

**MINUTES**  
**REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY**  
**Tuesday, January 13, 2015**  
**City Hall, Room 604**  
**1:30 p.m.**

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

**MEMBERS EXCUSED:** Melanie Parma

**LIAISON REPRESENTATIVES PRESENT:** Jeff Mirkes

**LIAISON REPRESENTATIVES EXCUSED:** Dan Perron

**OTHERS PRESENT:** Kim Flom, Cheryl Renier-Wigg, Krista Baeten, Billie Jo Horsens, Jim Mueller, Glenn Spevacek, Ald. David Nennig, media, and other interested parties

**APPROVAL OF AGENDA:**

Approval of the agenda for the January 13, 2015, meeting of the Redevelopment Authority.

A motion was made by T. Weber and seconded by G. Delveaux to approve the agenda for the January 13, 2015, meeting of the Redevelopment Authority. Motion carried.

**APPROVAL OF MINUTES:**

Approval of the minutes from the December 9, 2014, regular meeting of the Redevelopment Authority.

A motion was made by G. Delveaux and seconded by Ald. J. Moore to approve the minutes from the December 9, 2014, regular meeting of the Redevelopment Authority. Motion carried.

**COMMUNICATIONS:**

None.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

1. Discussion and action regarding table purchase for KI Convention Center.

K. Flom indicated the request is to purchase 100 replacement tables for the existing KI Convention Center. The existing tables are about 15 years old and a number of them are no longer functioning, which limits the ability to accommodate large events. The KI Convention Center architect and Jon Mueller have researched tables and concluded that the best table that suits our needs is the DuraLite 72" table from KI. Due to research and the price range for these tables, the request is for a sole source purchase, which means not going out for bids. As part of the KI naming rights agreement and as part of the expansion, part of the contribution is to provide furnishings. A consideration toward the request to sole source is that it makes sense to have the same table throughout the entire convention center. The KI table was determined to be one of only two tables that will withstand 10-15 years of typical convention center use. In addition, the carts used at the convention center are specifically designed to hold these tables. Purchasing this table will eliminate the need to purchase any new carts. A cost comparison of tables was provided, with the KI table being on the low end. The City's purchasing agent signed off on the request for sole sourcing.

T. Weber questioned if there was any concern related to purchasing the KI table because of the naming rights agreement. K. Flom indicated there isn't concern because the KI table was priced

at the low end of the comparable tables and only \$20 per table away from the lowest priced table.

Ald. J. Moore questioned how this pertains to the naming rights agreement donation. K. Flom indicated that funds were put into the Maintenance Fund. Because these tables are being purchased for the existing convention center and not the expansion, the request is to fund the tables from the KI Maintenance Fund. There will be an additional table purchase for the expansion.

Ald. J. Moore questioned what would happen to the old tables that are being replaced. He requested that the motion include to sell the existing tables and place the proceeds back into the KI Maintenance Fund.

A motion was made by Ald. J. Moore and seconded by M. Schueller to approve the sole source purchase of KI 72" Dura Lite tables in an amount of \$34,750 to be funded from the KI Maintenance Fund and to sell the existing tables with proceeds going back into the KI Maintenance Fund. Motion carried.

## 2. Discussion about potential leasing of the Greenfield Site.

K. Flom indicated there was an inquiry from a party interested in leasing the Greenfield Site, which is located just north of Mason Street on the west side of the Fox River. A formal request has not yet been received, so this is strictly informational at this time, but the inquiry involves use of the site to dismantle a barge. The company expressing interest has done this before in Sheboygan and would like to pay approximately \$2,500 per month for a period up to a year. They employ 30-50 people. If the RDA is interested in utilizing the site for this use, zoning would need to be reviewed and other details such as a hold harmless agreement would need to be prepared.

T. Weber expressed that his concern would be if the barge they are dismantling had carried or been exposed to hazardous material. G. Delveaux agreed and noted his concern would be with restoring the site to its original condition. K. Flom indicated that a letter of credit or surety bond could be posted. There was brief discussion on possible uses of the proceeds. K. Flom indicated she will bring more details forward at the February meeting.

A motion was made by Ald. J. Moore and seconded by G. Delveaux to receive and place on file. Motion carried.

## 3. Request to allocate \$50,000 of Community Development Block Grant (CDBG) funds and \$50,000 of Neighborhood Enhancement funds to demolish 115 S. Van Buren Street.

