

MINUTES
REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY
Tuesday, August 11, 2015
City Hall, Room 604
1:30 p.m.

MEMBERS PRESENT: Harry Maier, Chair; Gary Delveaux, Vice-Chair; Jim Blumreich, Ald. Joe Moore

MEMBERS EXCUSED: Melanie Parma, Matt Schueller, Tom Weber

LIAISON REPRESENTATIVES PRESENT: None

OTHERS PRESENT: Kim Flom, Cheryl Renier-Wigg, Krista Baeten, Billie Jo Horsens, Kevin King, Kevin Vonck, Ald. David Nennig, Nicholas Bushman, Glenn Spevacek, Matthew Doron, Cora Haltaufderheid, Michelle Heeler

APPROVAL OF AGENDA:

Approval of the agenda for the August 11, 2015, meeting of the Redevelopment Authority.

A motion was made by Ald. J. Moore and seconded by G. Delveaux to move item #2 to the end of the meeting and approve the amended agenda for the August 11, 2015, meeting of the Redevelopment Authority. Motion carried.

APPROVAL OF MINUTES:

Approval of the minutes from the July 14, 2015, regular meeting of the Redevelopment Authority.

A motion was made by G. Delveaux and seconded by J. Blumreich to approve the minutes from the July 14, 2015, regular meeting of the Redevelopment Authority. Motion carried.

COMMUNICATIONS:

1. Request by Ald. Joe Moore to research a funding source and enter into negotiations for the purchase of parcel 11-91, 420 N. Monroe Avenue.

A motion was made by Ald. J. Moore and seconded by J. Blumreich to refer to staff. Motion carried.

OLD BUSINESS:

3. Review and approval of Greenfield Site Lease for Brennan Company for the north half of the Greenfield site.

K. Flom stated that a short term, temporary lease with Hobart Iron and Metal was approved earlier in spring. The Brennan Company, one of the contractors hired to work

on the Fox River dredging project, has requested a similar short term, temporary lease. They will be moving through the Green Bay area in the next year and currently lease some Schneider property further south down the river. They are requesting 4 to 7 acres, and the north half of the Greenfield site is being targeted for them. Their use of the site would include water access, equipment storage, and sand capping land operations. Staff has contacted Tony with Hobart Iron and Metal and he confirmed that the barge dismantle could take place on the south side of the slip, which would leave the north side of the slip open for Brennan. Staff feels that both operations could occur concurrently. If both parties execute a lease, the Hobart Iron and Metal lease would be revised to indicate the south half of the site, rather than the whole property, and the Brennan lease would include the north half of the site. The same terms are being proposed as those for Hobart Iron and Metal. Staff reached out to other City departments and there have been no comments received indicating any negative impact for this lease. Staff recommends approval of the short term lease. The anticipated length of the lease would be September 2015 through December 2016.

A motion was made by J. Blumreich and seconded by G. Delveaux to approve the short term lease for Brennan Company for the north half of the Greenfield site and authorize staff to execute, subject to minor technical and legal revisions. Motion carried.

NEW BUSINESS:

4. Review and approval of WPS easement request for the Greenfield site.

K. Flom distributed an updated report and diagram to reflect some minor revisions that occurred after a meeting with WPS. The easement request relates to work that will be done by WPS to relocate a utility line that currently lies underneath the Fox River. The proposed relocation line needs easements from two RDA properties. The location of the easements was reviewed and discussed. Staff worked with WPS to align the easement location to be out of the development zone to maintain maximum development flexibility. The easements can still have pavement on top of them and landscaping, so the location isn't a concern. Rather than having the easement go along the west side of the property, it will now connect underneath the tracks to a distribution pole, which eliminates one of the easements. The new easement location was reviewed and it was noted that a junction box is being proposed, which will be an above grade structure. The line on the Greenfield site is supposed to be installed at a depth of 30" and it's been requested to put it in conduit for extra protection due to the adjacency to the water, the piling, and dredging. The overall work should be between September and October. WPS said it would take approx one month with most of it being the directional boring under the river and a couple days for the work on the Greenfield site. The RDA property on the east side of the river will need to be coordinated with the Parks Department due to the overlap with the Fox River Trail.

Ald. J. Moore questioned if this easement would affect the use of the inlet for development such as a marina or boardwalk. K. Flom indicated the only limitation for this easement for our use is that a building could not be put over the easement, which is why it has been skirted along the water.

A motion was made by Ald. J. Moore and seconded by J. Blumreich to open the meeting for public discussion. Motion carried.

Nicholas Bushman, with WPS, explained that the contractor has been given a strict window and the lines have to be a minimum of 15 ft. and a maximum of 40 ft. below the river.

