



AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, JULY 9, 2024, 1:30 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.
AMENDED

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: Chair Gary Delveaux, Vice-Chair Matt Schueller, Deby Dehn, Ald. 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, July 9, 2024, meeting of the Redevelopment Authority.

D. Approval of Minutes.

- I. Approval of the minutes from the June 11, 2024, meeting.

E. Regular Business.

- I. Consideration with possible action to grant NeighborWorks Green Bay a 30-day extension

for the development of Parcel 7-709-1.

2. Consideration with possible action to approve Burlington Associates in Community Development to proceed with Phase 2 of the Community Land Trust Feasibility Study.
3. Consideration with possible action to approve the transfer of Parcels 21-3380 and 21-3381 from the Redevelopment Authority of the City of Green Bay to the City of Green Bay Parks Department for the development of VT Pride Park.
4. Consideration with possible action to not award the KI 1-24 West Rotunda repair contract.
5. Consideration with possible action on the award to purchase a new train station depot shelter for Bay Beach Park from Northland Recreation.

F. Informational.

1. Financial report and check register.
2. RDA Parcel Inventory Summary.
3. Brownfields Program Update.
4. Director's report and project updates.
5. Date of next meeting: August 13, 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

July 9, 2024

PREPARED BY

Cheryl Renier-Wigg, Staff

AGENDA ITEM # E.1

Consideration with possible action to grant NeighborWorks Green Bay a 30-day extension for the development of Parcel 7-709-1.

BACKGROUND

In July 2023, NeighborWorks Green Bay was awarded a six-month Planning Option for the development of Parcel 7-709-1, a parcel located adjacent to Golden House for the construction of a multifamily apartment building. Since that time, there have been two (2) three (3)-month extensions granted. The latest planning option expires July 11, 2024.

The project is for the creation of a total of 16 units in two buildings, eight in each building. NeighborWorks Green Bay designed the building and went out to bid and received one bid on the project. They would like some time to either obtain another bid and/or work with the bidder to realize some cost savings to lessen the gap needed to complete the project. Staff is in support of an additional 30 days to accomplish this.

RECOMMENDATION

To approve the request of NeighborWorks Green Bay for a 30-day extension for the development of Parcel 7-709-1.

FISCAL IMPACT

ATTACHMENTS

- I. Green Bay_University Ave_Planning Option Extension_COMPILED_20240702

July 2, 2024

Cheryl Renier-Wigg
Development Director Community & Economic Development
Executive Director Green Bay Housing Authority
Redevelopment Authority of the City of Green Bay
100 North Jefferson Street
Green Bay, WI 54301

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

Dear Ms. Renier-Wigg and Members of the Authority,

NeighborWorks Green Bay is requesting a 30-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 next door. Unit sizes currently under consideration range between 2-bedroom and 3-bedroom apartments on two levels.

During the most recent planning option, a Request for Proposal, including architectural plans and specifications, was issued to four local bidders for review and response. Based on the results from the bidding period, we are still working to bring the total development costs to an accessible level. Our intent is continue discussions with our construction partners the City of Green Bay and other resources to make the project viable. If that is successful, 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,

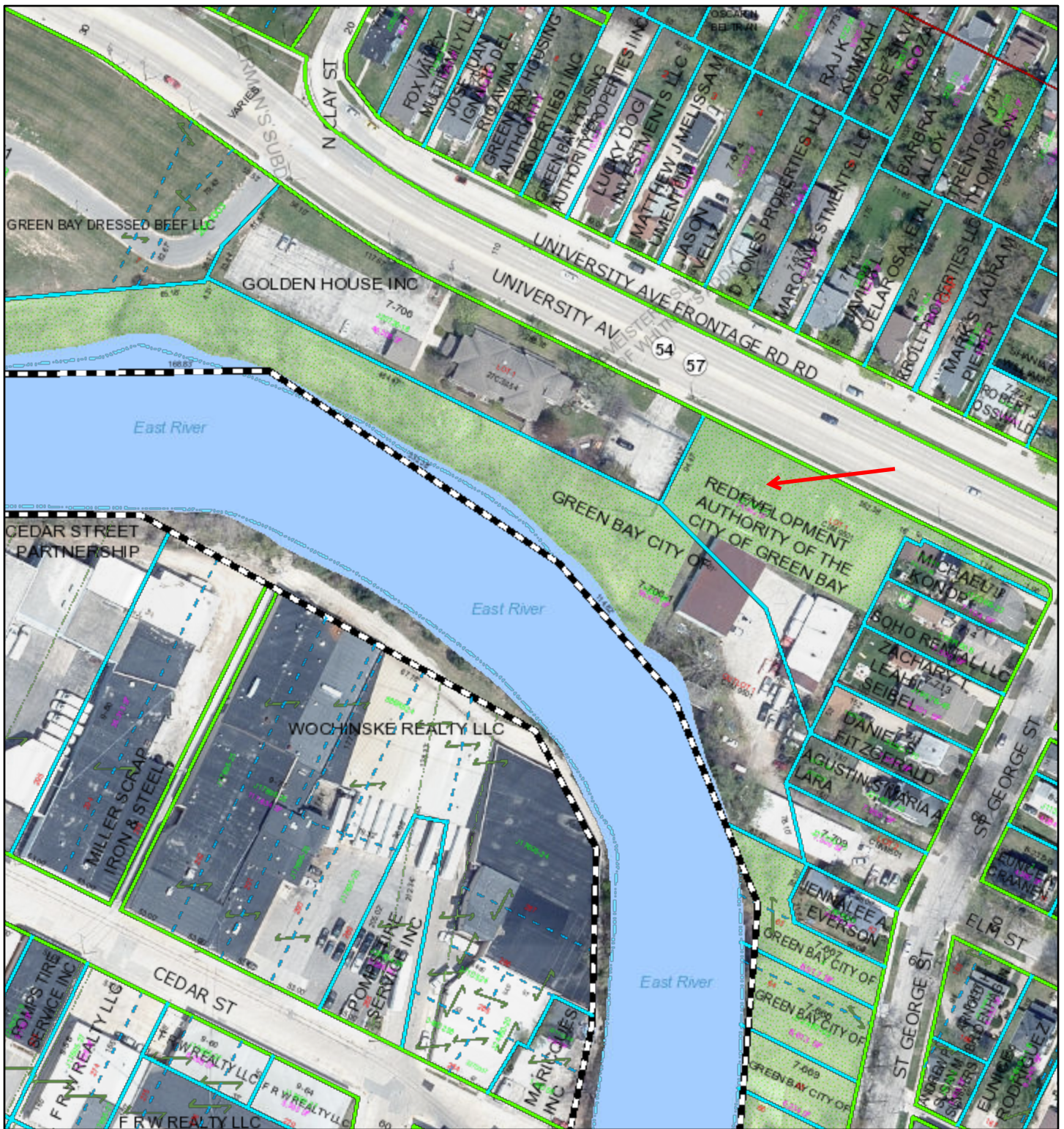


David Erickson, RA

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

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

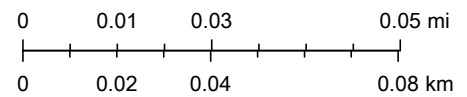
City of Green Bay Web Map



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

1:2,257

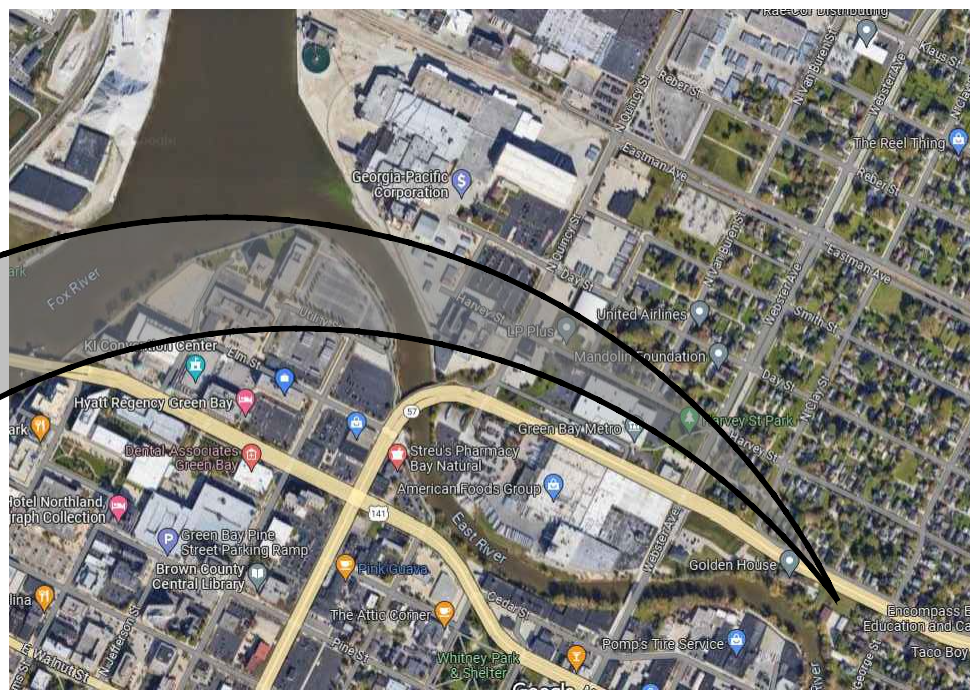
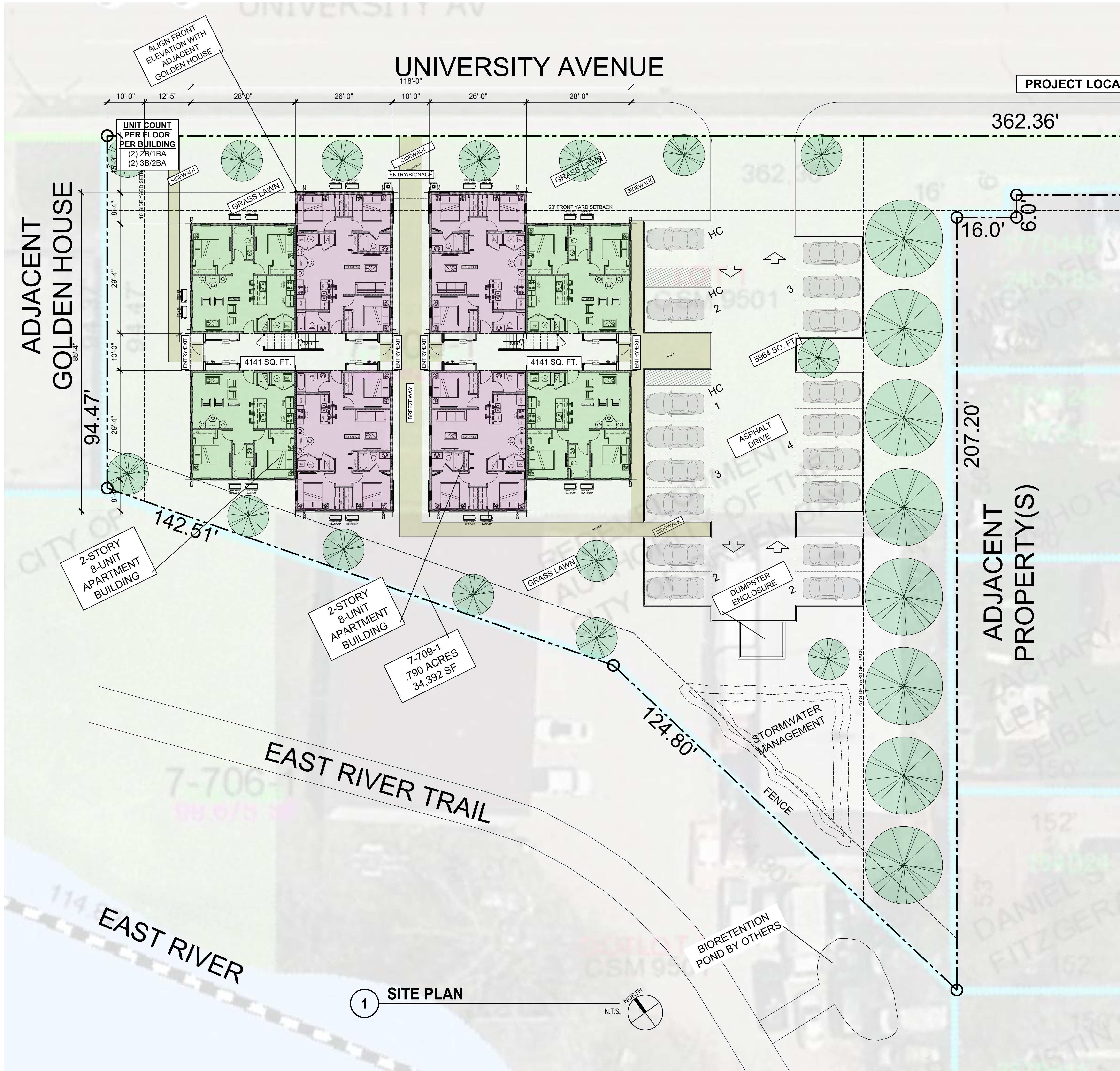
- | | |
|---|---------------------------|
| PropertyHook | Lot boundary |
| ParcelLine | Meander line |
| Block boundary | Original Right of Way |
| Bulkhead Line | PLSS line |
| Historic Parcel Line (20under) | Parcel line |
| Hydrography | Plat boundary |
| Lines between deeds or lots (20pdashed) |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

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



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 =	8,282.0 SQ. FT. (*, **)
PARKING (17 STALLS) =	5,911.0 SQ. FT.
WALKWAYS =	2,041.0 SQ. FT.
TOTAL FOOTPRINT	16,234.0 SQ. FT.
* (2) 4,141 SF BUILDINGS.	
** UPPER LEVEL IS FULLY CONTAINED WITHIN MAIN LEVEL FOOTPRINT **	
IMPERVIOUS SQ. FOOTAGE CALC.	
TOTAL BLDG. FOOTPRINT:	16,234.0 SQ. FT.
TOTAL LOT SIZE:	34,392.0 SQ. FT. (.789 ACRES)
IMPERVIOUS RATIO	
(BUILDING FOOTPRINT + WALKWAYS + DRIVEWAY) / LOT SIZE x 100 =	16,234 / 34,392.0 x 100 = 47.2%
% OF IMPERVIOUS SURFACE	
FLOOR AREA RATIO (FAR)	
(FLOOR AREA * TOTAL FLOORS) / LOT SIZE =	(8,282 * 2) / 34,392.0 = .48



NOTE - ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS & DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

