

**MINUTES**  
**REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY**  
**Tuesday, August 13, 2013**  
**City Hall, Room 604**  
**1:30 p.m.**

**MEMBERS PRESENT:** Harry Maier, Chair; Gary Delveaux, Vice-Chair; Joe Moore, Melanie Parma, Tom Weber

**MEMBERS EXCUSED:** Matt Schueller, Jim Blumreich

**LIAISON REPRESENTATIVES PRESENT:** Jeff Mirkes

**LIAISON REPRESENTATIVES EXCUSED:** Christopher Naumann

**OTHERS PRESENT:** Rob Strong, Cheryl Renier-Wigg, Andy Rosendahl, Kevin King, Mayor Schmitt, Tony Wachewicz, Ald. Tim DeWane, Paul Kosmoski

**APPROVAL OF AGENDA:**

Approval of the agenda for the August 13, 2013, meeting of the Redevelopment Authority

A motion was made by J. Moore and seconded by M. Parma to approve the agenda for the August 13, 2013, meeting of the Redevelopment Authority. Motion carried.

**APPROVAL OF MINUTES:**

Approval of the minutes from the July 9, 2013, regular meeting and July 23, 2013, special meeting of the Redevelopment Authority

A motion was made by G. Delveaux and seconded by J. Moore to approve the minutes from the July 9, 2013, regular meeting and July 23, 2013, special meeting of the Redevelopment Authority. Motion carried.

**COMMUNICATIONS:**

1. Communication from July 31, 2013, of the Common Council by Ald. Tim DeWane and Dan Madigan for redevelopment funds to help purchase two lots at East River Optimist Park for parking and concessions

Ald. Tim DeWane indicated that a second ball diamond with lighting was recently put in and little league tournaments have been taking place. There is a need for additional parking. A concession stand was recently approved, but the location hasn't been determined yet.

Mayor Schmitt noted that in the budget he is proposing a park enhancement fund. The request was also referred to the Parks Department. He supports the project and staff will work with the Parks Department.

A motion was made by G. Delveaux and seconded by J. Moore to refer to staff. Motion carried.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

2. Discussion and possible action on purchase of three properties located on the northwest corner of Chicago Street and Monroe Avenue using Neighborhood Enhancement funds

The property locations were reviewed. There are three parcels and four buildings which are currently housing units located on the northwest corner of Chicago Street and Monroe Avenue. The properties have been problems for the Inspection division for many years. The properties are in foreclosure.

Mayor Schmitt is supportive of the project because Monroe Avenue is the next focal point for the City. These properties are on the corner by the Shell Gas Station, which is an entry point to the downtown. These properties were poorly managed and have had 74 complaints in the last few years, 14 citations issued, and multiple police calls. The assessed value of all four properties is \$472,600. He met with the bank and the City has the opportunity to purchase the properties by the end of the month for \$169,900. The properties would be purchased and removed using Neighborhood Enhancement funds. Although no specific redevelopment plans exist, developer Paul Kosmoski is interested in acquiring the property from the City to put in a development. He is supportive of what is being proposed. There are plans to replenish the Neighborhood Enhancement fund in the budget for next year.

P. Kosmoski stated that the redevelopment would be a great enhancement to Monroe Avenue and the gateway to downtown. His plans are for a multi-family development because the area is suited for multi-family housing.

A motion was made by G. Delveaux and seconded by M. Parma to purchase the three properties located at the northwest corner of Chicago Street and Monroe Avenue for \$169,900 using Neighborhood Enhancement funds. Motion carried.

3. Approval of Tax Increment Financing (TIF) Disbursement Agreement CityDeck Commons

T. Wachewicz stated that the agreement is an additional agreement to help us carry out the terms of the T. Wall development in which we talk about what the conditions will be as far as distributing the TIF funds. The agreement states that for every \$1,000 spent on the project, the City will distribute \$234 after review and approval. The TIF amount of \$2.34 million will be put into an escrow account. The TIF funds will be used for costs related to the project.

A motion was made by G. Delveaux and seconded by J. Moore to approve the Tax Increment Financing (TIF) Disbursement Agreement for CityDeck Commons. Motion carried.

