

AGENDA
REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY
Tuesday, October 11, 2016
City Hall, Room 604
1:30 p.m.

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

LIAISON REPRESENTATIVES: Jeff Mirkes, Leah Weycker, Brian Johnson

APPROVAL OF AGENDA:

Approval of the agenda for the October 11, 2016, meeting of the Redevelopment Authority.

APPROVAL OF MINUTES:

Approval of the minutes from the September 13, 2016, regular meeting and September 28, 2016, special meeting of the Redevelopment Authority.

COMMUNICATIONS:

None.

OLD BUSINESS:

1. Consideration with possible action on communication from August 16, 2016, of the Common Council by Ald. Nicholson to review the cash flow for all TIFs separately until the end of the TIFs life. Cash flows should include all projected or planned future expenses (RDA referred to staff on September 13, 2016).
2. Consideration with possible action on communication from August 16, 2016, of the Common Council by Ald. Nicholson to review the total amount of the I-43 Industrial Park TIF that has been paid out as a donor TIF since it's been in place (RDA referred to staff on September 13, 2016).
3. Consideration with possible action on communication from August 16, 2016, of the Common Council by Ald. Nicholson to review the total amount of expenses and total amount of debt left in the I-43 Industrial Park TIF (RDA referred to staff on September 13, 2016).
4. Consideration with possible action on communication from August 16, 2016, of the Common Council by Ald. Nicholson to review the amount of administration fees for City operational cost we are charging to TIFs yearly; an itemized list of expenses per TIF (RDA referred to staff on September 13, 2016).

5. Consideration with possible action on request to approve a Term Sheet with Lexington Realty International, LLC for East Town Mall Redevelopment at 2350 E. Mason St. (Tax Parcel 21-126-7) and 2350-2390 E. Mason St. (Tax Parcel 21-126-3) (Common Council referred back to RDA at their October 4, 2016 meeting).

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.

NEW BUSINESS:

6. Consideration with possible action on request to approve a Term Sheet with von Briesen & Roper, s.c., and/or its assigns, for East Town Cub Foods Redevelopment at 2280 E. Mason St. (Tax Parcel 21-126-1).

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7. Consideration with possible action on request to approve a Term Sheet with Broadway Events, LLC for Outdoor Events Center at 100 W. Mason St. (Tax Parcel 2-78).

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8. Consideration with possible action on request from staff to use KI maintenance funds to replace lighting fixtures in the stairwells and to award contract to low qualified bidder.
9. Consideration with possible action on request from staff to use KI maintenance funds for the installation of a roof hydrant.
10. Consideration with possible action on request from Hyatt Regency to use KI in-kind funds for the replacement of 500 chairs and 14 transport dollies, not to exceed \$79,667.00.
11. Consideration with possible action on awarding Contract CD16-03, Sixth Street Resurfacing, to the low qualified bidder.
12. Consideration with possible action on approving Hold Harmless Agreement with DDL Holdings, LLC for work on 420 N. Broadway (Tax Parcel 5-1756).

13. Consideration with possible action on purchase of 833 S. Chestnut Avenue using CDBG funding.

BILLS:

14. Consideration with possible action on acceptance of financial report and check register as provided.

INFORMATIONAL:

15. Director's Report and Project Updates.

PUBLIC NOTICES:

- 1) **THIS MEETING IS AUDIO-TAPED:** The audio of this meeting and minutes are available online at www.greenbaywi.gov.
- 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 24 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.