

MINUTES
REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY
Tuesday, March 8, 2016
City Hall, Room 604
1:30 p.m.

MEMBERS PRESENT: Harry Maier, Chair; Gary Delveaux, Vice-Chair; Jim Blumreich, Ald. Joe Moore, Melanie Parma, Tom Weber

MEMBERS EXCUSED: Matt Schueller

LIAISON REPRESENTATIVES PRESENT: Jeff Mirkes, Leah Weycker, Mike Hall

OTHERS PRESENT: Kevin Vonck, Cheryl Renier-Wigg, Krista Cisneroz, Billie Jo Horsens, Kevin King, Ken Rovinski, Tony Wachewicz, Dawn Foeller, Wendy Townsend, John Mehan, Phil Langohr, Larry Langohr, Cora Haltaufderheid, Rebecca Fairman, Michelle Heeber, Joshua Schwalbe, Conor Caloia, Shawn Kassien, Ald. David Nennig, Ald. Jerry Wiezbiskie, media, and other interested parties

APPROVAL OF AGENDA:

Approval of the agenda for the March 8, 2016, meeting of the Redevelopment Authority.

A motion was made by Ald. J. Moore and seconded by G. Delveaux to approve the agenda for the March 8, 2016 meeting of the Redevelopment Authority. Motion carried.

APPROVAL OF MINUTES:

Approval of the minutes from the February 9, 2016, regular meeting of the Redevelopment Authority.

A motion was made by T. Weber and seconded by J. Blumreich to approve the minutes from the February 9, 2016, meeting of the Redevelopment Authority. Motion carried.

ELECTION OF OFFICERS:

Election of Chair and Vice-Chair of the Redevelopment Authority.

G. Delveaux opened the floor for nominations for Chair. T. Weber nominated Harry Maier as Chair of the Redevelopment Authority. J. Blumreich seconded. G. Delveaux asked if there were any other nominations. There being no other nominations, a vote was taken and motion carried electing H. Maier as Chair.

H. Maier opened the floor for nominations for Vice Chair. Ald. J. Moore nominated G. Delveaux as Vice-Chair. J. Blumreich seconded. There being no other nominations, a vote was taken and motion carried electing G. Delveaux as Vice-Chair for the RDA.

APPOINTMENT OF SUBCOMMITTEES:

Selection of members to serve on various subcommittees of the Redevelopment Authority.

H. Maier appointed the members to serve on the subcommittees as follows:

Funding Administration Subcommittee

Jim Blumreich, Gary Delveaux, Ald. Joe Moore

Real Estate Subcommittee

Melanie Parma, Matt Schueller, Tom Weber

Community Development Revolving Loan Fund Committee

Gary Delveaux, Matt Schueller

A motion was made by J. Blumreich and seconded by Ald. J. Moore to approve the subcommittee appointments. Motion carried.

COMMUNICATIONS:

1. Request by Ald. Randy Scannell and Ald. Mark Steuer to set aside funding for the Velp Avenue Corridor/Brownfield Redevelopment Plan, also referred to the Green Bay Plan Commission and Economic Development Authority.

K. Vonck provided a brief update on the request and recommended referring to staff.

A motion was made by Ald. J. Moore and seconded by T. Weber to refer to staff. Motion carried.

OLD BUSINESS:

None.

NEW BUSINESS:

2. Resolution Authorizing the Sale and Issuance of \$10,210,000* Taxable Lease Revenue Refunding Bonds, Series 2016 (KI Convention Center Project), the Approval and Execution of Related Documents, and Other Details.

D. Foeller distributed a handout to the RDA members and stated that John Mehan was present to speak. At the February 9 RDA meeting, the plan and timeline was presented, and we did move forward and sell the bonds.

J. Mehan provided information regarding the bond sale, which included a term sheet, treasury rates, pro forma debt service, savings report, and pricing summary. The issue is a taxable lease revenue refunding bond, taking the 2006 issue, which was tax exempt, and converting it to a taxable. Principal payment dates begin June 1, 2017 and continue through June 1, 2029. We are not extending the debt. This goes back to 1999; it's a 30-year issue and we are taking advantage of the call features. The issue size is \$10,210,000. Information was provided regarding the room tax stabilization fund. \$2.2 million of the fund is tied to this issue. The debt is federally taxable, but state

exempt. The existing debt service has been reduced by over \$60,000 per year. There is a present value savings of \$666,684 or 6.67%.

