

MINUTES
REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY
Tuesday, December 9, 2014
City Hall, Room 604
1:30 p.m.

MEMBERS PRESENT: Harry Maier, Chair; Gary Delveaux, Vice-Chair; Jim Blumreich, Joe Moore, Matt Schueller, Melanie Parma, and Tom Weber

LIAISON REPRESENTATIVES PRESENT: Jeff Mirkes, Tara Gokey, Dan Perron

OTHERS PRESENT: Kim Flom, Cheryl Renier-Wigg, Krista Baeten, Billie Jo Horsens, Kevin King, Mayor Jim Schmitt, Dawn Foeller, Ald. Dave Nennig, Noel Halvorsen, Jim Mueller, Jon Mueller, Ian Wilson, Jeff Witte, Mike Schwantes, Terrence Wall, Janet Angus, Garritt Bader, and Media

APPROVAL OF AGENDA:

Approval of the agenda for the December 9, 2014, meeting of the Redevelopment Authority.

A motion was made by T. Weber and seconded by J. Blumreich to approve the agenda for the December 9, 2014, meeting of the Redevelopment Authority. Motion carried.

APPROVAL OF MINUTES:

Approval of the minutes from the November 4, 2014, regular meeting of the Redevelopment Authority.

A motion was made by G. Delveaux and seconded by M. Schueller to approve the minutes from the November 4, 2014, regular meeting of the Redevelopment Authority. Motion carried.

COMMUNICATIONS:

None.

OLD BUSINESS:

1. Request to RFP for development of 321-325 N. Broadway property.

K. Flom stated this is a property that has been discussed at previous meetings. There is interest by a number of parties in this parcel. The property is currently owned by the City, and staff is recommending going through an RFP process for this property.

K. Flom explained how the RFP process would work and would hope to have something back to the RDA in March. The RDA Real Estate Subcommittee would review the details of the proposals prior to going to the RDA.

T. Weber stated there was an interested party present that would like to speak.

A motion was made by T. Weber and seconded by J. Blumreich to suspend the rules for public discussion. Motion carried.

Mike Schwantes stated they had a one-year option that had expired and was not renewed due to an error on their end, and they would now like to renew their option until July. He then gave a brief description of the parcels within the property and what their intentions are for the property. He is here today to ask the RDA to consider renewing the option until July 1, 2015, and if it doesn't meet their approval at that time, then do an RFP. They would like to have the option to bring their plans to the RDA.

Jeff Witte – DeLeers Construction: He stated they too are interested in the 321-325 N Broadway property and they will be teaming up with the other party that is interested (the adjacent landowner). He gave a brief synopsis of their plans for the properties. J. Witte was then asked questions from RDA members regarding their project details.

A motion was made by G. Delveaux and seconded by M. Schueller to return the meeting back to regular order of business. Motion carried.

A discussion then ensued. Ald. J. Moore expressed his support to move forward with the RFP process rather than extending an option for another six months. The desire is to get the best project while also looking at the timeframe to get the shovels in the ground.

T. Weber asked if either proposal talked about today comes close to what staff would be looking for as far as development for the property. K. Flom stated that both have the components they are looking for and with the RFP it will allow for them to look at the details and to compare the proposals side by side.

A motion was made by Ald. J. Moore and seconded by T. Weber to authorize staff to issue an RFP for development of 321-325 N. Broadway. Motion carried.

2. Request of PCM Credit Union to sell 501-507 S. Maple Avenue to the RDA for \$21,000.

C. Renier-Wigg stated that the RDA had approved a \$15,000 purchase price in October. Since that time staff has been contacted again by PCM and asked to raise the purchase price to \$21,000 due to delinquent water bills and the upcoming 2014 tax bill. Staff feels it is fair to purchase the property for the value of the land, which is \$19,600. There is a large building on the land and it would be hard for anyone to redevelop due to the parking situation. The Green Bay Housing Authority (GBHA) would be interested in this lot because they own a site adjacent to the lot. H. Maier asked where the additional money would come from and if we had the funds. C. Renier-Wigg replied the money would come from Community Development Block Grant and that the funds are available.

Ald. J. Moore asked if there could be any stipulations placed on the deeding to GBHA to include some type of green space or landscaping. C. Renier-Wigg stated that after demolition of the building, they will have to put some type of lawn in up to the right-of-way. He stated he was okay with that.