(2) 8-UNIT RENTAL HOUSING DEVELOPMENT

v.9a

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

PRELIMINARY SKETCH
NOT FOR CONSTRUCTION

ISSUE DATE: 5/8/2024
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: -

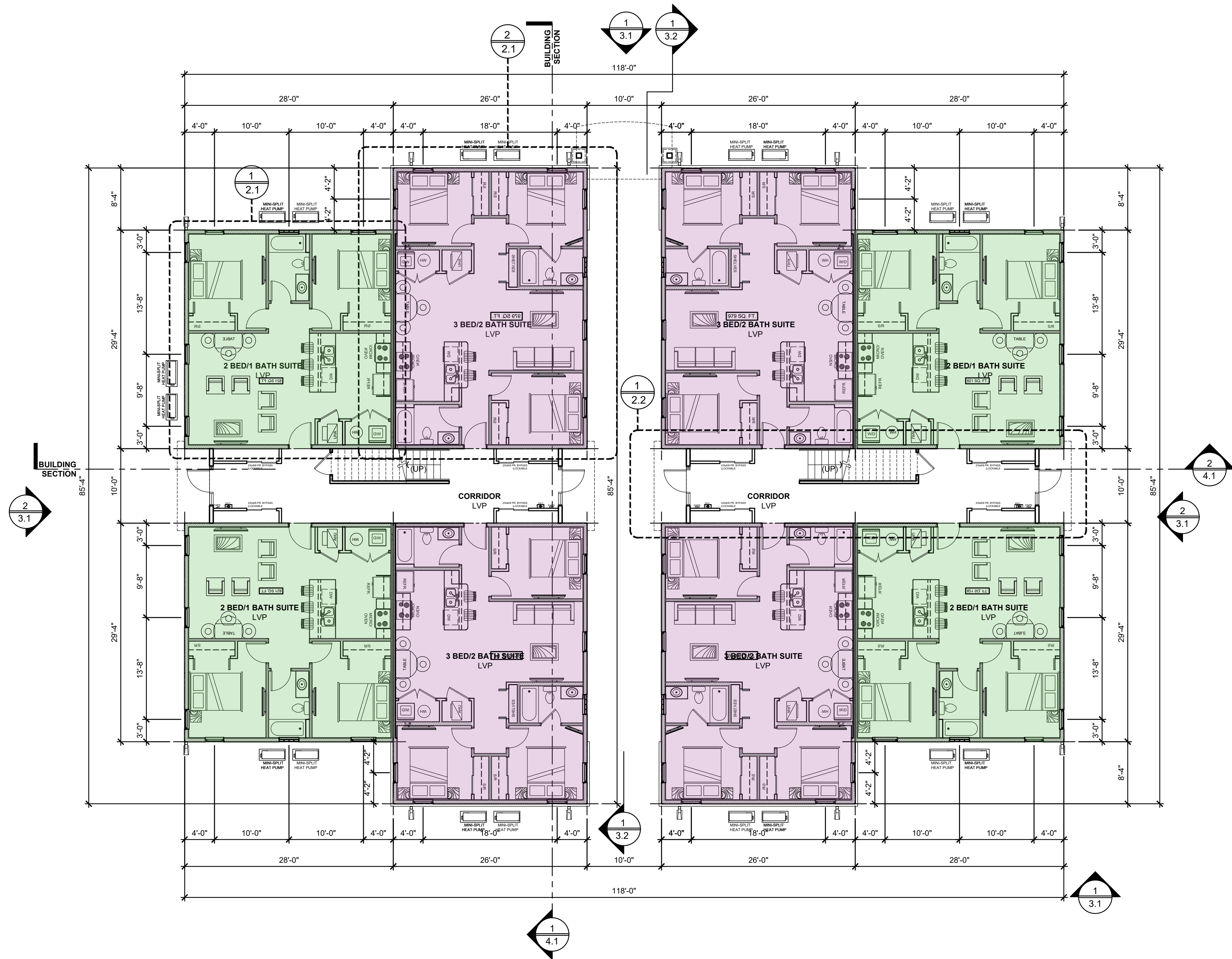
SCALE: N.T.S.

0.2

SHEET NUMBER

SQUARE FOOTAGE CALCULATIONS			
TYPE	SQ. FT. PER UNIT	QUANTITY PER FLOOR	SQ. FT. PER FLOOR
2 BED / 1 BATH SUITE	821.0	4	3,284.0
3 BED / 2 BATH SUITE	979.0	4	3,916.0
LIVING AREA PER FLOOR (TOTAL)		8	7,200.0
NON-LIVING AREA (1ST FLOOR)			1,082.0
NON-LIVING AREA (2ND FLOOR)			1,082.0
NON-LIVING AREA (TOTAL)			2,164.0
TOTAL SF (1ST FLOOR)			8,282.0
TOTAL SF (2ND FLOOR)			8,282.0
GRAND TOTAL (2 FLOORS)			16,564.0

NOTE - ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS & DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.



1 MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"

(2) 8-UNIT RENTAL HOUSING

DEVELOPMENT

v.9a

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Parcel 7-709-1

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1160 UNIVERSITY AVENUE
GREEN BAY, WI
PROJECT NAME

MAIN LEVEL

FLOOR PLAN

SHEET NAME

PROJECT NUMBER: -

DRAWN BY: DE CHECKED BY: TD

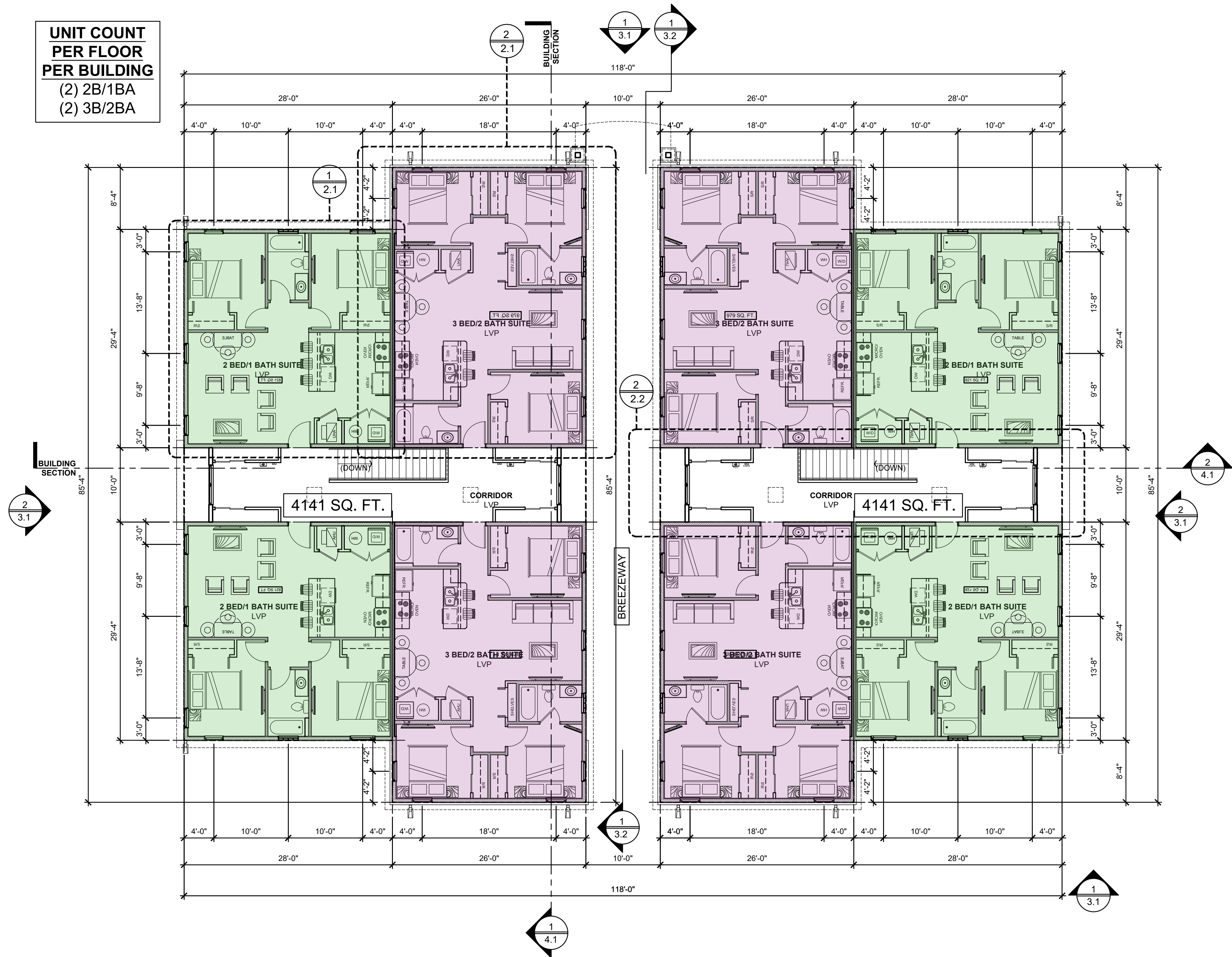
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1.1

SHEET NUMBER

SQUARE FOOTAGE CALCULATIONS			
TYPE	SQ. FT. PER UNIT	QUANTITY PER FLOOR	SQ. FT. PER FLOOR
2 BED / 1 BATH SUITE	821.0	4	3,284.0
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UNIT COUNT
PER FLOOR
PER BUILDING
(2) 2B/1BA
(2) 3B/2BA

1 UPPER LEVEL FLOOR PLAN
1/8" = 1'-0"

(2) 8-UNIT RENTAL HOUSING

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1160 UNIVERSITY AVENUE
GREEN BAY, WI
PROJECT NAME

UPPER LEVEL
FLOOR PLAN
SHEET NAME

PROJECT NUMBER: -

DRAWN BY: DE CHECKED BY: TD

SCALE: AS NOTED

1.2

SHEET NUMBER

NOTE - ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS & DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

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1160 UNIVERSITY AVENUE
GREEN BAY, WI

PROJECT NAME

ENLARGED APARTMENT
FLOOR PLANS

SHEET NAME

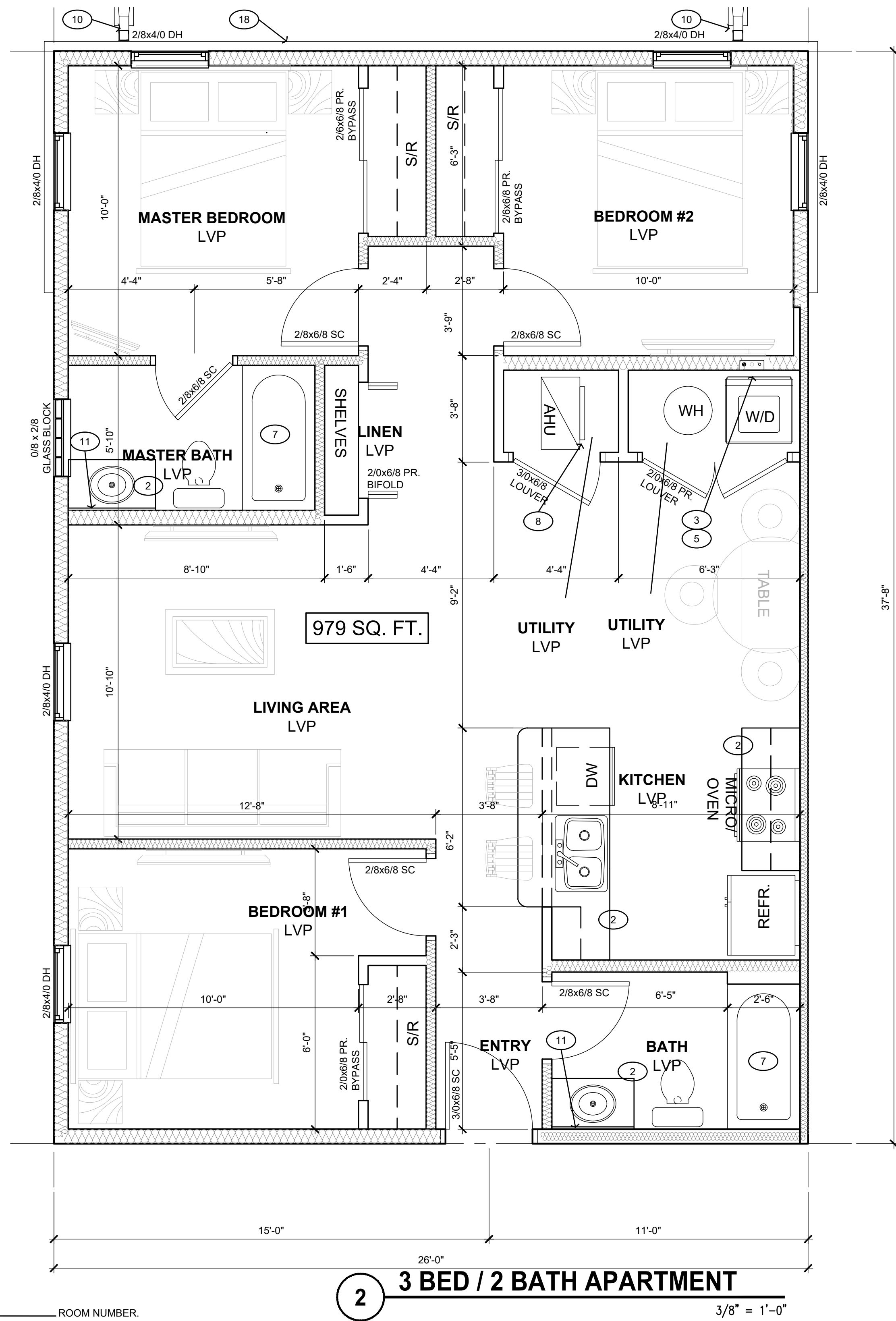
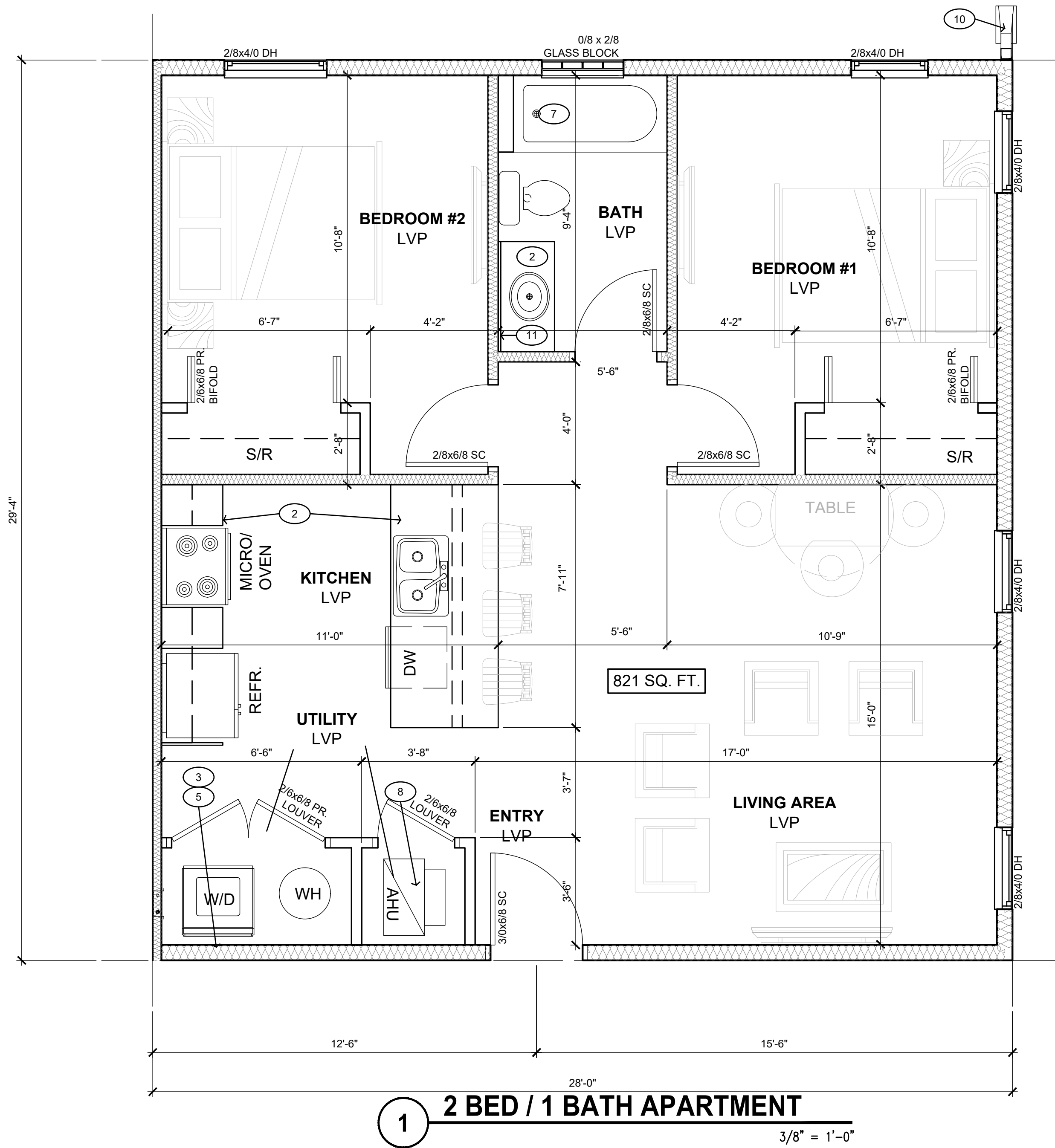
PROJECT NUMBER: -

