 will be used for marketing the Convention Center) and an increase in the guaranteed annual revenue payment to \$325,000 from \$271,273. This amendment includes an extension to 2030. It was also agreed that we would complete a capital improvements list to get a better understanding of what improvements will be needed, along with timelines for completion and estimated costs of the improvements.

All parties have agreed to these changes and staff is recommending approval of the documents. Final approval will be needed by City Council.

RECOMMENDATION

To approve the request by HR Green Bay Owner, LLC, for Consent to Assignment, Second Amendment, and Estoppel Certificate, Management Agreement for the Green Bay Convention Center and Conference Center.

FISCAL IMPACT

ATTACHMENTS

- I. Second Amendment to CCMA 4.4.2024

Consent to Assignment, Second Amendment and
Estoppel Certificate
Management Agreement for the Green Bay Convention Center and Conference Center

This Consent to Assignment, Second Amendment, and Estoppel Certificate (the “Second Amendment”) is made as of _____, 2024, by and between the City of Green Bay, Wisconsin, a municipal corporation (“Lessee”) and HR Green Bay Owner, LLC, a Delaware limited liability company, as successor-in-interest to Hyatt Corporation, a Delaware corporation, as authorized agent of Hyatt Equities, L.L.C., a Delaware limited liability company, d/b/a Hyatt Regency Green Bay (f/k/a Hyatt on Main, Green Bay) (the “Operator”), successor to Regency Suites, and with the approval of the Redevelopment Authority of the City of Green Bay, Wisconsin, a municipal corporation (the “Authority”), (collectively the “Parties”).

The Parties entered into a certain Management Agreement for the Green Bay Convention Center and Conference Center, dated as of July 1, 1999, as modified by that certain Letter, dated February 28, 2007 regarding assignment from Regency Suites to Green Bay Hotel Associates LLC, and as amended by that certain First Amendment to Management Agreement, dated as of July 8, 2015 (collectively and together with any amendments and assignments, the (“Agreement”), with respect to the management of the Center (as defined in the Agreement). All capitalized terms used herein but not defined shall have the meanings ascribed to such terms in the Agreement.

Operator and Scarlett Real Estate Holdings, LLC, a Tennessee limited liability company (“Contract Buyer”) have entered into that certain Purchase and Sale Agreement dated as of December 27, 2023, as assigned by Contract Buyer to 333 Main, LLC, a Delaware limited liability company (“New Owner”), an affiliate of Contract Buyer, whereby Operator desires to sell to New Owner certain property located at 333 Main Street, Green Bay, WI 54301, commonly known and operated as the Hyatt Regency Green Bay (the “Hotel”). In connection with such transfer, Operator desires to assign all of its rights and obligations under the Agreement to New Owner by entering into an assignment and assumption agreement with New Owner in the form of Exhibit A hereto (the “Assignment”).

1. Consent to Assignment

Pursuant to Section 12.1 of the Agreement, Lessee’s consent is required for any assignment made by the “Operator” thereunder. The Lessee hereby consents to Assignment in executing this Second Amendment. Such signature to evidence: (i) acknowledgement of the Assignment and that the Assignment will not constitute a breach of the Agreement; (ii) Lessee’s consent to and approval of the Assignment effective as of New Owner’s acquisition of the Hotel; (iii) Lessee’s acknowledgement that the Agreement will remain in full force and effect, in accordance with its terms, following the Assignment; and (iv) Operator is hereby released and discharged of any duty or responsibility under the Agreement following the Assignment.

2. Amendments

- A. Definitions. Section 1.1 of the Agreement shall be amended to reflect the following definitions:

Consumer Price Index shall mean the Consumer Price Index for All Urban Consumers 1982-1984=100, published by the U.S. Bureau of Labor Statistics, or any revisions or replacement thereto subsequently published with any necessary adjustments.

Operator shall mean 333 Main, LLC, a Delaware Limited Liability Company.

Consent to Assignment, Second Amendment and
Estoppel Certificate
Management Agreement for the Green Bay Convention Center and Conference Center

Operator's Predecessor-in-interest shall mean HR Green Bay Owner, LLC, a Delaware limited liability company, as successor-in-interest to Hyatt Corporation, a Delaware corporation, as authorized agent of Hyatt Equities, L.L.C., a Delaware limited liability company, d/b/a Hyatt Regency Green Bay (f/k/a Hyatt on Main, Green Bay).

- B. Term. The term of the Agreement shall be extended to July 8, 2030 ("Extended Operating Term") and the three (3) renewal options referenced in Section 3.1 of the Agreement upon the mutual agreement of the parties shall remain following the Extended Operating Term. Notice of nonrenewal shall be delivered to other party no later than the day that is one hundred twenty (120) days prior to the end of the Extended Operating Term, or any renewal term thereafter. The Extended Operating Term and subsequent renewal terms may be referred to in the Agreement as the "Operating Term."
- C. Gross Revenue to Lessee. The amount specified in Sections 5.1 and 5.2 of the Agreement, referred to as the guaranteed revenue to the Lessee shall be amended to \$325,000, effective January 1, 2024.
- D. Consumer Price Index Increase. Section 5.4 of the Agreement shall be deleted in its entirety and replaced with the following:
- "The amount of the distribution under Section 5.1 of the Agreement shall be adjusted by the cumulative Consumer Price Index percentage every five (5) years. The Consumer Price Index calculation shall restart in 2024 as year one (1). The cumulative Consumer Price Index percentage increase will be from January 1, 2024 through December 31, 2028. The next Consumer Price Index percentage increase shall be applied for 2029. The Lessee shall provide to the Operator the guaranteed gross revenue adjusted for CPI to the Operator by January 15, 2029."
- E. Name. Section 2.4 of the Agreement shall be deleted in its entirety and replaced with the following:
- "During the Operating Term, the Center shall at all times be known and designated as the "Green Bay Convention Center," or by such other name as determined at the sole discretion of the Lessee. The Lessee shall provide notice to the Operator of any public bidding process for naming rights. For the avoidance of doubt, the Lessee shall be responsible for all costs of demarcation, including installation and removal of signage, in connection with renaming the Center."
- F. One-Time Payment. A new Section 5.5 of the Agreement shall be created to read as follows:
- "The Operator shall deliver to the Lessee a one-time payment of \$100,000, within ten (10) business days of the effective date of that certain Assignment and Assumption of Management Agreement by and between Operator and Operator's Predecessor-in-interest. Upon delivery by Operator, and Approval by Lessee, of Operator's Marketing Plan for the Center, the Lessee shall reimburse Operator up to \$25,000 for costs incurred to implement the Marketing Plan, pursuant to Section 4.4 of the Agreement."

Consent to Assignment, Second Amendment and
Estoppel Certificate
Management Agreement for the Green Bay Convention Center and Conference Center

- G. Capital Improvements and Repairs. Section 6.3 of the Agreement shall be deleted in its entirety and replaced with the following:

“The Operator shall be responsible for the first \$10,000 of all capital improvements, replacements, and repairs, or the total cost of any replacements or repairs resulting from Operator neglect or a lack of required repair or maintenance. The Lessee shall be responsible for the remaining costs of all capital improvements, replacements, and repairs. The Lessee will obtain a building condition report in 2024 at Lessee’s sole cost, to assist with the development of a Capital Improvement Plan. The Lessee, with consultation from the Operator, shall determine capital expenditures for such improvements, replacements, and repair. The Operator’s list of anticipated capital expenditures shall be submitted to the Lessee with annual Operating Projection required under Section 4.1. The Capital Improvement Plan will be reviewed and updated annually by the Lessee following receipt of the Operator’s list of anticipated capital expenditures. The Operator shall be responsible for the first \$10,000 for each capital improvement as identified in the Capital Improvement Plan. The Operator shall obtain the prior written approval of the Lessee prior to commencing any capital improvement, replacement, or repair more than \$10,000. Capital expenditures by the Lessee may be limited to revenues received under Article V, and the Lessee’s ability to procure additional funding, if possible.

