



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, JULY 11, 2023, 1:30 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. ZOOM MEETING INFORMATION.

I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/83188044732?pwd=YUducEM2VUZSWOGVYZzMyNTA0c1FJQT09>

Or call in by phone: +1 312 626 6799

Meeting ID: 831 8804 4732

Passcode: 084117

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting. More detailed [Zoom Instructions](#) can be found online.

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.

Members Present: Gary J. Delveaux, Matt Schueller, Randy Scannell, Jessica Ganther (arrived 1:32 PM), and Deby Dehn

Members Excused: Melanie Parma and Kathy Hinkfuss

Liaisons Present: Jeff Mirkes (arrived 1:40 PM) and Leah Weycker (arrived 1:33 PM)

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the July 11, 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, Matt Schueller, Deby Dehn, Randy Scannell, No- None, Abstain- None.

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the June 13, 2023 and June 22, 2023, meetings of the Redevelopment Authority.

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

E. REGULAR BUSINESS.

1. Consideration with possible action to appoint Cheryl Renier-Wigg as interim Secretary for the Redevelopment Authority.

Moved by Ald. Randy Scannell, seconded by Matt Schueller to appoint Cheryl Renier-Wigg as interim Secretary of the Redevelopment Authority. Motion Passed.
Yes- Gary J. Delveaux, Matt Schueller, Deby Dehn, Randy Scannell, No- None, Abstain- None.

2. Consideration with possible action on finalizing the ARPA (SLFR) Large Scale Affordable Housing Loan documents for City East Apartments, LLC.

Moved by Ald. Randy Scannell, seconded by Deby Dehn to approve the finalized ARPA (SLFR) Large Scale Affordable Housing Loan documents for City East Apartments, LLC. Motion Passed.
Yes- Gary J. Delveaux, Matt Schueller, Deby Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

3. Consideration with possible action to approve a subordination agreement for the City East Apartments, LLC project upon review and approval by the City Attorney.

Moved by Ald. Randy Scannell, seconded by Deby Dehn to approve a subordination agreement for the City East Apartments, LLC development project upon review and approval by the City Attorney. Motion Passed.
Yes- Gary J. Delveaux, Matt Schueller, Deby Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

4. Consideration with possible action on issuing an ARPA (SLFR) Large Scale Affordable Housing Loan to Gorman & Company's Bay City Lofts project.

Moved by Ald. Randy Scannell, seconded by Matt Schueller to issue an ARPA (SLFR) Large Scale Affordable Housing Loan to Gorman & Company's Bay City Lofts project in the amount of \$450,000 with the terms proposed by staff and RDA. Motion Passed.
Yes- Gary J. Delveaux, Matt Schueller, Deby Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

5. Consideration with possible action on the HOME request by Bay City Lofts, LLC for the development located at parcel 21-1249-1-3.

Moved by Ald. Randy Scannell, seconded by Deby Dehn to award the HOME request by Bay City Lofts, LLC for the development located at parcel 21-1249-1-3. 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 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:
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Moved by Ald. Randy Scannell, seconded by Matt Schueller to close the floor. Motion Passed.
Yes- Gary J. Delveaux, Matt Schueller, Deby Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

6. Consideration with possible action to approve a utility easement for the installation of an electric facility adjacent to the Golden House on University Avenue.

Moved by Ald. Randy Scannell, seconded by Deby Dehn to approve an easement on University Avenue for the installation of an electric facility. Motion Passed.
Yes- Gary J. Delveaux, Matt Schueller, Deby Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

7. Consideration with possible action to approve a planning option for Parcel 7-709-1 on University Avenue for the development of multi-family rental housing.

Moved by Ald. Randy Scannell, seconded by Matt Schueller to approve a six-month planning option for parcel 7-709-1 to NeighborWorks Green Bay, with the option for staff to approve an additional six months with full update of progress. Motion Passed.
Yes- Gary J. Delveaux, Matt Schueller, Deby Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

8. 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 Ald. Randy Scannell, seconded by Deby Dehn 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, Matt Schueller, Deby Dehn, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

9. Consideration with possible action on a change order for professional services from Stantec Consulting Services related to construction administration for the Shipyard redevelopment in the amount of \$37,650.

Moved by Ald. Randy Scannell, seconded by Matt Schueller to approve the proposed change order from Stantec Consulting Services in the amount of \$37,650. Motion Passed.
Yes- Gary J. Delveaux, 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.

3. Next Regular Meeting: August 8, 2023 at 1:30 PM

G. ADJOURNMENT.

Moved by Ald. Randy Scannell, seconded by Deby Dehn to adjourn. Motion Passed.

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