A motion was made by G. Delveaux and seconded by J. Blumreich to approve the Resolution Authorizing the Sale and Issuance of \$10,210,000* Taxable Lease Revenue Refunding Bonds, Series 2016 (KI Convention Center Project), the Approval and Execution of Related Documents, and Other Details. Motion carried.

3. Permission for Green Bay CS Hotel Group, LLC to sell property at 1011 Tony Canadeo Run (Parcel 1-1841-K) (a/k/a Springhill Suites).

K. Vonck stated the owners of the Springhill Suites have a willing buyer to purchase the property. The Development Agreement with the City requires them to get consent from the RDA in order to sell, to make sure they are up to date on their obligations, as well as to make sure we are comfortable with the buyer. The Finance Director has confirmed that Springhill Suites is meeting the obligations of the Development Agreement and is also comfortable with the buyer of the property. It was also noted that the offer to purchase specifically states that they are accepting the terms in our Development Agreement.

A motion was made by J. Blumreich and seconded by T. Weber to approve the request for Green Bay CS Hotel Group, LLC to sell property at 1011 Tony Canadeo Run (Parcel 1-1841-K) (a/k/a Springhill Suites). Motion carried.

4. Approval of Development Agreement with University Avenue Center, LLC (a/k/a Festival Foods and Kwik Trip).

K. Vonck stated that the term sheet for this development project was approved at last month's meeting. The terms have remained the same and are now in a Development Agreement, which was provided in the meeting packet. In summary, the first phase involves an 80,000-square-foot, full-service grocery store and a 9,000-square-foot strip shopping center. The second phase involves a Kwik Trip gas station and convenience store, as well as reserving approximately one acre for future development.

The TIF incentive under this agreement is a pay-as-you-go obligation. Work will begin this year. The assessed value and TIF increment would be determined as of January 1, 2017, which would then be first payable in 2018. K. Vonck reviewed the caps on the TIF incentive payments, which were based on amendments by the RDA and Council and are outlined in his staff report.

A motion was made by G. Delveaux and seconded by M. Parma to open the meeting for public discussion. Motion carried.

L. Langohr provided project timeline information and noted that closing is scheduled for April 7. They plan to start construction in April, as quickly as possible. Festival Foods and the small shops are planning for an opening in November 2016. Kwik Trip will start their construction later this year with an opening in the first or second quarter of 2017.

H. Maier questioned how many employees Festival anticipates for this new store. Between full-time and part-time, they estimate about 250-275 employees.

G. Delveaux questioned the ratio of TIF to investment in comparison to other projects. K. Vonck stated that the project will result in an approximate aggregate assessed value of \$15,000,000, which doesn't include the fourth parcel for future development. The \$3.4 million cap might seem higher than projects in the past, but he noted the importance of the following: 1) a lot of this funding is going towards public infrastructure, some of which is off-site and benefitting the TID, 2) some was added on "post" staff recommendation, by Council, and 3) this is the catalyst project, which is intended to drive other projects. With the PayGO mechanism, it is felt the City's risk is protected.

A motion was made by J. Blumreich and seconded by Ald. J. Moore to return to regular order of business. Motion carried.

Ald. J. Moore made some comments in support of the TIF incentive for the project. The area currently has approximately \$72,000 in taxable value, which is anticipated to increase to approximately \$380,000 in taxable value with this project. He feels the ratio of TIF to investment is fantastic and this will benefit constituents in his district as well as other districts.

M. Parma stated that she will abstain from voting to avoid any potential conflict of interest due to Somerville providing services to Festival Foods.

A motion was made by Ald. J. Moore and seconded by G. Delveaux to approve the Development Agreement, subject to minor legal and technical changes. Motion carried with M. Parma abstaining.

5. Request by NeighborWorks Green Bay for a six-month planning option for housing project at 1100 Block E. Walnut Street.

Billie Jo Horsens noted that the site is located at the corner of the 1100 Block E. Walnut Street and Roosevelt Street and is one of the larger RDA-owned redevelopment sites. NeighborWorks Green Bay would like to construct a 12-unit housing development project. The project would have two buildings, each with 6 townhome style units. They would be a mix of at-market and affordable housing units. The site plan and preliminary design sketches were presented and discussed. They are requesting a six-month planning option to allow time for due diligence to further define funding possibilities, design criteria, and site plans.

