MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, MARCH 12, 2024, 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: Chair Gary Delveaux, Vice-Chair Matt Schueller, Ald. Randy Scannell, Deby Dehn, Kathy Hinkfuss, and Melanie Parma.
   Liaisons: Jeff Mirkes, Leah Weycker, and Brooke Hafs.

   Members Present: Ald. Randy Scannell, Matt Schueller, Deby Dehn, Gary J. Delveaux, Kathy Hinkfuss, and Melanie Parma
   Excused: None
   Liaisons Present: Jeff Mirkes (arrived 1:35 pm) and Leah Weycker

C. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the Tuesday, March 12, 2024, meeting of the Redevelopment Authority.

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

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the February 13, 2024, meeting.

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

E. REGULAR BUSINESS.

1. Election of Officers - Chair, Vice-Chair, and Secretary.

   Moved by Matt Schueller, seconded by Ald. Randy Scannell to nominate Gary Delveaux as Chair. There were no other nominations. 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 Deby Dehn to nominate Matt Schueller as Vice-Chair. There were no other nominations. Motion Passed.
   Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Randy Scannell, No- None, Abstain- None.

   Moved by Gary J. Delveaux, seconded by Ald. Randy Scannell to appoint Cheryl Renier-Wigg as Secretary. Motion Passed.
   Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Randy Scannell, No- None, Abstain- None.

2. Selection of members to serve on various subcommittees of the Redevelopment Authority.

   Moved by Kathy Hinkfuss, seconded by Deby Dehn to approve the subcommittees as currently assigned. Motion Passed.
   Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Randy Scannell, No- None, Abstain- None.

   Funding Administration Subcommittee - Melanie Parma, Ald. Randy Scannell, Deby Dehn
   Real Estate Subcommittee - Melanie Parma, Matt Schueller, Kathy Hinkfuss
   Community Development Revolving Loan Fund - Matt Schueller, Kathy Hinkfuss

3. Consideration with possible action to approve Development Agreement 24-01 with Military Ave Partners, LLC for a redevelopment project on Military Avenue.

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 may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

Moved by Ald. Randy Scannell, seconded by Matt Schueller to approve Development Agreement 24-01 with Military Ave Partners, LLC for a redevelopment project on Military Avenue. 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 to approve Development Agreement 24-02 with Greater Green Bay Habitat for Humanity Homestead Project for road construction.

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 may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

Moved by Ald. Randy Scannell, seconded by Deby Dehn 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:
Jessica Diederich, Habitat for Humanity, 1967 Allouez Ave

Moved by Ald. Randy Scannell, seconded by Deby Dehn 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 approve Development Agreement 24-02 with Greater Green Bay Habitat for Humanity Homestead Project road construction. 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 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 and 2-178-A) to NeighborWorks Green Bay.

Moved by Kathy Hinkfuss, seconded by Ald. Randy Scannell to approve a three-month extension to the planning option with NeighborWorks Green Bay for the development of seven units of townhomes located on the 400 block of 4th Street and Chestnut Avenue.

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 to award up to $74,999.00 of HOME CHDO funds to NeighborWorks Green Bay for a home build at 929 N. Broadway.

   Moved by Ald. Randy Scannell, seconded by Matt Schueller to approve the award of up to $74,999.00 in HOME CHDO funds to NeighborWorks Green Bay for a home build at 929 N. Broadway. 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 approve a 30-day extension to the planning option with Cherry Faith Properties and Du Juan Cherry for the site located at 436 S Monroe Avenue.

   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.

   Speaker:
   DuJuan Cherry, Cherry Faith Properties, 2054 S. 102nd St, Milwaukee

   Moved by Ald. Randy Scannell, seconded by Matt Schueller 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 Matt Schueller to approve a 30-day extension to the planning option, allowing the developer time to provide final information and to work with staff to receive financial commitment from the City of Green Bay. 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 on a second amendment to Development Agreement 18-02 between the City of Green Bay and the Green Bay Redevelopment Authority regarding improvements to the Shipyard.

   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 may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

   Moved by Matt Schueller, seconded by Ald. Randy Scannell to approve the Second Amendment to Development Agreement 18-02 between the City of Green Bay and the Green Bay Redevelopment Authority regarding improvements to the Shipyard. 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 accept an Outdoor Recreation Legacy Partnership Grant through U.S. National Parks Service and Wisconsin Department of Natural Resources for $5,000,000.

   Moved by Ald. Randy Scannell, seconded by Deby Dehn to accept an Outdoor Recreation Legacy Partnership Grant through U.S. National Parks Service and Wisconsin Department of Natural Resources for $5,000,000. 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 authorize the Parks, Recreation, and Forestry Department to purchase an open park shelter for Farlin Park.

