

**SPECIAL MEETING**

**MINUTES  
REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY  
Tuesday, April 30, 2013  
City Hall, Room 604  
11:00 a.m.**

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

**MEMBERS EXCUSED:** Matt Schueller

**LIAISON REPRESENTATIVES PRESENT:** Jeff Mirkes

**LIAISON REPRESENTATIVE EXCUSED:** Christopher Naumann

**OTHERS PRESENT:** Mayor Schmitt, Rob Strong, Greg Flisram, Tony Wachewicz, Jami Harrington, Andy Rosendahl, Krista Baeten, Terrence Wall, Jamie Blom, and members of the media

**APPROVAL OF AGENDA:**

Approval of the agenda for the April 30, 2013, meeting of the Redevelopment Authority.

A motion was made by T. Weber and seconded by J. Blumreich to approve the agenda for the April 30, 2013, meeting of the Redevelopment Authority. Motion carried.

**NEW BUSINESS:**

1. Review and possible action on a Development Agreement with T Wall Enterprises, LLC for the southwest corner of Main and Washington Streets.

G. Flisram explained that the proposed project is an 84-unit market-rate residential apartment building on the old Flatley site. The entire project cost is \$10,000,000. The developer is requesting assistance in the amount of \$2,340,000.

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

T. Wall gave an introduction to the project. The complex would be made up of mostly studio and one-bedroom apartments, but there are also some two-bedroom units. There are two levels of parking that are not connected with over 100 spaces total. T Wall Enterprises would like to begin this summer. Construction would take about 10-12 months.

T. Weber asked about pre-leasing requirements from the bank for financing. T. Wall said the bank does not require pre-leasing on this project.

G. Delveaux asked the amount of penthouse units. T. Wall said there would be 14 units.

H. Maier asked if T. Wall felt comfortable with the ability to obtain financing for the project. T. Wall said a number of local banks are interested in financing the project. Local contractors will be used as well.

H. Maier asked what the status was of the proposed development by T Wall Enterprises on the west side of the river. T. Wall said that site is very difficult, which was more evident after soil testing and borings were completed. He would prefer to focus on sites that can be managed in a shorter timeframe, such as this and the Larsen property.

G. Delveaux asked R. Strong what type of environmental issues there are on this project and requested him to speak on the use of pilings. R. Strong responded there are typically issues along the river, but there are funds available through the EPA or DNR to clean it up. He feels pilings would be required on the site.

H. Maier asked T. Wall to explain how much space each penthouse would have. T. Wall said the typical one-bedroom would be approximately 900-1,000 square feet. The penthouse units would have another 250 square feet on top of that.

R. Strong said Planning staff commented on the following items: (1) the color chosen; (2) adding some retail space on the west (riverfront) side on the lower level; (3) the building materials on the penthouse; (4) the opportunity of pulling the top floor to the outer edge so the building seems taller; (5) the western façade; (6) the two walk-up apartment entrances seem understated; and (7) the grades being steep.

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

G. Flisram highlighted a few items on the development agreement – the hard cost of the project being \$10,000,000; the project beginning no later than December 15, 2013, barring any unforeseeable circumstances; and completion date being December 15, 2014.

M. Parma is concerned about there not being enough time between when the design plans are presented in November and when construction begins for staff or the RDA to give feedback on the plans.

G. Flisram reviewed items of the development agreement – the possible environmental issues; the concept plan – any significant changes to that plan would have to be approved by the RDA; and the conditions of the property transfer. The property is valued at approximately \$300,000; it is actually assessed at \$461,000 but staff valued it

at \$300,000 because when the buildable square footage is taken out, there are a lot of easements. Based on a net buildable square footage of about 20,000 square feet times \$15 per square foot, the end result (\$300,000) is how staff values waterfront land. The property will be transferred for a dollar. There will be a \$300,000 equity investment in the project that is forgivable – either the developer owns the project for 10 years or achieves a \$10,000,000 assessed value. If the project doesn't start this year and there are no major circumstances that would prohibit the development, the RDA has the ability to take the property back. The developer will personally guarantee the shortfall between the City's debt service payment and the City's annual property tax revenues. In the event that the project doesn't assess at what the City's debt service is, the developer agrees to make up for any shortfall up to a cap of \$20,000 per year. Staff's projection is that worst case it might come up about \$8,500 short per year. To make sure the City has protection, staff would like to cap the exposure at \$20,000. For the first 2 years, the developer will be paying interest only on the \$2,340,000 debt service. After that, he would make up any shortfall. This should be covered over the 16-year life of the TIF. The interest rate is about 4%.

R. Strong said this will be TIF 13, which includes KI, Schreiber, etc.

G. Flisram said this site might have some environmental issues on it, but probably more geotechnical than environmental. Phase I was completed on it in 2005, and the results showed some hot spots throughout the riverfront. They did not recommend doing Phase II on the property. If issues were found, the City would have to pay up to \$250,000 provided those funds were obtained from the EPA, DNR, etc. Staff is confident those grant monies would be available if requested. November 1 is the next date in the timeline where some firm design plans will be brought before the RDA for approval.

Mayor Schmitt said studies were done and concluded the downtown area requires another 300+ units of housing to accommodate the increase in businesses. T Wall Enterprises provides quality housing and should meet some of this need in a way that is beneficial to the City.

A motion was made by G. Delveaux and seconded by J. Blumreich to approve the development agreement and addendum with staff comments being addressed and resolved by the developer. Motion carried.

Chair ruled for adjournment at 11:41 a.m.