

**MINUTES  
FINANCE COMMITTEE  
MONDAY, APRIL 13, 2015  
City Hall, Room 203**

MEMBERS: Alders Tom De Wane, Andy Nicholson, Tom Sladek and Guy Zima

OTHERS PRESENT: Dawn Foeller, Diana Ellenbecker, Kim Flom, Russ Schwandt, Tom Molitor and others.

1. Roll Call. All present.
2. Approval of the Agenda.

A motion to approve agenda was made by Ald. Andy Nicholson, seconded by Ald. Tom De Wane, and carried to approve.

3. Approval of the minutes of the Finance Committee Meeting of March 31, 2015.

A motion to approve minutes was made by Ald. Tom Sladek, seconded by Ald. Andy Nicholson, and carried to approve.

4. Request by the City Assessor to adjust the 2014 tax bill for Huron Properties Inc. for parcel 21-176 in accordance with the Notice of Determination from the State Board of Assessor's.

City Assessor, Russ Schwandt, spoke on this issue. This parcel is manufacturing property and was assessed by the State of Wisconsin. He stated the State Board of Assessor's determination was rendered and he is recommending the 2014 tax bill be adjusted for this parcel. The original 2014 real estate assessment was \$9,960,600; the revised assessment by the State Board of Assessors is \$9,439,500. Refunded amount would be \$11,486.49.

A motion to approve request was made by Ald. Andy Nicholson, seconded by Ald. Tom Sladek, and carried to approve.

5. Request by the Community Services Director to approve the allocation of \$7,780 of contingency funds to be used towards the demolition of 115 S. Van Buren Street.

Finance Director, Dawn Foeller, referred to memo in packet on this item. As indicated in the memo, this is vacant property that has been stripped of anything of value and now lies in disrepair. The cost to demo this property is \$107,780 with the source of funding of \$50,000 coming from Community Development block Grants and \$50,000 of Neighborhood Enhancement dollars and the remaining \$7,780 being requested from contingency.

A question was asked if the City owned the property to which Director Flom replied that the property is owned by Horizon Homes Inc. LLC, a defunct LLC who owes back taxes on the property. Ms. Flom stated the City would be interested in purchasing this

property due to the level of this investment, however, the County has policies in place relating to how properties are offered based on back taxes that may hinder the City from acquiring the property.

Ald. Tom Sladek discussed the concern with the level of investment to take this property down with the City not owning it. There should be a mutual agreement amongst all parties before taking this property down.

A motion to refer back to staff to negotiate with the County to come up with a solution so the City receives possession of the land when the work is done was made by Ald. Tom De Wane, seconded by Ald. Tom Sladek; motion carried.

6. Request by Ald. Andy Nicholson for a list of all locations of cameras controlled or monitored by the GBPD within the City limits of Green Bay followed by a brief explanation for each location.

Ald. Andy Nicholson questioned what cameras were covered by Port Security grants and/or Homeland Security grants. Police Chief Molitor stated those located along the river and include nine out of the 26 cameras on the list. Each of these cameras were purchased under the Homeland Security grants.

Police Chief Molitor explained that the cameras run routinely unless there is something going on. The Police Department has the ability to pan, zoom and tilt the cameras on specific areas. Cameras were placed near waterways and bridges to monitor port activity of foreign ships and bridge structures. Homeland Security cameras were put in place shortly after 2001 using the Port Security grant. The grant covered the purchase and some years of maintenance.

After 2014, the cameras are off the maintenance contract and we are now paying as we need maintenance on specific cameras. Other police grants are being used to cover maintenance of cameras through 2016. The remaining 17 Police cameras listed were purchased by other departments through various grants. Uses of these cameras include investigating robberies, thefts, disturbances and issues like the Tower Drive incident.

Ald. Andy Nicholson questioned why certain places had cameras. Police Chief Molitor explained that the Bay Beach area is monitored as it is an area that a large amount of people congregate; and if there is something going on, those cameras can be monitored.

Ald. Andy Nicholson questioned if arrests were made by use of these cameras. Police Chief Molitor stated that information is not easy to obtain for specific arrests, however, the cameras have been used in Police investigations and building cases.

Ald. Andy Nicholson questioned if these cameras record and how long they are kept. Police Chief Molitor stated the cameras do record and are kept for a period of 90 days without over-writing.

Motion to receive and place on file made by Ald. Tom De Wane, seconded by Ald. Tom Sladek; motion carried.

7. Request by Lynn Austin to review the 2015 budget proceedings regarding allocation of \$10,000 from the City's 2015 budget for the LaBaye.org website project.