DRAWN BY: DE CHECKED BY: TD

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

2.1

SHEET NUMBER



SQUARE FOOTAGE CALCULATIONS

TYPE	SQ. FT. PER UNIT	QUANTITY PER FLOOR	SQ. FT. PER FLOOR
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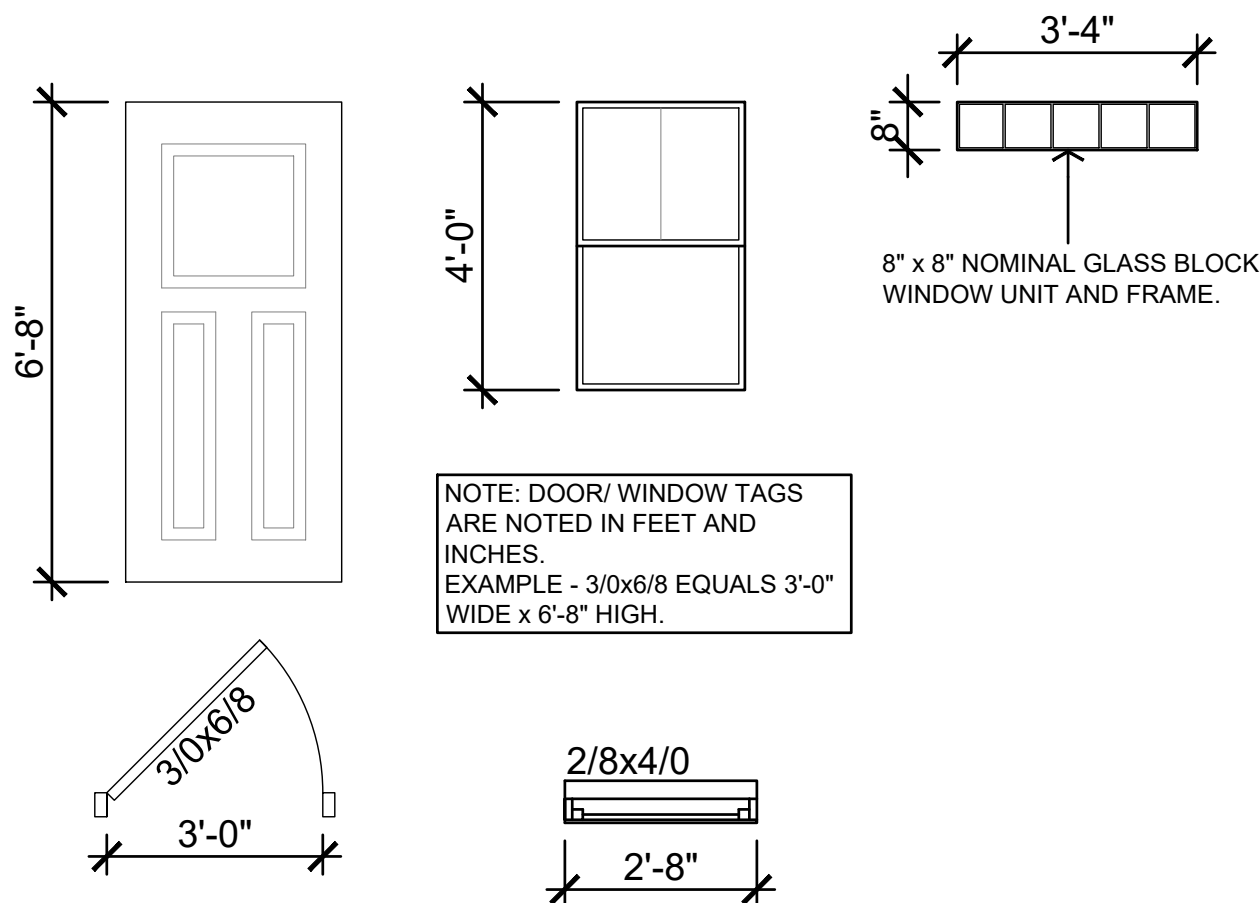
- 4" DEEP CONCRETE PAD, PROVIDE 6x6 W1.4xW1.4 WWM HELD TO TOP OF SLAB OVER 4" COMPACTED GRAVEL.
- BUILT-IN MILLWORK.
- DRYER VENT TO OUTSIDE.
- HEATING/COOLING UNIT ON PAD BY HVAC CONTRACTOR.
- WASHER / DRYER CONNECTION.
- LINE OF AWNING ABOVE.
- ACRYLIC TUB/SHOWER
- AIR HANDLING UNIT.
- 24"x22" ATTIC ACCESS PANEL ABOVE.
- 5" DOWNSPOUT W/ SPLASH BLOCK AT FINISH GRADE.
- MIRROR.
- LINE OF ROOF BELOW, SLOPE 6:12.
- CONCRETE SIDEWALK TO PROPERTY LINE.
- LINE OF CONTINUOUS 16" W. x 8" D. FOOTING.
- 1-1/2" DIA. HANDRAIL. MAX. 36" AFF.
- NOT USED.
- NOT USED.
- LINE OF BRICK VENEER AND CAP. RE: ELEVATIONS.
- WATER HEATER.

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

NOTE: REFER TO OVERALL FLOOR PLANS FOR UNIT ORIENTATION.

KEY NOTES

ROOM NUMBER.
ROOM NAME.
FLOOR FINISH.



TAG LEGEND

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.

1. DIMENSIONAL SHINGLES OVER SYNTHETIC MEMBRANE.
2. 4" TRIM, TYP. AT JAMBS AND SILLS. U.O.N. PAINT.
3. COMPOSITE SIDING OVER BUILDING WRAP OVER SHEATHING.
4. MTL. CLAD DOOR.
5. PRE-FINISHED ALUMINUM FASCIA.
6. BRICK VENEER AND MASONRY CAP.
7. DOWNSPOUT.
8. COOLING UNIT ON PAD BY HVAC CONTRACTOR.
9. ALUMINUM CLAD WINDOW UNIT.
10. GABLE VENT.
11. ENTRY SIGNAGE.
12. SECURED FENCE/GATE
13. NOT USED.
14. 6" TRIM. PAINT.

KEY NOTES

① REFERENCED BY THIS SYMBOL THIS SHEET ONLY

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2 EAST/WEST ELEVATION

3/16" = 1'-0"



1 NORTH/SOUTH ELEVATION

3/16" = 1'-0"

1. DIMENSIONAL SHINGLES OVER SYNTHETIC MEMBRANE.
2. 4" TRIM, TYP. AT JAMBS AND SILLS. U.O.N. PAINT.
3. COMPOSITE SIDING OVER BUILDING WRAP OVER SHEATHING.
4. MTL. CLAD DOOR.
5. PRE-FINISHED ALUMINUM FASCIA.
6. BRICK VENEER AND MASONRY CAP.
7. DOWNSPOUT.
8. COOLING UNIT ON PAD BY HVAC CONTRACTOR.
9. ALUMINUM CLAD WINDOW UNIT.
10. GABLE VENT.
11. ENTRY SIGNAGE.
12. SECURED FENCE/GATE
13. NOT USED.
14. 6" TRIM. PAINT.

KEY NOTES

① REFERENCED BY THIS SYMBOL THIS SHEET ONLY

(2) 8-UNIT RENTAL HOUSING

DEVELOPMENT

v.9a

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

PRELIMINARY SKETCH

NOT FOR CONSTRUCTION

ISSUE DATE: 5/8/2024

ISSUED FOR: REVIEW

REVISION LOG

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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

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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

July 9, 2024

PREPARED BY

Will Peters

AGENDA ITEM # E.2

Consideration with possible action to approve Burlington Associates in Community Development to proceed with Phase 2 of the Community Land Trust Feasibility Study.

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.

At the February meeting of the Redevelopment Authority (RDA), the RDA authorized City Staff to engage Burlington Associates in Community Development, LLC (Consultant) to conduct a study to determine the feasibility of creating a land trust for the City of Green Bay.

The Consultant has completed Phase I of the study which is analyzing the feasibility of a community land trust model for Green Bay. Based on the Consultant's findings (attached), the recommendation is being made to proceed with Phase 2, which is the implementation of a Community Land Trust and the design of its homeownership program.

RECOMMENDATION

To approve Burlington Associates in Community Development to proceed with Phase 2 of the Community Land Trust Feasibility Study.

FISCAL IMPACT

ATTACHMENTS

- I. City of Green Bay CLT Feasibility Report - 06282024



City of Green Bay
Community Land Trust
Feasibility Study and Recommendations

June 28, 2024

Jeff Washburne, Partner
Burlington Associates in Community Development

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Background

Burlington Associates in Community Development (Burlington Associates) responded to a Request for Qualifications (RFQ) released by the City of Green Bay in January 2024. Burlington Associates was awarded the contract by the City of Green Bay and a contract for services was executed in late February 2024.

The City of Green Bay's RFQ was divided into two phases and Burlington Associates responded with proposed scope of services for both of these phases. In summary, the first phase of the scope of services sought to answer the following two questions:

- Should there be a Community Land Trust serving the City of Green Bay and/or the Greater Green Bay community?
- If so, who or what entity should provide the Community Land Trust (CLT) program functions?

Within these two overarching questions are dozens of additional questions and considerations that were explored to better inform the next phase of scope of services defined in the City of Green Bay's RFQ. Dependent on the responses to the questions above and the subsequent recommendation and ultimate approval by the City of Green Bay, the second phase of the scope of services would entail the support, development, and implementation of a Community Land Trust in Green Bay.

Approach

Burlington Associates' Phase One scope of services included numerous conversations with key partner stakeholders including conversations with potential funders, WHEDA, City of Green Bay, surrounding local municipalities, community (both formal and informal) leaders, affordable housing advocates, and others in the community with a focus on low-income and other under-resourced and under-represented people in the community.

Additionally, Burlington associates will review and incorporate relevant information into its feasibility analysis from the following additional documents and examples:

- City of Green Bay 2020 Housing Market Study
- 2050 Comprehensive Plan
- Greater Green Bay Chamber of Commerce Economic Development Scoreboard
- Census Reports and Projections
- Summary descriptions of Green Bay Community-Owned Assets, including:
 - Beach Bay Amusement Park
 - Beach Bay Sanctuary
 - Green Bay Packers

Upon completion of the initial feasibility assessment phase, the City of Green Bay will be presented with this feasibility report along with recommendations and operating assumptions for a to-be-established CLT program or hosted CLT for its first five years of operations. This document would provide the City of Green Bay with a framework to (1) evaluate and determine how to proceed with the implementation and launch of a CLT or CLT program; and (2) build political, financial, and community support for the CLT in Green Bay and potentially the greater region. It was anticipated that the first phase of this scope of services would be completed in approximately three (3) months.

The outcomes resulting from this feasibility assessment and recommendation report phase include:

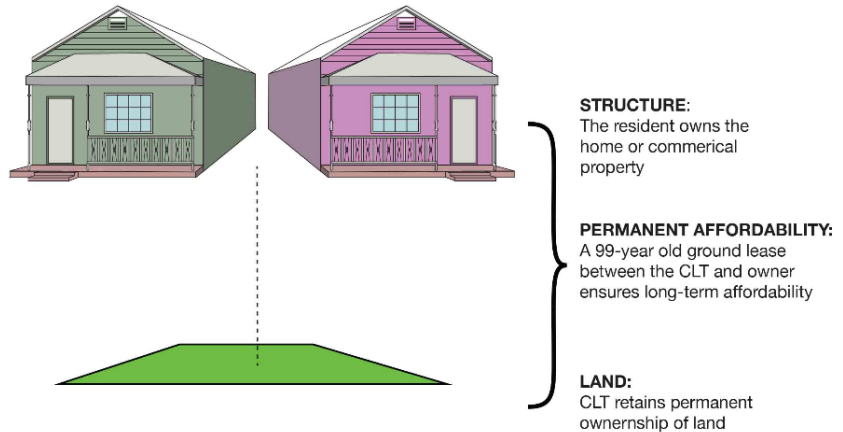
- A summary of Green Bay CLT stakeholder conversations providing guidance to the critical issues needed to establish and successfully operate either a community land trust program or to host a CLT through the City or another entity. It will also have recommendations on how best to proceed.
- Recommendations on breadth of core functions to be managed by the eventual CLT and potential sponsoring entity(ies); how best to govern its operations; what the initial and potential CLT service area would be; the priority targeting the CLT property acquisitions and the target market it would serve; how much equity investment would be required to undertake this mission, acquire these properties, and serve this clientele, along with some possible sources for providing this equity; how the homes and any other properties to be brought into the CLT's portfolio are likely to be developed; and the organizational capacity needed by the City, another entity, or the CLT to manage its organizational and stewardship commitment on an ongoing basis, based on these growth assumptions.

- This written summary of the critical business plan assumptions – listing critical foundational and high-level operating assumptions – will be completed, providing a framework for the City of Green Bay or the CLT and other key stakeholders and decision-makers to use to guide the roll-out and implementation of a local community land trust initiative, should the City of Green Bay decide to proceed.

Community Land Trusts

Community Land trusts (CLTs) are community-based organizations committed to creating and preserving a permanent supply of affordably-priced housing in the communities in which they operate. There are over 300 community land trusts currently in operation in cities and towns across the United States.

A community land trust buys or receives donated land and builds or arranges for the construction of new homes and/or acquires and rehabilitates existing homes using public and/or private subsidy. The CLT then makes these homes available for sale to limited-income homebuyers, at a lower purchase price due to an affordability gap investment, often including a reduction or removal of land value from the purchase price.



The CLT sells the home at an affordable price to an eligible homebuyer household but retains ownership of the land parcel on which the home sits, leasing the parcel to the homeowner through a 99-year (98 years in the state of Wisconsin), inheritable, renewable ground lease.

Each CLT homeowner household receives deed and title to the home they purchase at an affordable price and leases the land on which the home is located from the CLT. The ground lease conveys to the homeowner an exclusive, durable, enforceable right to occupy and use the land, along with most of the rights and responsibilities available to traditional, fee simple homeowners. At the same time, the CLT ground lease details certain expectations and requirements regarding the homeowner's use and occupancy of the property while they own their home and limits the resale price of the home, should the homeowner ever decide to sell.

In exchange for substantial financial assistance provided, CLT homeowners agree to limit the price at which they can sell their homes, so that the home remains affordable to future limited-income households, without requiring the investment of additional public or private subsidies to make the home affordable again. Additionally, CLTs play an active and ongoing role in assisting and supporting homeowners in their efforts to remain successful as homeowners. Because the average CLT homeowner household, in many markets, owns their CLT home (on average) for seven (7) years before selling, it both helps them realize their future housing goals in the regular housing market and also provide the CLT home to another eligible homebuyer.

When operated successfully, with sufficient investments of resources for their projects and operations, community land trusts are able to significantly impact the lives of homeowners living in homes they can afford and the neighborhoods and communities in which they live, for generations to come.

Rational for CLTs in Communities

A CLT Helps Preserve Public Investments in Affordable Housing

A community land trust will help to ensure that whenever public or private funds are used to subsidize the initial affordability of residential units, those scarce subsidies are protected and recycled in those units forever. The CLT model provides an opportunity for Green Bay to preserve the investment of public sector and private sector housing affordability resources by developing permanently affordable homeownership opportunities for low-income and moderate-income households. Affordability restrictions under current approaches expire within 98 years for owner occupied homes. Under the CLT model for homeownership, the CLT acquires and retains permanent ownership of land parcels and households purchasing below-market homes enter into long-term, renewable leases of the land parcels on which their homes are located. The CLT then ensures that when the homeowner sells the home, it is sold to other low- to moderate-income persons.