- H. Minor Structural Repairs and Improvements. Section 6.4 of the Agreement shall be amended by deleting the second sentence.
- I. Section 6.5 of the Agreement shall be deleted in its entirety.
- J. Notices. From and after the effective date of the Assignment, all notices under the Agreement to be sent to the “Operator” or the related party thereunder shall be sent to the addresses below. The parties will provide the Lessee with notice of the effective date of the Assignment:

c/o Scarlett Hotel Group, LLC
807 Waukegan Road
Deerfield, Illinois 60015
Attn: Zio Pekovic
Email: zio.pekovic@scarlettthotelgroup.com

with a copy to:

Dentons US LLP
233 South Wacker Drive
Suite 5900
Chicago, Illinois 60606-6361
Attn: Adam Docks
Email: adam.docks@dentons.com

And to:

Ruder Ware, L.L.S.C.
130 N Adams Street

Consent to Assignment, Second Amendment and
Estoppel Certificate
Management Agreement for the Green Bay Convention Center and Conference Center

Green Bay, WI 54301
Attn: Christopher J. Pahl
Email: cpahl@ruderware.com

If to Lessee:

City of Green Bay
Attn: Community and Economic Development Director
City Hall
100 N. Jefferson
Green Bay, WI 54301
cheryl.renier-wigg@greenbay.wi.gov

City of Green Bay
Attn: Deputy City Attorney
City Hall
100 N. Jefferson
Green Bay, WI 54301
lacey.cochart@greenbay.wi.gov

3. Estoppel

Pursuant to Section 12.1 of the Agreement, Operator hereby requests the Lessee certify and acknowledge that:

- A. As of the date this letter is signed, (i) the Agreement is currently in full force and effect; (ii) the Agreement has not been amended, supplemented and/or otherwise modified, either orally or in writing, except as set forth in this Letter; and (iii) to the undersigned's knowledge, neither the Lessee, nor the Operator are in default in the performance of any of their obligations under the Agreement and there are no violations by the Lessee or the Operator thereunder.
- B. The person signing this Letter is duly authorized to sign and deliver it on behalf of the Lessee, and no other signatures or approvals are required or necessary in connection with the execution and validity of this Letter.
- C. This Letter shall have the effect of estopping the Lessee from making any assertions contrary to the contents hereof.
- D. This Letter shall inure to the benefit of Contract Buyer, New Owner and each of their respective successors and assigns, together with their respective lenders, title insurers, mortgagees, and each of their successors and assigns, and shall be binding upon the Lessee and its successors and assigns.

Signature page follows.

Consent to Assignment, Second Amendment and
Estoppel Certificate
Management Agreement for the Green Bay Convention Center and Conference Center

For the Redevelopment Authority of the City of Green Bay:

By: _____ Date: _____
Gary J. Delveaux, Chair

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

For the Lessee, City of Green Bay:

By: _____ Date: _____
Eric Genrich, Mayor

By: _____ Date: _____
Celestine Jeffreys, Clerk

Consent to Assignment, Second Amendment and
Estoppel Certificate
Management Agreement for the Green Bay Convention Center and Conference Center

EXHIBIT A

Form Assignment and Assumption Agreement

[to be added]

Exhibit A to the Consent to Assignment, Second Amendment and
Estoppel Certificate



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

MEETING DATE

April 9, 2024

PREPARED BY

Ronda Bitney

AGENDA ITEM # E.3

Consideration with possible action to approve a six-month extension to the planning option for RDA-owned property located on University Avenue, Parcel 7-709-1, for the development of multi-family rental housing.

BACKGROUND

Golden House representatives approached RDA staff expressing a need for affordable units for persons transitioning out of shelter into more permanent housing. NeighborWorks Green Bay was approached to work with RDA staff and Golden House representatives to build new affordable units. As a result, staff received a one-year planning option request from NeighborWorks Green Bay for the purpose of developing an affordable multifamily housing project with the potential to support Golden House families transitioning out of shelter. The proposal includes 16 units with a mix of studios, one-, two-, and three-bedroom units.

In July 2023, RDA approved a six-month planning option with the ability for staff to approve additional time if progress was being made. In January 2024, staff approved a three-month extension to the planning option.

NeighborWorks Green Bay has submitted a request for an additional six-month extension to understand the total development cost and subsidy needed to make this project viable.

Staff has reviewed the request and is recommending a three-month extension. This will also allow staff time to discuss the viability of the development as well as make design recommendations.

RECOMMENDATION

To approve a three-month extension to the planning option with NeighborWorks Green Bay for the development of multi-family rental housing on University Avenue, Parcel 7-709-1.

FISCAL IMPACT

ATTACHMENTS

- I. CGB RDA Planning Option Request_University Ave_EXT_20240320

March 21, 2024

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

Re: Planning Option Request at (Parcel ID 7-709-1) at University Avenue near St. George Street.

Dear Ms. Bitney and Members of the Authority,

NeighborWorks Green Bay is requesting a 180-day planning option for the Parcel ID 7-709-1 at University Avenue near St. George Street. This request is being made to allow our team continued time to review schematic and design development documents and financial proforma discussion for the site adjacent to the new Golden House Residence and Outreach Center. This site is currently owned by the Redevelopment Authority of the City of Green Bay. (See attached preliminary site plan/vicinity map of the area under review).

The current design intent is to redevelop the parcel into a 16-unit multi-family rental housing facility owned and managed by NeighborWorks Green Bay with the potential to support the Golden House transitional housing program. Unit sizes currently under consideration range between 1-bedroom, 2-bedroom and 3-bedroom apartments on two levels.

During the current planning option, we have continued discussions with potential engineering and construction partners, representatives from the City of Green Bay and Golden House staff to refine the design as illustrated in the documents included. Based on those efforts, we are hopeful to be ready for Development Agreement request in the coming months that outlines the total development cost, and subsidy needs to make the project viable. If you have any questions or need any additional information as part of this request, please do not hesitate to ask.

Thank you for your consideration.