A motion was made by G. Delveaux and seconded by M. Parma to approve a six-month planning option for NeighborWorks Green Bay for a housing project at 1100 Block E. Walnut Street. Motion carried.

6. Request by Habitat for Humanity for HOME allocation of \$240,000 for single-family housing development project at 1300 Block E. Walnut Street.

A motion was made by Ald. J. Moore and seconded by G. Delveaux to open the meeting for public discussion. Motion carried.

C. Renier-Wigg indicated that Habitat currently has a six-month planning option on the corner of E. Walnut and Baird Street to construct 3 twin-houses (6 total single-family units). Staff encouraged Habitat to look at designs that are different than their normal builds. In the past, the RDA has subsidized Habitat two-story builds so the construction would fit into the neighborhoods. This project has additional costs as it is a non-traditional attached home build.

Cora Haltaufderheid, Habitat for Humanity, provided information and answered questions on the design, timeline, and volunteer requirements. The twin-home design has been done in other locations in the United States. In Wisconsin they are in West Bend, Waukesha, and soon to be in Oshkosh. Excavation and construction would begin in August/September 2016 with completion in May/June 2017. The additional funding is needed due to the amenities and additional elements not standard in a Habitat for Humanity home. The additional funding needed is \$40,000 per unit.

A motion was made by Ald. J. Moore and seconded by G. Delveaux to return to regular order of business. Motion carried.

K. Cisneroz provided information regarding available funds.

A motion was made by T. Weber and seconded by J. Blumreich to approve the request by Habitat for Humanity for HOME allocation of \$240,000 for single-family housing development project at 1300 Block E. Walnut Street. Motion carried.

7. Discussion and action on 100 W. Mason Street (Parcel 2-78).

K. Vonck stated this parcel is the eight-acre southern half of the South Broadway boat slip (a/k/a the "Greenfield Site"). The RDA has owned the site for 25+ years. A development on this site will require a partnership between the RDA, the City, and a private development partner. There have been discussions with a private partner and a proposal will be presented for an outdoor events center. It would be City-owned and operated by a private partner.

A motion was made by Ald. J. Moore and seconded by G. Delveaux to open the meeting for public discussion. Motion carried.

Conor Caloia, Chief Operating Officer of Big Top Baseball, addressed the Authority. They own and operate four Northwoods League baseball franchises across the State of Wisconsin (Madison, Green Bay, Kenosha, and Wisconsin Rapids). They've owned the Bullfrogs for the past two years and also lease and operate an outdoor events center in Madison.

They are proposing a multi-use, multi-purpose outdoor events center with the potential to be programmed 150 days out of the year and draw 200,000 people annually. In addition to the Bullfrogs playing their home games there, they would purchase, own,

and operate a minor league soccer team. The stadium is being proposed to use for baseball, football, soccer, and a variety of community events, festivals, and concerts. The proposed facility would have 2,500 fixed seats with another 500 berm seats and 500 hospitality seats throughout the facility. The facility could be used for concerts accommodating up to 8,000 people. Additional amenities and programming possibilities were mentioned, as well as additional information about the qualifications of Big Top Baseball to operate the facility. They are proposing a \$9 million dollar facility and have secured \$5 million dollars in private funding. A brief discussion ensued regarding parking.

K. Vonck referenced the Letter of Intent. RDA approval today would grant exclusivity to work with Broadway Events LLC to negotiate terms and work to come up with their commitment by May 18, 2016. The RDA needs to determine if this is how they would like to use the land. The May 18 deadline is significant in terms of fitting into the bonding schedule, if needed, as well as the construction season and the possibility of opening the facility next year. Time is of the essence in trying to land a minor league soccer team. The May 18 date also allows for five Council meetings to discuss the funding package.

Discussion followed and details were provided regarding the private funding, which includes \$1 million at groundbreaking and \$4 million over 20 years. They would sign a long-term lease agreement to operate the facility for the next 20 years. The Northwoods League would be a party to the lease. C. Caloia noted that an industry standard in minor league baseball stadiums is typically 25% financing from private sources and 75% from public sources. They are committing \$5 million over the term of the agreement in private funds.

K. Vonck addressed the significance of moving forward with this project at this time and the impact it will have on the Broadway District. It would be a catalyst project for the southern end of Broadway and also help to define the identity of that neighborhood.

