

**MINUTES**  
**REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY**  
**Tuesday, November 8, 2016**  
**City Hall, Room 604**  
**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-55/> and follow the time stamp listed on each item.***

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

**MEMBERS EXCUSED:** Melanie Parma

**LIAISON REPRESENTATIVES PRESENT:** Jeff Mirkes, Leah Weycker, and Brian Johnson

**OTHERS PRESENT:** Kevin Vonck, Cheryl Renier-Wigg, Bill Paape, Billie Jo Horsens, Krista Cisneroz, Ken Rovinski, Mayor Schmitt, Vanessa Chavez, Garritt Bader, Ald. Dave Nennig, Ald. Randy Scannell, Margaret Fanchno, William Jason Flatt, Noel Halvorsen, Bill Meindl, Lindsey Bovinet, Anuj Rastogi, Jonathan Van Camp, John Bonocore, media, and other interested parties

**APPROVAL OF AGENDA:**

Approval of the agenda for the November 8, 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 November 8, 2016, meeting of the Redevelopment Authority. Motion carried.

**APPROVAL OF MINUTES:**

Approval of the minutes from the October 11, 2016, regular meeting and October 20, 2016, special meeting of the Redevelopment Authority.

A motion was made by G. Delveaux and seconded by T. Weber to approve the minutes from the October 11, 2016, regular meeting and October 20, 2016, special meeting of the Redevelopment Authority. Motion carried.

**COMMUNICATIONS:**

1. Consideration with possible action on communication from October 18, 2016, of the Common Council by Ald. Nicholson to have the City renegotiate the East Town Mall project. (00:42)

A motion was made by T. Weber and seconded by J. Blumreich to receive and place on file.

G. Delveaux asked for an update on the project.

K. Vonck provided an update on the East Town Mall project, which has been before the RDA two times (referred back once from Council). The Developer provided a timeline they needed to follow with regards to moving forward with the purchase and other commitments. They are not interested in revisiting or renegotiating the terms. At the request of some aldermen, staff is reaching out to the Developer, but he doesn't see any need to come back to RDA at this time. A brief discussion followed regarding the Developer's request for assistance, the terms negotiated with staff, and the lost opportunity.

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

Bill Meindl, 125 W. Mission Road, questioned if the RDA received and placed this item on file, if the City Council would have the ability to bring it back for discussion and action.

K. Vonck stated the term sheet presented to Council on October 18 was disposed of as a result of the Council's action. There has been another Council meeting since then and the item was not reconsidered. If Council or the RDA wanted to do an agreement, it would be the same terms brought forward twice before and would have to come through as a new communication.

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

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

2. Consideration with possible action on Development Agreement with GB Real Estate Investments, LLC for residential apartment project at 202 Cherry Street, Condominium Unit One (1) and Condominium Unit Two (2) (Tax Parcels 12-351 and 12-352). (10:17)

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 distributed revisions to the development agreement that have been proposed by the Developer and gave an overview of the project and development agreement terms. The project consists of seventy-one (71) apartment units proposed to be built on top of the Cherry Street Ramp. The apartments would be a mix of one (1), two (2), and

three (3) bedroom market rate units. The Developer would lease one hundred twenty two (122) parking stalls on the top deck. The terms in the development agreement include PayGo TIF assistance equivalent to 80% of the available tax increment for the property. The Developer is requesting to extend the date of TID 5/Downtown from 2026 to 2030. A parking agreement and maintenance agreement were not attached as part of the development agreement and are being worked on by the Director of Public Works.

K. Vonck answered questions from Authority members. Discussion occurred regarding the TID extension, if there will be additional costs to the City for maintenance, and the management agreement.

Ald. J. Moore expressed support of the project as long as the maintenance agreement does not inflict any tax levy.

A motion was made by Ald. J. Moore and seconded by G. Delveaux to approve Development Agreement as presented with GB Real Estate Investments, LLC for residential apartment project at 202 Cherry Street, Condominium Unit One (1) and Condominium Unit Two (2) (Tax Parcels 12-351 and 12-352), subject to the execution of a Parking Agreement, the execution of a Management Agreement that will not inflict any tax levy, and minor legal and technical changes. Motion carried.