A CLT Will Help Protect the Occupancy, Use, Condition & Design of Affordable Housing

A CLT can help Green Bay improve and then maintain the condition and character, along with owner occupancy, of homes across the city. A CLT provides an effective, enforceable, and durable mechanism not only for preserving the affordability of housing, but for preserving the occupancy, use, condition, and design of that housing as well. Provisions typically embedded in the ground lease require homes to be continually occupied as the owner's principal residence; restrict the home's use as a sub-leased rental property; require the home to be kept in good repair; and require the home to be maintained or improved in compliance with local building and zoning codes and in accordance with the CLT's own guidelines and approvals.

A CLT Can Prevent Displacement of Lower-income Households from Their Homes and Neighborhoods

A CLT will add at least one new rung into Green Bay's housing tenure ladder, which will help bridge the area's widening gap between market-priced rentals and market-priced homeownership. By multiplying the choices available to people when they seek to change the type and tenure of their housing, CLTs allow persons of modest means to move more easily from one form of tenure to another, improving their housing in smaller, more manageable steps.

A CLT Can Contribute to Individual Asset Building

Even though CLT's own the land, they still provide low- and moderate-income people with the opportunity to build equity through homeownership and ensure these residents are not displaced due to land speculation and market-driven gentrification. The resale price restrictions contained in the ground lease stipulate a resale price formula that provides for a fair return (not a "market" return) on the homeowner's investment. When the homeowner decides to sell, a resale formula is used to determine the resale value. The resale formula that a CLT adopts in pricing the conveyance of its homes from one income-eligible home buyer to another is critical to its success in maintaining affordability and the program's success long-term. Land trust housing also protects owners from downturns; foreclosure rates for land trusts have been as much as 90 percent less than conventional home mortgages. This is primarily due to the homeowner's ability to access an affordable home through the CLT and the CLT's stewardship efforts to help keep the homeowner stay on track.

A CLT Supports Economic Growth

A CLT can help develop housing that is affordable to more segments of Green Bay's workforce. The availability of appropriate, affordable workforce housing is key to attracting workers, which, in turn, attracts business investment. High housing and transportation costs are negatively correlated with economic growth indicators since they discourage business location and expansion. Having a sufficient housing stock for households of all incomes helps attract workers and businesses.

A CLT Needs to be Established Soon

Given the urgent and growing housing affordability needs in the City of Green Bay and surrounding communities, it is crucial to establish a local community land trust as soon as possible – to create a pool of permanently affordable housing locally and protect and leverage resources invested to create this affordability and work toward the creation of more affordable housing overall across both counties.

Green Bay Affordable Homeownership Market

In a housing market study prepared for the City in 2020 (prepared by MSA Professional Services, LLC), housing needs were projected to include 140-310 rental units and 170-375 owner-occupied units per year over the next 20 years. Currently the majority of housing in Green Bay is single-family detached; owner-occupied units comprise 56% of all units within Green Bay and 91% of all owner-occupied units are single-family homes. Identifying and implementing a strategy that ensures sufficient availability of affordable homeownership opportunities now and into the future is paramount to a successful, resilient and economically sustainable future for Green Bay.

A community survey administered through the MSA housing market study indicated that younger people are interested in moving to Green Bay after college but find homeownership out of reach. Thirty-nine per cent of renters that responded to the survey indicated that they intended to purchase a home in the next 2-3 years. Providing affordable homeownership opportunities that are attractive to young professionals earning below 80% of AMI must be a key strategy to address the relatively slower past and projected growth Green Bay has enjoyed compared to surrounding secondary market communities and similar cities across the state.

Affordable homeownership opportunities for households that are ready for homeownership but earn 80% AMI or less are limited, despite the relative affordability of Green Bay's housing stock. While data from the MSA report suggest that the supply of owner-occupied homes at prices affordable to households below 50% AMI outstrips demand, *access* to those units has been and continues to be limited due to competition with higher-income homebuyers "under-buying" homes, aging senior homeowners continuing to prefer to age in place, and a mismatch between the size, location or quality of the home and the needs of lower-income homebuyers. Indeed, the city's 2022 Housing Report notes that despite the relative affordability of existing home values, at the time the report was written Zillow listed just 122 homes for sale under the median home value (\$151,000). On June 29, 2024, a Zillow search yielded only 67 homes for sale for \$151,000 or less within the City of Green Bay.

Housing conditions in Green Bay, like many similar cities in the nation, reveal gaps between housing supply and demand. These gaps are largest and most detrimental among residents earning low- to moderate-incomes, or 80% of the Area Median Income (AMI) or less. While a significant part of the response to these gaps must certainly include new and preserved affordable rental housing, the role of homeownership – and specifically homeownership for households priced out of the ownership market – is consistently overlooked and under-utilized as a key component of meeting the housing needs of lower income households. Affordable homeownership opportunities allow for economic mobility, community stabilization, and perhaps most importantly, is an essential part of addressing racial inequities within homeownership and housing opportunities overall.

Stakeholder Conversations

Burlington Associates conducted several stakeholder conversations through the spring of 2024. Approximately one third of the conversations were conducted in-person over a two-day consultant visit to Green Bay. The remaining conversations were conducted virtually. Most conversations ranged from 45-60 minutes in duration. The following questions were used to guide the conversations. The conversations were not restricted to the questions and subsequent responses. As a result, several additional themes, ideas, and comments surfaced in these conversations...as well as opportunities for the consultant to answer questions about community land trusts. The questions that were used as a guide to the conversations included:

- Please share a little about yourself, the organization you work for, and your connection(s) in and with the Green Bay community.
- What are the key housing challenges facing Green Bay? What are the specific challenges for affordable homeownership?
- Where are the opportunities? If you could wave a wand to address housing challenges in your community, what would be the top three things you would do?
- How much do you know about shared equity housing organizations and/or Community Land Trusts? What are their strengths? If not, let's chat a little about them before you respond.
- Would you have any concerns about Community Land Trust starting up in Green Bay?
- Do you feel there is an opportunity to utilize Community Land Trusts and/or other Shared Equity Housing approaches in Green Bay?
- Do you feel a public entity or a nonprofit would be the most appropriate entity to host the functions of a Community Land Trust in Green Bay?
- Assuming a Community Land Trust was to be established in Green Bay, is there an existing organization that could readily fill that role?
- If formed, do you think a Community Land Trust would best function by solely serving the City of Green Bay or a larger regional geography? What do you think the pros/cons of both would be?
- What would be the top challenges we are going to face in working to develop a scalable, Community Land Trust solution in Green Bay and/or the region?
- What would Community Land Trust scale look like in your community?
- Are there other key questions you think I should be asking in these conversations?
- Are there key individuals in your county you highly suggest I should be chatting with over the next few weeks?

Interviewed Stakeholders

From March through June 2024, Burlington Associates was able to participate in conversations with the following community stakeholders:

Stakeholder	Organization
Garritt Bader	GB Real Estate Investments, LLC
Josh Benti	Homeless and Housing Coalition
Ronda Bitney	City of Green Bay
Chris Boland	Nicolet Bank, NW Green Bay Board Chair
Rashad Cobb	Brown County United Way (July 2024)
Lynn Coriano	Basic Needs Giving Partnership
Robyn Davis	Brown County United Way (July 2024)
Gary Delveaux, Chair	Green Bay Redevelopment Authority
Jessica Diederich	Green Bay Habitat for Humanity
Rebecca Giroux	WHEDA
Noel Halvorsen	NeighborWorks Green Bay
Said Hussan	COMSA
Lisa Jossart	Green Bay Chamber of Commerce
Bill Kopka	Associated Bank
Patrick Leifker	County Housing Authority
Ted Matkom	Gorman & Company
Katie McCarty	Cornerstone Foundation
David Mueller	US Bank
Maria Padilla	Green Bay Chamber of Commerce
Will Peters	City of Green Bay
Michael Poradek	Green Bay Neighborhoods
Sheri Prosser	Cornerstone Foundation
Cheryl Renier-Wigg	City of Green Bay
Aaron Schuette	City of Ashwaubenon
Robin Scott	We all Rise (July 2024)
Troy Streckenbach	Brown County
Jennifer Sunstrom	Realtors Association of Northeast Wisconsin
Sara Williams	Joshua Group

Summary of Findings - Key Takeaways from Stakeholder Conversations

The following section of this report provides additional and more specific information, but there was significant agreement on the following key items that surfaced from the stakeholder conversations:

- Overwhelming support for a Community Land Trust in the City of Green Bay, with encouragement to grow to at least the geography of Brown County in the near future.
- Focus of CLT should be on affordable homeownership, but several comments and questions on the use of CLTs with rental opportunities.
- Should be operated by a nonprofit entity.
- Focus on serving under-resourced households in the community, but not limit the incomes served by the CLT to 80% of Area Median Income (AMI).

Feasibility

Through stakeholder conversations and review of Green Bay plans and reports, Burlington Associates was able to derive information to address the feasibility of a CLT. Those key elements include:

Need for a CLT in Green Bay

This is the key question that is to be addressed in the first phase of the scope of services. Overwhelmingly, there is support for a CLT in Green Bay and the surrounding region. Some stakeholders were not familiar with the CLT at the onset of the conversations and were initially reluctant to voice support for the idea of a CLT. Once educated and questions were satisfied in the conversations, all stakeholders felt that a CLT was a good idea and definitely an affordable housing tool that was needed in Green Bay.

CLT Host Programmatic Entity

The vast majority of stakeholder conversations revealed a preference for a non-profit entity over a public entity to serve as the programmatic host for a CLT in the community. Additionally, the vast majority of stakeholders felt it be best hosted by an existing non-profit organization over starting up a new non-profit organization as the CLT. Many conversations revealed that the Green Bay community is already blessed and cursed with a plethora of non-profits in their community. Of organizations cited as the likely and best hosts of a CLT in the community, NeighborWorks Green Bay and Green Bay Habitat for Humanity were almost always named, with the majority of stakeholders stating NeighborWorks Green Bay probably the best programmatic fit for a CLT with references to their service area broader range of services provided.

Organization Structure

Many of the stakeholders envisioned the CLT initially being formed as a program of an existing organization, but guided by a distinct community-represented advisory committee focused on growing the CLT's scale and capacity. Several conversations suggested that a future trigger of "number of homes in the CLT" or "years" be utilized to determine a future deliberation as to whether the CLT program could and/or should spin-off to become its own entity.

Geography

All conversations revealed that the CLT should serve the City of Green Bay. Stakeholders had varied recommendations on initial geographic scope that the CLT would serve, but the majority felt that eventually the CLT should serve a Brown County at the minimum with the potential to serve a larger geography based on future need and support of the CLT approach to affordable housing.

Race and Culture

While there was not a specific question about race or equity, race and/or equity did surface as items of interest or concern by many stakeholders. Green Bay, like many other upper-midwest cities that traditionally have been majority Caucasian, is grappling with changing demographics of the community. The majority of stakeholders acknowledged race and equity challenges are reflected in housing and wealth creation. There was and is an acknowledgment by the majority of stakeholders that racial and cultural equity need to be foundational to any CLT created in Green Bay.

Competition, Collaborations and Partnerships

Interviewees were either silent or cautious on comments related to competition. The majority of conversations hinted that there was more than enough affordable housing work to be done and that a CLT could and should be complementary to the existing affordable housing work in the community. Some of the potential partner affordable housing entities appeared excited about the prospect of working closely with CLTs while others seemed concerned about the competition for funds that might result with an increased CLT presence and another initiative in their community.

Stewardship

There was little conversation around the CLT stewardship functions and anticipate much of this conversation will take place and be informed in the second phase of the proposed phase of the scope of services. Many stakeholders mentioned the need to support existing low-income households who are struggling to maintain their existing homes as well as the need to ensure education and support of new low-income households on the responsibilities and finances necessary to be successful homeowners. The stewardship function, arguably is the most difficult (and rewarding) aspect of a CLT's mission will need to be a significant component of the planned work moving forward.

Fundraising

Several stakeholders either addressed or had questions about how CLTs are funded. There is a concern and acknowledgement that while the Green Bay area has strong individual and philanthropic support of the mission-aligned nonprofit sector, there is an limited amount of funding. Each CLT and the community it serves has a unique funding dynamic. It appears there is sufficient philanthropic and community support for a CLT in Green Bay, but will be important to reasonable identify critical sources of operational and programmatic funding for the first 5-10 years of operations while earned revenue sources mature and materialize for the newly formed CLT entity.

Capital Support and Financing

One of the more significant predictors of CLT success and its ability to grow to scale and capacity is its ability to secure affordability gap, development gap, and financing to initially create the CLT units. Wisconsin, like many states in the U.S., doesn't currently have a state funding mechanism that provides affordability nor development gap funds (grants). This leaves much of the burden to fund affordable homeownership on local government, philanthropy, and individuals. Identifying current and prospective gap funds and financing will be one of the most critical determinants of the CLTs success moving forward.

Advocacy

There were not too many comments made by stakeholders specifically in the context of a CLT. That stated, increasingly CLTs are cognizant of the need to have an affordable housing and CLT-specific role in advocacy at the local and state level. It will be important for the CLT to identify both funding and policy alignment opportunities across the various levels of government that align with supporting long-term affordable housing in the Green Bay community.

Community Education

There doesn't appear to be a large-scale understanding of CLTs in the Green Bay community outside of affordable housing practioners. There is also the potential for some of the awareness of CLTs to be negative, which is sometimes the case in the Real Estate community. There is a much greater awareness at this time of the lack of quality housing options and the lack of affordable housing in

general in Green Bay. With the emerging primary focus on the current need, there doesn't seem to be as much of a focus on the long-term aspect of the need and a deeper dive understanding of how the limited investments made in affordable housing today may or may not be beneficial to future low-income households into the future. There is an opportunity to further expand the community awareness on this front.

Real Estate and Mortgage Industry Education

Given the relatively small number of existing Community Land Trust homes in Northeast Wisconsin, there will need to be intentional outreach and education with the Real Estate industry. Particular efforts will need to be made to educate realtors, appraisers, title companies and local mortgage lenders on the CLT. At a larger scale in Wisconsin and across the United States, industry partners are increasingly aware of CLTs and actively promoting them in their communities. While it will take time and resources to educate industry partners, it is not anticipated that industry partners will be an impediment to the success of the CLT in Green Bay.

Potential Buyer Awareness

A few years ago, the Door County Housing Partnership started a CLT serving Door County. To date, they have been able to create and preserve seven CLT homes in their community. They have not had issues identifying buyers for their homes and anticipate provided CLT homes in Green Bay are priced to serve the needs of the community, there will not be significant challenges in marketing CLT homes to potential buyers. That stated, intentional work will be needed to align education with existing programs and outreach to organizations serving under-resourced households in Green Bay.

Scale

City of Green Bay housing reports identify the number of new housing units and new affordable housing units needed into the future. There is a general understanding and acceptance that more housing is needed in Green Bay and surrounding communities, but the conversation hasn't yet evolved into a discussion about the right number of permanently affordable housing units in the community. Stakeholders were generally not comfortable with responding to the question about what CLT scale would like for Green Bay. It will be important in the second phase of this scope of work to articulate with and for the community what the right scale of permanently affordable housing units looks like to the community.

Capacity and Planning

Coupled with the scale responses and sustainability comments, the consultant received the sense stakeholders are eager to see and hear what comes out of this feasibility study and subsequent action by the City of Green Bay. People collectively want to see better affordable housing choices for their communities, but gather there hasn't been a strong vision for what that looks like and a roadmap on how to get there as of yet.

Sustainability

Much of the stakeholder conversations focused on the challenges and opportunities of today, but there were several comments made about ensuring long-term City of Green Bay (public sector), philanthropic, and individual support of a CLT. It was important to many stakeholders that if a CLT was

started, they wanted to see it thrive and play a long-term role in solving the increasing affordable housing challenges in Green Bay.

CLT Context in Region, State, and United States

Essentially, from the 1970's to the mid 2010's, there has only been one CLT effectively operating in Wisconsin. Over the last decade....and specifically over the last few years....numerous CLTs are starting up all over the state. For the past year, those existing CLTs and emerging CLTs are meeting on a monthly basis and are providing peer-to-peer support, advancing statewide CLT advocacy, and looking to formalize the role CLTs play across the State of Wisconsin. This activity is similar to what is happening in communities and states across the nation. Now is a good time to be establishing a CLT to ensure if/when public sector funds prioritize long-term affordability that there will be an entity/mechanism able to pull additional resources into Green Bay.