Mayor Schmitt expressed his support for this project and identified it as a catalyst project. The project is much bigger than a baseball stadium. He referenced Item 5 in the letter of intent, which includes additional development of at least \$2 million from a third party if the RDA moves forward with this. Item 8, regarding use of the facility, was also referenced. Bringing in a minor league or summer collegiate soccer games would keep Green Bay competitive with the Fox Valley.

Shawn Kassien, President of Joannes Park Neighborhood Association, addressed the Authority and expressed his support for the Bullfrogs. He also expressed concerns about the Joannes Stadium sitting vacant and how it would negatively impact Joannes Park and the surrounding neighborhood.

Ald. J. Moore noted that he spoke with the Parks Department Director and was informed that there is a waiting list for use of Joannes Stadium. The City's intention would be to continue utilizing Joannes Stadium and not allow anything negative to happen to it.

C. Caloia addressed the concern and stated they've talked with other teams that are excited about the possibility of the Bullfrogs moving so they can use the Joannes facility. The Bullfrogs are just a small portion of what currently happens at Joannes Stadium.

Ald. J. Wiezbiskie, Chair of the Parks Committee, stated the Parks Department is excited about the possibility of Joannes Stadium being available for use by other teams and confirmed that there is a waiting list.

A motion was made by G. Delveaux and seconded by M. Parma to return to regular order of business. Motion carried.

K. Vonck mentioned that Broadway Events LLC is willing to contribute approximately \$25,000 per year to neighborhood associations in an effort to show community partnership.

A motion was made by J. Blumreich and seconded by Ald. J. Moore to approve the Letter of Intent from Broadway Events LLC for an outdoor events center at 100 W. Mason Street. Motion carried.

8. Review and approval of 2016 Draft Annual Action Plan for Community Development Block Grant (CDBG) and HOME.

K. Cisneroz provided an overview of the process. Notification was received from HUD last month regarding the allocation amount. The 2016 allocation for CDBG is \$938,897.00 and HOME is \$395,271.00. Both amounts are slightly higher than last year. A draft allocation was put together following the goals of the Consolidated Plan. The draft CDBG and HOME budgets were reviewed and discussed (copies attached).

T. Weber questioned the process for the public service allocations. K. Cisneroz provided information on her outreach efforts, which include a contact list, newspaper publication, Brown County Connections, and anyone who has contacted staff throughout the year requesting funding.

A motion was made by Ald. J. Moore and seconded by T. Weber to approve the 2016 Draft Annual Action Plan for Community Development Block Grant and HOME. Motion carried.

9. Request to purchase 615 12th Avenue and 2,272 SF of 610 11th Avenue using Neighborhood Enhancement Funds.

K. Rovinski stated that staff has reviewed the 600 block of 12th Avenue and feels this property is most in need of rehabilitation. It is currently a rental property and the intention would be to utilize the RFP process to rehabilitate the house for sale to a single family, owner occupant. If no interest is generated from the RFP process, the house will be razed and the land offered as part of the New Homes in Your Neighborhood Program. Habitat has expressed interest in it for new home construction.

C. Renier-Wigg stated that staff is also negotiating on the neighboring property, 609 12th Avenue. It is currently in foreclosure and will take a while to get. They would proceed with the RFP process for 615 12th without waiting to acquire 609 12th.

A motion was made by G. Delveaux and seconded by Ald. J. Moore to approve the request to purchase 615 12th Avenue and 2,272 SF of 610 11th Avenue using Neighborhood Enhancement Funds. Motion carried.

10. Discussion and action on future of 100 W. Walnut Street (Parcel 4-180).

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda

K. Vonck stated this is the Rivers Edge Apartments parcel, which is on RDA-owned land. It is a land lease. The management company contacted staff to see if the RDA had interest in selling the property. He would like direction from the RDA on whether staff should pursue this further. And if we were to sell, what contingencies would be tied to it in terms of future development.

D. Foeller stated there is a loan outstanding with this property, which would need to be reviewed and taken into consideration.

Ald. J. Moore recommended that if interest has been expressed in the property, we might want to go out for RFP to get multiple proposals.

The Authority directed staff to research further and give a report next month.

11. Discussion and action on future of 901, 907, and 913 Main Street (Parcels 9-48, 9-47 and 9-46).

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

W. Townsend reviewed the location of the parcels and indicated the RDA owns 901 Main and the City owns 907, 913, and 915 Main. One City lot, 915 Main, is leased for parking for Simonet's Bar. City staff has had inquiries on the parcels and is looking to the RDA for recommendations as to the best future uses for these parcels.

