

MINUTES
REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY
Tuesday, June 14, 2016
KI Convention Center
333 Main Street, Grand Ballroom F
1:30 p.m.

*****For more detailed information regarding the meeting, please see the meeting video on our website at <http://greenbaywi.gov/event/redevelopment-authority-meeting-49/> and follow the time stamp listed on each item.***

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: Jeff Mirkes, Leah Weycker, Brian Johnson

OTHERS PRESENT: Kevin Vonck, Cheryl Renier-Wigg, Billie Jo Horsens, Ken Rovinski, Mayor Schmitt, Scott Schoeneman, Media

APPROVAL OF AGENDA:

Approval of the agenda for the June 14, 2016, meeting of the Redevelopment Authority.

A motion was made by J. Blumreich and seconded by Ald. J. Moore to approve the agenda for the June 14, 2016, meeting of the Redevelopment Authority. Motion carried.

APPROVAL OF MINUTES:

Approval of the minutes from the May 10, 2016, regular meeting of the Redevelopment Authority.

A motion was made by G. Delveaux and seconded by J. Blumreich to approve the minutes from the May 10, 2016, regular meeting of the Redevelopment Authority. Motion carried.

COMMUNICATIONS:

1. Communication from May 19, 2016, of the Common Council by Ald. Nicholson to review all properties on Imperial Lane to utilize Neighborhood Enhancement Funds for the purpose of purchasing. (00:56)

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

2. Communication from May 19, 2016, of the Common Council by Ald. Moore to draft a Development Agreement with Tundra Lodge regarding construction of an olympic-size pool and present to the RDA. (01:24)

K. Vonck noted that there have not been any further discussions with the Tundra Lodge. They submitted their letter about stepping back from the olympic-size pool and staff reached out to them to encourage continued development/investment in the community.

G. Delveaux commented that their presentation was exciting and it was a great opportunity.

A motion was made by G. Delveaux to receive and place on file. There was no second.

Ald. Moore expressed interest in reaching out to the Tundra Lodge again and offering to work with them on a development agreement in order to build a tax base.

A motion was made by G. Delveaux and seconded by Ald. J. Moore to draft a Development Agreement with Tundra Lodge regarding construction of an olympic-size pool and present to the RDA. Motion carried.

OLD BUSINESS:

None.

NEW BUSINESS:

3. Request to acquire 21 parcels from Brown County for \$90,316 using Neighborhood Enhancement Funds. (04:55)

C. Renier-Wigg stated that the list of parcels was in the agenda packet. These parcels were obtained by Brown County through the tax foreclosure process. Six of the lots are in the floodplain and not buildable, and it would be best for the City to take ownership of them to make them available to adjacent property owners.

A motion was made by J. Blumreich and seconded by G. Delveaux to approve the acquisition of 21 parcels from Brown County for \$90,316 using Neighborhood Enhancement Funds. Motion carried.

4. Request to execute a 60-day Planning Option with NeighborWorks Green Bay for the development of the former Navarino Park site. (07:25)

K. Rovinski stated that in April, an RFP was sent out and one proposal was received. NeighborWorks Green Bay is proposing to construct five owner-occupied units with project costs of \$800,000, utilizing both Neighborhood Enhancement and HOME funds. The 60-day option would allow time to work out design and funding issues.

A motion was made by Ald. J. Moore and seconded by G. Delveaux to execute a 60-day Planning Option with NeighborWorks Green Bay for the development of the former Navarino Park site. Motion carried.

5. Request by the Green Bay Area Public School District to purchase 2903 West Point Road for \$65,000. (09:13)

C. Renier-Wigg provided an overview of the property. She spoke with Ald. Sladek, who is in favor of selling the property to the school district. He had some concerns about a building next to this parcel that has not been maintained. That includes the parking lot in front of the building. He suggested that the property be sold with a condition of sale that the district works with staff on an improvement plan for the property.

A motion was made by Ald. J. Moore and seconded by J. Blumreich to approve the sale of 2903 West Point Road to the Green Bay Area Public School District for \$65,000 with the condition that the district works with staff on an improvement plan for the district-owned building adjacent to the property. Motion carried.

6. Discussion and potential action regarding Larsen Green property (Tax Parcels 5-1756 and 5-1757). (11:32)

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. 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.

K. Vonck requested to provide an update in closed session regarding on-going negotiations and potential alternatives for the Larsen Green property. It was clarified that there is a Development Agreement in place on this property and staff is looking for direction only at this time on potentially re-negotiating the agreement.

The closed session notice was read. A roll call vote was taken to convene in closed session. Ayes – H. Maier, G. Delveaux, J. Blumreich, and Ald. J. Moore.

A roll call vote was taken to return to regular order of business. Ayes – H. Maier, G. Delveaux, J. Blumreich, and Ald. J. Moore.

H. Maier reported that during closed session staff advised the Authority about potential negotiations and the Authority instructed staff to proceed with discussions and report back in July.

BILLS:

7. Acceptance of financial report and check register as provided. (14:42)

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:

8. Director's Report and Project Updates. (14:55)

K. Vonck provided the following updates:

- The Hotel Northland project is ahead of schedule.
- The Development Agreement for the Kellogg/Chestnut property is anticipated to be on next month's agenda.
- The opening of Strategic Behavioral Health may be delayed until fall due to delays in other projects they are working on.
- There is a public meeting for the Stadium Entertainment District at Tundra Lodge from 6:00-8:00 p.m. on Wednesday, June 15.
- H. Maier requested a report from the Hyatt on their first year with the expansion.
- Discussion occurred on entryway and wayfinding signage.

Meeting adjourned at 1:50 p.m. A tour of the KI Convention Center followed.