

MINUTES
REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY
Tuesday, March 11, 2014
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 PRESENT: Jeff Mirkes, Christopher Naumann

OTHERS PRESENT: Cheryl Renier-Wigg, Krista Baeten, Tony Wachewicz, Mayor Schmitt, Nic Sparacio, Greg Flisram, Andy Rosendahl, Glenn Spevacek

APPROVAL OF AGENDA:

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

A motion was made by G. Delveaux and seconded by T. Weber to approve the agenda for the March 11, 2014, meeting of the Redevelopment Authority. Motion carried.

APPROVAL OF MINUTES:

Approval of the minutes from the February 11, 2014, regular meeting and February 17, 2014, special meeting of the Redevelopment Authority.

A motion was made by J. Moore and seconded by T. Weber to approve the minutes from the February 11, 2014, regular meeting and February 17, 2014, special meeting of the Redevelopment Authority. Motion carried.

ELECTION OF OFFICERS:

Election of Chair and Vice-Chair of the Redevelopment Authority.

G. Delveaux opened the floor for nominations for Chair. G. Delveaux nominated H. Maier as Chair of the Redevelopment Authority. T. Weber seconded. There being no other nominations, a vote was taken and motion carried electing H. Maier as Chair.

T. Weber nominated G. Delveaux as Vice Chair. J. Moore seconded. There being no other nominations, a vote was taken and motion carried electing G. Delveaux as Vice-Chair.

APPOINTMENT OF SUBCOMMITTEES:

Selection of members to serve on various subcommittees of the Redevelopment Authority.

H. Maier appointed the members to serve on the subcommittees as follows:

Funding Administration Subcommittee

Jim Blumreich, Gary Delveaux, Joe Moore

Real Estate Subcommittee

Melanie Parma, Matt Schueller, Tom Weber

Community Development Revolving Loan Fund Committee
Gary Delveaux, Matt Schueller

COMMUNICATIONS:

None.

OLD BUSINESS:

None

NEW BUSINESS:

1. Discussion and action on the proposed Downtown Master Plan (AuthentiCity: A Strategic Vision for Green Bay's Downtown) as recommended for adoption by the Citizen Steering Committee.

N. Sparacio provided an overview of the project. The Citizen Steering Committee played a key role in the project and had their final meeting in February. They took action to recommend that the City adopt the proposed plan.

T. Weber questioned the implementation of the plan and if the document is more of a roadmap and a guide rather than a plan to be implemented step by step. N. Sparacio responded that the plan is meant to be a living document that is flexible and adapts with change. It's an expression of what's possible and desirable. T. Weber further questioned the Certified Local Government Status. N. Sparacio indicated that the existing Historic Preservation Ordinance isn't strong enough to achieve the status. T. Weber asked if the plan is setting up criteria for developers to meet with respect to funding and cost elements to do business in the City. N. Sparacio stated it is a vision and a set of goals and objectives. Some of the tools discussed as implementation strategies would have to be addressed if the plan is implemented in those ways.

T. Weber clarified that his question is whether the implementation of this plan is going to inhibit any development.

G. Flisram stated the plan will be used as a marketing piece to be able to sell the City more effectively. Developers will know there are expectations and their investment will be protected by better development down the road.

Mayor Schmitt commented that this is a plan that is pretty realistic. Some of the requirements in terms of complete streets and lighting will cost more, but downtown has the environment to warrant that.

It was noted that if a developer comes forward with a proposal, the City would work with the developer to fit in with the plan, with what makes sense to the developer, and with what the City can do to support the proposal through TIF, etc. It was reiterated that the plan is an overall vision for downtown that the City is trying to achieve.

A motion was made by G. Delveaux and seconded by T. Weber to approve Resolution No. 643 Recommending Adoption of the AuthentiCity Plan: A Strategic Vision for Green Bay's Downtown (PP 12-07). Motion carried.

2. Request of Ald. Moore to rescind the one-year waiting period for construction to begin in 2015 at 824 Grove Street.

J. Moore explained that Habitat for Humanity has a client interested in building on that lot this year and he doesn't want to slow down the process. A meeting was held with Jeff Johnson from Habitat for Humanity along with the neighbors and they are ready to move forward with construction this spring.

A motion was made by T. Weber and seconded by G. Delveaux to approve the request to rescind the one-year waiting period for construction at 824 Grove Street. Motion carried.

3. Request to authorize a new interest bearing checking account for HOME funds.

K. Baeten explained that a new HUD rule from 2013 requires the local HOME fund account to be an interest bearing checking account. The HOME funds are currently co-mingled with the CDBG funds in a non-interest bearing account. The request is to transfer the HOME funds into a new account that is interest bearing. The interest earned will go back to HUD.

A motion was made by G. Delveaux and seconded by J. Moore to authorize a new interest bearing checking account for HOME funds. Motion carried.

3a. Request from WPS for an easement over parcels 4-160, 4-161, 4-78 and 4-77 to provide underground service to new business on Broadway.

C. Renier-Wigg stated the parcels are owned by the RDA and used for parking behind The Urban Frog. The City has a requirement that lines in that area need to be underground and additional power is needed for a new shop that is opening on Broadway. The request has been discussed and cleared with Department of Public Works and Planning staff.

J. Moore indicated that a bike shop is also going in next door to this and questioned if both businesses would be serviced by this. He would like both businesses to be addressed at one time.

A motion was made by J. Moore and seconded by T. Weber to approve the request from WPS for an easement over parcels 4-160, 4-161, 4-78 and 4-77 to provide underground service to both new businesses on Broadway. Motion carried.

BILLS:

4. Request for approval of final payment to Northeast Asphalt Inc., in the amount of \$1,992.00 for contract "CD 13-05: Emmet Street Resurfacing."

A motion was made by J. Moore and seconded by T. Weber to approve final payment to Northeast Asphalt Inc. in the amount of \$1,992.00. Motion carried.

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

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

INFORMATIONAL:

6. Director's Report

- Discussion occurred regarding the Hotel Northland market study.
- The newly hired Community Development Director, Kim Flom, will start on April 14.

7. Project Updates.

- A Watermark project update was provided. A meeting was held this morning with John Vetter, Kelly Denk, and members of Calumet County Bank. There was good discussion and a variety of items will be worked on over the next couple weeks.
- A Schauer & Schumacher project update was provided. A brochure was mailed out as well as social media advertising and has generated a lot of interest.
- An update was provided on the Whitney Townhouses. Two are sold and closing will occur on the third in the near future.

There being no further business, chair ruled for adjournment at 2:10 p.m.