



**526 S. Monroe Avenue
Green Bay, WI 54301**

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A Word from Your ANA President

Greetings Astor neighbors, as once again it is fall in Green Bay, Wisconsin. Looking back to the President's Letter that I wrote a year ago, we achieved many of our goals and we added some new events to our stated mission. From our spring Easter Egg Hunt, to Popcorn in the Park, Movie Night and the back to school potluck, our board members Jennifer, Katie, and Pastor Paul continue to sacrifice so much of their time and efforts to bring neighbors together with events that are fun and engaging and remind us of how special our neighborhood really is. We are surrounded by history and beauty which I believe all of you embrace, and none of us can afford to take for granted. Please be sure to thank them when you see them in public. Please also thank Debbie Dhein for the work she does arranging and gathering items for these events, and Eric Vandeveld for all his efforts with our Astor website and Facebook page, which through his efforts are easily accessed and informative. We have the best neighborhood association website in the city. Our newest board member, Kathleen Johnson, is currently working on a new welcoming packet for new Astor neighbors.

This year, at the request of some neighbors, we also added a fundraiser that we dubbed the Beer Garden event which we felt was a success for a first time attempt. A huge "Thank You" to Brent and Joanne Weycker for donating the delicious Titledown Beer that everyone enjoyed, and "Thank You" so much to Bill and Jessica Hoban for providing their yard for the night. Yet another "Thank You" to Devin Summers for his help with the wonderful food spread that was elegant and delicious! We learned a lot about how to run such an event this year and promise to make this an annual summer event spectacular!

By the time this prints, Astor Neighborhood Association, along with the Brown County Historical Society will have carried out the first "If Homes Could Talk". Thank you to everyone who donated their homes and shared in presenting some of Astor's history with others. My wife and board member Deby Dehn along with Chris Dunbar put tremendous efforts into this event, which we hope will evolve into an annual event also.

Finally, we need the help of volunteers and committee members to assist with all the fun things we are attempting to do in this neighborhood! You would not need to attend meetings nor join the board to help with these types of projects and events, please, just volunteer and help carry them out. This is a great way for students to build resumes and learn community service skills; it's also an avenue for neighbors to meet each other.

We are also looking for volunteer homes for the annual "Wine Tasting" for this upcoming winter and we want 90-100 neighbors to attend. Please contact any one of the board members to express your interest to host! Until winter...

Best Regards,

Ron Dehn
President
Astor Neighborhood Association

Green Bay Police Mounted Unit makes progress in 2017

The Green Bay Police Mounted Patrol Unit (MPU) has been gearing up over this last year to perform some key functions within the Police Department. Last year, I wrote about how our unit had trained and brought the horses out to the community at a variety of events. We did things like school events, Farmers Markets, and Neighborhood Walks. It seemed we had an endless amount of community groups and businesses that wanted us to make an appearance.

This year, 2017 found us at Bay Beach for their 125th celebration, Kids Day at Leicht Park and the Fire over the Fox 4th of July event. As a team, we still have only been in existence for not much more than a year. In May of this year, the team had to part with our two horses Little Joe and Casey. They went back to their home in Hubertus WI. We then began using horses from Exceptional Equestrians Stable in Hobart. We want to thank this extraordinary partner for all of the help they gave us in training and the use of their horses. This is especially true as we transitioned to horses that had been

used for Hippotherapy. This word Hippotherapy literally means "Treatment with the help of the horse." It is derived from the Greek word "Hippos," meaning horse. EE Stable is one of a short list of stables that offers this therapy for children that are autistic, suffering from muscular diseases, or even have movement dysfunction.



The MPU team at training on August 25th at Equestrian Stables in Hobart.



Officer Paul Van Handel with our two newest horses. On the left is Jesse and the right is the horse waiting for a name.

As the team became a partner with EE Stables, we assisted with some of their training at an event. This included helping the children that they provide therapy for. The child I worked with was a 4 year old. It was unbelievable to see how her personality changed and became all smiles as she got on a horse and began riding with a little help from us. We were told how riding a horse can naturally strengthen core muscles. But what was obvious was how much life and exuberance it seemed to add to the children there. In short it was amazing!

In August 2017, we began using two new horses, one named Jesse and one with no name. The horse with no name will be named hopefully soon by one of our foundation donors when the horse is officially purchased by the Green Bay Police Dept. We hope to use the Mounted Patrol for regular patrol activities in neighborhoods and parks as well as for search and rescue in the near future.

If you would like to know more about where the Mounted Patrol will be, please visit the Green Bay Police web page or facebook page at: <http://www.gbpolice.org/>. If you would like to learn more about Hippotherapy or become a volunteer at Exceptional Equestrians go to: <http://www.exceptionalequestrians.org/> web site.