Sincerely,

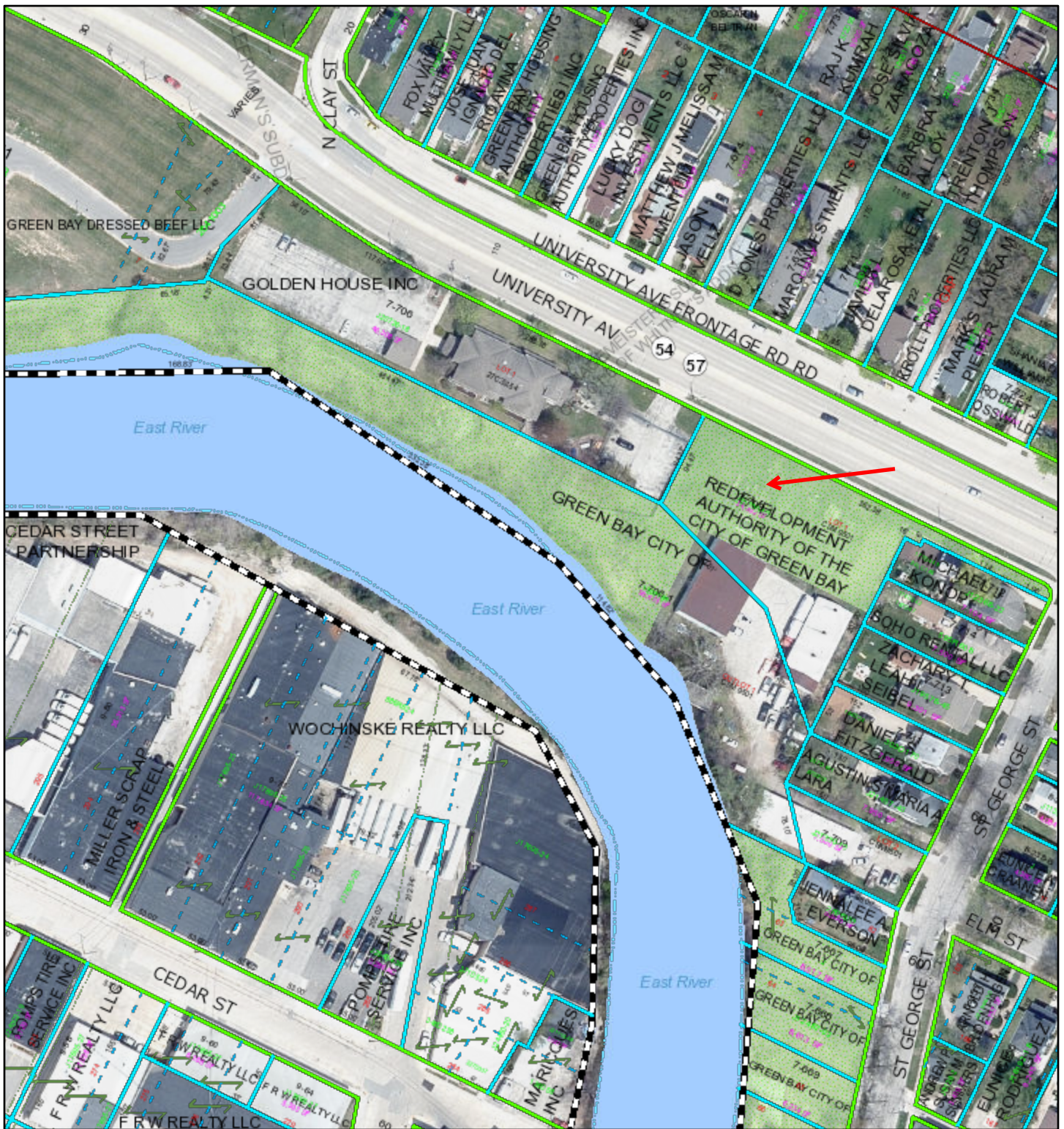


David Erickson, RA

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

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

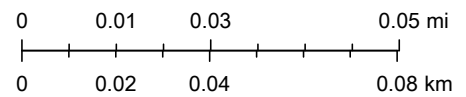
City of Green Bay Web Map



6/28/2023, 9:42:27 AM

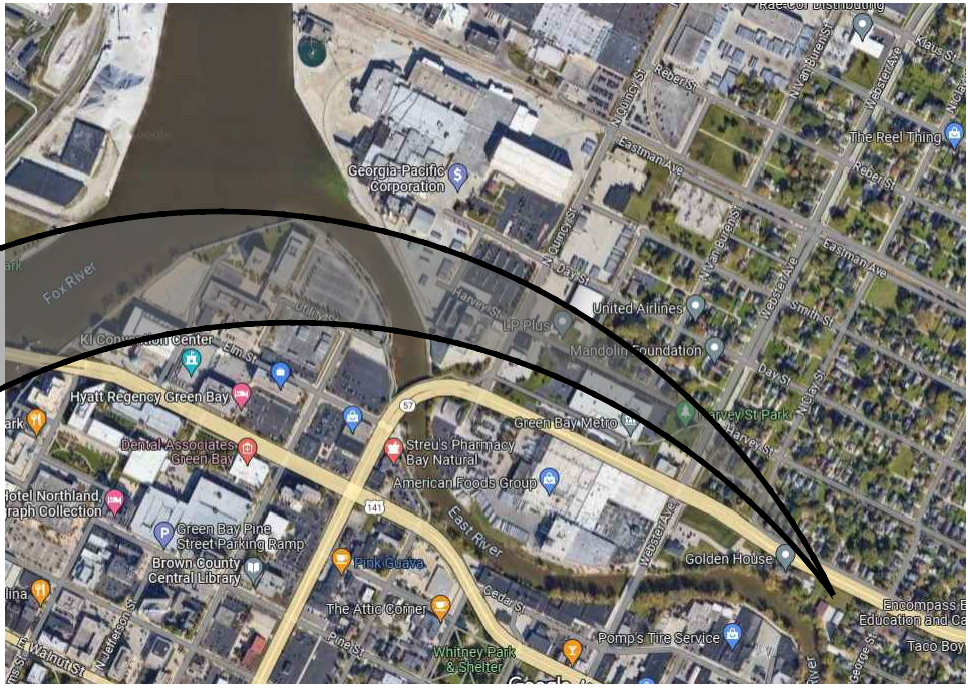
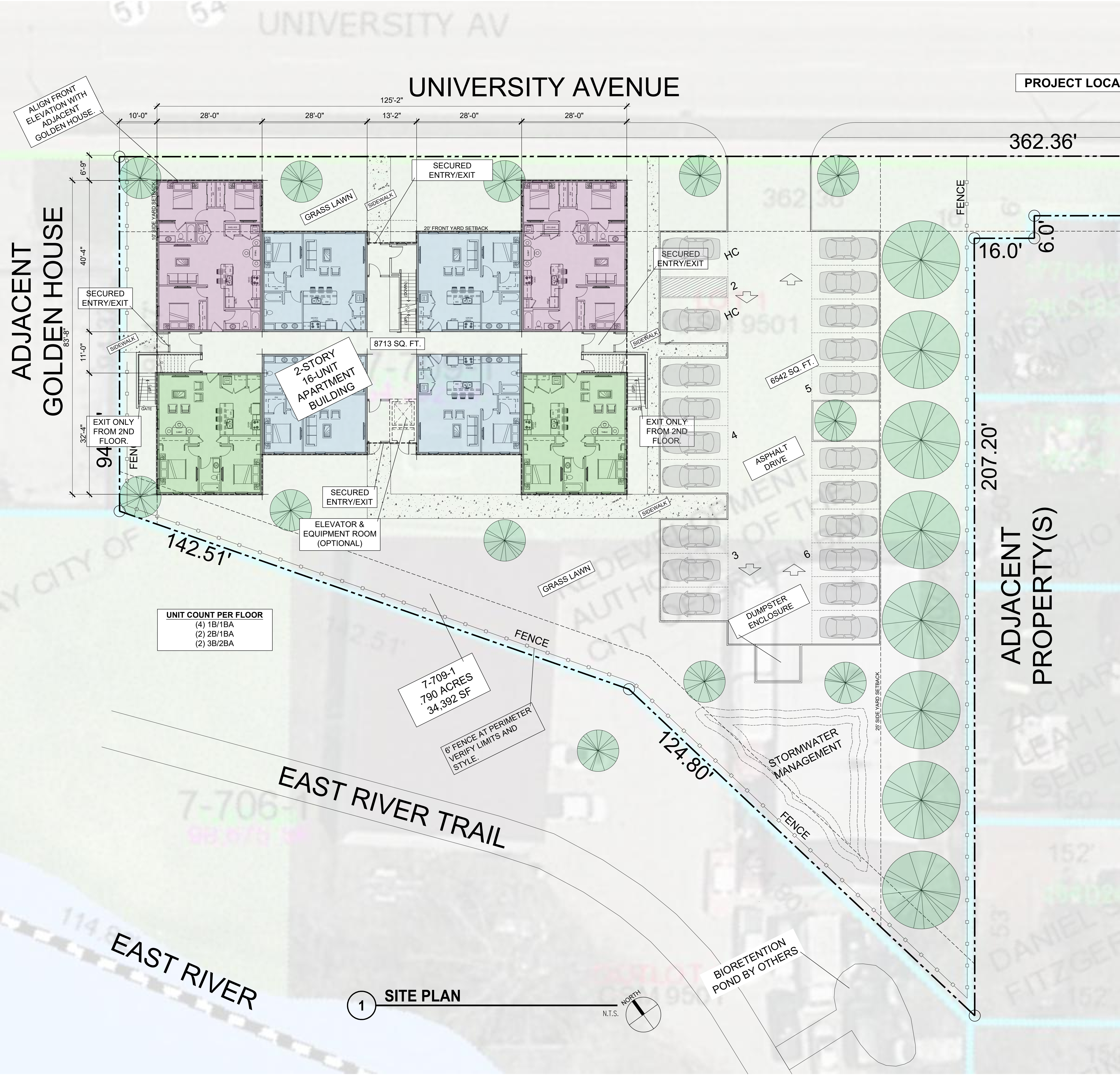
1:2,257

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



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

Web AppBuilder for ArcGIS



SITE INFORMATION	
CURRENT SITE ZONING:	OR
MAXIMUM UNIT COUNT:	17
(LOT SIZE (34,392.0 / 2000 SF PER UNIT)	
CURRENT UNIT COUNT:	16
SQUARE FOOTAGE INFORMATION:	
MAIN LEVEL APARTMENTS =	8,733.0 SQ. FT. (**)
PARKING (19 STALLS) =	6,542.0 SQ. FT.
WALKWAYS =	1,294.0 SQ. FT.
TOTAL FOOTPRINT	16,569.0 SQ. FT.
** UPPER LEVEL IS FULLY CONTAINED WITHIN MAIN LEVEL FOOTPRINT **	
IMPERVIOUS SQ. FOOTAGE CALC.	
TOTAL BLDG. FOOTPRINT:	16,569.0 SQ. FT.
TOTAL LOT SIZE:	34,392.0 SQ. FT. (.789 ACRES)
IMPERVIOUS RATIO	
(BUILDING FOOTPRINT + WALKWAYS + DRIVEWAY) / LOT SIZE) x 100 =	16,569.0 / 34,392.0) x 100 = 48.2%
% OF IMPERVIOUS SURFACE	
FLOOR AREA RATIO (FAR)	
(FLOOR AREA * TOTAL FLOORS) / LOT SIZE) =	(8,733 * 2) / 34,392.0 = .508

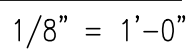


16-UNIT RENTAL HOUSING
DEVELOPMENT
v.7a
1160 University Avenue
Green Bay, WI 54301
Parcel 7-709-1

PRELIMINARY SKETCH
NOT FOR CONSTRUCTION

ISSUE DATE: 3/8/2024
ISSUED FOR: REVIEW
REVISION LOG
© NEIGHBORWORKS GREEN BAY

1160 UNIVERSITY AVENUE
GREEN BAY, WI
PROJECT NAME
SITE PLAN
SHEET NAME
PROJECT NUMBER: -
DRAWN BY: DE CHECKED BY: -
SCALE: N.T.S.
0.2
SHEET NUMBER



