

MINUTES
REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY
Tuesday, February 11, 2014
City Hall, Room 604
1:30 p.m.

MEMBERS PRESENT: Harry Maier, Chair; Jim Blumreich, Joe Moore, Tom Weber

MEMBERS EXCUSED: Gary Delveaux, Vice Chair; Melanie Parma, Matt Schueller

LIAISON REPRESENTATIVES PRESENT: Jeff Mirkes, Christopher Naumann

OTHERS PRESENT: Tony Wachewicz, Krista Baeten, Greg Flisram, Brad Hansen, Tom Dennee, M. Wolffe, Noel Halvorsen, Karen Early, Abby Puckhaber, Nora Pecor, Chris Gallagher, Dan Ditscheit, other interested parties

APPROVAL OF AGENDA:

Approval of the agenda for the February 11, 2014, meeting of the Redevelopment Authority.

A motion was made by J. Moore and seconded by J. Blumreich to approve the agenda for the February 11, 2014, meeting of the Redevelopment Authority. Motion carried.

APPROVAL OF MINUTES:

Approval of the minutes from the January 14, 2014, regular meeting of the Redevelopment Authority.

A motion was made by T. Weber and seconded by J. Blumreich to approve the minutes from the January 14, 2014, regular meeting of the Redevelopment Authority. Motion carried.

COMMUNICATIONS: None

OLD BUSINESS: None

NEW BUSINESS:

1. Request to amend the Development Agreement with Dermond Property Investments LLC for apartment project located at the northwest corner of Washington and Walnut Streets.

G. Flisram explained that this project has been re-engineered and increased in size from 93 units up to 107 units, with the project cost increased from \$15 million to \$17.6 million. As a result, the developer is requesting an amendment to the agreement increasing the TIF funding from \$2.484 million to \$2.9 million. The project cost and value have both increased by approximately 17%. The developer equity contribution has increased from 19.6% to 20.5%.

H. Maier questioned the start time for the project.

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

N. Pecor provided information on the key things that need to happen prior to project startup, which include approval of the amended development agreement by the RDA and City Council,

the loan commitment must be increased to \$10.2 million, and the Brownfield grant. Everything is in motion and the anticipated project start time is April 1. Discussion followed on changes to the project layout, parking, and plans for marketing. Once everything is in place, marketing efforts will begin. A website has been created at www.metreauapartments.com.

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

J. Mirkes indicated that occupancy for residential units downtown on the river is at 100%.

A motion was made by J. Moore and seconded by T. Weber to approve the amendments to the Development Agreement. Motion carried.

2. Request to extend New Leaf Planning Option for Parcel 9-48, 901 Main Street.

T. Wachewicz stated the RDA entered into a Planning Option in September 2013 with an expiration of February 1, 2014. New Leaf has been working on a variety of things for this project. Due to recent changeovers in City staff and challenges associated with that, it is proposed to extend the existing Planning Option for a period of three months at no additional cost to New Leaf to allow time to work out the term sheet and development agreement.

A motion was made by J. Moore and seconded by J. Blumreich to extend the Planning Option with New Leaf for a period of three months at no additional cost to New Leaf. Motion carried.

3. Review and approval of request by Leadership Green Bay and UW Extension to use Community Development Block Grant (CDBG) funds in the amount of \$19,150 to create a community garden on Irwin Avenue.

T. Wachewicz provided a brief review of the request. It was noted that a hold harmless agreement would be required since the RDA would retain ownership of the property.

A motion was made by J. Blumreich and seconded by J. Moore to approve the request by Leadership Green Bay and UW Extension to use Community Development Block Grant (CDBG) funds in the amount of \$19,150 to create a community garden on Irwin Avenue. Motion carried.

4. Review and action on request by NeighborWorks Green Bay for the donation of the house at 434 S. Monroe and the parcel at 327 S. Quincy for a house move project.

T. Wachewicz explained that the recommendation to sell the parcel for half of the assessed value is the standard recommendation for this type of request.