3. Consideration with possible action on request by MKE View, LLC for a three (3)-month Planning Option for the property located at 227 E. Walnut Street, 101 N. Adams St., and 109 N. Adams Street (Parcels 12-119, 12-122, and 12-118). (21:09)

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K. Vonck stated MKE View, LLC has requested a three (3)-month Planning Option on the Schauer and Schumacher properties to allow time to complete all due diligence necessary, which may include structural and architectural analysis. Developer shall pay \$300.00 for the initial term expiring on February 15, 2017.

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

An update was provided on the RDA's approval of \$300,000 in CDBG funding for historic restoration and structural integrity work for this property. It is in the comment period phase to get feedback from the public. The RDA will do a structural analysis and bring the results back to the RDA before any work is done.

A presentation was provided by Lindsey Bovinet, founder and Chairman of the Board of ISI (Interior Systems Inc.) and CEO of MKE View, LLC. Also present was Anuj Rastogi, Director of Finance and Investments for MKE View. The presentation included a

company overview, qualifications, examples of work, objectives for the Schauer and Schumacher property, the Planning Option request, and answering questions.

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

A motion was made by M. Schueller and seconded by J. Blumreich to approve a three (3)-month Planning Option with MKE View, LLC for the property located at 227 E. Walnut Street, 101 N. Adams St., and 109 N. Adams Street (Parcels 12-119, 12-122, and 12-118), subject to minor legal and technical changes. Motion carried.

4. Consideration with possible action on request by RootWI, LLC for a six (6)-month extension of Planning Option for the property located at the 900 block of Cedar Street and 901, 907, and 913 Main Street (Parcels 9-48, 9-47, and 9-46). (46:33)

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K. Vonck stated the Developer, RootWI, LLC, currently has a Planning Option for the properties. The RDA owns 901 Main and the City owns the other two parcels. The Developer is present to provide an update on their progress and the request for a six (6)-month extension. Staff supports the extension request at a cost of \$100 per month.

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

Jonathan Van Camp and John Bonocore were present to provide an update on the project and requested to convene in closed session due to the sensitive nature of the project.

A motion was made by G. Delveaux and seconded by T. Weber to convene in closed session. The closed session notice was read from the agenda. A roll call vote was taken – H. Maier, G. Delveaux, J. Blumreich, Ald. J. Moore, M. Schueller, and T. Weber. Motion carried unanimously.

A motion was made by Ald. J. Moore and seconded by J. Blumreich to return to open session. A roll call vote was taken – H. Maier, G. Delveaux, J. Blumreich, Ald. J. Moore, M. Schueller, and T. Weber. Motion carried unanimously.

H. Maier reported that during closed session the Developer and Authority discussed the development plans for the subject property and is in agreement with a six (6)-month extension of the Planning Option.

A motion was made by Ald. J. Moore and seconded by J. Blumreich to approve a six (6)-month extension of Planning Option with RootWI, LLC for 901 Main Street (Parcel 9-48), subject to minor legal and technical changes. Motion carried.

5. Consideration with possible action to enter into a development agreement for the sale and rehabilitation of 615 12<sup>th</sup> Avenue (parcel 2-656). (52:54)

K. Rovinski stated the property was purchased by the RDA in March 2016 with the goal to sell the property to a developer for rehabilitation and final sale to an owner-occupant. Staff released a request for proposals and several developers expressed interest but were unable to make the numbers work. Ben Culbertson submitted a unique proposal that has him being the owner-occupant upon completion and also at the residence during the rehabilitation. Staff met with Mr. Culbertson, feels this proposal will be successful, and worked out a three phase plan for the project with completion in one year. The development agreement was reviewed.

A motion was made by G. Delveaux and seconded by M. Schueller to approve the request to enter into a development agreement with Ben Culbertson for the sale and rehabilitation of 615 12th Avenue (parcel 2-656.) Motion carried.

6. Consideration with possible action on a request by the Brown County UW-Extension Community Gardens Program to utilize parcels 18-49, 18-50, 18-51, and 18-52 for a new community garden for veterans. (58:22)

K. Rovinski stated the parcels were purchased in Spring of 2016 from the Brown County Treasurer's Office with plans to explore the possibility of community gardens. The Brown County UW-Extension Program along with the Green Bay Vet Center submitted a proposal to utilize as a garden for veterans. The garden would include a large tilled space and tabletop garden beds, as well as other infrastructure including a garden shed and gazebo. There will be a hold harmless agreement for the use and maintenance of the four parcels.