4. Update and possible action on supplying water for properties at 712 and 716 N. Ashland Avenue

K. King provided an update indicating that he sent a letter to the property owners recently and one responded indicating that the City should pay for supplying water. The other property owner did not respond. NeighborWorks is in the process of acquiring the property from the RDA for development of townhouses. The current water line goes off of Mather Street, but there is also water available on North Ashland. Something will need to be done in the next couple months to get the line out of the way.

A motion was made by J. Moore and seconded by G. Delveaux to receive and place on file. Motion carried.

5. Authorization to award contract "CD 13-05 Emmet Street Resurfacing" to the low qualified bidder

C. Renier-Wigg reviewed the bid summary. The engineer's estimate is \$85,650.00. DPW has reviewed the bids and recommends awarding the contract to Northeast Asphalt in the amount of \$69,820.00.

A motion was made by J. Moore and seconded by M. Parma to award contract "CD 13-05 Emmet Street Resurfacing" to the low qualified bidder, Northeast Asphalt, in the amount of \$69,820.00, subject to release of 2013 CDBG funds.

#### **BILLS:**

6. Acceptance of financial report and check register as provided

A motion was made by G. Delveaux and seconded by J. Moore to approve the financial report and check register as provided, subject to staff providing details on the payment to Cherney Microbiological. Motion carried.

#### **INFORMATIONAL:**

7. Project Updates

The following updates were provided:

- Clarion Hotel – The City Council selected AHM to remodel the property to fit in with the KI Convention Center expansion. AHM will be meeting with the architect to discuss the relationship of the new building to the existing building. The development agreement/purchase offer is being prepared. Closing on the property is expected in the next 60-90 days. There was discussion on the possibility of a restaurant development. Plans are for hotel rehab to start after the Packers season and to be complete before the next Packers season.
- KI Expansion – The initial bond resolution was approved by the RDA and City Council. Closing on the bonds will occur in November and construction will begin shortly after.
- VA Housing Project was submitted under the high impact category. One of the preferences from WHEDA was VA Housing, so there is a good chance at competing statewide for that project.

- VA Clinic ribbon cutting is August 15 at 10:30 a.m.
- Larsen Green – There is an agreement for the possible sale of the buildings along Broadway between Kellogg and the Smet Building. There is a term sheet being worked on.
- Associated Bank – Everyone was moved in by August 2. Grand opening will be August 26.
- Schreiber Foods project is on schedule. Their goal is for Certificate of Occupancy by May 30, 2014 and to be moved in by fall of 2014.
- Dermond Project – Prospective tenants have been interviewed. A decision on bank financing is expected this week. The anticipated groundbreaking date is December 1.
- T Wall Project – A market study is being updated and they are pursuing bank financing. Environmental work has been done on the site. The anticipated groundbreaking is later this year.
- Hotel Northland – Closing is expected in September. There is a financing gap being worked on.
- Burlington Coat Factory – The project is well under way with anticipated opening October 1.
- Military Avenue BID District creation was approved by the Plan Commission. There is a 30 day comment period and then it goes to the City Council for approval in September.
- Schauer & Schumacher building renovations are planned to begin in October. Title issues regarding the alley are being worked on.
- Mather Street Townhomes CHDO project is progressing. Environmental review work is being done.
- Whitney Park Townhomes project is progressing. Phase I is framed out. Groundbreaking for Phase II is anticipated in April 2014. There is a media site tour tomorrow at 11:00 a.m.
- Platten Building – Both floors are framed out and mechanicals roughed in.
- New Leaf – The Council approved attaching the two lots owned by the City to the RDA agreement. The Planning Option Agreement is being reviewed. New Leaf has also secured a purchase agreement for the building to the west, which houses the Greyhound bus station.
- The removal of the Body Shop property will start on September 5. The property will be leased for parking starting November 1.
- The Packers Heritage Trail monument project at Washington and Cherry Street is anticipated to be complete by the Packers season opener.

## 8. Director's Report

Chair ruled for adjournment at 2:19 p.m.