J. Moore stated that half of the assessed value for 327 S. Quincy is approximately \$7,000-\$8,000, which is less than the cost to tear down the house at 434 S. Monroe. The lot at 327 S. Quincy is currently vacant. Original plans were for a green-build on that parcel, but nothing has ever developed.

N. Halvorsen clarified that their request is to get both the house and lot donated. The plan is to move the structure this spring.

A motion was made by J. Moore and seconded by T. Weber to approve the donation of the house at 434 S. Monroe and the parcel at 327 S. Quincy to NeighborWorks Green Bay for a house move project. Motion carried.

5. Communication from November 21, 2013, Common Council meeting by Ald. Joe Moore to review CHDO eligibility requirements and process of distribution of CDBG funds with RDA and share information with full Council (referred to staff at the December 10, 2013, RDA meeting).

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

6. Request by Ald. Joe Moore to review the request from NeighborWorks Green Bay to assume the outstanding obligation of NHS of Green Bay LLC.

J. Moore explained that he had requested to see documentation showing that the original intent of the funding to NHS of Green Bay was a grant and not a loan. The documentation has not yet been provided. He clarified that the action of the RDA to forgive the debt will not be overturned or changed, but he would like to see the original documentation.

T. Wachewicz stated that the minutes had been reviewed from the original transaction and a copy can be provided to Ald. Moore.

A motion was made by T. Weber and seconded by J. Moore to receive and place on file and direct staff to provide a copy of the requested documentation to J. Moore. Motion carried.

7. Update on Watermark project at 301 N. Washington Street.

T. Wachewicz indicated that discussions are continuing with the developer and an interested party, which includes different groups as part of the structure with the new market tax credit. A meeting with WHEDA occurred recently regarding this project and ideas proposed by WHEDA are being explored. Meetings will be held in the next few weeks with Calumet County Bank and the developer to determine what direction to go.

Discussion followed on the WHEDA new market tax credit commitment remaining and whether that would increase development interest.

Mayor Schmitt stated that this project is surrounded by success. It's a great property and it will take creativity and effort on everyone's part to make something happen. There should be strategies in place within the next couple months.

A motion was made by J. Moore and seconded by T. Weber to receive the project update and place on file. Motion carried.

8. Authorization to award contract "CD 14-01 Kroc Center Trail" to the low qualified bidder, Maroszek Exc., in the amount of \$82,002.50.

D. Ditscheit explained that this is Phase I trail development from VT Pride Park to the Kroc Center.

A motion was made by J. Blumreich and seconded by T. Weber to award contract to low qualified bidder, Maroszek Exc., in the amount of \$82,002.50. Motion carried.

BILLS:

9. Request for approval of final payment to Martell Construction Inc. in the amount of \$4,290.41 for contract "CD 13-04: Walnut Street/Baird Street Intersection Improvements."

A motion was made by J. Blumreich and seconded by J. Moore to approve final payment to Martell Construction, Inc. in the amount of \$4,290.41. Motion carried.

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

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

INFORMATIONAL:

11. Progress report on Downtown Master Plan Update.

N. Sparacio indicated that the Downtown Master Plan Update process should be completed within the next month or so. No action is requested at this time, but is anticipated for the March meeting. The draft document will be provided for review within the next couple weeks.

An overview was provided by Daniel Grove, lead consultant with Lakota Group, on the process, the key takeaways, and the next steps. They have had a lot of opportunity to interact with the community and are pleased with the amount of input received and buy-in from the community. The report will contain vision, goals, and objectives; specific recommendations; a blend of policy-based initiatives, public improvements, and development and redevelopment opportunities; and clear implementation strategies.

12. Director's Report.

T. Wachewicz provided a brief update on Cheryl Renier-Wigg and Andy Rosendahl. The kidney transplant was a success and they are both doing well.

13. Project Updates.

T. Wachewicz indicated that staff has been working on the development agreement for the Northland Hotel and hopes to hold a special RDA meeting later in the week to approve the agreement and forward to Council for approval at their February 17 meeting. There is a need for a development agreement to be approved as soon as possible due to the financial structure of the deal.