

**MINUTES**  
**REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY**  
**Tuesday, April 15, 2014**  
**City Hall, Room 604**  
**1:30 p.m.**

**MEMBERS PRESENT:** Harry Maier, Chair; Gary Delveaux, Vice-Chair; Jim Blumreich, Matt Schueller, Tom Weber

**MEMBERS EXCUSED:** Melanie Parma, Joe Moore

**LIAISON REPRESENTATIVES PRESENT:** Jeff Mirkes

**OTHERS PRESENT:** Cheryl Renier-Wigg, Kimberly Flom, Tony Wachewicz, Mayor Schmitt, Greg Flisram, Krista Baeten, Billie Jo Horsens, Tyler Warner, Kirk Keller (via conference call), other interested parties

**APPROVAL OF AGENDA:**

Approval of the agenda for the April 15, 2014, special meeting of the Redevelopment Authority.

A motion was made by J. Blumreich and seconded by M. Schueller to approve the agenda for the April 15, 2014, special meeting of the Redevelopment Authority. Motion carried.

**NEW BUSINESS:**

1. Appointment of Kimberly Flom as Secretary/Executive Director.

A motion was made by M. Schueller and seconded by G. Delveaux to approve the appointment of Kimberly Flom as Secretary/Executive Director. Motion carried.

K. Flom provided a brief introduction and expressed her excitement to be the new Planning and Community Development Director. Her background is in planning and development with five years experience working for the private sector and nine years experience working for a municipality outside of Chicago.

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

This item was put on hold at the April 8, 2014, RDA meeting. The architect for the project, Kirk Keller, will join the meeting via conference call.

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

A comparison was provided highlighting the changes on the revised rendering from the original rendering.

T. Warner explained that they are putting a Class A development on the market. On the Washington Street side, the original plans had a smaller lobby space. They are now having a larger, active lobby area with a fireplace, chairs, and television broadcasting local and national

news. Each floor will have about 300-500 sq. ft. of room space with an amenity for each floor. The second floor will have an activity room with billiard tables, dart board, wall mounted television, and will be linked to a patio area. The third floor will have a theater room, which includes a step-up three level seating and big screen television. The fourth floor will have a library/study with lounge chairs for people to study or work. The fifth floor will have an exclusive "club room" that will be accessible to penthouse units only.

There will be 27 units, composed of two-bedrooms and penthouse units, that will be Class A upgraded units with granite countertops, stainless steel appliances, and ceramic tile finishes throughout. The new residents entering those units will be able to choose carpet and paint color.

K. Keller discussed the balance between the design presentation and a buildable, constructible piece. The same brick and cement board siding are shown as on the original rendering. The stair tower windows were changed from the intermediate landings on the original plans to be at the floor landings. That is functionally how they need to structure the building. When the design was approved, the structure wasn't done. Upgrades to the exterior include changing the area below the patio to masonry from a metal panel look. The original proposal had a lot of retaining walls.

C. Renier-Wigg questioned the walkways on the original plan that are not on the new plan. K. Keller stated that the walkways will be there to allow public access. It was noted that the windows look smaller facing the river and appear to be decreased from triple-pane to double-pane. The size seems smaller visually looking at the scale of the distance between the balcony and window. K. Keller noted there are some changes in proportion when going from an artistic rendering to a structured building. Mayor Schmitt questioned if there were adjustments to the balcony on the river facing side. K. Keller stated the river side stayed as is or some got bigger as they looked at the marketing position. Nothing decreased in size on balconies. C. Renier-Wigg questioned the columns shown on the original plan that have changed. K. Keller noted changes at the walk-up units on the river side. There was more development of the porch and brick needed at the pedestrian level.

Regarding the Nitschke side, there will be decorative lighting and a manager's apartment was inserted, which freed up the space on the second floor for a community room. The three arches shown on the corner on the previous drawings have been replaced by awnings. Discussion followed on the awnings. The color has not been determined for those yet. On the corner of Main and Washington Streets, the building materials of the first floor entryway are architectural cast stone and some cast decorative concrete masonry worked in. The window system is aluminum. At the street fronts they want a clear window system.

