



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, DECEMBER 13, 2022, 1:30 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. ZOOM MEETING INFORMATION.

I. This item contains Zoom information, instructions, and a link to the Virtual Comment Form.

B. ROLL CALL.

I. Members: Gary Delveaux, Chair; Matt Schueller, Vice-Chair; Ald. Randy Scannell, Deby Dehn, Kathy Hinkfuss, Melanie Parma, and Jessica Ganther.

Liaisons: Jeff Mirkes, Leah Weycker, and Brooke Hafs.

Present: Ald. Randy Scannell, Gary J. Delveaux, Deby Dehn, Jessica Ganther, Matt Schueller, and Kathy Hinkfuss

Excused: Melanie Parma

Liaisons Present: Jeff Mirkes, Leah Weycker, and Brooke Hafs

Others Present: Mayor Eric Genrich and Ald. Mark Steuer

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the December 13, 2022, meeting of the Redevelopment Authority.

Moved by Ald. Randy Scannell, seconded by Matt Schueller to approve the minutes. Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, Randy Scannell, Jessica Ganther,

No- None, Abstain- None.

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the November 8, 2022 and November 29, 2022, meetings of the

Redevelopment Authority.

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to approve the minutes. Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, Randy Scannell, Jessica Ganther,
No- None, Abstain- None.

E. REGULAR BUSINESS.

1. Consideration with possible action to approve a six (6)-month planning option for a 10-unit multi-family development by Neighborworks Green Bay on parcels 2-176 (418 4th Street), 2-177 (4th Street), 2-178 (821 S. Chestnut Avenue), and 2-178-A (815 S. Chestnut Avenue).

Moved by Matt Schueller, seconded by Ald. Randy Scannell to open the floor. Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, Randy Scannell, Jessica Ganther,
No- None, Abstain- None.

Speakers:

David Erickson, Real Estate Development Project Manager, Neighborworks Green Bay

Moved by Kathy Hinkfuss, seconded by Ald. Randy Scannell to close the floor. Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, Randy Scannell, Jessica Ganther,
No- None, Abstain- None.

Moved by Ald. Randy Scannell, seconded by Matt Schueller to grant a six (6)-month planning option to Neighborworks Green Bay for the development of multi-family units located on the corner of 4th Street and S. Chestnut Avenue. Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, Randy Scannell, Jessica Ganther,
No- None, Abstain- None.

2. Consideration with possible action to approve a five (5)-month extension to the planning option held by NeighborWorks Green Bay for 1162 (parcel 7-62) and 1164 (parcel 7-63) Day Street.

Moved by Deby Dehn, seconded by Kathy Hinkfuss to approve a five (5)-month extension to the planning option held by NeighborWorks Green Bay for 1162 (parcel 7-62) and 1164 (parcel 7-63) Day Street. Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, Randy Scannell, Jessica Ganther,
No- None, Abstain- None.

3. Consideration with possible action on RDA-owned property related to the potential reuse of the building at 301 N. Adams Street (multiple condominium parcels).

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 will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

Moved by Ald. Randy Scannell, seconded by Matt Schueller to open the floor. Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, Randy Scannell, Jessica Ganther,
No- None, Abstain- None.

Speakers:

Paul Belschner, Baylake City Center Condominium Association, Inc.

Rick Fisher, Fisher and Associates

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to close the floor. Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, Randy Scannell, Jessica Ganther,

No- None, Abstain- None.

Moved by Kathy Hinkfuss, seconded by Matt Schueller to enter closed session at 2:01 p.m. Motion Passed.

Matt Schueller read the closed session language.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, Randy Scannell, Jessica Ganther,

No- None, Abstain- None.

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to return to regular session at 2:36 p.m. Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, Randy Scannell, Jessica Ganther,

No- None, Abstain- None.

Moved by Matt Schueller, seconded by Ald. Randy Scannell to:

1. Direct staff to research and proceed with 30 ft. easement and bring it back to RDA for approval.

2. Recommend that the City transfer the right of way to the Condominium Association through standard City procedures.

3. Direct staff to research and prepare a detailed cost estimate for reuse and lease of the currently RDA-owned property and bring that back to the RDA for future consideration.

Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, Randy Scannell, Jessica Ganther,

No- None, Abstain- None.

F. INFORMATIONAL.

1. Financial report and check register.

2. Director's report and project updates.

Neil Stechschulte provided the Director's report and project updates.

3. Next Regular Meeting: January 10, 2023 at 1:30 PM

G. ADJOURNMENT.

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to adjourn. Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, Randy Scannell, Jessica Ganther,

No- None, Abstain- None.