v.7a

**1160 University Avenue
Green Bay, WI 54301
Parcel 7-709-1**

NOT FOR CONSTRUCTION

ISSUED FOR: REVIEW

REVISION LOG

© NEIGHBORWORKS GREEN BAY

PROJECT NAME

SHEET NAME

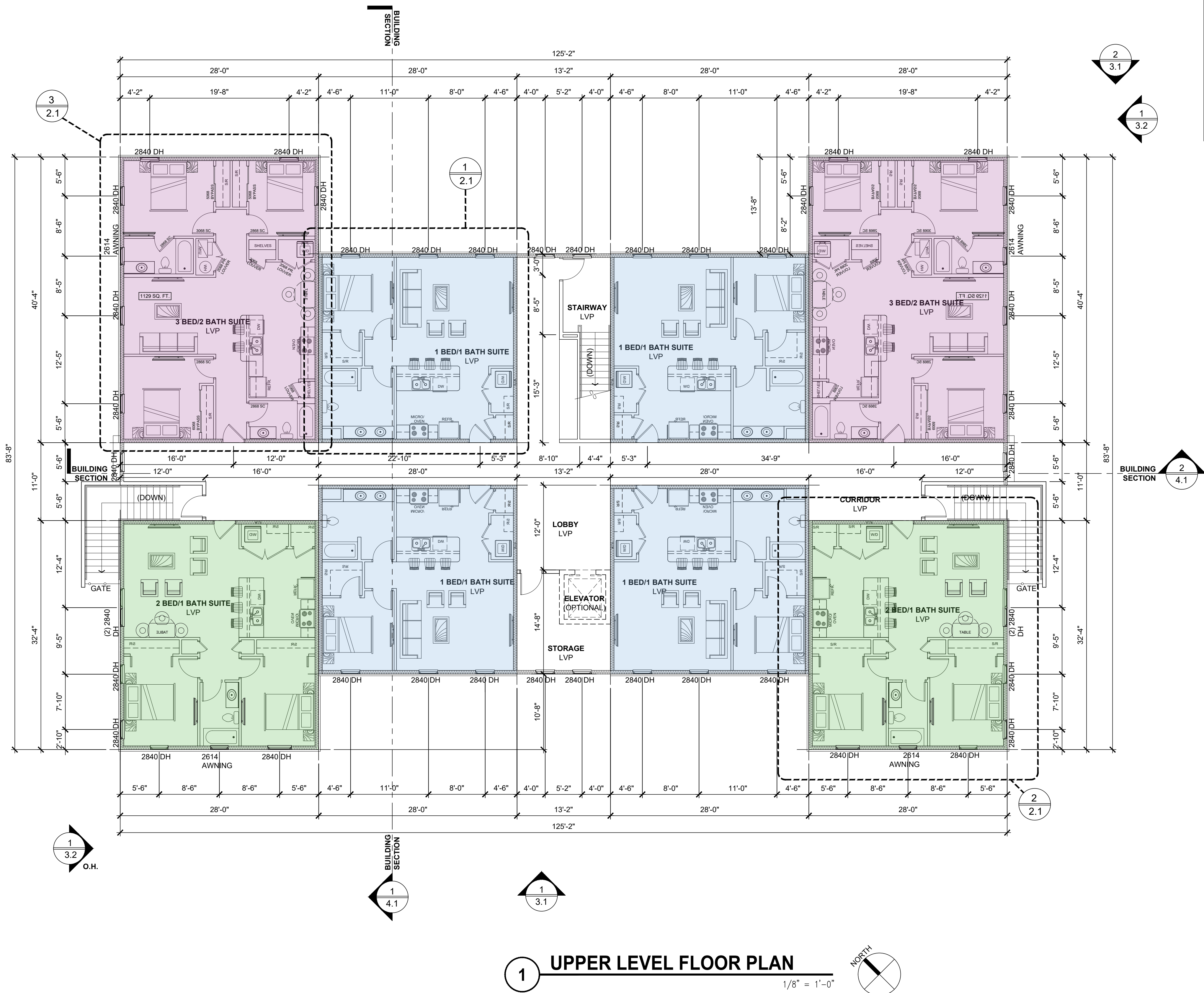
DRAWN BY: DE CHECKED BY: TD

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

1.1

SHEET NUMBER

S:\4. Real Estate Development\2. Prospects\Green Bay_University Avenue_Apartments\2 - Pre Development\Drawings\12 Upper Level Floor Plan_v7a.dwg, 3/11/2024 10:37:03 AM



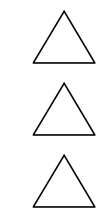
SQUARE FOOTAGE CALCULATIONS			
TYPE	SQ. FT. PER UNIT	QUANTITY PER FLOOR	SQ. FT. PER FLOOR
1 BED / 1 BATH SUITE	733.0	4	2,932.0
2 BED / 1 BATH SUITE	905.0	2	1,810.0
3 BED / 2 BATH SUITE	1,129.0	2	2,258.0
LIVING AREA PER FLOOR (TOTAL)		8	7,000.0
NON-LIVING AREA (1ST FLOOR)			1,713.0
NON-LIVING AREA (2ND FLOOR)			1,733.0
NON-LIVING AREA (TOTAL)			3,446.0
TOTAL SF (1ST FLOOR)			8,713.0
TOTAL SF (2ND FLOOR)			8,733.0
GRAND TOTAL (2 FLOORS)			17,466.0

16-UNIT RENTAL HOUSING
DEVELOPMENT
v.7a
1160 University Avenue
Green Bay, WI 54301
Parcel 7-709-1

PRELIMINARY SKETCH
NOT FOR CONSTRUCTION

ISSUE DATE: 3/8/2024
ISSUED FOR: REVIEW
REVISION LOG

© NEIGHBORWORKS GREEN BAY



1160 UNIVERSITY AVENUE
GREEN BAY, WI
PROJECT NAME

UPPER LEVEL
FLOOR PLAN
SHEET NAME

PROJECT NUMBER: -

DRAWN BY: DE CHECKED BY: TD

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

1.2

SHEET NUMBER

S:\4. Real Estate Development\2. Prospects\Green Bay_ University Avenue_ Apartments\2 - Pre Development\Drawings\2.1 Enlarged Apartment Plans_v7a.dwg, 3/11/2024 8:32:44 AM

SQUARE FOOTAGE CALCULATIONS

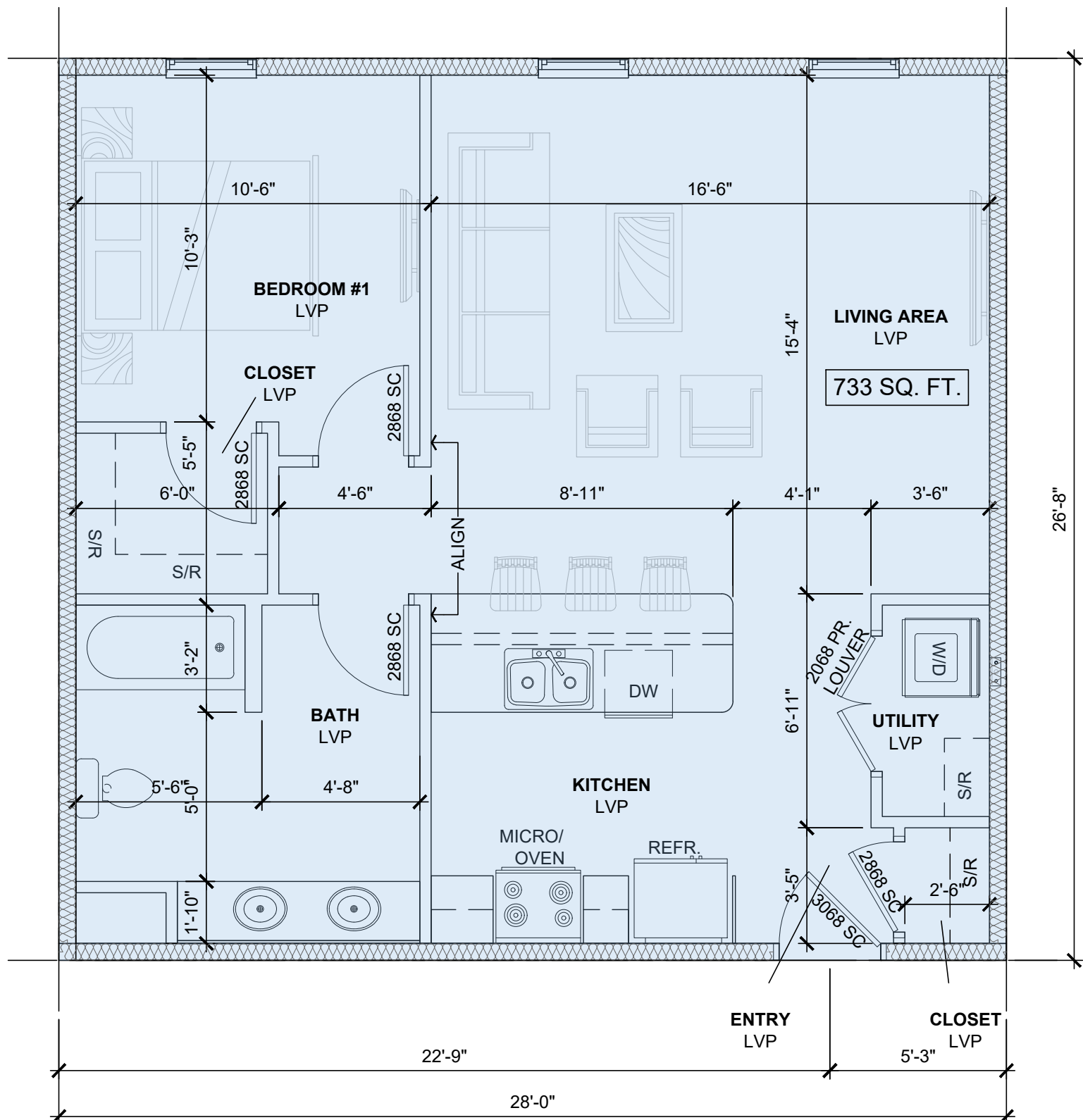
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NON-LIVING AREA (TOTAL)			3,446.0
TOTAL SF (1ST FLOOR)			8,713.0
TOTAL SF (2ND FLOOR)			8,733.0
GRAND TOTAL (2 FLOORS)			17,466.0