Ald. Guy Zima asked for more information regarding the Joint Finance/Personnel Meeting and the result of what took place in that meeting on this issue with regard to the committee's wishes and the allocation of \$10,000 from the City's budget. Discussion ensued and meeting minutes were reviewed. Ald. Zima stated there were interested parties in attendance who could shed some light on this issue.

Motion to open to the floor made by Ald. Andy Nicholson, seconded by Ald. Tom Sladek; motion carried.

Lynn Austin, who resides at 1449 Morrow Street, Green Bay, addressed the committee. Ms. Austin stated she obtained an audio and completed a full transcript of the Joint Finance/Personnel Meeting from 11/4/14. Ms. Austin read from the transcript; wherein Ald. Andy Nicholson made a motion, seconded by Ald. Tom De Wane, to transfer \$10,000 from Celebrations to Historic Preservation; motion carried. Ms. Austin went on to state that there was no wording related to a required match from the County.

Ms. Austin further stated she was in contact with Ald. David Nennig the day after the council budget presentation. Ald. Nennig had told her the money was no longer in the budget; the \$10,000 had been reallocated. Ms. Austin stated she then contacted Ald. Mark Steuer who informed her they decided to hire professional staff who could assist the Historic Preservation Committee with different tasks.

Ms. Austin presented to the committee her point of view on the importance of preserving the history of the City and the importance of this website.

Bill Meindl, who resides at 25 W. Mission Street, Green Bay, addressed the committee. Mr. Meindl stated his recollection was the money was contingent on Brown County. The County did finance the project the first year through a grant and the second year through an allocation from their budget.

Brankica Bakovic, who resides at 1114 Thorndale Street, Green Bay, addressed the committee and shared she is an immigrant living in Green Bay for the last 15 years. Ms. Bakovic stated she used Ms. Austin's website for extensive research for her classes through NWTC and found the website very useful, thorough and important.

Jim Sanderson, who resides at 470 Cambridge Street, Green Bay, addressed the committee and commented on the good work Lynn Austin is doing and referenced a particular project called "The Clubhouse," whereby showing Ms. Austin's attention to detail and conciseness with her research.

Ald. Zima left the floor open during discussion amongst committee members.

Ald. David Nennig stated Lynn Austin is a constituent of his and he takes a particular interest in this issue. Ald. Nennig wanted to remind everyone that nothing is final until the budget is signed. Ald. Nennig wanted to shed some light on this issue and stated there were motions made that followed the contingency discussion which resulted in confusion. Ald. Nennig further commented on the clarity of all future motions made by

the committee. Ald. Nennig went on to explain that recorder failure added further confusion and suspicion, if you will, with regard to Historic Preservation Committee meeting Ms. Austin was concerned with. Ald. Nennig stated he checked with the secretary that transcribes the minutes for the Historic Preservation meeting. The secretary explained they use a recorder for the meeting; when she went to listen to the meeting there was nothing on the recorder. It was determined there was an equipment malfunction, therefore, minutes for this meeting were prepared by notes taken by members.

Ms. Austin spoke on some of the contents of the minutes from the November 10, 2014 Historic Preservation meeting wherein it was written that the LaBaye.org website did not follow archiving standards and procedures and therefore funds were to be reallocated to hire staff/consultant. However, it was determined by Brown County Corporation Council that the LaBaye.org website does indeed follow archiving standards.

Ald. Tom De Wane spoke on his recollection of the City's \$10,000 contribution which he believes was contingent upon Brown County's contribution. The committee thought at that time the County was going to agree on this, however the motion was voted down by the County.

Ald. Guy Zima asked Ms. Austin if she had any further statements and/or wishes.

Ms. Austin expressed her concerns about the accuracy of statements made and the manner in which this issue was handled by the City. Ms. Austin was clear that she needed two years of help with this project of which Brown County had supported her with their budget. Ms. Austin further addressed Ald. Zima's comment on archiving standards wherein she explained the website uses Google standards and provides primary source documents.

Ms. Austin stated she wishes she would have received the donation; it would have been nice to receive help and support from the City; as she has served on several committees for years.

A motion to return to regular order of business made to Ald. Tom Sladek, seconded by Ald. Andy Nicholson; motion carried.

Further discussion on this issue ensued. Ald. Zima commented on the meticulous work Ms. Austin is conducting and efforts put forth with this project. Ald. Zima suggested the committee consider funding the project with contingency.

Motion to refer to Historical Preservation Society for their consideration of funding \$10,000 for the LaBaye.org website from the 2015 contingency and for that committee to make a recommendation back to the Finance Committee made by Ald. Tom Sladek, seconded by Ald. Tom De Wane; motion carried.

8. Request by Ald. Chris Wery to review, with possible action, the lawsuit regarding John Kennedy including legal expenses to date.