Market History and Projections

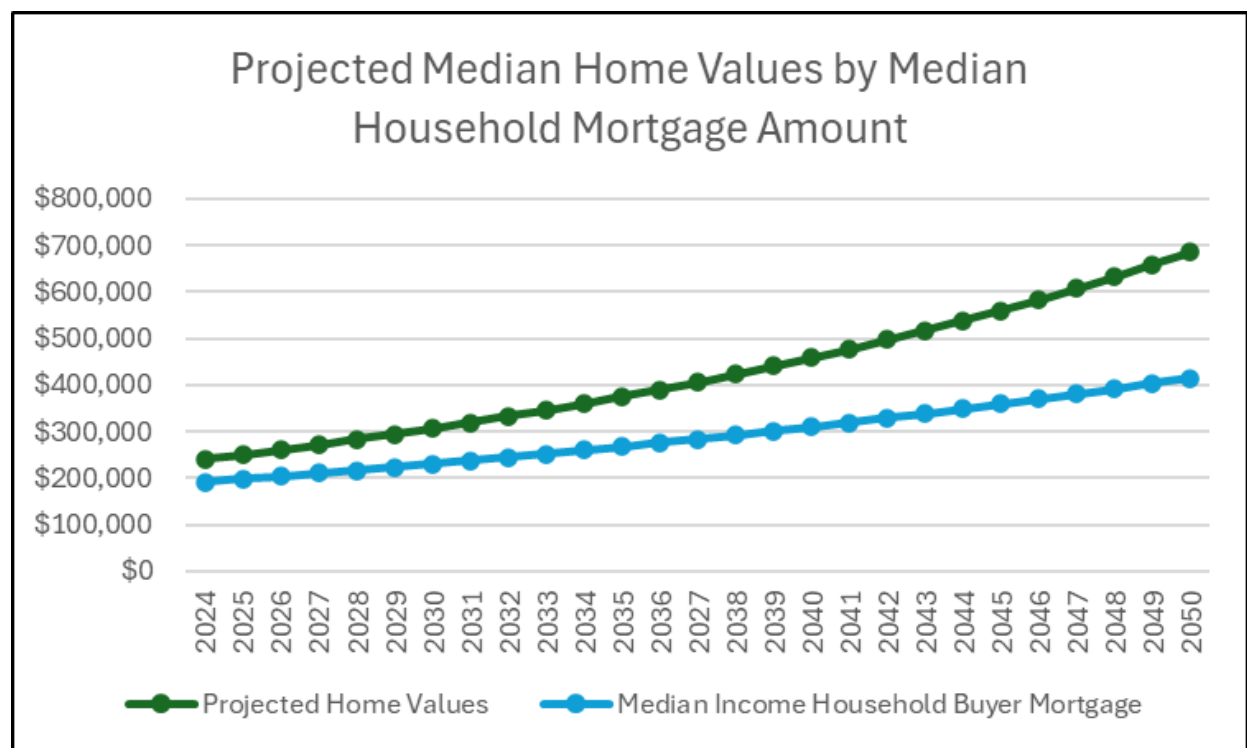
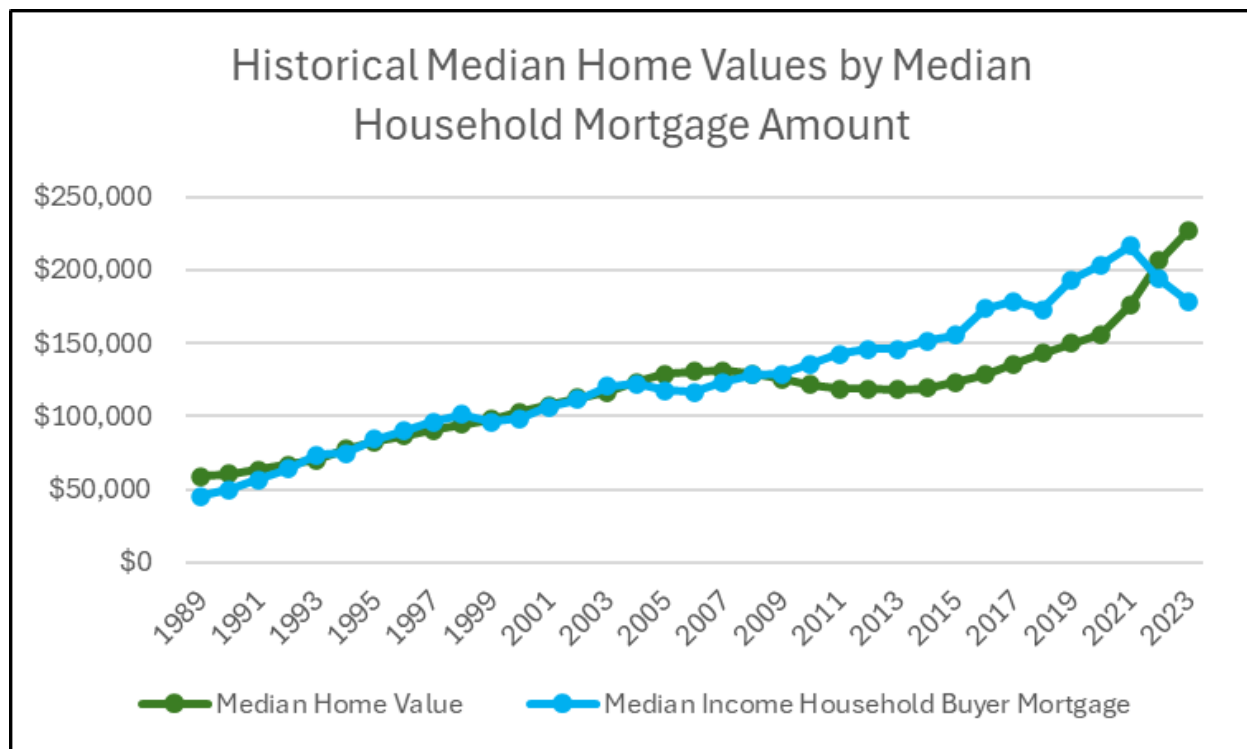
Historically, the City of Green Bay has had the fortune to be an economically stable community with housing that is relatively affordable to its residents. Noted in the table below, for the majority of the past 55 years in Green Bay, a median-income household could reasonably expect to purchase a median valued home in Green Bay. In 19 of the 35 years listed in the table below, one will note that median priced homes were actually achievable for households below 100% of Median Income.

Year	Median HH Income	% Change	Median Home Value	% Change	Median Income Household Buyer Mortgage	Average Mortgage Interest Rates	Gap Required
1989	\$25,181		\$58,952	3.2%	\$45,500	10.25%	13,451.64
1990	\$26,425	4.9%	\$60,773	3.1%	\$49,700	9.97%	11,073.00
1991	\$27,670	4.7%	\$63,185	4.0%	\$56,500	9.09%	6,684.91
1992	\$28,914	4.5%	\$66,760	5.7%	\$63,700	8.27%	3,060.02
1993	\$30,158	4.3%	\$70,112	5.0%	\$73,400	7.17%	(3,287.56)
1994	\$32,475	7.7%	\$77,394	10.4%	\$74,700	8.28%	2,693.90
1995	\$34,791	7.1%	\$82,510	6.6%	\$84,500	7.86%	(1,989.98)
1996	\$36,324	4.4%	\$86,501	4.8%	\$90,000	7.76%	(3,499.29)
1997	\$37,859	4.2%	\$90,714	4.9%	\$96,300	7.57%	(5,585.90)
1998	\$37,952	0.2%	\$94,198	3.8%	\$101,500	6.91%	(7,302.26)
1999	\$37,606	-0.9%	\$97,819	3.8%	\$96,300	7.46%	1,518.59
2000	\$39,683	5.5%	\$102,662	5.0%	\$98,500	8.08%	4,162.30
2001	\$39,597	-0.2%	\$107,637	4.8%	\$106,400	7.01%	1,237.24
2002	\$39,955	0.9%	\$112,272	4.3%	\$111,300	6.57%	972.16
2003	\$40,781	2.1%	\$116,547	3.8%	\$120,400	5.89%	(3,852.80)
2004	\$41,263	1.2%	\$123,254	5.8%	\$122,300	5.88%	954.02
2005	\$40,132	-2.7%	\$128,722	4.4%	\$117,600	5.93%	11,122.07
2006	\$41,207	2.7%	\$130,378	1.3%	\$116,600	6.47%	13,778.39
2007	\$42,871	4.0%	\$131,214	0.6%	\$123,200	6.40%	8,013.52
2008	\$43,775	2.1%	\$129,106	-1.6%	\$128,100	6.23%	1,005.84
2009	\$41,624	-4.9%	\$125,326	-2.9%	\$128,700	5.38%	(3,374.09)
2010	\$41,954	0.8%	\$121,490	-3.1%	\$135,500	4.86%	(14,009.69)
2011	\$43,110	2.8%	\$118,655	-2.3%	\$142,600	4.65%	(23,945.12)
2012	\$41,766	-3.1%	\$118,720	0.1%	\$146,100	3.88%	(27,379.51)
2013	\$42,466	1.7%	\$118,192	-0.4%	\$145,800	4.16%	(27,608.42)
2014	\$44,252	4.2%	\$119,255	0.9%	\$151,500	4.31%	(32,244.64)
2015	\$45,774	3.4%	\$123,129	3.2%	\$155,600	3.99%	(32,471.26)
2016	\$47,773	4.4%	\$128,320	4.2%	\$173,700	3.79%	(45,379.58)
2017	\$50,054	4.8%	\$135,795	5.8%	\$178,500	4.14%	(42,705.24)
2018	\$50,755	1.4%	\$143,013	5.3%	\$173,300	4.70%	(30,287.41)
2019	\$53,531	5.5%	\$149,853	4.8%	\$193,500	4.13%	(43,647.36)
2020	\$53,050	-0.9%	\$156,291	4.3%	\$203,800	3.38%	(47,508.97)
2021	\$54,952	3.6%	\$175,600	12.4%	\$216,600	3.15%	(40,999.76)
2022	\$59,174	7.7%	\$206,231	17.4%	\$194,200	5.53%	12,031.31
2023	\$60,772	2.7%	\$227,000	10.1%	\$178,500	7.00%	48,500.00
AVERAGE		2.7%		4.1%		6.05%	

It's worth noting that the gap required for a median-income household in Green Bay to purchase a median priced home quadrupled from 2022 (\$12,000) to 2023 (\$48,000). Mortgage interest rates are part of the reason, but with a steady increase in home costs outpacing wages the trend will continue. Keeping a conservative assumption on home values in 2024, but utilizing historical average increases in household incomes (2.7%), home value increases (4.1%), and 30-year interest rates (6.05%) over the past 35 years to project forward, one will note that the amount of gap needed for a median income household to purchase a median priced home in Green Bay has a reasonable likelihood of exceeding \$250,000 per home by 2050 (table below).

Year	Median HH Income	% Change	Projected Home Values	% Change	Median Income Household Buyer Mortgage	Average Mortgage Interest Rates	Gap Required
2024	\$62,413	2.7%	\$241,000	4.1%	\$192,200	6.05%	\$48,800
2025	\$64,098	2.7%	\$250,881	4.1%	\$198,200	6.05%	\$52,681
2026	\$65,829	2.7%	\$261,167	4.1%	\$204,400	6.05%	\$56,767
2027	\$67,606	2.7%	\$271,875	4.1%	\$210,700	6.05%	\$61,175
2028	\$69,432	2.7%	\$283,022	4.1%	\$217,200	6.05%	\$65,822
2029	\$71,306	2.7%	\$294,626	4.1%	\$223,900	6.05%	\$70,726
2030	\$73,231	2.7%	\$306,705	4.1%	\$230,800	6.05%	\$75,905
2031	\$75,209	2.7%	\$319,280	4.1%	\$237,800	6.05%	\$81,480
2032	\$77,239	2.7%	\$332,371	4.1%	\$245,100	6.05%	\$87,271
2033	\$79,325	2.7%	\$345,998	4.1%	\$252,500	6.05%	\$93,498
2034	\$81,467	2.7%	\$360,184	4.1%	\$260,200	6.05%	\$99,984
2035	\$83,666	2.7%	\$374,951	4.1%	\$268,000	6.05%	\$106,951
2036	\$85,925	2.7%	\$390,324	4.1%	\$276,100	6.05%	\$114,224
2037	\$88,245	2.7%	\$406,328	4.1%	\$284,400	6.05%	\$121,928
2038	\$90,628	2.7%	\$422,987	4.1%	\$292,900	6.05%	\$130,087
2039	\$93,075	2.7%	\$440,330	4.1%	\$301,600	6.05%	\$138,730
2040	\$95,588	2.7%	\$458,383	4.1%	\$310,600	6.05%	\$147,783
2041	\$98,169	2.7%	\$477,177	4.1%	\$319,800	6.05%	\$157,377
2042	\$100,819	2.7%	\$496,741	4.1%	\$329,800	6.05%	\$166,941
2043	\$103,541	2.7%	\$517,108	4.1%	\$338,900	6.05%	\$178,208
2044	\$106,337	2.7%	\$538,309	4.1%	\$348,900	6.05%	\$189,409
2045	\$109,208	2.7%	\$560,380	4.1%	\$359,200	6.05%	\$201,180
2046	\$112,157	2.7%	\$583,355	4.1%	\$369,700	6.05%	\$213,655
2047	\$115,185	2.7%	\$607,273	4.1%	\$380,500	6.05%	\$226,773
2048	\$118,295	2.7%	\$632,171	4.1%	\$391,600	6.05%	\$240,571
2049	\$121,489	2.7%	\$658,090	4.1%	\$403,000	6.05%	\$255,090
2050	\$124,769	2.7%	\$685,072	4.1%	\$414,700	6.05%	\$270,372
AVERAGE		2.7%		4.1%		6.05%	

The graphs on the following page illustrate the historical gap and projected gaps required for a median income household to purchase a median priced home in Green Bay.