A motion was made by J. Blumreich and seconded by T. Weber to purchase 501-507 S. Maple Avenue from PCM Credit Union for \$19,600 and deed the property to the Green Bay Housing Authority. Motion carried.

NEW BUSINESS:

3. Discussion and action on University Avenue Corridor Brownfield Redevelopment Plan and Resolution.

K. Flom introduced D. Lindstrom and stated that he would be presenting the University Avenue Corridor Brownfield Redevelopment Plan and Resolution. We are requesting adoption of a resolution that supports the plan.

D. Lindstrom gave an overview of the University Avenue Corridor Brownfield Redevelopment Plan; a 4½ mile corridor from the University of Wisconsin – Green Bay to the Downtown. The goal of the project is to establish the process and framework for implementation of a redevelopment program. He continued by stating the overall project structure is based on

community participation and includes a support staff of consultants, planning department staff, and staff from other departments within the City of Green Bay. The plan is now complete. The University Avenue Corridor Brownfield Redevelopment Plan was then outlined. Renderings were shown regarding the desired public vision for the catalyst sites and other future redevelopment sites. He discussed briefly the catalyst sites and possible future development for the sites.

A question, answer, and comment session ensued between RDA members and D. Lindstrom. T. Weber inquired what the timeline would be for the Action Plan and the cost of the Plan. D. Lindstrom responded anywhere from one month to 20 years and the cost would be through public-private partnerships and development agreements, so a dollar amount cannot be given.

Ald. J. Moore asked D. Lindstrom what the reason was behind the multi-family units in the former Packerland building. D. Lindstrom stated the goal behind that is to provide a different type of housing in that area. Ald. J. Moore stated he would hate to commit to an area for multi-family when they could get approval of the grant to clean up the property and make it appeal more to other developers. D. Lindstrom stated that they needed a plan in place in order to apply for the grant.

Discussion occurred regarding the triangle area from I-43 and the plans for wayfinding to get downtown. One of the key elements relates to the Webster Avenue reconstruction project and making Webster Avenue the gateway into the downtown. G. Delveaux commented that the signage coming into the City from any direction isn't very friendly, welcoming, or inviting.

A motion was made by G. Delveaux and seconded by M. Parma to approve Resolution No. 644 recommending adoption of the University Avenue Corridor Brownfield Redevelopment Plan. Motion carried.

4. Request for \$200,000 of HOME Funds for Whitney Park Townhomes Phase III project.

K. Baeten stated an application was received for a HOME funds investment in the final phase (phase III) of Whitney Park Townhomes. HOME dollars were invested in phase I and phase II of the townhomes to construct six units, of which currently five are sold and the developer would now like to start phase III. The total development costs of phase III are \$800,000. Financing for the project consists of a \$400,000 construction loan, \$100,000 of owner's equity, \$100,000 private investor, and they are requesting \$200,000 to fill the gap and finish off the block. This would add an additional four units with one unit being income-eligible qualified housing.

Ald. J. Moore asked if the \$200,000 is enough funds to complete the project or will more funding be needed. K. Baeten stated she believed this is the final amount needed to complete the project. She stated there is a representative here if there are any further questions.

A motion was made by Ald. J. Moore and seconded by T. Weber to suspend the rules and open the floor to public discussion. Motion carried.

G. Bader stated that \$200,000 will cover the gap to finish the project. H. Maier asked when construction would begin. He stated next April. All but one of the current townhomes is occupied. He then gave a brief presentation on past projects and why he chose this location for the current units they have built. There has been good interest in the market rate units. T. Weber asked if the unit that will be considered low to moderate income would be constructed any differently than the market rate units. He stated no, everything is identical. G. Bader spoke briefly regarding the tax base on the units.

M. Parma spoke in support of the units and providing the funding for phase III to finish off the block.

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 Ald. J. Moore and seconded by G. Delveaux to authorize staff to approve \$200,000 of HOME funds for the Whitney Park Townhomes Phase III project. Motion carried.

5. KI Convention Center Expansion Update.

K. Flom introduced Jon Mueller, City of Green Bay Engineer, to present an update on the KI Convention Center.

J. Mueller provided handouts pertaining to the expansion project. He gave a brief overview of contract payments and change orders. He explained the renovations that would be done to meeting rooms 1-6, 7, and the auditorium. He also informed the Authority about the elevated mezzanine and elevator that needed to be built for food preparation. H. Maier asked J. Mueller if everything is on schedule. He stated yes. G. Delveaux asked if they are on budget. J. Mueller stated yes. He provided an overview of the handouts, which contained pictures of the construction progress.

