

AGENDA
REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY
Tuesday, June 9, 2015
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, Tara Gokey, Dan Perron

APPROVAL OF AGENDA:

Approval of the agenda for the June 9, 2015, meeting of the Redevelopment Authority.

APPROVAL OF MINUTES:

Approval of the minutes from the April 8, 2015, special meeting and April 14, 2015, regular meeting of the Redevelopment Authority.

COMMUNICATIONS:

1. Request by Jim Sanderson to consider the idea of a covered pedestrian skywalk connection between the KI Convention Center and the Hotel Northland along with the downtown entertainment district.

Recommendation: Informational only.

OLD BUSINESS:

2. Review and approval of First Amendment to the Management Agreement for the KI Convention Center.

Recommendation: Approve the First Amendment to the Management Agreement for the KI Convention Center with Hyatt Corporation, a Delaware Limited Liability Company, as agent of Hyatt Equities, L.L.C., subject to minor legal and technical amendments.

NEW BUSINESS:

3. Report of the Real Estate Subcommittee meeting on May 12, 2015.
 - a. Review and action on two proposals received for development of 321-325 North Broadway.

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

The subcommittee met in closed session to discuss the two proposals for development of 321-325 North Broadway and recommended that staff proceed as directed in closed session and to prepare a recommendation to the RDA for the June 9, 2015, meeting.

Recommendation: Approve DeLeers as selected developer for 321-325 North Broadway.

4. Review of Tax Increment District Reports for year ended December 31, 2014.

Recommendation: Receive and place on file.

5. Request for use of TIF 7 funds for Shorewest Realty project at 839 Lombardi Avenue.

Recommendation: No staff recommendation.

6. Authorization to award demolition of 1145 Chicago Street to lowest bidder at a cost of \$10,715 using CDBG funds.

Recommendation: Approve demolition of 1145 Chicago Street to lowest bidder at a cost of \$10,715 using CDBG funds.

7. Review and approval of request by NeighborWorks Green Bay for \$76,500 of CHDO HOME funds to rehabilitate 321 Harvard Street.

Recommendation: Approve allocation of CHDO HOME funds not to exceed \$76,500 for the rehabilitation and resale of 321 Harvard Street contingent upon the acquisition of the property by NeighborWorks Green Bay.

8. Authorization to award contract "CD 15-01 Part A – Dousman Street Improvements to low qualified bidder, Martell Construction Inc., in the amount of \$162,148.30 and Part B – Navarino Park Improvements to low qualified bidder, Advance Construction Inc., in the amount of \$104,311.00.

Recommendation: Award contract "CD 15-01 Part A - Dousman Street Improvements to low qualified bidder, Martell Construction Inc., in the amount of \$162,148.30 and Part B – Navarino Park Improvements to low qualified bidder, Advance Construction Inc, in the amount of \$104,311.00.

9. Review of Community Development Revolving Loan Program Policies and Procedures Manual.

Recommendation: Receive and place on file or refer to staff for revisions if needed.

BILLS:

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

INFORMATIONAL:

11. 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.