A motion was made by Ald. J. Moore and seconded by G. Delveaux to return to regular order of business. Motion carried.

A motion was made by G. Delveaux and seconded by Ald. J. Moore to approve the WPS easement for the Greenfield site, as shown on diagram, and authorize staff to execute final easement documents, subject to minor technical and legal revisions. Motion carried.

5. Request by NeighborWorks Green Bay for approval of 1108-1114 E. Walnut Street project that includes disposition of Parcels #14-281 and #14-280 for \$0 and \$83,000 of HOME CHDO funding (\$40,000 for 1108 E. Walnut Street and \$43,000 for 1114 E. Walnut Street).

B. Horsens stated that acquisition of 1108-1114 E. Walnut Street was approved at the last meeting through the Neighborhood Initiative Grant. NeighborWorks Green Bay has submitted a proposal to combine the parcels, vacate the alley, and give additional land to the property on Clay Street to expand their back yard. Their proposal includes donation of the parcels to them. The homes are both two-family rental units, which would be rehabbed and kept as rentals. In addition to the donation of the parcels, the request includes \$83,000 of HOME CHDO funding for the rehab, with \$40,000 for 1108 and \$43,000 for 1114 E. Walnut. The properties have been vacant for about two years.

A motion was made by G. Delveaux and seconded by J. Blumreich to approve the request by NeighborWorks Green Bay to donate the parcels at 1108 E. Walnut Street and 1114 E. Walnut Street along with providing \$83,000 in HOME CHDO subsidy for the rehabilitation of these properties. Motion carried 3-1 with Ald. J. Moore voting no due to not being in support of subsidizing an income source.

6. Request by Habitat for Humanity for donation of 1145 and 1163 Chicago Street and 225 S. Ashland Avenue for new home construction and allocation of \$90,000 in HOME funds for construction of three (3) new homes.

K. Baeten stated that these sites are on the disposition list. Staff was approached by Habitat for Humanity to work as a partnership in building three new two-story homes. Habitat's current home design plans are for single-story homes, but in order to fit in better in the neighborhoods, staff is working with Habitat on designs for two-story homes. Due to the additional construction cost for the second story, they will need an additional \$30,000 for each home. HOME funds are available and Habitat has been working cooperatively with staff on home designs.

C. Renier-Wigg stated staff is working with some building supply companies and architectural firms and would like to get some standardized designs for all our lots because they are narrower than standard builds.

Construction would start in spring 2016. It was noted that all three lots previously had structures on them. The structure on 1163 Chicago is in the process of coming down.

A motion was made by J. Blumreich and seconded by Ald. J. Moore to approve the request by Habitat for Humanity for the donation of 1145 Chicago Street, 1163 Chicago Street, and 225 S. Ashland Avenue and to use \$90,000 of HOME funds for the construction of three (3) new two-story houses with the requirement that Habitat continue to work with staff on design plans that will fit the neighborhoods. Motion carried.

BILLS:

7. Request for approval of final payment to Martell Construction, Inc., in the amount of \$12,709.02 for contract "CD 14-02: Part A Sidewalk and Pavement Repair."

A motion was made by J. Blumreich and seconded by G. Delveaux to approve final payment to Martell Construction Inc. in the amount of \$12,709.02. Motion carried.

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

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

INFORMATIONAL:

9. Director's Report and Project Updates.

- KI Convention Center – Elevator Repair \$10,700 from Maintenance Fund

K. Flom provided the following updates:

- There was an emergency elevator repair for the KI Convention Center utilizing funds from the Maintenance Fund. The Hyatt responded quickly and the repair has been made.
- A RFP has been issued for the Kellogg/Chestnut site, which was discussed at the June meeting. Responses are due in early September.
- The Metreau project is moving forward. The issue of water on the site has been handled and they are moving forward with their footings.
- The building at 115 S. VanBuren is in the process of coming down.
- Initiative 2 is working with an architect on their project.
- H. Maier noted that he met with Steve Frantz at the Northland Hotel yesterday. FirstMerit is the lead lender, and signed the papers yesterday. The target is to get the five others to sign by the end of the month.

OLD BUSINESS:

2. Update on redevelopment plan for Olde North area.

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 closed session notice was read and a motion was made and seconded to convene in closed session. Motion carried. Roll call was taken – present are Harry Maier, Chair; Gary Delveaux, Vice-Chair; Jim Blumreich, and Ald. Joe Moore. Ald. Dave Nennig was also present.

A motion was made and seconded to return to open session. Motion carried. Roll call was taken - present are Harry Maier, Chair; Gary Delveaux, Vice-Chair; Jim Blumreich, and Ald. Joe Moore.

A motion was made by Ald. J. Moore and seconded by J. Blumreich to receive and place on file the information that was discussed in closed session. Motion carried.

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