A motion was made by Ald. J. Moore and seconded by M. Parma to receive the KICC update report and place on file. Motion carried.

6. Review and approval of KI Convention Center Expansion – Packers Plaza Naming Rights Agreement.

K. Flom stated the City has been marketing naming rights for different aspects of the expansion. An agreement has been reached with the Green Bay Packers who are going to acquire naming rights for the plaza, which is on the corner of Main and Adams Street. A rendering was shown of what the plaza may possibly look like. The agreement calls for \$200,000, which secures naming rights for 20 years. The name chosen for the plaza will have to be mutually agreed upon between the Green Bay Packers and the City. More details of the plaza were provided.

H. Maier asked how they reached the \$200,000 figure. K. Flom stated the pricing is consistent with some of the original work done with the KICC. Mayor Schmitt stated that was correct that they used the existing KICC and other businesses in the City as a model for pricing. K. Flom stated that the funds from the naming rights were not in the original financial performas. This allows us to bring the project costs down and add things like the technology. The Packers name will also bring a local feel to the convention center campus. H. Maier asked who will be responsible for design of the plaza. K. Flom stated the conceptual design as shown was agreed upon by the Packers and taking the design forward into construction details will be handled by Ken Betsch and Associates. Other naming rights opportunities include the grand ballroom and four breakout rooms. Discussion followed on how the naming rights funds will be used, which include the construction of the plaza and towards the Cineviz contract.

H. Maier requested that the landscape design be brought back for the Authority to see.

A motion was made by G. Delveaux and seconded by J. Blumreich to approve the naming rights agreement between the City of Green Bay and the Green Bay Packers for the KICC Expansion plaza at the corner of Adams and Main Street. Motion carried.

7. Review and approval of request by T. Wall for a loan guarantee for the CityDeck Landing project.

K. Flom introduced Terrence Wall. She stated he was here in November to give an update on the CityDeck Landing project. She stated staff does support backing a City loan guarantee in the amount of \$250,000 to address foundation issues with the CityDeck Landing project.

A motion was made by M. Schueller and seconded by Ald. J. Moore to suspend the rules and open the floor for public discussion. Motion carried.

T. Wall stated that due to unforeseen circumstances, the project is over budget by \$401,450. They are asking the City to consider a loan guarantee of \$250,000 to \$300,000. T. Wall provided a letter and pictures describing the site conditions that they ran into while working on the project. He has obtained approval by the bank for the second mortgage, which would require the City guarantee. G. Delveaux asked what the terms are for repayment. T. Wall stated the term of the mortgage is five years. He doubts the second mortgage will be outstanding for that long as they plan on rolling it into the first mortgage as that one gets closer to the end of its term.

T. Wall noted that the project is already 30% leased, which is earlier than any other project. H. Maier asked what their target date is to open. T. Wall stated sometime in June.

G. Delveaux questioned what the additional loan amount does to the performa. T. Wall stated that they have a contingency fund to cover the difference and explained how the bank adjusted the new loan amount.

A motion was made by Ald. J. Moore and seconded by M. Schueller to return the meeting to regular order of business. Motion carried.

A motion was made by M. Schueller and seconded by J. Blumreich to recommend to City Council the approval of a loan guarantee to the CityDeck Landing project in the amount of \$250,000. Motion carried.

8. Request to deed 1336 Harvey Street to NeighborWorks Green Bay for HOME Project Redevelopment.

C. Renier-Wigg stated this is part of the Olde North Impact Area project. The RDA owns both 1336 and 1332 Harvey. There has been a structure removed from 1332 Harvey and 1336 and 1332 will be combined into one parcel with approximately 8 feet of 1332 being sold to the homeowners at 1320 Harvey. The original plan was to rehab this property and sell it for owner occupancy. They have not been able to complete the project due to time constraints. Staff approached NeighborWorks Green Bay to see if they could take over the project to rehab and sell it. In order to do this we would deed this property to NeighborWorks and allocate the HOME dollars set aside for this project to NeighborWorks to complete it with a deadline of June 2015.

