

MINUTES
REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY
Tuesday, December 11, 2012
City Hall, Room 604
1:30 p.m.

MEMBERS PRESENT: Harry Maier, Chair; Gary Delveaux, Vice-Chair; Jim Blumreich, Matt Schueller, Tom Weber

MEMBERS EXCUSED: Joe Moore, Melanie Parma

OTHERS PRESENT: J. Schmitt, R. Strong, T. Wachewicz, K. Baeten, A. Rosendahl, B. Nadolski Spears, Ald. D. Boyce, S. King, C. Crystal, L. Severson, J. Jordan, J. Runge, P. Van Handel

LIAISON REPRESENTATIVES PRESENT: Jeff Mirkes, Christopher Naumann

APPROVAL OF AGENDA:

Approval of the agenda for the December 11, 2012, meeting of the Redevelopment Authority.

A motion was made by G. Delveaux and seconded by M. Schueller to approve the agenda for the December 11, 2012, meeting of the Redevelopment Authority. Motion carried.

APPROVAL OF MINUTES:

Approval of the minutes from the November 13, 2012, regular meeting of the Redevelopment Authority.

A motion was made by T. Weber and seconded by M. Schueller to approve the minutes from the November 13, 2012, regular meeting of the Redevelopment Authority. Motion carried.

COMMUNICATIONS:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

1. Presentation and approval of the design concept for installation of a recognition monument for the Packers Heritage Trail at the northeast corner of Washington and Cherry Streets.

A motion was made by T. Weber and seconded by J. Blumreich to open the meeting for public discussion. Motion carried.

Scott King, 3062 Lepak Lane, explained that the trail includes 22 plaques for those sponsoring the project throughout the community. The structure itself includes posts of 27 feet tall – the exact dimensions of the goal posts. The logo will be in the middle of the structure labeled “Packers Heritage Trail”. The right side of the monument would depict a Lambeau-era theme – a walk-through Packer history from Lambeau to Lombardi. Some pictures will be etched into glass depicting that era of the Packers with a statue of one of the players. The objective is to raise money to sponsor that particular statue. The centerpiece of the monument will be Calhoun, the founder of the Packers. The left side will be Lombardi-era pictures. There is already sponsorship for a Paul Hornung statue. Anyone who contributes \$500 or more will be recognized on the wall. Individuals who sponsored the plaques each contributed \$10,000 for that part of the project. Fundraising will begin immediately. Some work has been done behind the scenes. Miron is the contractor that has been chosen. Construction should begin in April. The structure will be located on the corner of Washington and Cherry Streets.

R. Strong said the City has some work to do on that corner for the project, such as removing a few parking stalls and aligning the structure with the right-of-way. After the conceptual plan has been approved, the City will move forward.

T. Weber asked who will be maintaining the structure and paying for the electricity, etc. S. Bertrand said an electrical contractor is willing to do the work and agreed to a three-year maintenance contract. He also said there would be an endowment built to maintain the integrity of the trail.

R. Strong said the trail is a nice addition to the downtown area and brings more attention to the City Deck.

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

A motion was made by T. Weber and seconded by J. Blumreich to approve the design concept. Motion carried.

2. Review and possible action on the contract for homeless services from Lutheran Social Services.

K. Baeten said the Authority allocated \$11,000 for the drop-in center. Lutheran Social Services had requested \$30,000. When reviewing the contract, it was brought to staff’s attention that the original proposal said the center would be open five days per week. The center will only be open two days per week until more funding is in place to extend that time period to five days. Staff felt it was appropriate to bring this back to the Authority with that change to allow for further discussion.

T. Weber asked what the purpose of a drop-in center is. R. Strong said it is a place for homeless people to stay safely during the day.

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

Lisa Severson, Lutheran Social Services, clarified the hours of operation. The project will begin at two days per week and will eventually grow to be open five days per week. The amount of money allocated from the City did not change the intention of Lutheran Social Services for hours of operation. When the project is fully operational, the center would be open Sunday through Thursday.

J. Blumreich asked when the center will be fully operational. L. Severson said it depends on funding. They have looked at a few places downtown for the project and have found that St. John's is a possibility.

G. Delveaux asked where a project like this has been successfully run. L. Severson said Lutheran Social Services has this particular type of project in Dane, Eau Claire, and Waukesha Counties.

R. Strong said the Authority can either reconsider their award or create a contract with Lutheran Social Services for the project giving direction on site location.

T. Weber wanted the representatives from the Police Department to speak on the issue.

Captain Jim Runge, Green Bay Police Department, stated the homeless population is severely impacting our downtown area and police services. As Captain of the district, it is his responsibility to problem-solve. He feels the daytime drop-in center would be a place for this population to go during the day instead of flooding the public library, the laundromat on Webster, and the Job Center.

G. Delveaux said there obviously is a need for the project, and it seems Lutheran Social Services has a potential solution.

T. Weber said the official stance of the Police Department is that the City needs the drop-in center to free up police services for other causes.

H. Maier asked if the Police Department has received more calls this year than previously. J. Runge said they have received at least as much as last year.