- 4" DEEP CONCRETE PAD. PROVIDE 6x6 W1.4xW1.4 WWM HELD TO TOP OF SLAB OVER 4" COMPACTED GRAVEL.
- BUILT-IN MILLWORK.
- DRYER VENT TO OUTSIDE.
- HEATING/COOLING UNIT ON PAD BY HVAC CONTRACTOR.
- WASHER / DRYER CONNECTION.
- LINE OF AWNING ABOVE.
- ACRYLIC TUB/SHOWER
- BALCONY W/ GUARDRAIL @ 42" AFF.
- 24"x22" ATTIC ACCESS PANEL ABOVE.
- 5" DOWNSPOUT W/ SPLASH BLOCK AT FINISH GRADE.
- MIRROR.
- CONCRETE PAD.
- CONCRETE SIDEWALK TO PROPERTY LINE.
- LINE OF CONTINUOUS 16" W. x 8" D. FOOTING.
- 1-1/2" DIA. HANDRAIL. MAX. 36" AFF.
- HOSE BIBB.
- COLUMN WRAP. STAIN.
- LINE OF BALCONY ABOVE.
- WATER HEATER, TYPE TBD.

KEY NOTES

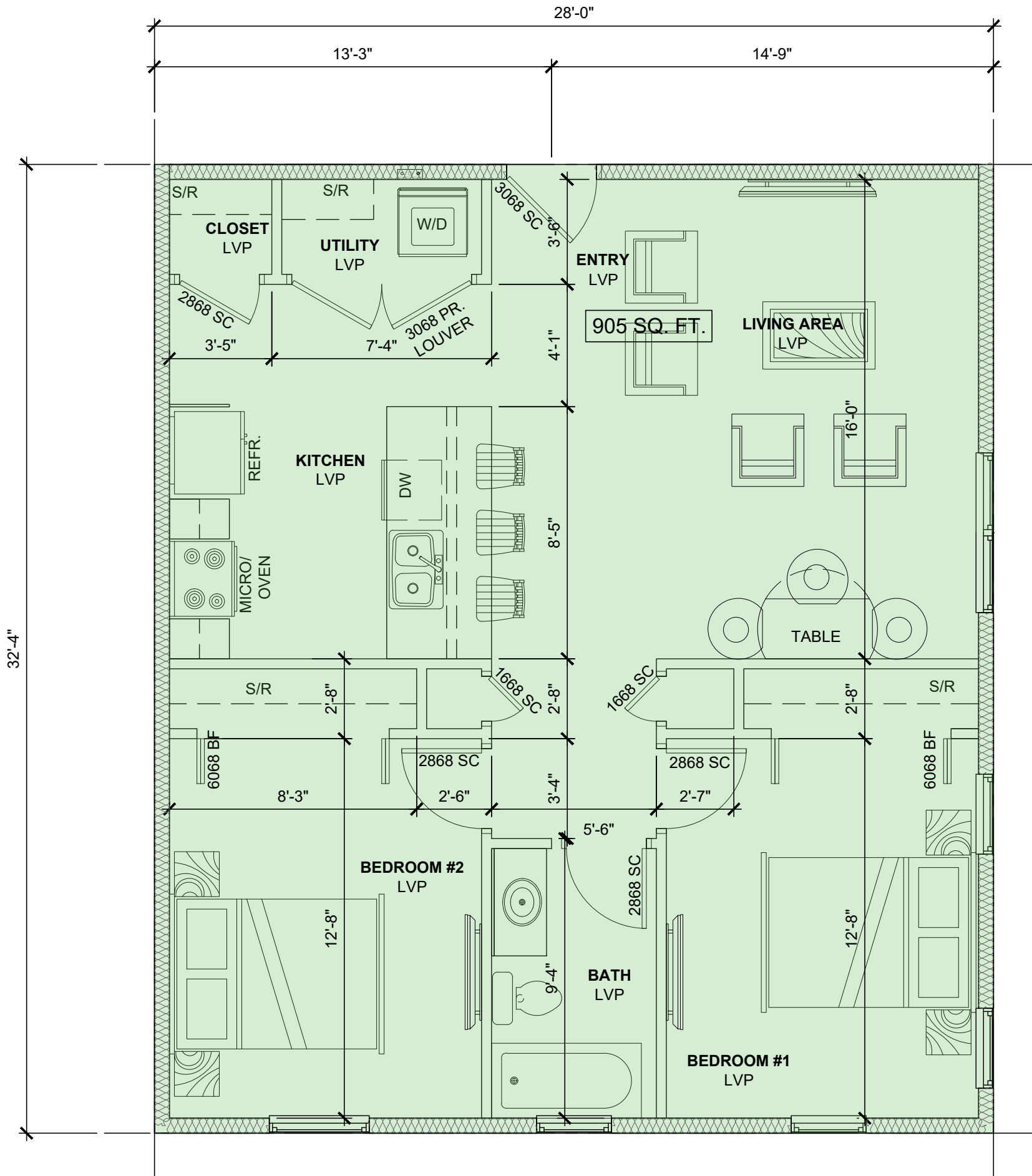
REFERENCED BY THIS SYMBOL.
NOTE: NOT ALL NOTES APPLY TO THIS SHEET.

NOTE: REFER TO OVERALL FLOOR PLANS FOR UNIT ORIENTATION.



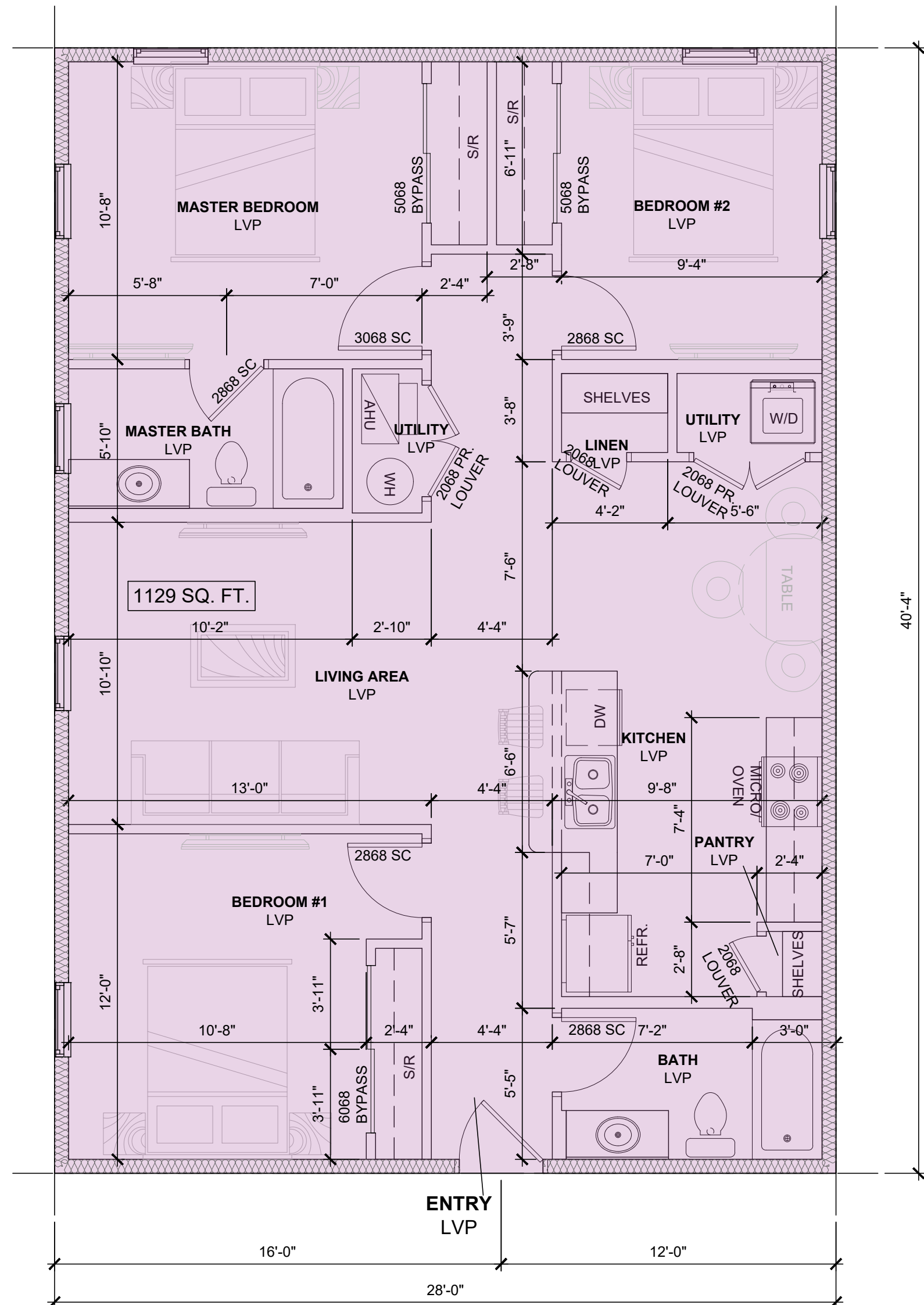
1 1 BED / 1 BATH APARTMENT

1/4" = 1'-0"



