

**MINUTES**  
**REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY**  
**Monday, November 14, 2016**  
**City Hall, Room 604**  
**1:00 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-59/> and follow the time stamp listed on each item.***

**MEMBERS PRESENT:** Harry Maier, Chair; Gary Delveaux, Vice-Chair; Jim Blumreich (arrived 1:15 p.m.), Ald. Joe Moore, Tom Weber

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

**OTHERS PRESENT:** Kevin Vonck, Cheryl Renier-Wigg, Mayor Jim Schmitt, Dawn Foeller, media, and other interested parties

There was a quorum of the City Council with the following Council members present: Ald. Joe Moore, Ald. Tom DeWane, Ald. Dave Nennig, Ald. Guy Zima, Ald. Barb Dorff, Ald. Mark Steuer, and Ald. Tom Sladek

**APPROVAL OF AGENDA:**

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

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

**UNFINISHED BUSINESS:**

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. (00:30)

A motion was made by T. Weber and seconded by G. Delveaux to receive and place on file. Motion carried.

**NEW BUSINESS:**

2. Consideration with possible action on request by Aids. DeWane and Steuer 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). (00:51)

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 explained that the term sheet is the same as what was presented in the past, for significant redevelopment of East Town Mall. An overview was provided regarding past Council action on the term sheet. The Developer has been firm in stating the terms would not be negotiated any further, but is still interested in pursuing the project under the same terms. Staff had conversations with Aids. DeWane and Steuer and feels this is a good deal for the City and residents in this area. Discussion followed regarding the 110% of debt service and the process of background checks on the Developer and LLC members upon approval of the term sheet.

A motion was made by G. Delveaux and seconded by T. Weber to approve.

Ald. DeWane provided comments and discussion occurred regarding the \$2,000,000.00 of TIF incentive provided up front to the Developer and the desire to specify that \$1,000,000.00 be used for demolition and \$1,000,000.00 for the build-out of the library. If these terms would change, the Development Agreement would still have to come back for approval.

Ald. DeWane expressed his support for this project to energize and improve the east side of the City.

Ald. Guy Zima provided comments and stated he is opposed to the terms and feels it is a bad deal for the City to provide \$3,000,000.00 on a \$3,800,000.00 purchase.

Ald. J. Moore clarified that with hard construction costs of \$6,000,000.00 and purchase cost of \$3,800,000.00, the project is closer to \$10,000,000.00 in investment, which puts the public assistance at approximately 30%. K. Vonck added that the Development Agreement would specify which expenses are TID eligible (demolition and build-out of the library) and that the hard construction costs will likely be closer to \$8,000,000.00. The City assistance is capped at \$3,000,000.00 and the PayGo comes on the back end.

T. Weber noted that this project fits nicely under the legislation that allows municipalities to create TIF Districts as well as the Redevelopment Authority's responsibility to the community.

Ald. B. Dorff thanked the Authority for looking at this project again and feels it will serve her area well.

Ald. M. Steuer provided comments in support of the project and the need for improvements on the east side. He feels it will benefit the entire City.

Discussion followed regarding the assessed value of the property and the library component of the project.

A vote was taken on the motion by G. Delveaux and seconded by T. Weber 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). Motion carried unanimously.

This action will be reported to a special City Council meeting on Tuesday, November 15 at 5:15 p.m.

Chair ruled for adjournment at 1:25 p.m.