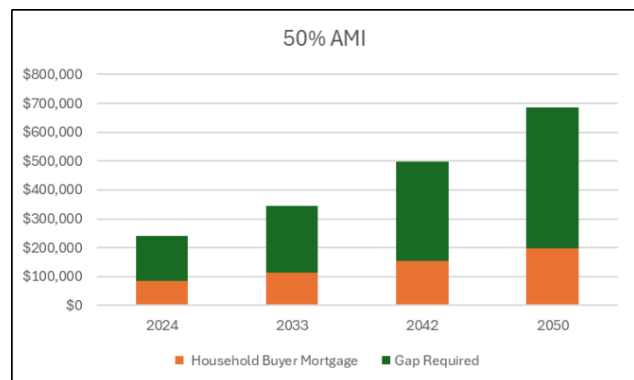
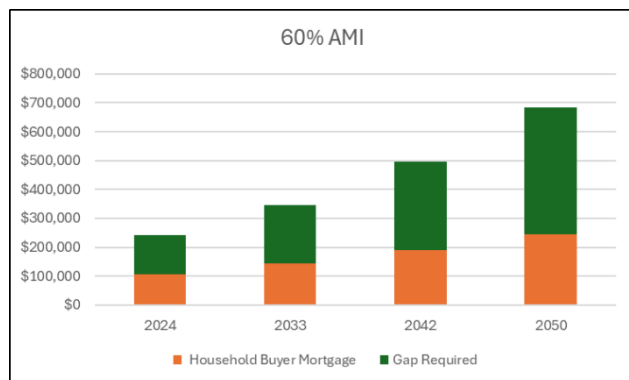
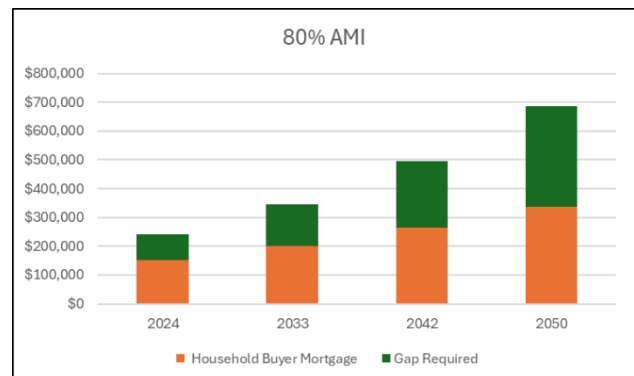
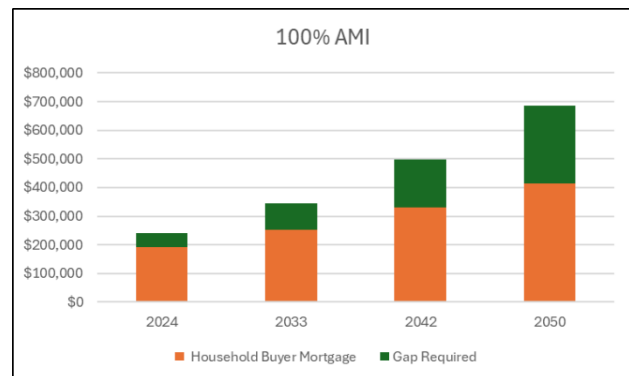
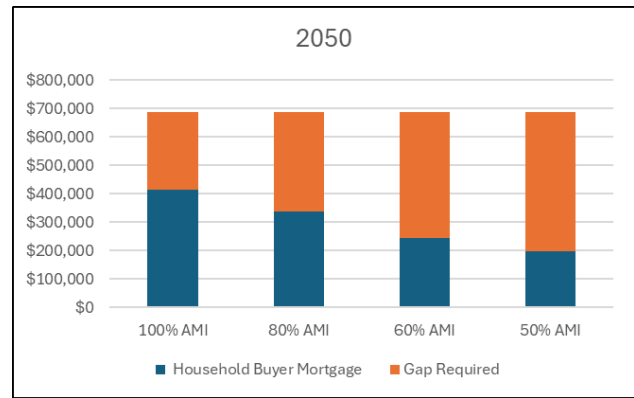
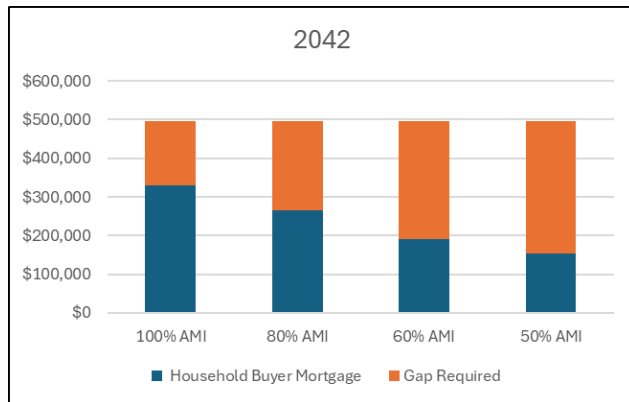
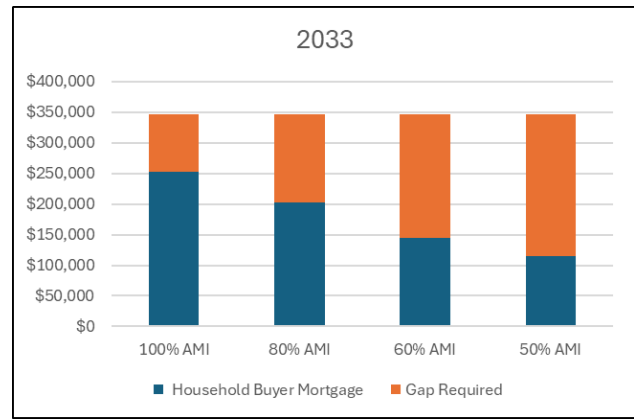
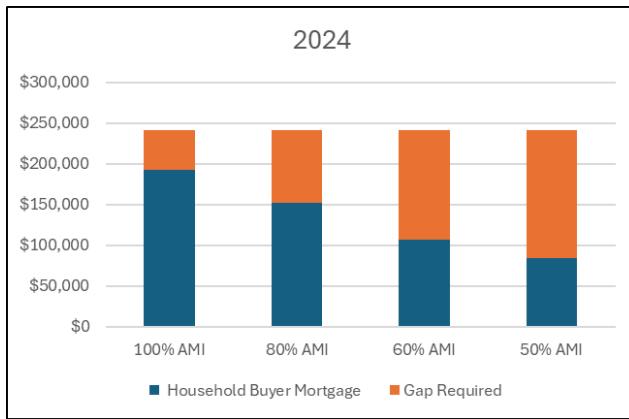


It's worth again noting that the tables and graphs on the previous three pages illustrate the affordable gap needs for median income households to purchase a median priced home in Green Bay. Those figures do not speak to the projected affordability gap required in today's housing market nor projected future housing markets. The table below illustrates the affordability gaps required to assist households at 100%, 80%, 60%, and 50% of median income household today, as well as in 2033, in 2042, and 2050.

In reviewing this table, one can see that while the gaps today are significant to bridge households into homeownership, they only increase substantially in future years per the following projections.

Year	AMI	Median HH Income	Projected Median Home Values	Household Buyer Mortgage	Average Mortgage Interest Rates	Gap Required
2024	100% AMI	\$62,413	\$241,000	\$192,200	6.05%	\$48,800
	80% AMI	\$49,930	\$241,000	\$152,400	6.05%	\$88,600
	60% AMI	\$37,448	\$241,000	\$106,700	6.05%	\$134,300
	50% AMI	\$31,207	\$241,000	\$83,800	6.05%	\$157,200
2033	100% AMI	\$79,325	\$345,998	\$252,500	6.05%	\$93,498
	80% AMI	\$63,460	\$345,998	\$202,000	6.05%	\$143,998
	60% AMI	\$47,595	\$345,998	\$143,900	6.05%	\$202,098
	50% AMI	\$39,662	\$345,998	\$114,800	6.05%	\$231,198
2042	100% AMI	\$100,819	\$496,741	\$329,800	6.05%	\$166,941
	80% AMI	\$80,655	\$496,741	\$265,000	6.05%	\$231,741
	60% AMI	\$60,491	\$496,741	\$191,100	6.05%	\$305,641
	50% AMI	\$50,410	\$496,741	\$154,200	6.05%	\$342,541
2050	100% AMI	\$124,769	\$685,072	\$414,700	6.05%	\$270,372
	80% AMI	\$99,815	\$685,072	\$335,300	6.05%	\$349,772
	60% AMI	\$74,861	\$685,072	\$243,800	6.05%	\$441,272
	50% AMI	\$62,384	\$685,072	\$198,100	6.05%	\$486,972

The graphs that follow illustrate the growth in affordability gap needed at each of these time increments by household income.



Community Land Trust Recommendations

Based on the feedback provided in the stakeholder conversations, a deeper dive on historical and projected incomes and home values in Green Bay, and emerging trends occurring in Wisconsin and across the United States, Burlington Associates is ***recommending that the City of Green Bay to take a leadership role in the creation and support of a Community Land Trust to serve its community.***

Additional guidance on key items supporting the recommendation are below:

Corporate Structure

Supported as an initiative (program) of NeighborWorks Green Bay. Understood that initiative may spin-off to become its own entity at a time into the future.

CLT Advisory Committee Governance

To the extent possible, replicate the governance principles exhibited in Community Land Trusts and with the following provisions considered:

- Appointed members from the City of Green Bay.
- Leadership or appointee from Green Bay Habitat for Humanity.
- Leadership or appointee from individuals representing the Green Bay Community Foundation and the Brown County United Way.
- Representatives from Casa Alba Melanie, We all Rise, and COMSA.
- Representatives from local employers.
- Representatives from the Real Estate Industry.
- At least one-third of the advisory committee members represent the lived experience(s) of under-resourced residents of the community.

Mission and Vision

To be developed by the “to be” formed CLT Advisory Committee

Geographic Service Area

Initially the City of Green Bay. Recommend expanding geography to Brown County (or beyond) at a future time.

Households Served

Focus on serving under-resourced households in the community, but not limit the incomes served by the CLT to 80% of Area Median Income (AMI).

Key Community Partnerships

In order for a CLT to be successful in Green Bay, it will need to continue to prove the effectiveness of the approach and continue to demonstrate constant successes and long-term sustainability. Initially partnerships will need to play an important role in program delivery. A summary of key partnerships is below:

- *Other Affordable Housing Providers* – Community Land Trusts are already partnering with other affordable housing providers across the region. The ability for Community Land Trusts and to grow

is incumbent on their ability to partner with other affordable housing providers and for-profit developers, specifically NeighborWorks Green Bay and Green Bay Habitat for Humanity.

- City of Green Bay – It will be critical for the City of Green Bay to take a leadership role in supporting the efforts of the CLT, specifically on funding, policies, and land disposition to the CLT.
- State government – There currently are very few state resources that make their way to the affordable homeownership in the State of Wisconsin. There is a significant and important role that will need to be played by the CLT to work with other CLTs in Wisconsin to raise awareness of the needs and drive resources to affordable homeownership and specifically to CLTs in the state.
- Private sector funders – As with all nonprofits in their start-up years, the CLT will also need private partners to provide the funding needed to support its ongoing operations. Types of funding the CLT will need to access include foundation grants; municipal operating grants; corporate sponsorships; private donations; and in-kind contributions.
- Lending institutions – The CLT will also need the support and engagement of local banks and credit unions and community development financial institutions (CDFIs) to provide mortgage financing for qualified CLT homebuyers, financing for acquisition and project development financing, and organizational lines of credit. Additionally, these community institutions and their staff and trustees, have broad connections in the community; connections that will benefit the CLT. Lenders also typically have access to programs that can educate prospective homebuyers and help working households to improve and build their credit in order to better qualify for homebuyer purchase financing.
- Brown County Housing Authority – There appears to be a huge opportunity to align and work closely with the Brown County Housing Authority and its housing voucher program, both assisting existing renters into CLT homeownership as well as assisting voucher holders to utilize their vouchers to purchase CLT homes.

Phase Two – Scope of Services

Assuming the City of Green Bay supports the recommendation outlined in this feasibility study and proceed to establish a CLT in Green Bay, Burlington Associates will assist and advise through the second phase of their proposed scope of services, which will result in the establishment and implementation of a CLT for and with the community served. It is anticipated that the bulk of phase two of the proposed scope of work could be completed within six to nine months upon approval by the City of Green Bay to proceed. Phase two of the proposed scope of services is described following the recommendations section of the report. The following steps identified in phase two would include:

Build CLT Organizational Capacity

- Assist the working committee (presumed to be established by the city or designee) to establish the CLT's corporate structure, based on the organizational assumptions regarding mission, operations, program priorities, and governance outlined in Phase 1.
 - If it is decided to establish a CLT as a program within the City of Green Bay or other entity, corporate structure and under its existing governance, work in this area would focus on reviewing the 'parent' organization's Articles of Incorporation and bylaws, and proposing any revisions that are advisable in areas including mission, powers and duties and governance, as well as reviewing its 501(c)(3) "charitable" designation, to determine if additional information may need to be provided to the IRS.
 - If the decision is to establish the CLT as a separate nonprofit corporation, Burlington Associates would assist with developing Articles of Incorporation and bylaws and would provide narrative for use in the CLT's application to IRS for 501(c)(3) tax-exempt designation. Burlington Associate's would also advise regarding the structure and seating of the CLT's initial board of directors and provide orientation to new directors to be seated regarding community land trusts in general and the plans for the developing a community land trust in the greater Green Bay community.

Design CLT's Homeownership Program

- Assist the CLT's board of directors and designated staff to develop a community land trust ground lease agreement, including resale formula, suitable for successful CLT operations in the communities in which it would operate.
- Assist the CLT board of directors and designated staff to the orient local mortgage lending community to secure leasehold mortgage commitments for qualified community land trust homebuyer households.
- Assist the CLT board of directors and designated staff to develop a homebuyer selection policy that includes:
 - income targeting for community land trust homebuyers
 - eligibility and selection criteria
 - application and selection process

- Assist the CLT board of directors and designated staff to develop an orientation process to be used to educate potential homebuyers about benefits and responsibilities of buying, owning, and selling a community land trust home.
- Orient the CLT board of directors and designated staff regarding effective community land trust stewardship responsibilities and assist in developing a framework for the CLT's stewardship policies and procedures.
- Provide ongoing consultation as requested.

Phase Two Outcomes

At the end of this phase of Burlington Associates' technical assistance involvement, it is expected the following outcomes to be in place for the community land trust initiative that is created:

- The CLT (if a stand-alone entity) or City of Green Bay CLT program or another entity's CLT program will be fully operational.
- A ground lease and resale formula will be in place for use by the CLT in its initial affordable homeownership project(s).
- The process of securing mortgage financing commitments for qualified CLT homebuyers will be underway.
- A strategy will be in place for orienting potential community land trust homebuyers about the benefits and obligations of buying, owning, and selling a community land trust home.
- A framework for determining eligibility and selection of potential CLT homebuyers will have been designed.
- The CLT will have a thorough understanding of the stewardship responsibilities it must manage for its varied properties and leaseholders on an ongoing basis for a very long time and an initial set of policies and procedures to guide its work in this critical area.
- Key themes will have been determined to orient community leaders, community residents, funders, policy makers and key personnel operating in the local real estate community (e.g., developers, appraisers, realtors, lenders) regarding the CLT and its mission and its operations and its goals.

Burlington Associates in Community Development

Burlington Associates in Community Development, LLC. (Burlington Associates) is a national consulting cooperative founded in 1993 to support community land trusts (CLTs) and other shared equity homeownership strategies. Operating out of offices in Burlington VT, Bozeman MT, Petaluma CA, Athens GA, and Minneapolis MN. Burlington Associates has a long history and list of over 200 Community Land Trust clients served over the past 40 years. A partial list of previous clients served can be found at www.burlingtonassociates.com. Burlington Associates specializes in the development and evaluation of public policies and private initiatives that:

- Enhance security of tenure for lower-income households by expanding access to shared equity homeownership;
- Protect the community's investment in affordable housing, transit-oriented development, urban agriculture, and neighborhood commercial districts by preventing the removal of public or private subsidies;
- Ensure the long-term stewardship of housing and other community assets – preserving affordability, promoting sound maintenance, and preventing foreclosure; and
- Nurture a robust “third sector” of private, nonprofit organizations capable of working in concert with government and the private sector to deliver housing, economic development and other essential services to local neighborhoods and communities.

Jeff Washburne is a Partner with Burlington Associates and is working with several community land trusts nationally. He transitioned away from the City of Lakes Community Land Trust (CLCLT) in 2023 after serving as the Director since its incorporation in November of 2002. Over the 20+ year tenure with the CLCLT the organization was able to assist over 490 low-income homeowners into the Community Land Trust homeownership with over 375 homes in trust. Through his tenure, the CLCLT grew to become the largest ownership Community Land Trust in MN and the 3rd largest nationally, creatively using the Community Land Trust in many groundbreaking ways. Over time, the CLCLT created and spun off a Commercial Land Trust, an Agricultural Land Trust and is currently working with partner organizations to establish the first African American Community Land Trust in the Twin Cities.

Prior to joining the CLCLT, he worked at Twin Cities Neighborhood Housing Services from 1997 - 2000 and 2001 - 2002, serving as the Executive Director the latter two years. Prior to his nonprofit housing experience, Jeff worked as a construction supervisor/trainer for a residential construction firm in South Korea, a YMCA Program Manager in New Mexico, and served as a Peace Corps Volunteer in Honduras. He holds an M.A. in Public Administration from Hamline University and a B.A. in Psychology from DePauw University. He's gained certificates from the Harvard Kennedy School/NeighborWorks America Achieving Excellence and the Bank of America Neighborhood Builder Leadership Programs. Over the past 25 years in Minneapolis, he has served on dozens of nonprofit boards in the community. He has lived in Minneapolis since 1997.