2 2 BED / 1 BATH APARTMENT

1/4" = 1'-0"



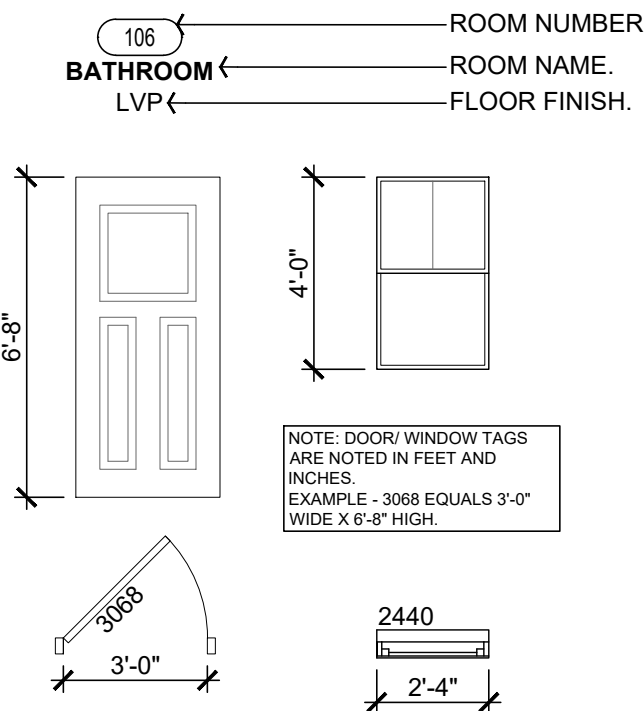
3 3 BED / 2 BATH APARTMENT

1/4" = 1'-0"

- EGRESS WINDOW NOTES:**
- WINDOW SHALL BE OPERABLE.
 - WINDOW SILL SHALL NOT BE HIGHER THAN 44" A.F.F.
 - WINDOW OPENING SHALL HAVE A MINIMUM CLEAR DIMENSION OF 24" HIGH & 20" WIDE.
 - THE MINIMUM OPENING OF THE WINDOW SHALL BE 5.7 S.F. AT THE GROUND FLOOR.
- EMERGENCY EGRESS
- ONE SASH OF THIS GROUP MUST BE EQUIPPED WITH EMERGENCY EGRESS HARDWARE TO COMPLY WITH GOVERNING FIRE AND BUILDING CODES.

GENERAL NOTES

- CONSTRUCTION IS TO BE IN COMPLIANCE WITH ALL GOVERNING CODES, ORDINANCES & STANDARDS. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE CONTRACT.
- HVAC, ELECTRICAL AND PLUMBING ARE TO BE DESIGN-BUILD, COMPLYING W/ ALL LOCAL, STATE & NATIONAL CODES, & TO BE THE FULL RESPONSIBILITY OF THE CONTRACTOR. DESIGNER ASSUMES NO LIABILITY.
- ALL HEATING EQUIPMENT TO BE SEALED COMBUSTION TYPE & DIRECT VENTING.
- ALL MECHANICAL, HVAC, ELECTRICAL, AND PLUMBING SYSTEMS & ALL EQUIPMENT TO BE MAINTAINED ACCORDING TO MANUFACTURERS STANDARDS. BUILDING OWNER AND/OR BUILDING OCCUPANTS ASSUME FULL RESPONSIBILITY FOR MAINTENANCE AND OPERATION.
- ALL MATERIALS, DETAILS & INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS STANDARDS AND SPECIFICATIONS.
- ALL CONTRACTOR(S) SHALL BE RESPONSIBLE FOR LIMITING THE ACCUMULATION OF WASTE MATERIALS AND RUBBISH.
- DIMENSIONS ARE TO BE FIELD-VERIFIED & ADJUSTED ACCORDINGLY.
- ALL DIMENSIONS ARE FROM FINISHED SURFACES, U.O.N.
- ALL HEADERS TO BE 2-PLY 2x10 #D.F. OR BETTER UNLESS OTHERWISE NOTED.
- COORDINATE ALL DOOR STYLES AND DOOR/WINDOW HEAD/JAMB/SILL DETAILS WITH OWNER.
- INTERIOR DOORS TO BE LOCATED WITHIN 4" OF CORNER TO ALLOW FOR TRIM, U.O.N.
- MOISTURE RESISTANT GYP. BD. ON ALL WET WALLS U.O.N.
- INSULATE PLUMBING WALLS, TYP.
- ALL JOINTS INSTALLED IN OR BETWEEN FIRE RESISTANT RATED WALLS, FLOORS OR CEILING ASSEMBLIES AND ROOFS SHALL BE PROTECTED BY APPROVED FIRE RESISTANT JOINT SYSTEMS PER IBC.
- COORDINATE W/ PLUMBING CONTRACTOR FOR ALL UNDER-SLAB PIPING PRIOR TO POURING SLAB.
- COORDINATE ALL FLOOR FRAMING WITH PLANNED PLUMBING FIXTURES TO ENSURE DRAINS DO NOT INTERFERE WITH FRAMING.
- INSTALL SMOKE AND CO (CARBON MONOXIDE) DETECTORS AT EACH LEVEL AND SLEEPING AREAS PER INTERNATIONAL BUILDING CODE. SMOKE AND CO DETECTORS SHALL BE CONNECTED TO BUILDING POWER SUPPLY AND HAVE BATTERY BACKUP.



TAG LEGEND

16-UNIT RENTAL HOUSING

DEVELOPMENT

v.7a

1160 University Avenue
Green Bay, WI 54301
Parcel 7-709-1

PRELIMINARY SKETCH

NOT FOR CONSTRUCTION

ISSUE DATE: 3/8/2024

ISSUED FOR: REVIEW

REVISION LOG

© NEIGHBORWORKS GREEN BAY



1160 UNIVERSITY AVENUE
GREEN BAY, WI

PROJECT NAME

ENLARGED APARTMENT
FLOOR PLANS

SHEET NAME

PROJECT NUMBER: -

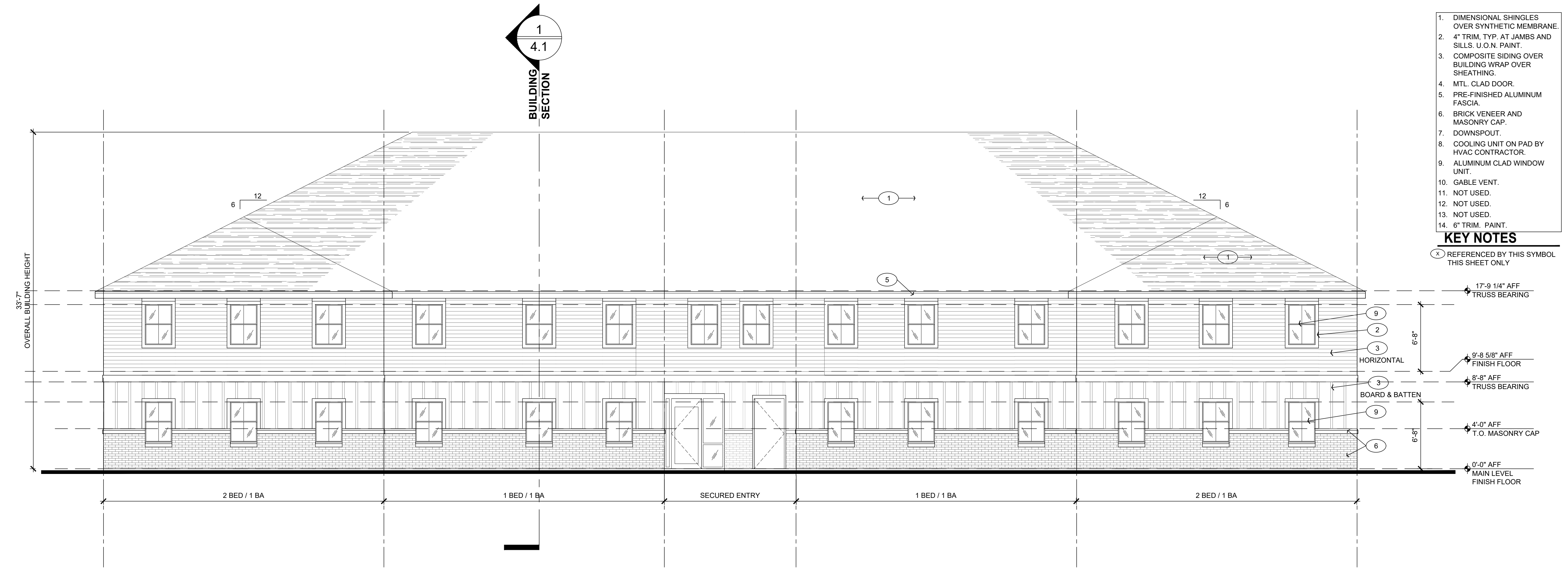
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SCALE: 1/8" = 1'-0"

