



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, JUNE 13, 2023, 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: Kathy Hinkfuss, Gary J. Delveaux, Matt Schueller, Randy Scannell, and Deby Dehn

Excused: Melanie Parma and Jessica Ganther

Liaisons Present: Jeff Mirkes, Brooke Hafs, Leah Weycker

Others Present: Mayor Eric Genrich, Ald. Brian Johnson

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the June 13, 2023, meeting of the Redevelopment Authority.

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

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

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the May 9, 2023 and May 25, 2023, meetings of the Redevelopment Authority.

Moved by Kathy Hinkfuss, seconded by Ald. Randy Scannell to approve the minutes. Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, Randy Scannell, No- None,

Abstain- None.

E. REGULAR BUSINESS.

1. Consideration with possible action to approve a planning option for the redevelopment of the buildings located at 227 E Walnut Street, 109 N Adams Street, and the alley of 101 N Adams Street, also known as the Schauer & Schumacher buildings.

Moved by Ald. Randy Scannell, seconded by Deby Dehn to approve a four-month planning option to 33 Investments LLC for the development of 227 E Walnut Street, 101 and 109 N Adams Street with staff having the ability to grant an additional two months if needed. Motion Passed.

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

2. Consideration with possible action to approve a three-month extension to a planning option held by NeighborWorks Green Bay for parcels 2-176, 2-177, 2-178, 2-178-A for the 4th Street multi-family development.

Moved by Kathy Hinkfuss, seconded by Ald. Randy Scannell to approve a three-month extension to the planning option held by NeighborWorks Green Bay for parcels 2-176, 2-177, 2-178, 2-178-A for the 4th Street multi-family development. Motion Passed.

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

3. Consideration with possible action to approve a 30-day extension of planning option for 1162 Day Street and 1164 Day Street for the development of two single family homes to NeighborWorks Green Bay.

Moved by Kathy Hinkfuss, seconded by Matt Schueller to approve a 30-day extension of the planning option for 1162 Day Street and 1164 Day Street for the development of two single family homes to NeighborWorks Green Bay. Motion Passed.

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

4. Consideration with possible action to approve a three-month planning option for the property located at 445 S Baird Street to Deals, Development, & Partnership Capital for a single-family, owner-occupied home.

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to approve a three-month planning option to Deals, Development, & Partnership Capital for the development of a single-family, owner-occupied home on the lot located at 445 S Baird Street. Motion Passed.

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

5. Consideration with possible action on awarding the Annual IT Service Contract and software licensing for KI Convention Center to Poppulo.

Moved by Ald. Randy Scannell, seconded by Deby Dehn to approve the quote by Poppulo for \$64,980.00, which includes the new hardware, installation and the licensing for the software for the first year. Motion Passed.

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

6. Consideration with possible action to award a contract for the administration of the Home Improvement Loan Program.

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to award a three-year contract for the administration of the Home Improvement Loan Program to NeighborWorks Green Bay. Motion Passed.

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

7. Consideration with possible action on award of selected Splash Pad Equipment for Farlin Park to the low qualified bidder, not to exceed \$83,500.00.

Moved by Matt Schueller, seconded by Ald. Randy Scannell to award selected Splash Pad Equipment for Farlin Park to the low qualified bidder, not to exceed \$83,500.00. Motion Passed.

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

8. Consideration with possible action to approve the Second Amendment to Development Agreement 2021-01 with Merge Urban Development, subject to final approval by the City Attorney.

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to approve the second amendment to Development Agreement 2021-01 with Merge Urban Development, subject to final approval by the City Attorney. Motion Passed.

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

9. Consideration with possible action on implementation recommendations of the City's AuthentiCity Plan, including the creation of design standards for the Downtown Area.

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

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

Speakers:

Jim Schmitt

Steve Schneider

Glen S., 118 S. Washington St.

Moved by Ald. Randy Scannell, seconded by Matt Schueller to close the floor. Motion Passed.

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

Moved by Matt Schueller, seconded by Ald. Randy Scannell to reaffirm the RDA's commitment to the AuthentiCity Plan and direct staff to make recommendations on updating the plan to incorporate the Georgia Pacific site, WPS site, and coal piles into a new updated AuthentiCity Plan. Motion Passed.

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

Moved by Matt Schueller, seconded by Kathy Hinkfuss to direct staff to create design standards for downtown development. Motion Passed.

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

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to direct staff to engage in a 3-party discussion and report back to RDA. Motion Passed.

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

F. INFORMATIONAL.

1. Financial report and check register.
2. Director's report and project updates.
3. Next Regular Meeting: July 11, 2023 at 1:30 PM

G. ADJOURNMENT.

Moved by Ald. Randy Scannell, seconded by Matt Schueller to adjourn. Motion Passed.

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