Jeff Washburne, Partner
jeff@everlongconsulting.com
612-619-9647



**Burlington Associates
in Community Development**



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

MEETING DATE

July 9, 2024

PREPARED BY

Ronda Bitney

AGENDA ITEM # E.3

Consideration with possible action to approve the transfer of Parcels 21-3380 and 21-3381 from the Redevelopment Authority of the City of Green Bay to the City of Green Bay Parks Department for the development of VT Pride Park.

BACKGROUND

The sites located at 2111 Imperial Lane and 2123 Imperial Lane were acquired in 2009/10 for the purpose of eliminating blight and encouraging new development.

Staff has received a request from the Parks Department for these parcels to be transferred to the City from the Redevelopment Authority (RDA) for the expansion of VT Pride Park. This expansion will include two soccer fields, volleyball courts, open shelter with bathrooms, a basketball court, a playground area, and a pathway through the site. The Parks Department is planning to acquire the site located on Manitowoc Road from a private resident for a parking lot. The transfer of these two RDA parcels would help ensure that the recently developed master plan can be implemented in the future.

Staff recommends transferring these parcels to the City of Green Bay Parks Department for the expansion of the VT Pride Park.

RECOMMENDATION

To approve the transfer of the parcels located at 2111 Imperial Lane and 2123 Imperial Lane to the City of Green Bay Parks Department for the expansion of VT Pride Park.

FISCAL IMPACT

ATTACHMENTS

1. VT Pride
2. VT Pride Park
3. 2023-11-07_VT Pride Park Conceptual Graphics



Parks, Recreation & Forestry Department
100 North Jefferson Street - Room 510
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3365
Fax 920.448.3393

07/01/24

To: Cheryl Renier-Wigg

From: Dan Ditscheit, PLA

Re: Parcels 21-3380 & 21-3381

CC: Kaurie Mihm, PLA

The Parks, Recreation and Forestry Department is interested in acquiring parcels 21-3380 and 21-3381 from the Redevelopment Authority. These parcels are adjacent to VT Pride Park and are planned to be designated as parkland if the property transfer occurs. Acquiring this property will ensure that the recently developed master plan can be implemented in the future.

Dan Ditscheit, PLA



Part of Brown County WI

Map printed on 7/1/2024

1:720

1 inch = 60 feet*

1 inch = 0.0114 miles*

*original page size: 8.5"x11"

Appropriate format depends on zoom level

Parcel ownership key

Parcel Boundary

Condominium

Gap or Overlap

"hooks" indicate
parcel ownership
crosses a line

Parcel line

Right of Way line

Meander line

Lines between deeds or lots

Historic Parcel Line

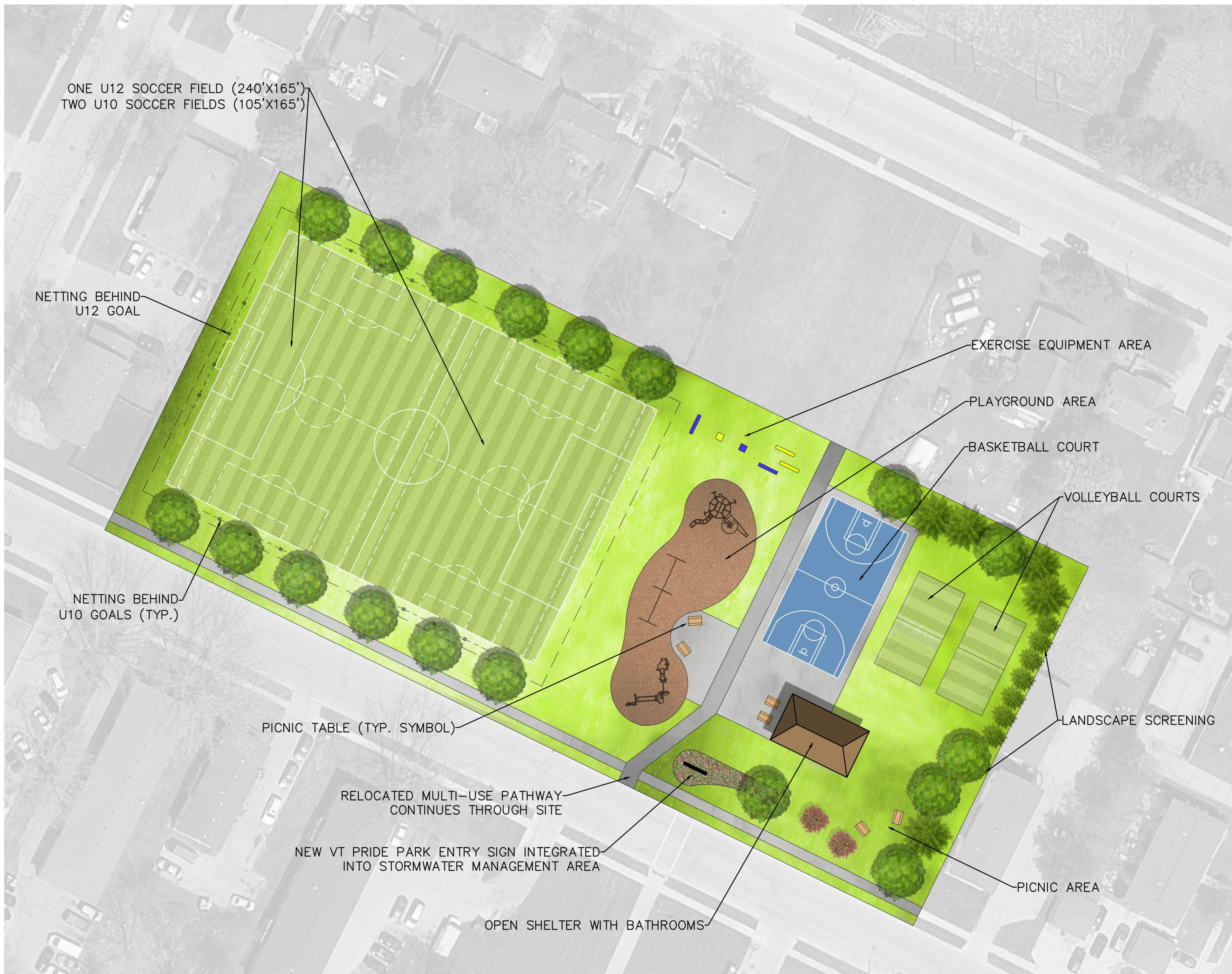
Vacated Right of Way

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



(920) 448-6480

www.browncountywi.gov











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

MEETING DATE

July 9, 2024

PREPARED BY

Cheryl Renier-Wigg, Staff

AGENDA ITEM # E.4

Consideration with possible action to not award the KI I-24 West Rotunda repair contract.

BACKGROUND

After the water sprinkler broke in the KI, Berner Schober and Associates (BSA) was hired to investigate the cause of the break and provide a report. BSA determined there were repairs that needed to be made outside of just the repairs of the broken sprinkler line. The Department of Public Works went out to bid on these items that needed repair. There was one bidder and the cost was significantly higher than the estimated cost.

BSA reviewed the bids and believes that the project should be re-bid with better clarity on the scope of work as well as asking for unit pricing as opposed to a lump sum estimate.

Staff is recommending that the Redevelopment Authority not award the bid for this contract, and re-bid this project with the newly defined criteria and specifications.

BSA will need a few weeks to update the plans and specifications. The Department of Public Works will send out to bid during the month of August with hopes of awarding the contract at the September 10, 2024, Redevelopment Authority meeting.

RECOMMENDATION

To approve not awarding the KI I-24 West Rotunda repair contract.

FISCAL IMPACT

ATTACHMENTS

- I. Bid Results KICC West Rotunda Repairs

KICC WEST ROTUNDA REPAIRS

Quest Number: 9122018

Closing Date: Tue, 06/11/2024 02:00 PM CDT

Posting Type: Construction Project

Owner Name:	Green Bay WI, City of
Owner Contact:	Steven Grenier, P.E.
Owner Phone:	920-448-3100
Solicitor Name:	Green Bay WI, City of
Contact:	Trista Hobbs
Email:	trista.hobbs@greenbaywi.gov
Phone:	920-448-3114
Award Date:	
Comments:	
Award Status:	Pending
Letting Bid Tabulation:	View on vBid

Company	Contact	Phone	E-mail	Amount	Awarded	Comment
Frank O. Zeise Construction Co., Inc.	Beckie McDermid	920-437-5426	bmcdermid@zeiseconstruction.com	\$ 1,044,913.00		



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

July 9, 2024

PREPARED BY

Krista Cisneroz, Staff

AGENDA ITEM # E.5

Consideration with possible action on the award to purchase a new train station depot shelter for Bay Beach Park from Northland Recreation.

BACKGROUND

The Parks, Recreation and Forestry Department worked with the Purchasing Department to quote out the purchase of the prefabricated train depot shelter for Bay Beach Park. At the May 2024 meeting, RDA approved the award of CDBG funding to this project. The shelter was quoted through Sourcewell Contract by Northland Recreation in the amount of \$92,706.80. The Parks Department and staff support the purchase.

RECOMMENDATION

Award the purchase of a new train station depot shelter for Bay Beach Park from Northland Recreation.

FISCAL IMPACT**ATTACHMENTS**

1. CD 24 Bay Beach Shelter Purchase
2. Bay Beach Polygon Quote Reduced



Parks, Recreation & Forestry Department
100 North Jefferson Street - Room 510
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3365
Fax 920.448.3393

07/08/24

To: Krista Cisneroz

From: Dan Ditscheit, Parks, Recreation and Forestry Director

Re: Bay Beach Amusement Park Train Depot Purchase

CC: Kaurie Mihm
Cheryl Renier-Wigg

The Redevelopment Authority recently approved \$260,000 in Community Development Block Grant funding for Bay Beach Amusement Park to purchase shade umbrellas, benches, railroad track steel, railroad track timbers and a prefabricated train depot shelter. The Parks, Recreation and Forestry Department worked with the Purchasing Department to quote out the purchase of the prefabricated train depot shelter. The proposed structure is manufactured by Poligon and is designed to match the style of the existing train depot already installed at the park.

Staff is seeking approval to purchase this prefabricated Poligon train depot structure from Northland Recreation LLC for a total cost of \$92,706.80. This cost includes delivery. Park crews will install this depot shelter after it arrives.

Please note that the other items are in the process of being quoted out.

Dan Ditscheit, PLA
Parks, Recreation & Forestry Director



QUOTATION

Custom - 17183-R0

Customer

City of Green Bay
100 North Jefferson Street #510
Green Bay , WI 54301
920-446-3381

Sales Representative

Ericka Steltz
Northland Recreation LLC
10085 Bridgewater Bay
Woodbury, MN 55129
651.815.4097

Project Information

Project Name Bay Beach 1/2 structure
Location Green Bay, WI
Zip Code Site 54302
Zip Code Shipping 54302
Date Quoted 7/3/2024
Expiration 9/1/2024
Quantity 1

Design Criteria

Building Code 2015 IBC
Ground Snow 40
Wind Speed 115

ARC-14x26.5MG - 3 - 8

Product Information	Product Description	Unit Price	Extended Price
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Base

Steel Frame	14x26.5 ft. Arch	\$70,740.00	\$70,740.00
Primary Roof	Mega-Rib with Trim	\$13,630.00	\$13,630.00
		SubTotal	\$84,370.00

Options

Electrical Access	Electrical Access	\$150.00	\$150.00
Electrical Cutouts	5 Cutouts	\$250.00	\$250.00
Gable Ornamentation	Truss	\$4,030.00	\$4,030.00
Gable Ornamentation	Arch Text and Medallion	\$9,210.00	\$9,210.00
Anchor Bolt Kit	Cast-in-Place Anchor Rods, Nuts, and Template	\$530.00	\$530.00
		SubTotal	\$14,170.00

Discounts

Discount	Discount Authorization - 8%	-\$7,883.20	-\$7,883.20
		SubTotal	-\$7,883.20

Misc

Engineering Fee	Signed and Sealed Calculations and Drawings	\$500.00	\$500.00
Freight	328 miles. Weight (lbs): 5386	\$1,550.00	\$1,550.00
		SubTotal	\$2,050.00



Notes

Pricing assumes 4 columns. / Foundation design and materials not by Poligon, column base reactions to be provided in calculations for local engineer. / Based on a single-bay version of engineered (E3) drawing 57655. / Based on preliminary (E1) drawing 80139 /

SourceWell Contract #012621-PC

Summarized Price

Base	\$84,370.00
Options	\$14,170.00
Discounts	-\$7,883.20
Structure Subtotal	\$90,656.80
Building Price Each	\$98,540.00
Miscellaneous	\$2,050.00
TOTAL	\$92,706.80

Subject To Submittal Approval

See following pages for Qualifications, Terms and Conditions, and Warranty Information

Design and Engineering

1. Pricing assumes Risk Category II for all structures with roof coverings and Risk Category I for all other structures (e.g. trellis, portal, etc.) as well as Wind Exposure C and clear wind flow as defined by ASCE 7, unless noted otherwise.
2. Pricing assumes a 20' separation between any adjacent structure with an eave height equal to or greater than the eave height of this structure if the ground snow load is greater than 0 PSF to account for drifted snow, unless noted otherwise.
3. Pricing assumes standard size electrical cutouts, unless noted otherwise: 2-3/8" wide x 4" tall single gang cutouts in columns at 18" or 48" above finish grade or 3/4" diameter cutouts in roof framing members.
4. Quotation is based on Poligon's interpretation of any drawings or documentation provided at time of quote request.
5. Deviation of design from the supplied quote and preliminary drawing may result in price changes. All design changes should be submitted to Poligon for re-quoting purposes.
6. Poligon provides pricing and engineering for the most cost effective and efficient frame, meeting Poligon's design philosophy of hidden bolted connections (no field welding required).
7. If this quotation does not reference specific design elements that must be incorporated, please work with Poligon to update the quotation as required (e.g. column sizes, column locations, roof pitch, snow guards, etc.). Snow guards are required for structures with a pitch of 4:12 or greater per the Kentucky Building Code.
8. All member sizes are preliminary until the engineering package has been completed. Preliminary reaction forces and foundation sizing may be provided upon request and should be used for budget purposes only.
9. Due to the varying tax requirements nationwide, if applicable, all required taxes should be applied to this quotation and included on the customer purchase order and/or contract for ordering purposes. All applicable taxes will be applied to the invoice if a tax exemption certificate is not provided.

Fabrication and Shipping

1. Upon order entry, Poligon will provide an order acknowledgement that will contain an expected ship date range. As the manufacturing process moves closer to these dates, a definitive ship date will be confirmed.
2. Poligon will not accept orders with restricted ship dates subject to liquidated damage clauses.
3. Upon manufacturing completion, the day prior to shipment, the Poligon Shipping Department will call the specified contact for shipment confirmation. Once the structure is loaded, the truck driver will call the specified contact to confirm the exact time of delivery to the job site or other location.



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

July 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
30-Jun

CHECK #	CHECK DATE	VENDOR NAME	AMOUNT
21752	06/18/2024	CITY OF GREEN BAY	18,850.49
21753	06/18/2024	GREATER GREEN BAY HABITAT FOR HUMANITY, INC.	33,500.00
21754	06/18/2024	NEIGHBORWORKS GREEN BAY	5,842.50
			<u>\$ 58,192.99</u>

Redevelopment Authority
Financial Report
CDBG
6/30/2024

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	-	214,637.93	-	4,250.00	210,387.93	-
CDBG Eligible Areas HILP Program	-	187,168.64	-	48,821.00	85,052.00	53,295.64
CDBG Eligible Areas Public Facilities and Infrastructure	-	538,874.56	8,508.32	-	14,430.79	532,952.09
CDBG Eligible Areas-Beautification/Art	-	80,009.87	-	-	24,000.00	56,009.87
Economic Development	-	59,402.85	136,580.16	-	-	195,983.01
Administration	-	169,545.01	2,127.08	93,658.42	-	78,013.67
	\$ -	\$ 1,281,793.86	\$ 147,215.56	\$ 148,884.42	\$ 363,870.72	\$ 916,254.28

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

Redevelopment Authority
Financial Report
HOME
6/30/2024

	2024 Budget	2023 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Single Family Rehab Loan Program	-	434,704.96	-	96,779.28	170,766.53	167,159.15
CHDO Projects	-	364,500.00	-	-	74,999.00	289,501.00
Housing Development Projects	-	1,852,994.68	103,032.00	-	1,161,470.00	794,556.68
Administration	-	157,480.84	11,148.00	19,165.13		149,463.71
HOME-ARP Admin		1,948,216.00	-	-	753,395.00	1,194,821.00
	\$ -	\$ 4,757,896.48	\$ 114,180.00	\$ 115,944.41	\$ 2,160,630.53	\$ 2,595,501.54



Report to the Redevelopment Authority of the City of Green Bay

MEETING DATE

July 9, 2024

PREPARED BY

Ronda Bitney

AGENDA ITEM # F.2

RDA Parcel Inventory Summary.