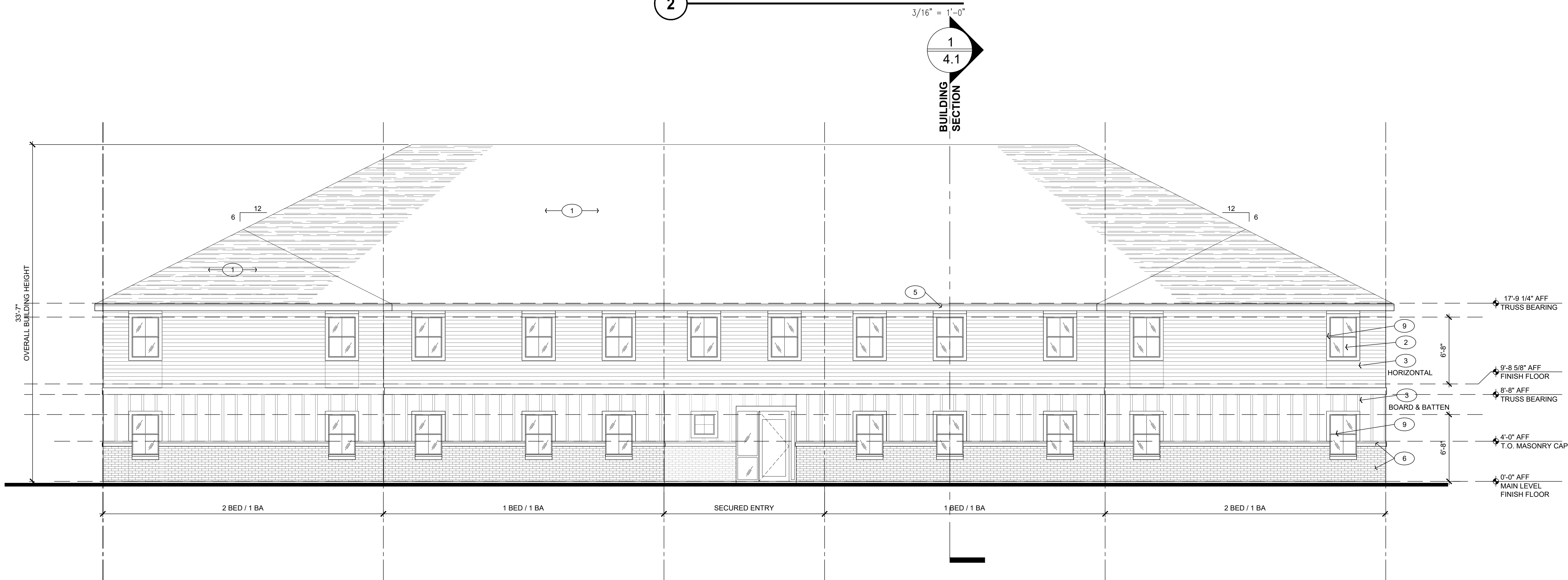
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SHEET NUMBER

S:\4. Real Estate Development\2. Prospects\Green Bay_ University Avenue_ Apartments\2 - Pre Development\Drawings\3.1 Exterior Elevations_v7a.dwg, 3/11/2024 10:33:14 AM



2 SOUTH ELEVATION



1 NORTH ELEVATION

16-UNIT RENTAL HOUSING

DEVELOPMENT

v.7a

1160 University Avenue
Green Bay, WI 54301
Parcel 7-709-1

PRELIMINARY SKETCH

NOT FOR CONSTRUCTION

ISSUE DATE: 3/8/2024

ISSUED FOR: REVIEW

REVISION LOG

© NEIGHBORWORKS GREEN BAY



2

REVISE ROOF PLAN AND EXTERIOR ELEVATIONS



1160 UNIVERSITY AVENUE

GREEN BAY, WI

PROJECT NAME

EXTERIOR ELEVATIONS

SHEET NAME

PROJECT NUMBER: -

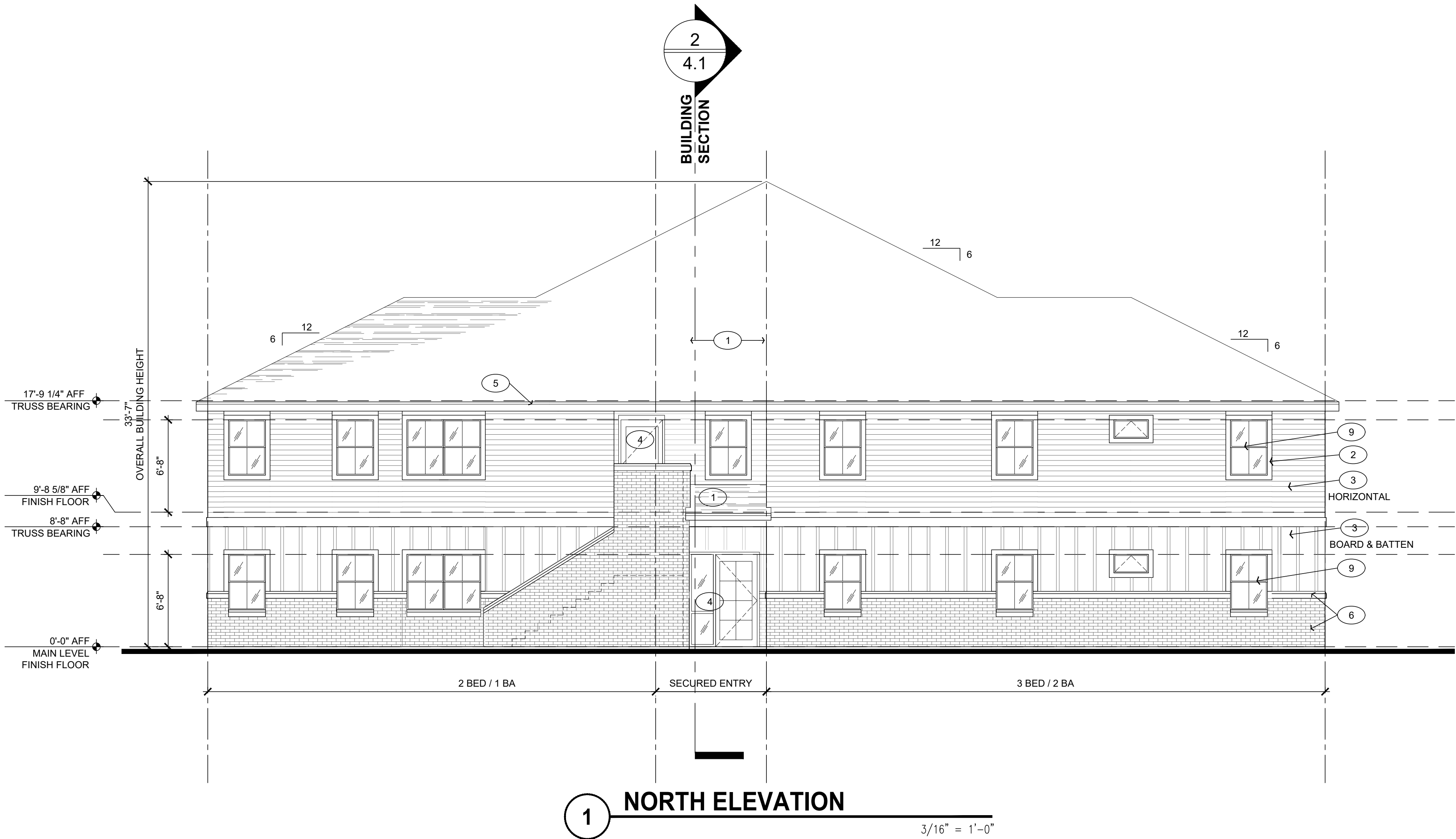
DRAWN BY: DE CHECKED BY: TD

SCALE: AS NOTED

3.1

SHEET NUMBER

S:\4. Real Estate Development\2. Prospects\Green Bay_ University Avenue_ Apartments\2 - Pre Development\Drawings\3.1 Exterior Elevations_v7a.dwg, 3/11/2024 10:33:35 AM



16-UNIT RENTAL HOUSING
DEVELOPMENT
v.7a
1160 University Avenue
Green Bay, WI 54301
Parcel 7-709-1

PRELIMINARY SKETCH
NOT FOR CONSTRUCTION

ISSUE DATE: 3/8/2024
ISSUED FOR: REVIEW
REVISION LOG

© NEIGHBORWORKS GREEN BAY

△
2 REVISE ROOF PLAN AND EXTERIOR ELEVATIONS
△

1160 UNIVERSITY AVENUE
GREEN BAY, WI
PROJECT NAME

EXTERIOR ELEVATIONS

SHEET NAME

PROJECT NUMBER: -

DRAWN BY: DE CHECKED BY: TD

SCALE: AS NOTED

3.2
SHEET NUMBER



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

April 9, 2024

PREPARED BY

AGENDA ITEM # F.I

Financial report and check register.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Check Report
2. RDA Financial Report 2024