G. Delveaux commented on the need for a grocery store downtown.

Upon discussion, it was the consensus that if there isn't a long-term lease for 915 Main, it should be included for consideration of any development project and assemble all four parcels (9-48, 9-47, 9-46, and 9-45).

A motion was made by Ald. J. Moore and seconded by M. Parma to direct staff to proceed with discussions for development of 901, 907, 913, and 915 Main Street (Parcels 9-48, 9-47, 9-46, and 9-45).

A motion was made by Ald. J. Moore and seconded by M. Parma to open the floor for public discussion. Motion carried.

An interested party addressed the Authority and indicated he's been working with a team developing a business plan for this property and adjoining property. They are preparing to approach the City and present a plan within the next couple weeks.

A motion was made by Ald. J. Moore and seconded by G. Delveaux to return to regular order of business. Motion carried.

A vote was taken on the motion by Ald. J. Moore and seconded by M. Parma to direct staff to proceed with discussions for development of 901, 907, 913, and 915 Main Street (Parcels 9-48, 9-47, 9-46, and 9-45). Motion carried.

BILLS:

12. Acceptance of financial report and check register as provided.

A motion was made by Ald. J. Moore and seconded by G. Delveaux to approve the financial report and check register as provided. Motion carried.

INFORMATIONAL:

13. Director's Report and Project Updates.

- K. Vonck provided an update on the Schauer & Schumacher property.
- Business Improvement District (BID) reports will be provided to the Authority.

Chair ruled for adjournment at 3:10 p.m.

2016 Community Development Block Grant Allocations

Potential Projects	Staff Recommendations	Program Income	TOTAL
Park Projects			
Perkins Park Tennis Courts	\$150,000.00	\$0.00	\$150,000.00
DPW Projects			
Sidewalk/Alley Resurfacing	\$150,000.00	\$0.00	\$150,000.00
6th Street Resurfacing	\$70,000.00	\$0.00	\$70,000.00
Public Service Programs (cannot exceed \$173,464.00)			
Community Service Interns	\$25,000.00	\$0.00	\$25,000.00
Neighborhood Compliance Inspector (funded from 2014 CDBG funds due to position vacancy)	\$0.00	\$0.00	\$0.00
Fair Housing Services	\$15,000.00	\$0.00	\$15,000.00
Open Public Service Activities that support Con Plan minimum (\$10,000 allocation)	\$50,000.00	\$0.00	\$50,000.00
Subtotal for Public Service	\$90,000.00	\$0.00	\$90,000.00
CDBG Eligible Area Projects (Acquisition, Demolition, Rehabilitation, Reconstruction, Infrastructure Improvements, Historic Preservation)			
	\$263,397.00	\$20,000.00	\$283,397.00
Economic Development Revolving Loan			
	\$0.00	\$120,000.00	\$120,000.00
* CDBG Administration (cannot exceed \$215,500.00)			
	\$215,500.00	\$0.00	\$215,500.00
TOTALS	\$938,897.00	\$140,000.00	\$1,078,897.00

2016 CDBG Allocation - \$938,897

2016 Estimated Program Income \$ 140,000 (\$120,000 is restricted to Economic Revolving Loan fund)

Public Services-limited to a max of 15% total Entitlement + prior year PI, in 2015 it cannot exceed \$173,464

* CDBG Administration amount is limited to a maximum of 20% total Entitlement plus Program Income

2016 HOME Allocations

Potential Projects	Staff Recommendations	Program Income	TOTAL
Single Family Rehabilitation Loans	\$0.00	\$90,000.00	\$90,000.00
Housing Development Advancement Projects	\$130,771.00	\$0.00	\$130,771.00
Downpayment Closing Cost Assistance	\$150,000.00	\$0.00	\$150,000.00
Community Housing Development Organizations (CHDO) Set Aside	\$75,000.00	\$0.00	\$75,000.00
*HOME Administration	\$39,500.00	\$10,000.00	\$49,500.00
TOTALS	\$395,271.00	\$100,000.00	\$495,271.00

2016 HOME Allocation \$395,271

2016 Estimated Program Income \$100,000

* HOME Administration amount is limited to a maximum of 10% total Entitlement plus Program Income

CHDO set-aside must be a minimum of 15% (\$59,290.00) of total Entitlement amount; Eligible activities include:

- Acquisition and/or rehabilitation of housing
- New construction of housing