G. Delveaux asked for an update on the unit breakdown. It was noted there is a reduction from 77 to 76 units. On the top floor a double, master penthouse unit was created. The 76 units includes 11 penthouse units.

On the Washington Street side, details include a change in the height of the cornice. The cornice is the same size, but is lowered to improve the view for the upper units. There is some color variation to the brick. Discussion followed on changes to the overhangs due to safety and structural concerns. They opened up the glass to be more visible and allow light to come in.

G. Flisram questioned changes to the tower element. K. Keller stated that the tower came down and they worked more with the colors. At street level, the difference to the tower element isn't

perceived. Discussion continued regarding the appearance of the tower on the original rendering in comparison to the new drawings. On the new rendering, the towers seems more in line with the façade. Mayor Schmitt questioned if the building is flush or stepped out at the corner where the dark brick is. K. Keller stated he would get the dimensions to be able to accurately answer that question.

G. Delveaux stated the original drawings with the railings on the top give the building some distinction and the railings are no longer there.

K. Keller reviewed the Citydeck side, by the underground driveway, and stated that the brick wraps about two feet onto that side of the building. They have been working hard to maintain the quantity of brick to be the same as on the original renderings. C. Renier-Wigg commented that this is where the dramatic difference in window size is seen. There is more exposed brick on the side of the window.

K. Flom questioned if the window change was budget or design. The views to the river are seen as a nice amenity to the residents. K. Keller stated there was no discussion on cutting costs on windows. It was more for functionality inside the units.

H. Maier questioned the square footage of the units. It was noted as ranging from 750 to 1,750 sq. ft. and studios at 612 sq. ft. The two-bedroom units are 1,100 to 1,300 sq. ft. The unit breakdown is 12 studios, 39 one-bedroom, 14 two-bedroom, and 11 penthouse.

T. Weber questioned the removal of the hanging balconies on the original rendering from the Washington and Main Street view. K. Keller stated the balconies have been moved in about 18 inches and integrated more for structural purposes and to not hang over public property. There are still balconies that project, but not as far as seen on the original rendering.

G. Delveaux confirmed that K. Keller will need to get back to them regarding the dimensions of the tower.

G. Flisram stated that the revised design shows the pier is much thinner than the original one, which caused the building to extend out more with the tower element. The new rendering makes the building look flatter and blockier. The tower element not projecting as much gives the building a flatter look. The pier extends out farther on the original design. It is subtle but adds variation to the building plane. K. Keller will provide the dimension on that later today.

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

T. Weber commented on losing the arches and felt the retail space with the arches would rent just fine. The building design helps to sell the location and the architecture is important. He liked the architectural detail from the original drawing. He liked the hanging balconies. Discussion followed on the changes to the cornice, the window sizes, and the arches.

H. Maier questioned the timeline and if approval was needed today. T. Warner indicated it would be in their best interest to get approval now for loan closing.

T. Weber asked for the project cost savings as a result of the proposed changes, feeling that the changes were made for financial reasons. T. Warner stated their budget was \$9.4 million. With

everything as shown in the original rendering, the cost was \$11.4 million. They made changes to get back to \$9.4 million.

It was the consensus that the items of concern are the loss of the arched windows and building dimension as shown on the original rendering. The Mayor expressed concern about the brick color changes.

K. Flom questioned if the design approval could be moved forward with conditions attached defining key elements that need to be added back into the design. Revised renderings could be required for review and approval.

Tyler indicated he would provide the Authority with exterior building material samples as well as the square footage of the balconies.

The key elements were summarized as:

- Arches as shown on the original rendering with 4 at the Washington/Main Street corner and 4 at the Washington/Citydeck corner.
- Building dimension of corner towers as shown on the original rendering.

A motion was made by T. Weber and seconded by M. Schueller to conditionally approve the final design plans for the T. Wall project at 100 Main Street, subject to the following conditions:

- Adding the arches as shown on the original rendering with 4 at the Washington/Main Street corner and 4 at the Washington/Citydeck corner.
- Building dimension of corner towers as shown on the original rendering.
- Staff review and approval of revised renderings.

Motion carried.

Billie Jo Horsens was introduced as the new Neighborhood Development Specialist.

Chair ruled for adjournment at approximately 2:40 p.m.