MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, DECEMBER 12, 2023, 1:30 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. ZOOM MEETING INFORMATION.

1. Join Zoom Meeting Online:
https://us02web.zoom.us/j/83188044732?pwd=YUducEM2VUZWOGVYZzMyNTA0c1FJQT09

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.

1. Members: Gary Delveaux, Chair; Matt Schueller, Vice-Chair; Ald. Randy Scannell, Deby Dehn, Kathy Hinkfuss, and Melanie Parma.
Liaisons: Jeff Mirkes, Leah Weycker, and Brooke Hafs.

Present: Deby Dehn, Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, and Ald. Randy Scannell
Excused: Melanie Parma
Liaisons Present: Jeff Mirkes and Leah Weycker
Others Present: Mayor Eric Genrich, Ald. Brian Johnson, and Ald. Steven Campbell

C. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the December 12, 2023, meeting of the Redevelopment Authority.

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to amend the agenda and move Item 5 and Item 9 to the beginning of the agenda and approve the agenda as amended. Motion Passed.

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

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the November 14, 2023, meeting of the Redevelopment Authority.

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

E. REGULAR BUSINESS.

1. Consideration with possible action to approve the sale of property at 100 W. Walnut Street (parcel 4-180) to Logan Rankin for $1,027,500.00 including a Right of First Refusal.

Moved by Matt Schueller, seconded by Kathy Hinkfuss to approve the sale of property at 100 W. Walnut Street (parcel 4-180) to Logan Rankin for $1,027,500.00 including a Right of First Refusal. Motion Passed.
Yes- Matt Schueller, Randy Scannell, Deby Dehn, Gary J. Delveaux, Kathy Hinkfuss, No- None, Abstain- None.

2. Consideration with possible action to approve a three-month extension to the planning option to 33 Investments LLC for 101 & 109 N. Adams Street and 227 E. Walnut Street, formerly known as the Schauer & Schumacher Buildings.

Moved by Ald. Randy Scannell, seconded by Matt Schueller to approve a three-month planning option extension to 33 Investments, LLC for 109 N. Adams Street and 227 E. Walnut Street. Motion Passed.
Yes- Matt Schueller, Randy Scannell, Deby Dehn, Gary J. Delveaux, Kathy Hinkfuss, No- None, Abstain- None.

3. Consideration with possible action to approve a three-month extension to the planning option for the property located at 929 N. Broadway to NeighborWorks Green Bay.

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to approve a three-month extension to the planning option for the property located at 929 N. Broadway to NeighborWorks Green Bay. Motion Passed.
Yes- Matt Schueller, Randy Scannell, Deby Dehn, Gary J. Delveaux, Kathy Hinkfuss, No- None, Abstain- None.

4. Consideration with possible action to approve a three-month extension to the planning option for RDA-owned property located on the 400 block of Fourth Street (parcels 2-176, 2-177, 2-178, 2-178-A) to NeighborWorks Green Bay.

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

Speaker:
David Erickson, NeighborWorks Green Bay

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

Moved by Ald. Randy Scannell, seconded by Deby Dehn to approve a three-month extension to the planning option for RDA-owned property located on the 400 block of Fourth Street (parcels 2-176, 2-177, 2-178, 2-178-A) to NeighborWorks Green Bay. Motion Passed.
Yes- Matt Schueller, Randy Scannell, Deby Dehn, Gary J. Delveaux, Kathy Hinkfuss, No- None, Abstain- None.

5. Consideration with possible action to approve a one-year development agreement for three parcels located at 1132 Harvey Street, 1151 Reber Street, and 1008 Smith Street to Greater Green Bay Habitat for Humanity for the development of three single-family, owner-occupied, affordable homes.

Item 5 was taken first on the agenda.

Moved by Ald. Randy Scannell, seconded by Matt Schueller to approve a one-year development agreement for three parcels located at 1132 Harvey Street, 1151 Reber Street, and 1008 Smith Street to Greater Green Bay Habitat for Humanity for the development of three single-family, owner-occupied, affordable homes. Motion Passed.
Yes- Matt Schueller, Randy Scannell, Deby Dehn, Gary J. Delveaux, Kathy Hinkfuss, No- None, Abstain- None.

6. Consideration with possible action to approve a one-year hold harmless agreement with On Broadway, Inc. for the site located at 164 N. Broadway to be used for community events.

Moved by Kathy Hinkfuss, seconded by Ald. Randy Scannell to approve a one-year hold harmless agreement with On Broadway, Inc. for the site located at 164 N. Broadway to be used for community events. Motion Passed.
Yes- Matt Schueller, Randy Scannell, Deby Dehn, Gary J. Delveaux, Kathy Hinkfuss, No- None, Abstain- None.

7. Consideration with possible action on Request for Proposals #2023-52, selection of an environmental consultant for the EPA Brownfields Assessment Grant.

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to enter into a professional services agreement with Stantec in the amount of $486,750.00 as environmental consultant for the EPA Brownfields Assessment Grant. Motion Passed.
Yes- Matt Schueller, Randy Scannell, Deby Dehn, Gary J. Delveaux, Kathy Hinkfuss, No- None, Abstain- None.

8. Consideration with possible action on Request for Proposals #2023-42, selection of an environmental consultant for the EPA Brownfields Cleanup Grant.

Moved by Ald. Randy Scannell, seconded by Deby Dehn to enter into a professional services agreement with Stantec in the amount of $98,750.00 as environmental consultant for the EPA Brownfields Cleanup Grant. Motion Passed.
Yes- Matt Schueller, Randy Scannell, Deby Dehn, Gary J. Delveaux, Kathy Hinkfuss, No- None, Abstain- None.

9. Consideration with possible action to approve a one-year lease to GNC Development for parking located at 314 N. Chestnut Avenue (parcel 5-599).

Item 9 was taken second on the agenda.

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

Speaker:
Tim Nicholson, Glass Nickel Pizza

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

Moved by Deby Dehn, seconded by Matt Schueller to approve a one-year lease to GNC Development for parking located at 314 N. Chestnut Avenue (parcel 5-599) with terms to be determined by the parties. Motion Passed.
Yes- Matt Schueller, Randy Scannell, Deby Dehn, Gary J. Delveaux, Kathy Hinkfuss, No- None, Abstain- None.

10. Consideration with possible action to rescind the creation and approval of a 30 ft. easement on parcel 12-112 and parcels 12-195 through 12-206 restricting the construction of any permanent building structures, but permitting emergency vehicle access, temporary outdoor seating, temporary lighting, and temporary art work, previously approved by the RDA at the May 9, 2023, meeting.

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 rescind the creation and approval of a 30 ft. easement on Parcel 12-112 and Parcels 12-195 through 12-206 restricting the construction of any permanent building structures, but permitting emergency vehicle access, temporary outdoor seating, temporary lighting, and temporary art work, previously approved by the RDA at the May 9, 2023, meeting. Motion Passed.
Yes- Matt Schueller, Randy Scannell, Deby Dehn, Gary J. Delveaux, Kathy Hinkfuss, No- None, Abstain- None.

F. INFORMATIONAL.

1. Financial report and check register.

2. Director's report and project updates.

3. Next Regular Meeting: January 9, 2024 at 1:30 PM

G. ADJOURNMENT.

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