City of Green Bay RDA
Check Register
March-24

CHECK #	CHECK DATE	VENDOR NAME	AMOUNT
21744	03/14/2024	CITY OF GREEN BAY	27,720.54
21745	03/14/2024	NEIGHBORWORKS GREEN BAY	2,495.00
			<u>\$ 30,215.54</u>

Redevelopment Authority
Financial Report
CDBG
3/31/2024

CDBG Entitlement Funds	2024 Budget	2023 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Fair Housing	-	32,155.00	-	2,155.00	30,000.00	-
Public Services	-	220,323.08	-	-		220,323.08
CDBG Eligible Areas HILP Program	-	449,272.62	-	43,601.00	164,399.49	241,272.13
CDBG Eligible Areas Public Facilities and Infrastructure	-	271,085.43	4,625.00	-	-	275,710.43
CDBG Eligible Areas-Beautification/Art	-	80,009.87	-	-	-	80,009.87
Economic Development	-	66,997.05	39,539.02	-	-	106,536.07
Administration	-	169,545.01	1,156.40	57,855.26	-	112,846.15
	\$ -	\$ 1,289,388.06	\$ 45,320.42	\$ 103,611.26	\$ 194,399.49	\$ 1,036,697.73

CARES CDBG-CV Funds	2024 Budget	2023 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Business Improvement Districts		455.78	-	-	-	455.78
Rental/Mortgage Assistance Program LMI		115,829.37	-	-	-	115,829.37
	\$ -	\$ 116,285.15	\$ -	\$ -	\$ -	\$ 116,285.15

Redevelopment Authority
Financial Report
HOME
3/31/2024

	2024 Budget	2023 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Single Family Rehab Loan Program	-	434,704.96	-	36,744.52	287,812.59	110,147.85
CHDO Projects	-	364,500.00	-	-	-	364,500.00
Housing Development Projects	-	1,852,993.73	19,721.70	-	1,161,470.00	711,245.43
Administration	-	157,480.84	4,722.20	9,366.68		152,836.36
HOME-ARP Admin		1,948,216.00	-	-	-	1,948,216.00
	\$ -	\$ 4,757,895.53	\$ 24,443.90	\$ 46,111.20	\$ 1,449,282.59	\$ 3,286,945.64



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

April 9, 2024

PREPARED BY

AGENDA ITEM # F.2

Director's report and project updates.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Development Tracking PUBLIC 20240404



Community & Economic Development Department
100 North Jefferson Street - Room 608
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3300
Fax 920.448.3426

City of Green Bay Development Tracker - April 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 approved 2/6/24. Construction starting August 2024.	225	0	\$21,000,000
2	City East Apartments	City East Apartments, LLC.	1165 E Walnut	Affordable multi-family rental, United Way office	Construction underway	43	36	\$11,627,300
3	Bay City Lofts	Bay City Lofts, LLC.	2510 University Ave	Affordable multi-family rental	Construction underway	48	40	\$14,125,500
4	200 N. Monroe	200 N. Monroe PropCo LLC	200 N. Monroe	Market rate multi-family rental, ground floor commercial	DA amendment under review	172	TBD	\$22,000,000
5	JBS	City/RDA	0 Lime Kiln Rd	Destination park, mixed housing, urban farm	Five development RFP responses accepted and under review. Road and utility construction to begin in summer.	TBD	TBD	TBD
6	New Land 221 Cherry	New Land Enterprises	221 Cherry	Market rate multi-family rental, retail	DA to be considered in May	268	0	\$38,000,000
7	Former Badger Sheet Metal	TBD	420 S. Broadway/419 S. Maple	Market rate multi-family rental, fire station, retail, green infrastructure corridor	Eleven development RFQ responses accepted and under review.	TBD	TBD	TBD
8	The Fort @ Railyard	TWG	419 Donald Driver Way	Affordable multi-family rental, retail	Under construction. Completion anticipated Fall 2024	233	187	\$21,000,000
9	Cherry Faith Properties	DuJuan Cherry	436 S. Monroe	Multi-family rental, ground floor commercial	Developer proposal withdrawn. RFP to be reissued.	33	26	TBD
10	222 Cherry St LLC	Peter Nugent	216-222 Cherry St	Market rate apts with retail 1st floor	Amendment to DA to be considered	71	0	\$9,000,000

PRIMARY USE COLOR KEY	
Multi-family	
Single-family	
Commercial	
Industrial	
Public	

City of Green Bay Development Tracker - April 2024

#	Project Name	Developer	Project Location	Project Description	Status Update	Housing Units		Est. Prop Value
11	University Ave	Neighborworks Green Bay	Near 1120 University Ave	16 Unit Complex	Bidding and Design process. Planning Option extension may be considered at April RDA.	Total #	Under 80%	TBD
						TBD	16	
12	4th Street	Neighborworks Green Bay	4th Street and Chestnut	7 unit town house development	Finalizing bidding and design. Planning Option expires 6/30/24	Total #	Under 80%	TBD
						7	TBD	
13	Mary and Gallagher	Neighborworks Green Bay	Mary St and Gallagher St	Housing	PO Expired. Neighborworks to meet with DPW on infrastructure needs before proceeding.	Total #	Under 80%	TBD
						TBD	TBD	
14	1035 Vandertbraak	Danna Capital, Horizon	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	Total #	Under 80%	TBD
						52	TBD	
15	Pulliam Redevelopment	Port of Green Bay / Brown County	420 S. Broadway/419 S. Maple	Port development / C. Reiss relocation	Engineering underway for Pulliam improvements. RAISE Grant submitted in February.	Total #	Under 80%	TBD
						NA	NA	
16	Carnivore	Lanny Viegut	3757 Vital Pl	Industrial - pet food processing	Phase 2 nearing completion	Total #	Under 80%	\$35,000,000
						NA	NA	
17	Grandview Project #2		3855 Finger Rd	Industrial	Design phase. PO Expires 8/6/24	Total #	Under 80%	TBD
						NA	NA	
18	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. Phase 2 grant and Shipyard DA amendment approved in March	Total #	Under 80%	NA
						NA	NA	
19	Schauer & Schumacher	33 Investments LLC	227 E Walnut, 101 & 109 N Adams St	Event venue, speakeasy and boutique hotel	Planning option expired. Staff considering alternatives while developer continues to seek financing.	Total #	Under 80%	TBD
						NA	NA	
20	Green Bay Plaza	ICAP Development	1555 W. Mason	Commercial	Development Agreement approved in March	Total #	Under 80%	\$4,000,000.00
						NA	NA	
21	Southwest Woods	GB Real Estate Investments	Hinkle south of Mason	Single-family houses and townhomes with road extension	Development Agreement approved in March. Staff working to create new TID	Total #	Under 80%	\$8,000,000
						29	0	
22	Veterans Village	Veterans First	2890 Anthony Drive	Cottage Court development for veterans	PUD application submitted - item held	Total #	Under 80%	TBD
						21	21	

PRIMARY USE COLOR KEY	
	Multi-family
	Single-family
	Commercial
	Industrial
	Public

City of Green Bay Development Tracker - April 2024

#	Project Name	Developer	Project Location	Project Description	Status Update	Housing Units		Est. Prop Value
23	1915 Harold St.	LeMense	1915 Harold St	Single family, owner occupied home	DA approved, expires 12/31/2024	Total #	Under 80%	\$198,300
						1	0	
24	445 S Baird St	Deals, Development, Partnership Capital	445 S Baird St	Single family, owner occupied home	Completion anticipated Fall 2024	Total #	Under 80%	\$243,000
						1	0	
25	929 N Broadway	Neighborworks Green Bay	929 N Broadway	Single family, owner occupied home	PO Expires 03/12/2024	Total #	Under 80%	TBD
						1	1	
26	1162 & 1164 Day St	Neighborworks Green Bay	1162 & 1164 Day St	Single family, owner occupied home on each lot	Construction underway. DA Expires 12/31/2024	Total #	Under 80%	\$500,000
						2	1	
27	1008 Smith St.	Habitat for Humanity	1008 Smith Street	Affordable single-family	DA expires 12/31/2024	Total #	Under 80%	\$240,000
						1	1	
28	1132 Harvey St.	Habitat for Humanity	1132 Harvey Street	Affordable single-family	DA expires 12/31/2024	Total #	Under 80%	\$250,000
						1	1	
29	1151 Reber St.	Habitat for Humanity	1151 Reber Street	Affordable single-family	DA expires 12/31/2024	Total #	Under 80%	\$250,000
						1	1	
30	Habitat Homestead	Habitat for Humanity	0 Richmond Street	Affordable single-family owner occupied detached homes and townhomes	Development Agreement approved in March. Road construction to start in fall.	Total #	Under 80%	\$2,925,000
						14		

TOTAL UNITS	UNDER 80%	TOTAL VALUE
1223	315	\$188,359,100

PRIMARY USE COLOR KEY
Multi-family
Single-family
Commercial
Industrial
Public