

MINUTES
REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY
Tuesday, April 8, 2014
City Hall, Room 604
1:30 p.m.

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

MEMBERS EXCUSED: Matt Schueller

LIAISON REPRESENTATIVES EXCUSED: Jeff Mirkes, Christopher Naumann

OTHERS PRESENT: Cheryl Renier-Wigg, Krista Baeten, Kevin King, Tony Wachewicz, Joe Thomae, and media

APPROVAL OF AGENDA:

Approval of the agenda for the April 8, 2014, meeting of the Redevelopment Authority.

A motion was made by J. Blumreich and seconded by M. Parma to approve the agenda for the April 8, 2014, meeting of the Redevelopment Authority. Motion carried.

APPROVAL OF MINUTES:

Approval of the minutes from the March 11, 2014, regular meeting of the Redevelopment Authority.

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

COMMUNICATIONS:

None.

OLD BUSINESS:

None

NEW BUSINESS:

1. Review and award of \$30,000 of HOME funds for the Cardinal Capital Management Inc. Veterans Housing Project.

J. Thomae from Cardinal Capital Management Inc. was present to provide an overview of the project.

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

J. Thomae provided an overview of the various funding requests and applications as part of this project. They've submitted a low income housing tax credit application with WHEDA, an AHP affordable housing program grant, and a grant from the HOME Depot foundation. The building will consist of 50 one-bedroom units of supported housing for veterans. Their partner is the

Center for Veterans Issues, which is headquartered in Milwaukee and provides supportive services for veterans on-site.

H. Maier questioned if it would be all veterans residing in the housing units. J. Thomae explained there is a preference given to veterans before opening up the units to anyone in the community that is income qualified, per tax credit rules. It is expected that it will be filled with veterans. They hope to break ground this summer or early fall. It will be one apartment building with 50 one-bedroom units. The units will be approximately 700 sq. ft.

G. Delveaux questioned how occupancy is prioritized when there is a waiting list. J. Thomae stated based on income. It takes approximately one year from breaking ground to occupancy. It was clarified that the \$30,000 HOME funds would be used for gap financing.

J. Moore questioned the approximate assessed value of the property and what it will add to our tax base. The property is currently owned by the County and not on the tax roll. The assessed value is estimated at \$7.3 million with construction costs estimated at \$5.4 million.

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 J. Moore and seconded by J. Blumreich to award \$30,000 of HOME funds for the Cardinal Capital Management Inc. Veterans Housing Project. Motion carried.

2. Request for final design approval for the T. Wall project at 100 Main Street.

It was requested to hold this item until the next meeting.

A motion was made by T. Weber and seconded by J. Blumreich to table until the next meeting. Motion carried.

3. Request from WPS for an easement over parcel 4-211 to provide underground service to new business on Broadway.

C. Renier-Wigg explained that parcel 4-211 should have been included with the request at last month's meeting. The request is for 12 feet in the back of the parcel.

A motion was made by J. Moore and seconded by J. Blumreich to approve an easement over parcel 4-211 to provide underground service to new business on Broadway. Motion carried.

BILLS:

4. Request for approval of final payment to Ostrenga Excavating Inc. in the amount of \$11,294.05 for contract "CD13-03 Razing Buildings - Navarino Park."

A motion was made by G. Delveaux and seconded by M. Parma to approve final payment to Ostrenga Excavating Inc. in the amount of \$11,294.05. Motion carried.

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

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

INFORMATIONAL:

6. Director's Report.

C. Renier-Wigg stated that Director Kim Flom will be starting on April 14, 2014, as well as new Neighborhood Development Specialist Billie Jo Horsens.

7. Project Updates.

Updates were provided on the T. Wall project, Dermond project, and scheduled meetings with J. Vetter et al.

Chair ruled for adjournment at 1:50 p.m.