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EXCEPTIONAL EQUESTRIANS

horses

humans

health



District 4 News

There are many rumors and misconceptions about the Hotel Northland. The City is only a minority lender to the project. We have lent \$2.5 million in TIF (tax increment finance) to it and we have guaranteed \$4.7 million to repay WHEDA, should the project fail. As sometimes happens in the world of business, the owners of the project had a falling out and there were many accusations and counter-accusations by both. Eventually it ended up in circuit court to decide who the owner was and how to make the former partners whole. All of this was very public due to the fact that taxpayer money is involved in the project, and everything to do with the City's involvement must be open to public scrutiny.

It is not the job of a minority lender to involve itself in a disagreement between owners of this project, nor to try and determine who should or should not be the owner. Yet some Alders from the City appeared to be trying just that. It became obvious at Council meetings that some Alders were meeting with some of the former owners and managers outside of Council meetings, and were pushing during our meetings to have them placed in back in charge of the project. It was interesting that at our last Council meeting, the former owner and manager both offered that they had financing in place to become the senior lender and take over the project, yet when offered the opportunity to do so, declined. It was this behavior and the angst it caused at Council meetings, along with unsubstantiated accusations of the need for an audit or criminal charges, which was reported blow by blow by the media, that in my opinion, hindered the project from securing a senior lender.

The City does not own the Hotel or the land it sits on. The former residents were moved into brand new apartments with access to all the services they had before. I have been in these new buildings and found them to be much better than their old homes in the Hotel Northland.

All payments made to contractors went through a very thorough vetting process with an independent review of each bill that was presented before payments were made. None of the other lenders or the independent body that reviewed the bills felt there was any evidence of misuse of Hotel funds and do not feel there is need of an audit of the Hotel finances. In that same vein, none of the other lenders or the independent body that reviewed the bills felt there was any evidence of criminal wrongdoing. Suffice it to say that all those whispering of the need for an audit or criminal charges have been unable to bring forth any kind of evidence that would justify either action.

After giving the owner of the Hotel much time to try and secure a new senior lender and when he was still unable to, the City Attorney's office consulted with a

law firm specializing in foreclosure and receivership law. Their recommendation was for the City to pursue receivership over foreclosure. Octagon, another of the minor lenders, has offered to become the primary lender if the project goes into receivership and will put sufficient funds into the project to finish it and see the Hotel opened. We were told that if the project were to go into foreclosure, everyone involved would in go to their corner and to protect their own interests. It would take years to litigate and any money realized from the foreclosure would end up being pennies on the dollar. Receivership on the other hand removes the current owner from the project and the court appoints a receiver to manage the project to completion. The project would move ahead with little delay, but must follow all guidelines laid down to maintain its historical significance. The city agreed to this if two caveats were met. First that all the subcontractors are paid all monies owed them as soon as the project restarts. Second that not only is the project finished, but it is opened and running. Once this is done, the hotel will be sold. Through this process, once the hotel is sold, the city will be repaid its loan and WHEDA will be repaid its loan, and the city will not be responsible for it.

My focus all along has been to protect the City/taxpayers' interest and make sure the project is completed and the hotel opened. If I suspected there was any wrongdoing or misconduct, I would be the first to ask for an investigation, but I have seen no evidence of this. My hope is this project is complete as soon as possible and the hotel open and running and contributing to our community.

Bill Galvin

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Brown County District 4

There has been a lot of talk about the new county sales tax that was supported by the board of supervisors 23-3 this summer; as the details of the room tax component of this plan are finalized and approved by the participating municipalities, the areas of spending using this tax are clear, but the each of the specifics have to be approved by the board of supervisors.

One of the biggest benefits to this program is the reduction in bonding - essentially, when a governmental entity takes out a loan for project. The first way we are approaching this issue is using some of the tax money to pay down our loans. With fewer debts, there are fewer interest payments, which are paid for using taxes. Additionally, we will be spending a portion of the county sales tax on road building. Though traditionally bonding is used to repair roads in the county, so that will prevent additional interest payments from accumulating; by statutes, these savings are conferred to property tax relief for county home and landowners. These two components -- paying off bonds and preventing new bonds from being taken out -- will work together to result in a lower debt load, continued healthy loan rating, and tax savings for our constituents.

Another important area which is addressed by the tax is investment in the county infrastructure - addressing issues in the county library system, renovating the permanent exhibit at the Neville Public Museum, a STEM center for academic-business-private research and development, a regional Medical Examiner's office, and funds to improve the prison and mental

health facilities of the county are all components of this spending. Each of these will improve the services, options, and opportunities for county residents.

The third area where the tax will be used will be a bridge to developing and building an exposition hall -- which, to be clear, is different from either a convention center or arena. Ultimately, the cost of this building will be paid for by the room tax applied to our county's hotels, motels, and other guest facilities. Currently, most of the room tax is paying for the KI Center expansion, amongst several other regional facilities. This portion of the sales tax will allow this attraction on the site of the current Arena and ShopKo Hall to be started, with a majority of the costs paid for by guests from out of town.

