



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, FEBRUARY 13, 2024, 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=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.

I. 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.

Members Present: Deby Dehn, Gary J. Delveaux, Matt Schueller, Kathy Hinkfuss, Ald. Randy Scannell, and Melanie Parma

Members Excused: None

Liaisons Present: Jeff Mirkes and Leah Weycker

Others Present: Mayor Eric Genrich

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the February 13, 2024, meeting of the Redevelopment Authority.

Moved by Ald. Randy Scannell, seconded by Matt Schueller to amend the agenda by moving Item 8 to

Item I and approve the agenda as amended. Motion Passed.

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

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the January 9, 2024, meeting of the Redevelopment Authority.

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to approve the minutes from the January 9, 2024, meeting. Motion Passed.

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

E. REGULAR BUSINESS.

I. Consideration with possible action to approve a three-month extension to the planning option to Cherry Faith Properties for the site located at 436 S Monroe Avenue.

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

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

Speaker:

DJuan Cherry, Cherry Faith Properties, LLC

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

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

Moved by Matt Schueller, seconded by Ald. Randy Scannell to approve a 30-day extension for the planning option with Cherry Faith Properties for the site located at 436 S Monroe Avenue. Motion Passed.

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

2. Consideration with possible action on HOME funding request from Greater Green Bay Habitat for Humanity to build a home at 1008 Smith Street.

Moved by Ald. Randy Scannell, seconded by Matt Schueller to approve the HOME funding request from Greater Green Bay Habitat for Humanity in the amount of \$20,390.00 to build a home at 1008 Smith Street. Motion Passed.

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

3. Consideration with possible action on HOME funding request from Greater Green Bay Habitat for Humanity to build a home at 1132 Harvey Street.

Moved by Ald. Randy Scannell, seconded by Deby Dehn to approve the HOME funding request from Greater Green Bay Habitat for Humanity in the amount of \$22,590.00 to build a home at 1132 Harvey Street. Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Randy Scannell,

No- None, Abstain- None.

4. Consideration with possible action on HOME funding request from Greater Green Bay Habitat for Humanity to build a home at 1151 Reber Street.

Moved by Kathy Hinkfuss, seconded by Ald. Randy Scannell to approve the HOME funding request from Greater Green Bay Habitat for Humanity in the amount of \$19,990.00 to build a home at 1151 Reber Street. Motion Passed.

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

5. Consideration with possible action to approve a one-year development agreement with NeighborWorks Green Bay for the parcel located at 929 N Broadway.

Moved by Melanie Parma, seconded by Ald. Randy Scannell to approve a one-year development agreement with NeighborWorks Green Bay for the parcel at 929 N Broadway including the sale of the parcel for \$12,700 for an affordable three-bedroom, two-bath home. Motion Passed.

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

6. Consideration with possible action on a request for qualifications for Community Land Trust consultation services.

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

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

Speakers:

Noel Halvorsen, NeighborWorks Green Bay
Jeffrey Washburn, Burlington Associates

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

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

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to engage Burlington Associations In Community Development, LLC in consultation services for the creation of a Community Land Trust. Motion Passed.

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

7. Consideration with possible action to revise the Community Development Revolving Loan Fund (CD-RLF) policy and procedures manual.

Moved by Ald. Randy Scannell, seconded by Matt Schueller to approve the revision to the Community Development Revolving Loan Fund (CD-RLF) policy and procedures manual. Motion Passed.

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

8. Consideration with possible action to approve a Service Authorization Agreement with BSA for investigation of sprinkler piping failure and specifications to repair damaged areas at the KI

Convention Center (KICC).

This item was moved to #1 under Regular Business.

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to receive and place on file. Motion Passed.

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

9. Consideration with possible action to approve revised Community Development Block Grant (CDBG) Policies and Procedures.

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to approve revised Community Development Block Grant (CDBG) Policies and Procedures. Motion Passed.

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

10. Consideration with possible action to approve the new Section 3 Plan.

Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to approve the new Section 3 Plan. Motion Passed.

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

11. Consideration with possible action to approve the termination of a development agreement between the RDA and Miller Investments LLC.

Moved by Ald. Randy Scannell, seconded by Matt Schueller to terminate the development agreement between Miller Land Investments, LLC, the City of Green Bay, and the RDA for the site known as One Astor Park. Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, 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: March 12, 2024 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, Melanie Parma, Deby Dehn, Randy Scannell,
No- None, Abstain- None.