H. Maier asked when Lutheran Social Services will be choosing a property for the project and also if additional funding has been sought or secured. L. Severson said it is in their interest to secure a location as soon as possible, and additional funding has been requested from other sources with many interested donors.

Ald. David Boyce from District 7 explained that the Protection & Welfare Committee has formed a subcommittee to manage the homeless population. It is a City-wide problem, but the group seems to populate the downtown area. He believes it would be best for Lutheran Social Services to start immediately so the City can determine if the program works and how we can alter the program to meet our City's needs. He wants to ensure

that the City doesn't exclude those citizens who want to better themselves at the library during the day.

T. Weber said that the drop-in center doesn't seem to be the solution to the problem because people can still choose to go there or not. The City can't force people to stay at the center during the day – they might still populate the downtown area.

G. Delveaux said the RDA subcommittee had reviewed this proposal and it ranked very highly due to the City's need for a solution to the homeless issue.

M. Schueller asked what occurs at a drop-in center. L. Severson explained there is an intake process and a case management session that identifies immediate need of each person and then long-term needs so that proper referrals can be made to the visitor. There are also some social activities and mental health resources.

M. Schueller asked who staffs the drop-in center. L. Severson replied that there is a supervisor, case manager, outreach worker, and possibly representatives from other agencies.

M. Schueller asked how much funding is needed for the drop-in center to be open five days per week and how much of that budget is secured. L. Severson said the budget for 2013 requested about \$130,000. Lutheran Social Services has very little startup money but a lot is promised to them after they get going for some time where their success is measured.

Officer Paul Van Handel, Green Bay Police Department, stated he is afraid that if the project is not started in time to create a rapport with the community that visits St. John's now while it's open, the new project might fail. The Police Department is aware that the center would not eliminate the problems in the downtown area, but it should reduce them. The 2012 budget has \$30,000 leftover, and the Department thought perhaps those funds could be used to help startup the drop-in center so it can begin right away in 2013.

M. Schueller asked how the Police Department would measure the success of the drop-in center. P. Van Handel said the Department is in the process of creating a database with their Crime Analyst to look at the number of calls for possible reduction.

H. Maier asked why the police were called to St. John's. P. Van Handel said it was mostly for people with outstanding warrants, welfare checks, those refused at shelter who are therefore trespassing, etc.

T. Weber asked what case management means in terms of those visiting the drop-in center and if every person who walks in must be assessed. L. Severson said every visitor would be assessed for immediate need, and then it would be determined who can help the person.

T. Weber said this doesn't seem to be a solution and wondered if there were other alternatives. He worries that soon we're not just dutifully helping Brown County citizens but are susceptible to other areas' transports as well.

Ald. Boyce agreed and said it might not be best to continue to expand services for more people as that seems to invite others to use the City's services because the accommodations might be better here than in their areas.

J. Schmitt said 43% of people at St. John's haven't resided in Green Bay for five years and therefore did not establish residency in Green Bay or Brown County. He wished there was a business plan from Lutheran Social Services. J. Schmitt hopes the Redevelopment Authority assesses this problem with adequate time and resources before making a decision.

J. Schmitt asked representatives from Lutheran Social Services if they were going to manage our daytime homeless population. L. Severson said the drop-in center won't be the entire solution but it is a piece of it.

T. Weber said he hasn't seen a business plan from Lutheran Social Services. He wants alternatives instead of temporary proposals. He doesn't feel the City should force citizens to pay tax dollars to help people from many areas when Green Bay struggles to help its own citizens.

G. Delveaux feels the Authority has two options – to either support what it originally approved or drop the support because the concept has changed from a five-day program to a two-day program.

J. Schmitt stated perhaps the Plan Commission could revisit the Conditional Use Permit for St. John's and put in the contingency that they provide daytime shelter for guests.

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

A motion was made by G. Delveaux to support the original proposal of Lutheran Social Services and award \$11,000 to them. There was no second. Motion failed.

J. Blumreich feels conflicted because the problem seems to be political.

A motion was made by J. Blumreich and seconded by T. Weber to table the original proposal of Lutheran Social Services and corresponding \$11,000 award for submission of a business plan by Lutheran Social Services, time for additional study by staff and the Redevelopment Authority, and City Council action on items affecting this project. Motion carried.

3. Discussion and possible action on negotiations for parcel 12-164 (Clarion).

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the purchasing of public properties, the investing of public

funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. 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.

A motion was made by T. Weber and seconded by J. Blumreich to move into closed session. Motion carried by roll call vote: T. Weber – here, M. Schueller – here, J. Blumreich – here, G. Delveaux – here, H. Maier – here.

The Redevelopment Authority returned to open session.

A motion was made by G. Delveaux and seconded by M. Schueller to direct staff to continue with the proposal presented to the Redevelopment Authority in closed session. Motion carried.

BILLS:

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

A motion was made by G. Delveaux and seconded by M. Schueller to accept the financial report and check register as provided. Motion carried.

INFORMATIONAL:

5. Director's Report.

R. Strong informed that Steve Grenier has been promoted to the Director of Public Works.

R. Strong said Associated Bank has pulled the required permits and are underway remodeling the old Regency office building.

Meeting adjourned at 3:03 p.m.