We take the decision to collect this tax very seriously and truly realize the impact on our citizenry; however, I believe that the combination of debt relief and infrastructure spending will benefit this community greatly. Unlike the Lambeau tax, there is a specific sunset date, with the county tax collected for 6 years, or earlier, if we reach our collection goals.

If you have any questions or would like to discuss it, or any other county topic, please feel free to get in touch

Erik Hoyer

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Movie in the Park

by Katie Houle



Thanks to all our neighbors and friends for attending our 4th Annual Movie in the Park night! We were once again graced with beautiful weather, as we watched **The Peanuts Movie** once the sun went down. The movie was a hit (thanks everyone who voted!), as we had great attendance of approximately 70 people. Also, thanks again to ANA for the free popcorn, and to our wonderful volunteers who made this event possible. Please keep a watch on our Facebook page for next year's movie options and date.

What a great family event in our amazing neighborhood-these things make me so excited to live right here in Astor!



Check out our beautiful website! www.astorneighborhood.org. Sign up to receive the Astor Neighborhood Update, which goes right to your email inbox!

Stay informed with events in our neighborhood by visiting the Astor Neighborhood Association's Facebook page! Just go to www.facebook.com/AstorNeighborhood and click the "like" button.

Another way to stay connected: Create an account on our neighborhood's Nextdoor page! Nextdoor is a private social network for you, your neighbors and your community. Join the 431 neighbors already using Nextdoor Astor.

Visit https://astor.nextdoor.com/choose_address/ to sign up.



House Kudos

By Skip Heverly

House kudos go out to Tyler and Jen Lenz at 704 S. Jackson St.

This 10 bedroom behemoth was built by Adolph Greene, a construction company owner whose company built the Allouez Fox River train bridge still in operation, in 1902 for his family of nine. They lived in the house until 1920 and it was subsequently owned by just 2 more families over the next 80 plus years. An attempted house 'flip' in 2008 resulted in foreclosure out of which Tyler and Jen purchased it in 2012.

Renovation began from the inside with upgrading mechanical and electrical system, 30 new windows-researched to match period style, plaster repairs and painting all driven by an urgent need to make the home safe and beautiful for their young family. The following year their attention moved outside to the front porch. The metal roof leaking, wood rotting and pillars leaning, neither quick nor easy fixes were possible.



Pre-existing column supports were meticulously disassembled and reassembled.

2 of 6 pillars required deconstruction of the existing stone supports, which were numbered so they could later be reconstructed as they originally were, allowing 6' deep footings to be poured. This part of the renovation, along with rebuilding of the south facing porch and the carport, took place over 2 summers. In personal discussion with the general contractor Pat Drury we agree that the new porch has a feeling of being elevated and brings the entire house up with it. In the evenings recessed lighting brings a sense of glowing from within.

The south side porch exiting off the kitchen, which had been haphazardly added on as an addition after the original house was built, was completely rebuilt. The rooflines and heights, columns, rail spindles and tongue and groove floor planking were all designed and made to match existing architectural dimension, design and profile. For pillar supports that could not



be salvaged solid cut limestone was used to match the material and pattern of the original. The ceiling was made from salvaged beadboard taken from the old porch and garage.

The final major project was complete exterior painting. The previously all-white exterior now has a teal (Blue Echo) primary color with multiple accent colors that complement and highlight the various shingle shapes in the gables. The effect is pleasing and vibrant with the house taking on a varied personality throughout the course of the day as the sun moves across the sky.



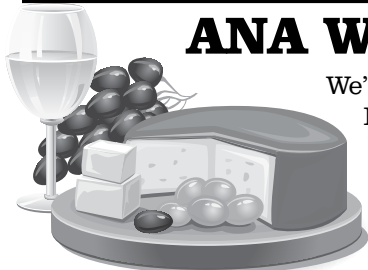
Side porch - new rails, spindles, tongue and groove flooring and column support retain the design and profile of the existing elements.

Jen smartly chronicled much of the project at <http://oldhomesliveon.blogspot.com> in what should serve them and future owners well as both a story and reference for repairs and updates. Their home was honored with the Historic Preservation Award presented to them at the Green Bay City Council meeting June 20, 2017.

ANA Wine Tasting – Help Needed!

We're looking forward to the ANA Wine Tasting again this year, but we need volunteers! Please consider helping out by securing or providing donations, or more importantly, by hosting the event in your home. We can help with logistics if you can help with manpower, contributions, or most importantly by sharing your beautiful home!! For more information contact **Ron** at 920-737-6502 or dehno4@yahoo.com.

Please consider helping out this year!



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