Discussion followed regarding a vacated alleyway and the possibility of extending into the vacated street. Staff can work with the Public Works Department to explore this.

A motion was made by Ald. J. Moore and seconded by G. Delveaux to approve the request by the Brown County UW-Extension Community Gardens Program to utilize parcels 18-49, 18-50, 18-51, and 18-52 for a new community garden for veterans and to explore the possibility of expanding into the vacated street. Motion carried.

7. Consideration with possible action on request to purchase 1209 Chicago Street using Neighborhood Enhancement funds. (1:02:56)

K. Rovinski provided an overview of the property. After inspecting the house, staff feels the structure should be demolished. Once demolished, we will have a buildable lot one block over from an area that has seen a lot of improvement in the last year. This lot would be offered under the New Homes in Your Neighborhood Program.

A motion was made by T. Weber and seconded by Ald. J. Moore to approve the purchase of 1209 Chicago Street for \$30,000 using Neighborhood Enhancement funds. Motion carried.

8. Consideration with possible action on the disposition of 1013 Smith Street (parcel 7-340) to the adjacent owner. (1:06:04)

K. Rovinski provided an overview of the property, which was purchased in January 2015 and the structure was demolished returning it to green space. The neighboring property at 1015 Smith Street was recently purchased, rehabilitated, and is owner-occupied. The new owner has expressed an interest in purchasing 1013 Smith for \$500. The two parcels would be combined upon sale. Staff recommends the sale as it will put the parcel back on the tax rolls and reduce the cost of maintenance for properties held by the RDA.

A motion was made by Ald. J. Moore and seconded by M. Schueller to approve the disposition of 1013 Smith Street (parcel 7-340) to the adjacent owner for \$500. Motion carried.

9. Consideration with possible action on the request to amend the 2016 Annual Action Plan to transfer \$150,000 from the HOME Downpayment Closing Cost Assistance Program to the Single Family Rehabilitation Loan Program. (1:07:50)

K. Cisneroz provided an update regarding the 2016 Annual Action Plan (AAP) and the Single Family Rehab Loan Program. In 2016 there was carryover funding available so no additional funding was allocated to the Single Family Rehab Loan Program. The program has been very successful and staff has been able to generate more loans this year. The current balance is \$44,000 and there are 36 households on the waiting list for funding.

The 2016 AAP allocated \$150,000 for the Downpayment Closing Cost Assistance Program ((DPCC). This program utilizes an RFP process to award sub-recipients and that process has not taken place yet. Staff is requesting to move \$150,000 from the DPCC to the Single Family Rehab Loan Program.

A motion was made by G. Delveaux to approve and seconded by Ald. J. Moore.

T. Weber questioned if this program is only for owner-occupied. It was clarified that owner-occupancy for at least one year is required.

A motion was made by G. Delveaux and seconded by Ald. J. Moore to approve the amendment to the 2016 Annual Action Plan transferring \$150,000.00 from the HOME Downpayment Closing Cost Assistance Program to the HOME Single Family Rehabilitation Program. Motion carried.

10. Consideration with possible action on a request for short sale for 2238 Starlite Lane. (1:11:08)

B. Horsens stated that NeighborWorks provided a DPCC loan in the amount of \$4,300 to the homeowner in 2013. The home is going into foreclosure and the bank is willing to

give \$500 instead of losing the entire \$4,300. The bank and owner worked out a deed-in-lieu of foreclosure agreement that eliminates our loan.

A motion was made by Ald. J. Moore and seconded by M. Schueller to approve the release of lien for 2238 Starlite Lane. Motion carried.

**BILLS:**

11. Consideration with possible action on acceptance of financial report and check register as provided. (1:12:45)

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

**INFORMATIONAL:**

12. Director's Report and Project Updates. (1:13:17)

The following updates were provided:

- A public hearing is scheduled for Thursday, November 10 at 5:00 p.m. to start the process for the 2017 Annual Action Plan.
- Bill Paape was introduced as the new Neighborhood Development Manager.
- At the last City Council meeting, the East Town Mall project was denied, East Town Cub Foods project was approved, and Shipyard project was approved with the requirement of no levy financing.

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