K. Flom stated the building is currently vacant and had a Raze or Repair Order posted in July 2011. The property has continued to sit abandoned and deteriorate and staff would like to see it demolished as part of the neighborhood enhancement program. The request is to use CDBG and Neighborhood Enhancement funds to demolish the building. Ald. J. Moore indicated that he's aware of someone interested in purchasing the lot to build a single family or duplex once the building is gone. J. Mueller stated that the property has an expired Raze Order and is a detriment to the neighborhood, so it's a matter of approving the funds to take it down.

H. Maier questioned how soon the property could come down. J. Mueller explained the process and noted that the razing gets bid out. It would depend on the low bidder's timeline. It can take a couple months. He further explained that the City fronts the bill to take the property down and then bills the property owner. If the property owner doesn't pay it gets assessed against the property. The request is being brought forward because the City needs to weigh whether or not it is worth the expense because in many cases the City doesn't get paid back.

G. Delveaux questioned if \$100,000 will cover the cost. K. Flom noted if the cost exceeds that amount, additional funds would be sought from the City's contingency fund.

A motion was made by T. Weber and seconded by J. Blumreich to approve the allocation of \$50,000 of CDBG funds and \$50,000 of Neighborhood Enhancement funds to be used towards the demolition of 115 S. Van Buren Street. Motion carried.

**BILLS:**

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

G. Delveaux asked for details on some of the payments to vendors. K. Baeten provided the information requested.

A motion was made by G. Delveaux and seconded by Ald. J. Moore to approve the financial report and check register as provided. Motion carried.

**INFORMATIONAL:**

5. Director's Report and Project Updates.

K. Flom provided the following updates:

- Staff is working on the RFP for 321-325 N. Broadway per the RFP process.
- The Cineviz proposal is moving forward and signatures are needed on contracts. Hardware was bid out and a bid price came in lower than the quoted price. Details will be provided at the February meeting.
- J. Mirkes provided an update regarding The Metreau. The test piling is completed and they are waiting on the results. Their plans are to build in 2015 and lease in 2016.
- The Northland Hotel developers are obtaining pricing from contractors. Their site plan is expected to be submitted for review within the next couple weeks. They continue to move forward with financing pieces, finalization of architectural plans, and obtaining contractor pricing. The HUD 108 Loan is still under review and HUD doesn't have a set deadline. Approval has been obtained from the local HUD office in Milwaukee and it is now under review at the Washington DC headquarters. K. Flom offered to invite the developers to provide an update at the February meeting.
- Regarding the Clarion, a meeting was held with AHM and they are in final stages of securing financing and are confident about closing by or before the February 13 date in the contract.
- J. Mueller stated that work continues on the WaterMark and there is a potential developer.
- There was discussion on New Leaf Market. They have decided to not pursue the site that would be a new build for them. They are still committed to downtown Green Bay and Economic Development staff is working closely with them.
- K. Flom provided information regarding wayfinding, as a follow-up to the request at the last meeting. The City doesn't have a formal wayfinding program in place. Although there are some signs in place, she doesn't have detail on the process of how/why those signs were obtained. Discussion occurred on the lack of identity and poor condition of the gateways into the City. K. Flom noted that there are firms that specialize in wayfinding. Staff could look into what that would entail. The need for consistency at all entryways into the City was noted.
- Jeff Mirkes provided an update regarding residential interest downtown and stated interest continues to be strong; the Leonardo da Vinci School closed on the former News Chronicle building and the school district will be fast-tracking that development, which will include a very significant investment in a downtown property; updates were provided regarding a number of projects in the Olde Main Street District including acquisition of

the Art Garage property, the Dr. Rosa Minoka School property buildout; the acquisition of the property next to the Greyhound Bus site; expansion of the Main Salon; Whitney Townhomes phase III; acquisition of the property on the corner of Baird and Main (across from the Art Garage); and the Fox Communities Credit Union relocation.

- Discussion occurred regarding the strong residential interest/increase in residential units and the need for a grocery store. K. Flom indicated that it's a high priority and work is ongoing on a grocery store for downtown. The increased residential helps the case for getting a grocery store. It's a combination of finding the right time, site, price, and development. New Leaf Market continues to analyze different sites and is a possibility in the downtown.

Chair ruled for adjournment at 2:10 p.m.