A motion was made by M. Parma seconded by M. Schueller to deed 1332 and 1336 Harvey Street to NeighborWorks Green Bay and transfer the HOME funds allocated for this project to NeighborWorks Green Bay. Motion carried.

9. Request to purchase 1013 Smith Street from NeighborWorks Green Bay.

C. Renier-Wigg reviewed the parcel map and stated the RDA owns 1008 Smith Street. 1015 Smith, which is next to 1013 Smith, is condemned and scheduled to be razed by the City. 1013 Smith is a parcel that NeighborWorks obtained with the intention of renovating, but determined a

renovation is not feasible due to its condition. This property has been a problem property for the neighborhood. The RDA would like to purchase the property for \$12,500, which is the value of the land, and remove the structure. There is a possibility that 1013 and 1015 could be combined into one property if they choose to build. However, there is an issue with these properties as they are within the flood plain and insurance rates keep increasing. It would be difficult to sell a home because of the cost of the insurance. K. Flom stated they would like to take a strategic look at the entire area to see what the options are, i.e. engineering options or stormwater storage options to help elevate these neighborhoods out of the flood plain.

H. Maier questioned what the future holds for a neighborhood like this. C. Renier-Wigg stated that is something they need to look at. However, the concern is to take these problem structures down. The green space would be an improvement. They would hold on to the land, but if approached for something like a community garden they would definitely do something like that.

A motion was made by Ald. J. Moore and seconded by M. Parma to purchase 1013 Smith Street for \$12,500 from NeighborWorks Green Bay. Motion carried.

10. Request and authorization to transfer \$100,000 from the 2013 HOME Housing Development Advancement Projects funding to the 2014 HOME Downpayment Closing Cost Assistance Program.

K. Baeten stated that in the 2014 Annual Action Plan \$100,000 was allocated to the HOME Downpayment Closing Cost Assistance Program. NeighborWorks Green Bay was awarded the funding and has successfully expended all of that funding. There is a substantial amount of HOME funds in the Housing Development account and staff is requesting to reallocate some of those dollars. NeighborWorks has a waiting list for the funding and feel they could expend it before the 2015 funds come through. Staff is requesting to transfer the money from the HOME Housing Development Advancement Projects account to the HOME Downpayment Closing Cost Assistance Program.

H. Maier asked if there is still a balance in the account and if the funds can be carried over. K. Baeten stated there will be approximately \$200,000 left. M. Schueller questioned if this was allowable. K. Baeten stated that it was and that a notice would have to be published along with a 30-day comment period because it is an amendment to the Annual Action Plan.

A motion was made by J. Blumreich and seconded by Ald. J. Moore to transfer \$100,000 from the 2013 HOME Housing Development Advancement Projects funding to the 2014 HOME Downpayment Closing Cost Assistance Program. Motion carried.

11. Request and authorization to transfer \$150,000 from the 2013 HOME Housing Development Advancement Projects funding to the 2014 HOME Single Family Rehab Loan Program.

K. Baeten stated that within the last two years, they have not allocated any entitlement money to the Single Family Rehab Loan Program and have been working off of the program income coming into the program. There is now only a small amount left and there is a waiting list for the program. Staff is requesting to transfer \$150,000 out of the 2013 HOME Housing Development Advance Projects funding, which will take the balance down to about \$100,000, as we wait for 2015 funds.

A motion was made by G. Delveaux and seconded by T. Weber to approve the transfer of \$150,000 from the 2013 HOME Housing Development Advancement Projects funding to the 2014 HOME Single Family Rehab Loan Program. Motion carried.

BILLS:

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

A motion was made by G. Delveaux and seconded by M. Schueller to accept the financial report and check register as provided. Motion carried.

INFORMATIONAL:

13. Director's Report and Project Updates.

K. Flom reported the following information:

- A brief update was given on the progress of The Metreau project. They are scheduled to start construction in the spring of 2015 and open in the spring of 2016.
- A brief update was given regarding the Clarion. They are still on schedule to open in July or August of 2015.
- The Hotel Northland project is still waiting on the Section 108 Loan. They have been working with HUD, both in Milwaukee and Washington D.C., regarding the loan application. They are ready to start construction once the financing and loan are taken care of.

G. Delveaux noted that he commented during the University Avenue presentation that the signage coming into the City from any direction isn't very friendly, welcoming, or inviting. He requested for staff to review this and report back at the next meeting.

Chair ruled for adjournment at 3:15 p.m.