

**MINUTES**  
**REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY**  
**Tuesday, January 8, 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, Christopher Naumann

**OTHERS PRESENT:** Rob Strong, Cheryl Renier-Wigg, Andy Rosendahl, Krista Baeten, Greg Flisram, Tony Wachewicz, Mayor Schmitt, Dawn Foeller, Diana Ellenbecker, Kristin Romanowicz, Matt Burrow - Catalyst Construction, Chris Gallagher - Epstein Uhein Architects, Nora Pecor - Dermond Property Investments LLC, Jason Tschantz, Garritt Bader, media and others

**APPROVAL OF AGENDA:**

Approval of the agenda for the January 8, 2013, meeting of the Redevelopment Authority.

A motion was made by G. Delveaux and seconded by J. Moore to approve the agenda for the January 8, 2013, meeting of the Redevelopment Authority. Motion carried.

**APPROVAL OF MINUTES:**

Approval of the minutes from the December 11, 2012, regular meeting of the Redevelopment Authority.

A motion was made by J. Moore and seconded by T. Weber to approve the minutes from the December 11, 2012, regular meeting of the Redevelopment Authority. Motion carried.

**COMMUNICATIONS:**

None.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

1. Presentation and approval of planning option agreement for Catalyst Construction regarding Parcel 12-29.

G. Flisram stated that Parcel 12-29 is located just south of Nicolet Bank. He introduced the development group members present: Matt Burrow - Catalyst Construction, Chris Gallagher - Epstein Uhein Architects, and Nora Pecor - Dermond Property Investments LLC. They provided a presentation including a profile of their group and the

development concept they are interested in for this site. The project would be a residential project with some potential retail or non-residential use on the ground floor with investment between \$14 and \$20 million.

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

M. Burrow explained that Catalyst Construction has done a number of housing projects in the greater Milwaukee area. Catalyst Construction and Dermond Property Investments, as the developer, have a long history of mixed-use projects including retail, multi-family, and office. Epstein Uhein Architects and Dermond also have a long history in housing projects.

Catalyst Construction has offices in Appleton and Milwaukee and has been recognized as one of the fastest growing businesses in Milwaukee. They anticipate approximately \$50 million in construction this year. One of the areas they specialize in is housing - market-rate housing, student housing, and senior-care projects. They also have a lot of experience in riverfront development and provided examples of projects.

A site survey of Parcel 12-29 was shown.

H. Maier questioned the relationship between the development group companies. It was stated that Epstein Uhein are the architects and designers, Catalyst is the construction manager, and Dermond is the developer.

Mayor Schmitt stated that at his last State of the City address a goal was set of 200 new housing units in the downtown in the next several years. The Economic Development staff has reached out and market studies have been done indicating a need for market-rate housing in the downtown. He stressed that it's important for any developers of this site to work with neighboring Nicolet Bank.

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

The closed session notice was read. A motion was made by T. Weber and seconded by G. Delveaux to convene in closed session. Motion carried.

A motion was made by G. Delveaux and seconded by M. Parma to return to open session. Motion carried.

A motion was made by J. Moore and seconded by T. Weber to approve the planning option agreement for Catalyst Construction for Parcel 12-29 subject to approval by legal and economic development staff. Motion carried.

## 2. Review and action on Platten Building Development Agreement.

A. Rosendahl stated that in September the RDA reviewed this project and conditionally approved to commit \$140,000 in HOME funds and \$260,000 of TIF funds. The approval was contingent on the developer obtaining financing as well as final review of the

development agreement by the RDA. Financing is in place and the development agreement was presented.

A. Rosendahl provided an overview of the agreement and stated that the agreement will be between the City, the RDA, and Toho Properties LLC. The site consists of 23 upper floor residential units and first floor retail units. The residential units will be a mix of efficiency studios, one-bedroom, and two-bedroom units. The term of agreement is 15 years and reflects a period of affordability with the HOME funds. The project scope contains 13,300 square feet of residential building space and project cost of approximately \$2.1 million. Commencement date will be no later than March 31, 2013 and completion date is one year from commencement date. It was clarified that the project scope and construction and financial contributions sections have not changed from when originally presented. The project is located in both historical and business improvement districts and must go before the Historic Preservation Commission and On Broadway, Inc. Design Committee. The project is expected to have a minimum assessed value of \$1,750,000 by January 1, 2014 and guaranteed for 14 years. It was noted that Exhibit C further defines the requirements instituted by the HOME program relating to the investment of \$140,000 in HOME funds. There will be two HOME units, which will be fixed units made available to people at or below 60% of area median income. The balance of units will be market rate.

A. Rosendahl requested that approval of the agreement be contingent upon legal staff review and approval.

J. Moore questioned the total square footage including common spaces.

A. Rosendahl stated the units vary in size from 400 sq. ft. for efficiencies up to 1,000 sq. ft. for two-bedrooms. The entire second and third floor are 17,000 sq. ft.

A motion was made by G. Delveaux and seconded by M. Parma to approve the Platten Building Development Agreement with Toho Properties LLC subject to review and approval by legal staff. Motion carried.

3. Discussion and possible action on funding commitment for development of 300 block of North VanBuren.

A. Rosendahl stated that the 300 block of North VanBuren is located across from Whitney Park, behind the new CVS Pharmacy. Developer Garritt Bader is proposing to do townhomes in that area.

