

AGENDA
REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY
Tuesday, September 9, 2014
City Hall, Room 604
1:30 p.m.

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

LIAISON REPRESENTATIVES: Jeff Mirkes, Christopher Naumann, Dan Perron

APPROVAL OF AGENDA:

Approval of the agenda for the September 9, 2014, meeting of the Redevelopment Authority.

APPROVAL OF MINUTES:

Approval of the minutes from the August 12, 2014, regular meeting of the Redevelopment Authority.

COMMUNICATIONS:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

1. Review and discuss conditional approval of HUD Section 108 loan guarantee as it relates to Northland Hotel development project, with possible action.

Recommendation: Approve a HUD Section 108 loan guarantee in an amount not to exceed \$4.7 Million to Frantz Community Investors for the Hotel Northland Project, subject to the following conditions:

1. The Developer shall provide a financial letter of support for the remainder of the construction loan.
 2. The Developer shall maintain a minimum of two years of loan payments in escrow for the duration of the loan.
 3. The Developer shall pay a \$25,000 maintenance fee annually for three years, to be funded on the close date of the Section 108 loan. If actual administrative costs exceed \$25,000, Developer shall pay the actual amount of administration costs.
 4. The Developer shall receive private financing for the remainder of the project on or before the closing date of the Section 108 loan.
 5. In the event of default, the payment sources for loan repayment, prior to accessing CDBG funds, will be, in the following order: the escrow account maintained by the Developer, the Developer's personal guarantee funds, revolving loan funds, available TIF funds.
 6. The Developers shall enter into personal guarantees for the amount of the Section 108 Loan.
2. Developer update and discussion on progress of CityDeck Landing project.

3. Request to authorize staff to award bids for Dousman Street Streetscaping project in an amount not to exceed \$114,000 and the Navarino Park project in an amount not to exceed \$70,000.

Recommendation: Authorize staff to approve the award to the lowest bidder in an amount not to exceed \$114,000 for the Dousman Streetscape project and \$70,000 for the Navarino Park project.

BILLS:

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

INFORMATIONAL:

5. Director's Report and Project Updates.

PUBLIC NOTICES:

- 1) **THIS MEETING IS AUDIO-TAPED:** The audio of this meeting and minutes are available online at www.greenbaywi.gov.
- 2) **ACCESSIBILITY:** Any person wishing to attend who, because of a disability, requires special accommodation should contact the City Safety Manager at 448-3125 at least 24 hours before the scheduled meeting time so that arrangements can be made.
- 3) **QUORUM:** Please take notice that it is possible that additional members of the Council may attend this committee meeting, resulting in a majority or quorum of the Common Council. This may constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.