



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

THURSDAY, FEBRUARY 2, 2023, 3:30 PM
City Hall, Room 604 - The Harry Maeir 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: Randy Scannell, Gary J. Delveaux, Matt Schueller, Deby Dehn, and Jessica Ganther

Excused: Melanie Parma and Kathy Hinkfuss

Liaisons Present: Jeff Mirkes

Others Present: Ald. Brian Johnson and Mayor Eric Genrich

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the February 2, 2023, meeting of the Redevelopment Authority.

Moved by Ald. Randy Scannell, seconded by Deby Dehn to approve the agenda. Motion Passed.

Yes- Gary J. Delveaux, Matt Schueller, Deby Dehn, Randy Scannell, Jessica Ganther, No- None,

Abstain- None.

D. REGULAR BUSINESS.

I. Consideration with possible action on a no-build easement on RDA-owned property (parcel #12-112) 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, Matt Schueller, Deby Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

Speaker(s):

Paul Belschner, Baylake City Center Condominium Association

Moved by Ald. Randy Scannell, seconded by Deby Dehn to close the floor. Motion Passed.

Yes- Gary J. Delveaux, Matt Schueller, Deby Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

Moved by Ald. Randy Scannell, seconded by Jessica Ganther to enter closed session for Items 1 and 2 at 3:35 p.m. Motion Passed.

Matt Schueller read the closed session language.

Yes- Gary J. Delveaux, Matt Schueller, Deby Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

Moved by Ald. Randy Scannell, seconded by Deby Dehn to return to regular session at 4:31 p.m. Motion Passed.

Yes- Gary J. Delveaux, Matt Schueller, Deby Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

Moved by Matt Schueller, seconded by Ald. Randy Scannell to deny both requests (Items 1 and 2) and have staff proceed as directed in closed session. Motion Passed.

Yes- Gary J. Delveaux, Matt Schueller, Deby Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

2. Consideration with possible action on a request to acquire/transfer RDA-owned property (parcel #12-86-1) 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.

E. INFORMATIONAL.

1. Director's report and project updates.

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

2. Next Regular Meeting: February 14, 2023 at 1:30 PM

F. ADJOURNMENT.

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

VERBATIM MINUTES

- Okay. We're good to go.
- [Steckschulte] Looks like we're on for everything. All right. Roll call. Delveaux.
- [Delveaux] Yes.
- [Steckschulte] Schueller.
- [Scheuller] Yes.
- [Steckschulte] Scannell.
- [Scannell] Attention.
- [Steckschulte] Dehn.
- [Dehn] Here.
- [Steckschulte] Hinkfuss.
- [Hinkfuss] Present.
- [Steckschulte] Parma, I think Lee was excused and Ganther, just popped on right now.
- Oh good, wow.
- [Ganther] Hey everyone
- One wine body.
- [Delveaux] Motion to approve the agenda.
- So Move.
- [Ganther] second
- [Delveaux] Okay, only Scannell and Deby all those in favor, say I

- [Group] I.

- [Delveaux] Closed. Motion carried. The first one, is a consideration. first represents a general item. Consideration of possible action on a no build easement. An RDA an RDA owned property. Parcel 12-112 related to potential reuse of the building at 301 North Adams Street, multiple condominium parcels. It looks like eventually we want to go into a closed session because of some of the directions we had given to staff earlier. But before we do that, Paul or your team if you have some comments, please. Yes. Oh, I mean, open the floor. I'm sorry. I'd like to have a motion to open the floor.

- Second.

- Alderman Scannell, second by Matt all say so by saying aye

- [Crowd] Aye.

- [Delveaux] Motion Carried, the floor is open. Paul, please.

- [Paul] Good afternoon everybody. Nothing more specific than what's been presented. I think the evolution from last time. This is our fourth meeting regarding the site plan items right of way the the RDA corner on the northwest portion of the building. And then the no bill easement. I, I believe from working with Neil on a, you know continual basis that we've provided an updated calculation of square footage for that, that easement that was there. Nobody can really understand why it was removed in from historic, I guess understanding 60% or so of that property encumbered by the easement ends up being the Bay Lake City Center Condominium Association inks property. 40% falls on the Cherry Street Lot. Or the, or cherry. Yeah. And the RDA lot. and it's a mutually beneficial easement per, I think, Paul van Calster. and Fisher and Associates that allows for the maximum amount of construction with the appropriate amount of fire openings. Windows, essentially instead of having a solid wall there. So it, I would just defer to Neil's guidance, but I think we've provided the requested information to move that forward.