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

G. Bader stated that his development is called Whitney Park Townhomes. He is trying to bring a product that you can't ordinarily find downtown; it is single-family homes that have single-family urban amenities, but in an urban setting. He is proposing owner-occupied single-family homes that are townhouses. The project area was reviewed and described as a connecting area between downtown and Olde Main. He is requesting approval of the project scope and conditional approval for use of HOME funds to allow

formalizing of a development agreement. Approval of a property swap, which one of his property sellers would purchase in exchange for selling his property is being considered. He provided information regarding his background and details of his proposal, which includes newly constructed owner-occupied single-family townhomes. He would like to permit and market in the winter with construction in spring. He currently owns two of the units on the site and the other three are under contract. Approval today will help him put non-refundable money down on the other units that are under contract. The project would be phased with phase one including three townhouses built closest to Pine Street at the corner of Pine and VanBuren. Each townhouse would be approximately 1,500 sq. ft., two-story with full basement, three bedrooms, and one and one-half baths. Each townhouse would have a two-stall attached garage and rooftop patio. The townhouse layout and design was reviewed. Further discussion will follow in closed session regarding the investing of public funds.

The closed session notice was read. A motion was made by T. Weber and seconded by G. Delveaux to convene in closed session. Motion carried.

A motion was made by G. Delveaux and seconded by J. Moore to return to open session. Motion carried.

A motion was made by T. Weber and seconded by M. Parma to tentatively approve the commitment of \$220,000 in HOME investment partnership program funds payable per staff's direction in two phases, the vacant RDA-owned lot provided as property swap or house move site for the home at 905 Pine Street, commitment for 251-253 North Baird Street for property swap with existing owner on N. Van Buren Street, review by the RDA of the designs, and review by the RDA and staff of financing and final development agreement. Motion carried.

Item #6 was taken out of order.

6. Request for approval of concept plan for Walnut and Baird Street intersection improvements.

C. Renier-Wigg stated that the improvements at this intersection were part of the East Walnut Neighborhood Initiative. A potential roundabout was looked at, but was cost prohibitive. A revised concept plan was presented by K. Romanowicz, Department of Public Works. The two main improvements needed at the intersection are pedestrian safety and actual function of the intersection. The intersection currently has older style traffic signals. The primary improvement addressing function of the intersection would be to update the signals changing them out to a new actuated style. The new signals, by video camera, could see what traffic is there and adjust the timing accordingly to help the traffic flow through the intersection. The second function that the traffic signals would achieve, in combination with striping the road, is to add designated arrows and turn lanes. This also improves the function as well as safety. The designated turn signals would help for safety of pedestrians. The lane marking changes were reviewed showing designated left turn, right turn, and through lanes. Other additions to the intersection include colored concrete and colored concrete crosswalks.

H. Maier questioned why a northbound lane for a right turn would not be added on Baird. K. Romanowicz indicated that a traffic analysis was completed and based on traffic volumes the need for that was not indicated.

C. Renier-Wigg stated that aesthetic improvements are also needed at the intersection. It is a well-traveled street leading to the downtown.

If approved, the timeline for the improvements is construction this summer. The work would go out for bid and come back to the RDA for awarding the contract in March or April.

Further discussion occurred regarding a northbound right turn lane on Baird and the high costs relating to a roundabout.

Mayor Schmitt discussed the importance of aesthetic improvements at the intersection, being that it is so close to downtown and Main Street.

A motion was made by G. Delveaux and seconded by M. Parma to approve the concept plan for the intersection of Walnut and Baird Street with the addition of appropriate beautification efforts. Motion carried.

4. Discussion and possible action on redevelopment of Parcel 12-164.

The closed session notice was read. A motion was made by T. Weber and seconded by J. Moore to convene in closed session. Motion carried.

A motion was made by T. Weber and seconded by M. Parma to return to open session. Motion carried.

5. Request by Arlene Terrien, 1470 Kurtz Ave, for approval of short sale.

C. Renier-Wigg stated that a rehab loan was packaged for this property in 1990. The property is assessed at approximately \$70,000 and the RDA is the first lien holder for approximately \$15,000. Staff feels that the RDA should hold its position and deny the short sale request.

A motion was made by J. Moore and seconded by G. Delveaux to deny the request for short sale at 1470 Kurtz Ave. Motion carried.

7. Request to update door hardware at KI Convention Center for \$13,984.

R. Strong stated that the meeting packet includes a quote from Laforce for \$13,984. During the annual walk-through, the exterior doors were found to be in need of repairs. The quote is to replace the hardware on the doors and not the actual doors.

A motion was made by M. Parma and seconded by J. Moore to authorize up to \$14,000.00 for door repairs at the KI Convention Center and to obtain an additional quote. Motion carried.

**BILLS:**

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

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

**INFORMATIONAL:**

9. Resignation of Senior Accountant Matt Schampers on January 2, 2013.
10. Director's Report.

J. Mirkes informed the Authority that this week's What's Up Downtown includes a housing survey. Everyone is welcome to complete the survey and it will be valuable information for some of the downtown projects that are being evaluated.

The meeting adjourned at 4:26 p.m.