BACKGROUND

In this past year, staff have been working on the disposition of RDA-owned lots with a focus on creating affordable housing.

There are currently 147 RDA-owned properties. Attached is a summary of how parcels are currently being used. They are broken down into three categories:

Active - includes 28 buildable lots and/or buildings that are currently being marketed for development.

On Hold - lots are currently being used for other City purposes or in the process of researching for possible uses.

In Planning Option or Development - includes 16 parcels under a planning option, 3 leased parcels, and 9 parcels in development agreements. Six (6) parcels have currently been submitted for Request for Proposals. One (1) Request for Qualification has been completed for the Badger Sheet Metal Site with developer selected and one (1) RFP for the JBS Site with developer selected.

Staff had acquired one (1) new lot from the City surplus for development of a single-family, owner-occupied residence and four (4) more acquired for future development. Eight (8) parcels were disposed of for the development of single-family, owner-occupied homes, one (1) large parcel was created from eight (8) smaller parcels for the larger development of multiple, affordable, single-family units and the portion of a lot for the Fox River Trail.

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 creation of a Community Land Trust.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. RDA Properties Summary 2024
2. RDA Development Summary 2024

RDA PROPERTIES SUMMARY - TOTAL 147

7/2/2024

ACTIVE – 28 Parcels (15 Residential, 10 Industrial and 3 Commercial)

Buildable lots that we are currently marketing for development.

ON HOLD FOR OTHER USES – 79 Parcels

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

Community Policing Center	2	UW Gardens	6
Transit Pocket Park	4	Parking	7
Rotating Art Sites	4	Research in progress	26
Shipyards Development	21		
Storage Garage, Veterans Memorial Parkway, KI Center, Trail System			9

PLANNING OPTION – 16 Parcels

DEVELOPMENT AGREEMENTS– 9 Parcels

LEASED or REQUEST FOR PROPOSALS-15

Lots currently in Planning Options, Leased or for development:

Leased to On Broadway – Dog Park (2) Leased to On Broadway-164 N Broadway (1) Leased to Glass Nickel-314 N Chestnut (1) RFQ-402 S Broadway and 420 S Broadway (2) (developer selected) RFP-Lime Kiln Road and 1330 Guns St Block (2) developer selected) RFP-200 N Monroe (6) RFP-436 S Monroe (1)	15
Active Planning Options • 4th Street Block-NeighborWorks (4) • University Ave-NeighborWorks (1) • 221 Cherry Street-Newland Development (1) • 1035 Vanderbraak-Danna Capital (5) • 158 N Maple Ave-Zurei, LLC (1) • 716 Mather Street-Total Service Development (1) • Schauer & Schumacher Buildings-Investment Creations (3)	16
Active Development Agreements • 445 S Baird Street-Deals, Development and Capital (1) • 1162 & 1164 Day Street-NeighborWorks (2) • 929 N Broadway-NeighborWorks (1) • 1165 E Walnut-MF Housing and City East Apartments (1) • 1132 Harvey Street-Habitat (1) • 1008 Smith Street-Habitat (1) • 1151 Reber Street-Habitat (1) • 1308 E Walnut Street-Neighborworks (1)	9

2023-2024

Disposed	• 3 Single Lots to NeighborWorks • 3 Single Lots to Habitat for Humanity • 1165 E Walnut to MF Housing for City East Apartments • S. Adams Street to Miller Investments • 1915 Harold Street to LeMense Construction • 445 S Baird to Deals, Development and Partnership Capital	10
Acquired	• 929 N Broadway – Surplus • 601 St George-Surplus • University Ave-Trail Surplus • 1030 Weise Street-Surplus for development • Emmet Street-Surplus for development	5

DEVELOPMENT SUMMARY 2024

NEW CONSTRUCTION ON RDA SOLD PARCELS



Walnut and Baird Street

JAS House



1915 Harold Street

LeMense Construction



1100 Block Walnut Street

MF Housing + City East Apartments



2510 University Avenue

Gorman Bay City Lofts



1162 and 1164 Day Street

Bridges Construction + Neighborworks



321 Lau Street

Habitat for Humanity





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

MEETING DATE

July 9, 2024

PREPARED BY

Rebecca Finco

AGENDA ITEM # F.3

Brownfields Program Update.

BACKGROUND

The City's former Economic Development Authority (EDA) provided oversight of the U.S. Environmental Protection Agency's (EPA) Brownfields Program until its dissolution in early 2024. At that time, the role of Brownfields Advisory Committee transitioned to the Redevelopment Authority (RDA). The RDA provides a mechanism by which Community and Economic Development staff can provide required updates to the advisory committee and the community regarding grant-funded activities. It also allows for solicitation of public input regarding brownfield clean-up efforts and redevelopment projects.

The EPA Brownfields Program provides grant funding to conduct environmental assessments and remediate contaminated brownfield properties to prepare them for sustainable reuse and aid in the City's redevelopment initiatives.

The City of Green Bay currently has three active EPA Grants:

- Brownfield Assessment Grant (FY 2023 - 2026): \$500,000 in grant funds to conduct environmental site assessments community-wide
 - \$34,125.16 (7% budget spent)
 - Quality Assurance Project Plan completed (\$2,950.50)
 - Sites assessed:
 - 1341 State St (Green Bay Drop Forge): Phase I Environmental Site Assessment (EPA) completed (not yet invoiced)
 - 1400 Main St: Phase I completed (\$7,396.66), EPA approval received to complete Phase II
 - Public Market Parcels: Phase I completed (\$12,468.00), Hazardous Materials Assessment completed (\$11,310.00), Proceeding with Phase II ESA and Phase I ESA for Chestnut parcels
- Brownfield Clean-Up Grant (FY 2023 - 2026): \$1,000,000 in grant funds to remediate contamination of the former Badger Sheet Metal site (402 and 420 S. Broadway)
 - \$0 of budget spent
 - Phase I ESA, Phase II ESA, and Remedial Action Plan completed 2018-2022
 - Site clean-up to begin and existing buildings to be demolished with proper abatement of asbestos, lead-based paint, and regulated waste

- Brownfield Revolving Loan Fund (2020 - 2025): \$800,000 in sub-grant and loan funds to owners and developers for clean-up of brownfield properties
 - \$3,458.51 (<1%) of budget spent
 - The City has contributed \$9,785 (6%) for staff hours and \$3,215.70 (2%) for contractual services towards the \$160,000 cost share

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Brownfields Update to RDA 7.9.24

9 July 2024

Brownfields Program Update



Department of Community and Economic Development

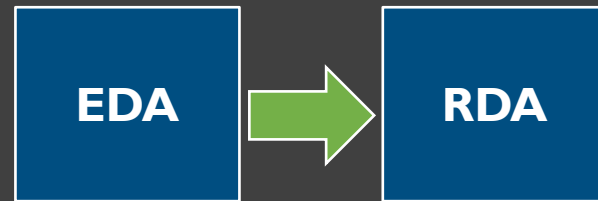
EPA Brownfields Program

- Provides funding to eligible entities to assess, remediate, and sustainably reuse contaminated brownfield properties
- The City of Green Bay currently administers 3 active EPA Grants
 - Brownfield Assessment Grant
 - Brownfield Cleanup Grant
 - Brownfield Revolving Loan Fund
- The City retains the services of a Qualified Environmental Professional (QEP), Stantec Consulting Services, to conduct assessments, determine the need for cleanup, prepare cleanup plans, and manage remediation activities



The RDA's Role with the Brownfields Program

- The Economic Development Authority (EDA) originally served as the Brownfields Advisory Committee
- When the EDA dissolved earlier this year, that role transitioned to the RDA
- The RDA's oversight of Brownfields programs
 - Provides opportunity to update the community regarding recent grant-funded activities
 - Assists with soliciting public input regarding brownfield cleanup and redevelopment projects



EPA Assessment Grant

- FY 2023-2026
- \$500,000 grant
- \$34,125.16 (7% budget spent)
- Community-wide assessment grant
- Includes Phase I and Phase II Environmental Site Assessments (ESAs) and surveys for petroleum, asbestos, and other hazardous materials
- Identified high-priority brownfield site corridors
 - Broadway
 - Shipyard
 - Velp Ave
 - University Ave



Assessment Grant Projects

- 10/2023 to 12/2023: Conducted RFP to select Stantec as Qualified Environmental Professional
- Quality Assurance Project Plan completed (\$2,950.50)

1341 State St.

- Green Bay Drop Forge site
- Phase I ESA completed (not yet invoiced)

1400 Main St.

- Phase I completed (\$7,396.66)
- EPA approval to complete Phase II

Public Market Parcels

- Phase I completed (\$12,468.00)
- Pre-demolition Hazardous Materials Assessment for asbestos, lead-based paint, & restricted waste (\$11,310.00)
- Proceeding with Phase II ESA and Phase I for Chestnut parcels

EPA Clean-Up Grant



- Former Badger Sheet Metal Site
(402 & 420 S Broadway, 421 Arndt St., 419 S Maple St.)
- FY 2023-2026
- \$1,000,000 Grant
- \$0 (0%) budget spent
- To clean up petroleum, residual soil, groundwater contamination, and vapor intrusion concerns associated with prior commercial/industrial use
- The goal is to remediate the contamination to facilitate redevelopment of the site

Badger Sheet Metal Site Clean-Up



- Phase I ESA, Phase II ESA, and Remedial Action Plan completed 2018 - 2022
- City working with developer, General Capital Group, on conceptual plans for redevelopment
- Proposed mixed-use site to include:
 - fire station with administrative offices
 - multi-family housing
 - commercial spaces
 - green infrastructure corridor
- Site clean-up to begin and existing buildings to be demolished with proper abatement of asbestos, lead-based paint, and regulated waste

Brownfields Revolving Loan Fund

- Provides sub-grants and loans to owners/developers of brownfield properties to facilitate clean-up for future use and redevelopment.
- Project Period: 2020 - 2025
- \$800,000 EPA grant awarded
 - \$720,000 budgeted for loans
 - \$77,000 budgeted for sub-grants
 - \$3,000 for travel to Brownfields Conference
- No loans or sub-grants applied for to date
- Program policies/procedures, application forms, and loan agreement template completed
- The City continues to market the program on the City's website, in public meetings, and directly to potential lenders via email, phone, and in meetings

Budget Spent

- \$3,458.51 (<1%) travel

City's Cost Share \$160,000

- \$9,785 (6%) staff hours
- \$3,215.70 (2%) contractual services



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

July 9, 2024

PREPARED BY

AGENDA ITEM # F.4

Director's report and project updates.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Development Tracking PUBLIC 20240703



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 - July 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	Property transferred. Construction starting November 2024.	225	0	\$21,000,000
2	JBS	Revel49, Gorman & Co.	0 Lime Kiln Rd	Destination park, mixed housing, urban farm	Development partners approved in April. Site design underway. Road and utility construction out to bid. Staff working to create new TID.	TBD	TBD	TBD
3	New Land 221 Cherry	New Land Enterprises	221 Cherry	Market rate multi-family rental, retail	DA and PUD approved. Construction anticipated in October. Staff working to create new TID.	268	0	\$38,000,000
4	Former Badger Sheet Metal	General Capital Group	420 S. Broadway/419 S. Maple	Market rate multi-family rental, fire station, retail, green infrastructure corridor	Development partner approved in April. Site design underway.	TBD	TBD	TBD
5	Monroe/Chicago RDA Site	TBD	436 S. Monroe	Mixed-use, multi-family	RFP released 6/19 with proposals due 8/30. Recommended proposal to be considered at September 10 RDA.	TBD	TBD	TBD
6	200 N. Monroe	TBD	200 N. Monroe	Mixed-use, multi-family	RFP released 6/19 with proposals due 8/30. Recommended proposal to be considered at September 10 RDA.	TBD	TBD	TBD
7	222 Cherry St LLC	Peter Nugent	216-222 Cherry St	Market rate apts with retail 1st floor	Amendment to DA to be considered	61	0	\$9,500,000
8	University Ave	Neighborworks Green Bay	Near 1120 University Ave	16 Unit Complex	Bidding and Design process. Planning Option expires 7/11/24.	TBD	14	TBD
9	4th Street	Neighborworks Green Bay	4th Street and Chestnut	7 unit town house development	DA approved in June. Construction planned in 2025	7	4	\$1,900,000.00
10	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 11/14/24.	52	TBD	TBD

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

City of Green Bay Development Tracker - July 2024

#	Project Name	Developer	Project Location	Project Description	Status Update	Housing Units		Est. Prop Value
11	Public Market Parking Lot Redevelopment	TBD	204 N. Chestnut	Parking ramp, multi-family housing, commercial	RFP to be released in July	Total #	Under 80%	TBD
						TBD	TBD	
12	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 not funded. Additional funding sought.	Total #	Under 80%	TBD
						NA	NA	
13	Cleveland Hardware/Green Bay Drop Forge	Cleveland Hardware & Forging Co.	3855 Finger Rd	Industrial	Design/engineering underway. CUP approved by Council in June. PO Expires 8/6/24. Extension to be considered in July.	Total #	Under 80%	TBD
						NA	NA	
14	Shipyards Phase I	City/RDA	100 W. Mason, 239 Arndt	Riverfront promenade, pier, docks, kayak launch, habitat, site utilities	Construction expected to be complete by end of summer.	Total #	Under 80%	NA
						NA	NA	
15	Shipyards Phase 2	City/RDA	100 W. Mason St	Event lawn, dog park, urban beach, splash pad, playground	RFP for engineering is being prepared by Parks Dept. Construction to start in 2025	Total #	Under 80%	NA
						NA	NA	
16	Schauer & Schumacher	Investment Creations	227 E Walnut, 101 & 109 N Adams St	Multi-family housing, commercial	Planning/design underway. PO expires 11/14/24.	Total #	Under 80%	TBD
						TBD	0	
17	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	
18	Veterans Village	Veterans First	2890 Anthony Drive	Cottage Court development for veterans	PUD approved in June by Common Council.	Total #	Under 80%	TBD
						21	21	
19	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	
20	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	
21	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	

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

City of Green Bay Development Tracker - July 2024

#	Project Name	Developer	Project Location	Project Description	Status Update	Housing Units		Est. Prop Value
22	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	
23	1008 Smith St.	Habitat for Humanity	1008 Smith Street	Affordable single-family	DA expires 12/31/2024	Total #	Under 80%	\$240,000
						1	1	
24	1132 Harvey St.	Habitat for Humanity	1132 Harvey Street	Affordable single-family	DA expires 12/31/2024	Total #	Under 80%	\$250,000
						1	1	
25	1151 Reber St.	Habitat for Humanity	1151 Reber Street	Affordable single-family	DA expires 12/31/2024	Total #	Under 80%	\$250,000
						1	1	
26	Habitat Homestead	Habitat for Humanity	0 Richmond Street	Affordable single-family owner occupied detached homes and townhomes	Development Agreement approved in March. Road construction underway.	Total #	Under 80%	\$2,925,000
						14		

TOTAL UNITS	UNDER 80%	TOTAL VALUE
685	44	\$83,006,300

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