- [Delveaux] Any other comments from the public before Open Forum right now? If not, I make a motion to go back to regular business.

- Motion to close the floor.

- Thank you.

- Thank you.

- Second.

- [Delveaux] Okay. Alderman Scannell And Deby all of the rest say aye.

- [Group] Aye.

- [Delveaux] Opposed? Motion carried. Back to regular business. I think the best approach right now would be to to go into closed session. So I would need a motion and second to go into closed session. Then we'll read the verbiage.

- And I guess we'll just
- Go into closed session
- For both. If we do it for both items.
- Oh, yeah. Yes. Alderman Scannell. We, we cover both items in closed session. Do you agree with that?
- Yes.
- okay. So motion for both, both items one and two. Is there a second?
- [Jessica] Second.
- [Delveaux] Second by Jessica. Any comments Or questions in regard to the motion?
- You need to read the language here.
- [Delveaux] We need to read the language first. I'm sorry. first and second. Yes. I'm sorry. yes first and second. So Matt, I, I I need to get you working. You wanna read the language or otherwise I will.
- [Matt] Yeah, I can read it. Hold on one second. I just gotta get there. Okay. The authority may convene in closed session pursuant to sections 19 85, I e Wisconsin statutes 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 bargaining reasons. The authority will thereafter reconvene an open session pursuant to section 19-85 section two Wisconsin statutes to take action on items disclosed in closed session if appropriate, and to consider the remainder of the agenda.
- [Delveaux] Thank you, Matt. Roll call please.
- [Steckschulte] Delveaux.
- [Delveaux] Yes.
- [Steckschulte] Schueller.
- [Schueller] Yes.
- [Steckschulte] Scannell.
- [Scannell] Yes.
- [Steckschulte] Dehn.
- [Dehn] Yes.

- [Stechschulte] Ganther.
- [Ganther] Yes.
- [Delveaux] Very Good. We are in closed session. It will be short. No
- [Recorder] Recording Stopped.
- We get all technology
- [Delveaux] Now. A motion to open session.
- Yes.
- [Delveaux] Second by Deby. Or somebody. Second by Deby. role call in order to go back to open session, please.
- [Stechschulte] Delveaux.
- [Delveaux] Yes.
- [Stechschulte] Schueller?
- [Scheuller] Yes.
- [Stechschulte] Scannell.
- [Scannell] Aye.
- [Stechschulte] Dehn.
- [Dehn] Yes.
- [Stechschulte] And Ganther.
- [Ganther] Yes.
- [Delveaux] Okay. We are back in open session and we're ready for a motion. I Think Matt, think Matt will make the motion.
- [Matt] Yeah, I'll, I'll make the motion as we discussed in the closed session. And the motion would be to deny both requests and then have staff proceed as directed in the closed session.
- [Delveaux] Second, please.
- [Scannell] Second.

- [Delveaux] Second, by Alderman Scannell questions or comments in regard to the motion? If not all those in favor of The motion please state by saying aye.

- [Group] Aye.

- [Delveaux] Oppose. Motion carried. All right. Moving on. All we got left was, here we go. The director's report in front of You got is expired.

- Actually emailed it out this afternoon so it should be in your desk. Updated version of that. So let's say please take a look at that and if you have any questions, let me know.

- [Delveaux] Our, our regular next meeting is February 14th, 1:30.

- Yes, sir.

- [Delveaux] motion to adjourn?

- Motion to Adjourn.

- [Delveaux] And Matt, all those in favor of the motion do say by saying aye.

- [Group] Aye.

- [Delveaux] Mr. Mayor, come and say something to Paul. Right now.

- Yeah, Mr. Elster, Neil and I will be reaching out to talk.

- [Delveaux] Thank you. Okay, thanks everyone.

- [Recorder] Recording stopped.