Regarding the review of damage claims filed against the city, the committee may convene in closed session pursuant to sec. 19.85(1) (g), Wis. Stats., for the purpose of conferring with legal counsel for the governmental body

who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. The committee 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.

Motion to hold this item for next meeting made by Ald. Tom De Wane, seconded by Ald. Tom Sladek; motion carried.

9. Request by Ald. Tom DeWane for an update on the Watermark and for it to include the debt that was abandoned by the developers, guaranties in place for the property, taxes outstanding and City money that was put toward tenant improvements for CH Robinson.

Finance Director, Dawn Foeller, referenced pages in packet of information they were looking for including a chronological recount of the events of the development, term sheets approved, developer agreement and all costs associated with the project with detailed debt service schedules. Ald. Tom Sladek referenced page 9a and 9b which provides a summary of events in chronological order with the remaining documents following.

Motion to open to floor made by Ald. Tom De Wane, seconded by Ald. Tom Sladek; motion carried.

Janet Angus, office address is 1383 W. Mason Street, Green Bay, addressed the committee. Ms. Angus stated she provided a Freedom of Information Request to the City for information on this particular item. Ms. Angus stated the documents were provided to her and further states they were in no particular order. Ms. Angus stated she hired a CPA to review the documents, however, that person also had a difficult time reviewing and understanding them. Through Ms. Angus' research, she found that the property taxes on the property had not been paid since 2012 and amounted to \$350,000. Ms. Angus was concerned with these unpaid taxes and went on to voice her concern that there was no information provided to her in her request on the new developer that was recently brought forward who is interested in the Watermark. Ms. Angus implored the committee to fully understand the figures involved in the project before moving forward and requested a copy of the detail attached to this evening's committee member's agenda, which was given to her. Ms. Angus stated her opinion and main concern is that there was no transparency with this project.

Paul Kazrowski, who resides at 1464 Bradberry Court, Green Bay, addressed the committee. Mr. Kazrowski stated in order to gather all costs, research needed to go back to 2001 to include the costs for the relocation of Admiral Park and revised streets. Mr. Kazrowski also mentioned the documents he received were in no particular order and further stated the documents for this project should have been in chronological order. Mr. Kazrowski stated his concern with the unpaid property taxes and brought up additional history on this property going back to Mr. Juza's original plan for the project. Mr. Kazrowski's stated his concern with the City not having a judgment against the owners of this property.

Jim Sanderson, who resides at 417 Cambridge Street, addressed the committee. Mr. Sanderson stated he was at the City Council meeting when Admiral Flatley Park was going to be abandoned and declared surplus. Mr. Sanderson, along with many

veterans also attended that meeting and voiced their concerns with keeping the memorial park and the statue of Admiral Flatley on the City Deck. Mr. Sanderson stated he was not in favor of giving up any obligation due from the developers even though he is aware that many projects were stalled due to the recession in 2008.

Bill Meindl, who resides at 25 W. Mission Street, Green Bay, addressed the committee. Mr. Meindl stated that there is a LaCrosse Development team willing to pick up the pieces of this project and move it forward. This development team has a history of taking on complicated projects. Mr. Meindl's opinion was that they are anxious to get going; they have two tenants lined up. Mr. Meindl mentioned that even though this project has not been as successful as we would have liked, the current developer had a hand in bringing forward Flats on the Fox, Hagermeister Park, the Children's Museum, a parking ramp and CH Robinson to the downtown area. Mr. Meindl commented on moving forward with a clean slate with this project.

Motion to return to regular order of business made by Ald. Tom De Wane, seconded by Ald. Andy Nicholson; motion carried.

Ald. Tom De Wane stated he brought this issue forward as there is more need for transparency with the City and this project.

Motion to hold until next meeting for a summary of all costs associated with the Watermark project made by Ald. Andy Nicholson, seconded by Ald. Tom De Wane; motion carried.

#### 10. Report by the Finance Director

Motion to receive and place on file made by Ald. Andy Nicholson, seconded by Ald. Tom De Wane; motion carried.

Motion to adjourn meeting at 8:06 p.m. made by Ald. Andy Nicholson, seconded by Ald. Tom De Wane; motion carried.

2015 Contingency Fund  
\$110,000

- 1) **THIS MEETING IS AUDIO TAPED:** THE AUDIO OF THIS MEETING & MINUTES ARE AVAILABLE ON LINE AT [WWW.CI.GREEN-BAY.WI.US](http://WWW.CI.GREEN-BAY.WI.US).
- 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 48 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.
- 4). **REPRESENTATION:** The party requesting the communication, or their representative, should be present at this meeting.