

MINUTES
GREEN BAY ECONOMIC DEVELOPMENT AUTHORITY
Wednesday, November 11, 2015
4:30 PM

MEMBERS PRESENT: Chair Gary Sikich, Mike Borlee, Phil Hilgenberg, Eric Genrich, Mike Vogel

MEMBERS EXCUSED: Mark Becker, Ald. Tim De Wane

OTHERS PRESENT: Kevin Vonck, Wendy Townsend, Julia Upfal, Economic Development Department, Jim Sanderson, Ald. Zima, Ald. Nennig, News Media

1. Roll call.

The meeting was called to order at 4:30 p.m. by Chair, G. Sikich. Roll call was taken as noted above.

2. Approval of agenda.

Motion was made by E. Genrich to approve the agenda and seconded by M. Borlee. Motion carried.

3. Approval of the minutes for the September 9, 2015 meeting.

Motion was made by M. Borlee to approve the minutes of the September 9, 2015 EDA meeting and was seconded by M. Vogel. Motion carried.

ITEMS FOR ACTION:

4. Request by staff to amend Interstate 43 Business Center PUD, changing zoning of parcel 21-171-2 from Entertainment District to Light Manufacturing.

Staff recommendation: formally request Plan Commission action (12/7)

K. Vonck stated that the City owns land far east of parcel 21-171-2. This parcel is on the southwest corner of Mason Street and Erie Road. Interstate 43 Business Center PUD is zoned Entertainment District. The City had zero interest in entertainment uses for this parcel. The City has had more interest in other uses for this parcel. The ED staff is requesting for Plan Commission to change the zoning of parcel 21-171-2 from Entertainment District to Light Manufacturing.

M. Borlee stated by changing the zoning and working with the wetland issues it could be marketed Light Manufacturing.

A motion was made by M. Vogel and seconded by E. Genrich to request Plan Commission to amend parcel 21-171-2 from Entertainment District to Light Manufacturing. Motion carried.

5. Request by staff to apply for a Brownfields Revolving Loan Fund Grant from the U.S. Environmental Protection Agency.

Staff recommendation: direct staff to prepare and apply for grant

J. Upfal stated that ED would like to apply for a Brownfields Revolving Loan Fund grant from the U.S. Environmental Protection Agency which would enable the City to provide loan fund grants to developers interested in mediating or cleaning up contaminated Brownfield sites in Green Bay. The cap for this grant is \$1,000,000 and the City can apply for a \$8½ million pool. There is a cost share requirement of 20% which could be passed on to the loan grantee. There are a number of potential sites that this could benefit in the City of Green Bay. The application requires a 15 page narrated commitment letters from community organizations, a letter from DNR, and a legal opinion that the City has the ability to manage a RLF. The grant is due December 18, 2015 and there is a five year project timeline.

A motion was made by M. Borlee, seconded by M. Vogel to direct staff to prepare and apply for the Brownfields Revolving Loan Fund Grant from the U.S. EPA. Motion carried.

6. Request by Jim Sanderson to consider purchasing the only remaining Fort Howard building at 412-414 N. Maple Avenue and move it back to its original site on City-owned property at 331-349 Donald Driver Way.

Staff recommendation: direct staff to work with the Historic Preservation Commission and report back to EDA

K. Vonck stated that EDA would provide financing should the City be interested in purchasing the property. At their last two meetings, the Historic Preservation Commission had been discussing this project. K. Vonck stated he would direct staff to work with Historic Preservation Commission to see if this would be worth the investment of purchasing the property, moving the structure, looking at both parcels on N. Maple and Donald Driver Way.

A motion was made by M. Borlee and seconded by E. Genrich to suspend the rules. Motion carried.

G. Sikich asked what the future or plans would be.

Ald. Zima stated that the building is intact and underneath the siding that is there now is the original siding. The owner of the property has owned it

for a long time and was approached at one time to sell it. At that time the property owner was only offered half of what it was worth.

J. Sanderson stated that the property owner was approached by Heritage Hill in 1975 and was offered \$40,000. Over the years the building had architectural changes, Victorian woodwork and windows upgraded. The front of the building, two window dormers on the roof and porch overhang are exactly as they were back in the early 1800's. J. Sanderson believes that the building does not need to be back to the exact condition, but does need some work.

Ald. Zima stated the Fort Howard building is part of the City's history and authenticity and the City needs to identify it. One piece of the original Fort Howard and it still exists. Why can't we buy this property, move it, restore it as practical as possible. It could be made as a tourist attraction and information center. History is something that people are interested in. The owner is interested in selling the property for historic purposes for a reasonable price.

J. Sanderson stated that the Fort Howard building is the oldest building in Green Bay and it needs to be protected. It is the only building not in Heritage Hill that is part of the original port.

Ald. Zima stated there is no conflict with Heritage Hill and the request here today. Heritage Hill is very supportive of the City preserving the building and probably making a project out of it.

A motion was made and seconded to return to regular of business.
Motion carried.

K. Vonck stated 331-349 Donald Driver Way parcels are located on the Larsen Green site. DDL Holdings, LLC who owns adjacent properties, and the building which the Cannery is in, is slated to close on these properties soon.

Ald. Zima stated that the City needs to negotiate and intervene as quickly as possible. You don't want to result in the extreme to having condemned a property. This is too big of an opportunity to be lost. Do we really want to tear down the oldest building in Green Bay? It is going to help the businesses of that area. This is going to be an attraction.

J. Sanderson stated that he wouldn't be surprised if this made the national news. You don't see historical buildings returned to their original sites. It does not happen. This is a very unique situation. If we pass on it, it is going to be a travesty. We have an opportunity to focus on an important piece of history. The only history people care about around here is the Packers. The main Fort Howard was important in Green Bay long before the Packers.

A motion was made by P. Hilgenberg, seconded by M. Vogel to direct staff to work with the Historic Preservation Commission, with DDL Holdings, LLC and report back to EDA. Motion carried.

Motion to adjourn made by E. Genrich and seconded by P. Hilgenberg. Motion carried.