

MINUTES
REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY
Tuesday, November 19, 2013
City Hall, Room 604
1:30 p.m.

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

MEMBERS EXCUSED: Jim Blumreich, Melanie Parma, Matt Schueller

LIAISON REPRESENTATIVES EXCUSED: Jeff Mirkes, Christopher Naumann

OTHERS PRESENT: Rob Strong, John Mehan, Dawn Foeller, Tony Wachewicz, Mayor Jim Schmitt, Cheryl Renier-Wigg, Krista Baeten, Greg Flisram, media

APPROVAL OF AGENDA:

Approval of the agenda for the November 19, 2013, meeting of the Redevelopment Authority.

A motion was made by G. Delveaux and seconded by T. Weber to approve the agenda for the November 19, 2013, meeting of the Redevelopment Authority. Motion carried.

NEW BUSINESS:

1. Review and approval of Resolution No. 642 Authorizing the Sale and Issuance of \$[24,880,000] Taxable Lease Revenue Bonds, Series 2013 (KI Convention Center Project), the Approval and Execution of Related Documents, and Other Details

R. Strong stated that a public hearing was held at the last RDA meeting regarding leasing the KI Convention Center expansion property to the City. Through that lease, the City will be responsible for making payment on the bond. The bonds have been put out to market and sold. Approval is now being sought on the resolution (copy attached) accepting the sale of the bonds as well as execution of related documents.

D. Foeller stated the sale of the bonds went very well.

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

J. Mehan provided an overview of the preparation and discussions leading up to the sale. Because the bond issues are taxable, they are priced as a spread to treasury. The term sheet is a taxable lease revenue bond. Funds will all be transferred on December 10, 2013. The principal payments are June 1, which matches the existing principal payments of both previous issues. The maturities are June 1, 2017 through June 1, 2043. There is a requirement by state law for a revenue bond to have a maturity within so many years. The ratings in place are A1, which is a good, well-received rating. There is a debt service reserve fund on the issue that is supported by an excess room tax stabilization fund. There is also a state grant and some KI maintenance fund money. The amount available for the project is \$23,966,169. There is a debt service reserve in place, which will be held by the trustee and funded by the transfer of the room tax stabilization fund. The issue is federally taxable, but is state tax exempt. The final debt of the issue is \$24,840,000. The final maturity of the issue is in 2043. There is a ten-year call provision at the Authority's option. The debt issue was well received.

G. Delveaux questioned what the room tax rate is. D. Foeller indicated it is 10% with 2% going to the VCB.

R. Strong stated that a similar resolution will be presented to the City Council for adoption tonight. The lease revenue bond is between the RDA and the City, so both need to adopt a resolution.

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

A motion was made by T. Weber and seconded by G. Delveaux to approve Resolution No. 642 Authorizing the Sale and Issuance of \$24,840,000 Taxable Lease Revenue Bonds, Series 2013 (KI Convention Center Project), the Approval and Execution of Related Documents, and Other Details and to recommend City Council approval. A roll call vote was taken. Motion carried 4-0.

The following informational items were shared:

- The T. Wall project is moving forward with an anticipated groundbreaking on December 19. Their agreement stated December 1, and an administrative decision was made for the extension.
- The Dermond project is looking for a groundbreaking before the end of the year. Their agreement stated December 1, and an administrative decision was made for the extension.
- The KI official groundbreaking is scheduled for December 5 at 2:30 p.m. followed by a small reception. Construction will be underway prior to the end of November.
- The signing of the historic tax credits will be December 11 at 9:30 a.m.

Chair ruled for adjournment at 1:58 p.m.