    Moved by Ald. Randy Scannell, seconded by Kathy Hinkfuss to authorize Parks, Recreation, and Forestry Department to purchase an open park shelter for Farlin Park not to exceed $45,000.00. 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 on Development Agreement 24-03 with GB Real Estate Investments LLC for the Southwest Woods development at 2405 W. Mason Street (Tax Parcel 6H-1109) and unaddressed Tax Parcels 6H-1109-2, 6H-1109-3, 6H-11089, and 6H-1091.

    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 may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

    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:
    Garritt Bader, 300 N. Van Buren Street

    Moved by Ald. Randy Scannell, seconded by Matt Schueller 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 Kathy Hinkfuss, seconded by Ald. Randy Scannell to approve Development

Agreement 24-03 with GB Real Estate Investments LLC for the Southwest Woods development at 2405 W. Mason Street (Tax Parcel 6H-1109) and unaddressed Tax Parcels 6H-1109-2, 6H-1109-3, 6H-11089, and 6H-1091, subject to final review and approval by the City Attorney and Community & Economic Development Department. 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.

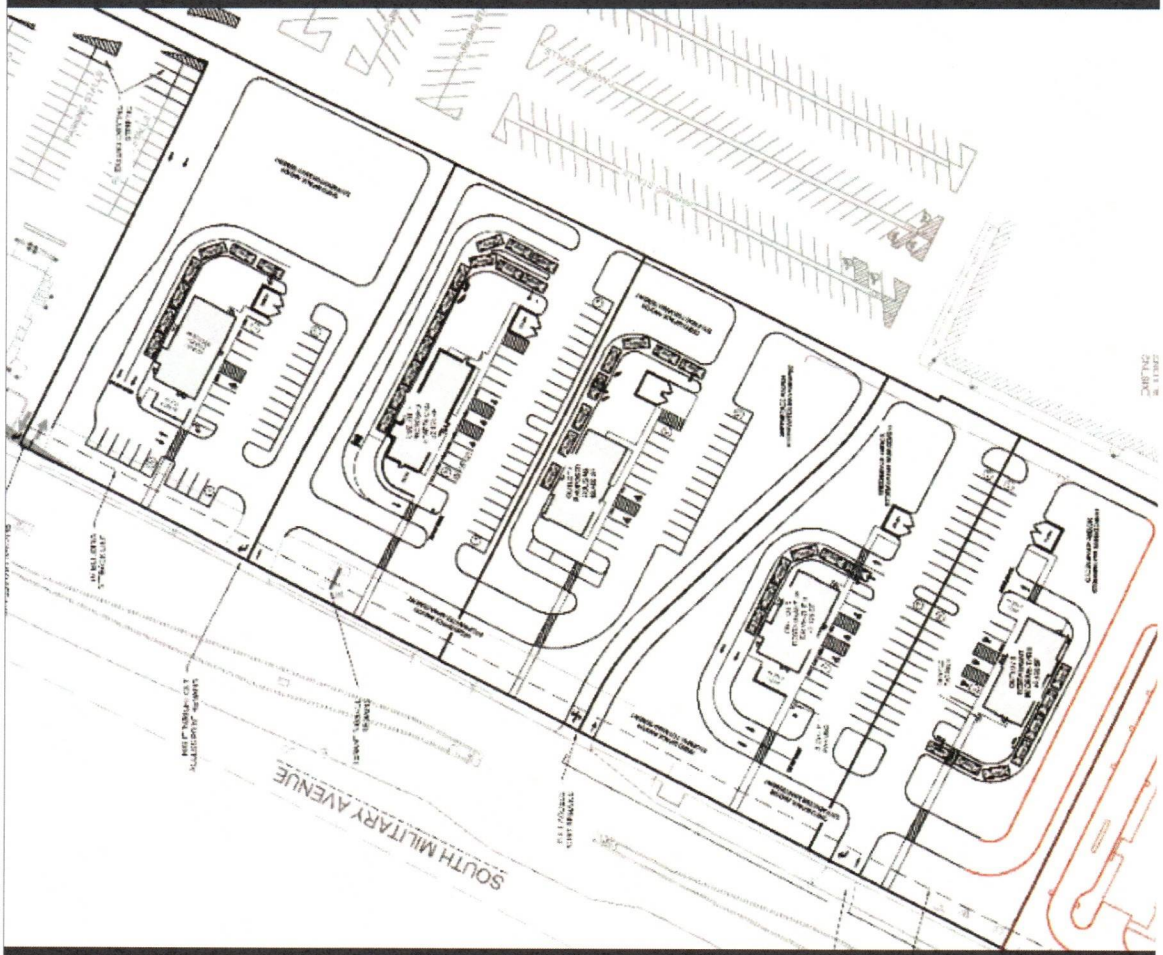
3. Date of next meeting: April 9, 2024

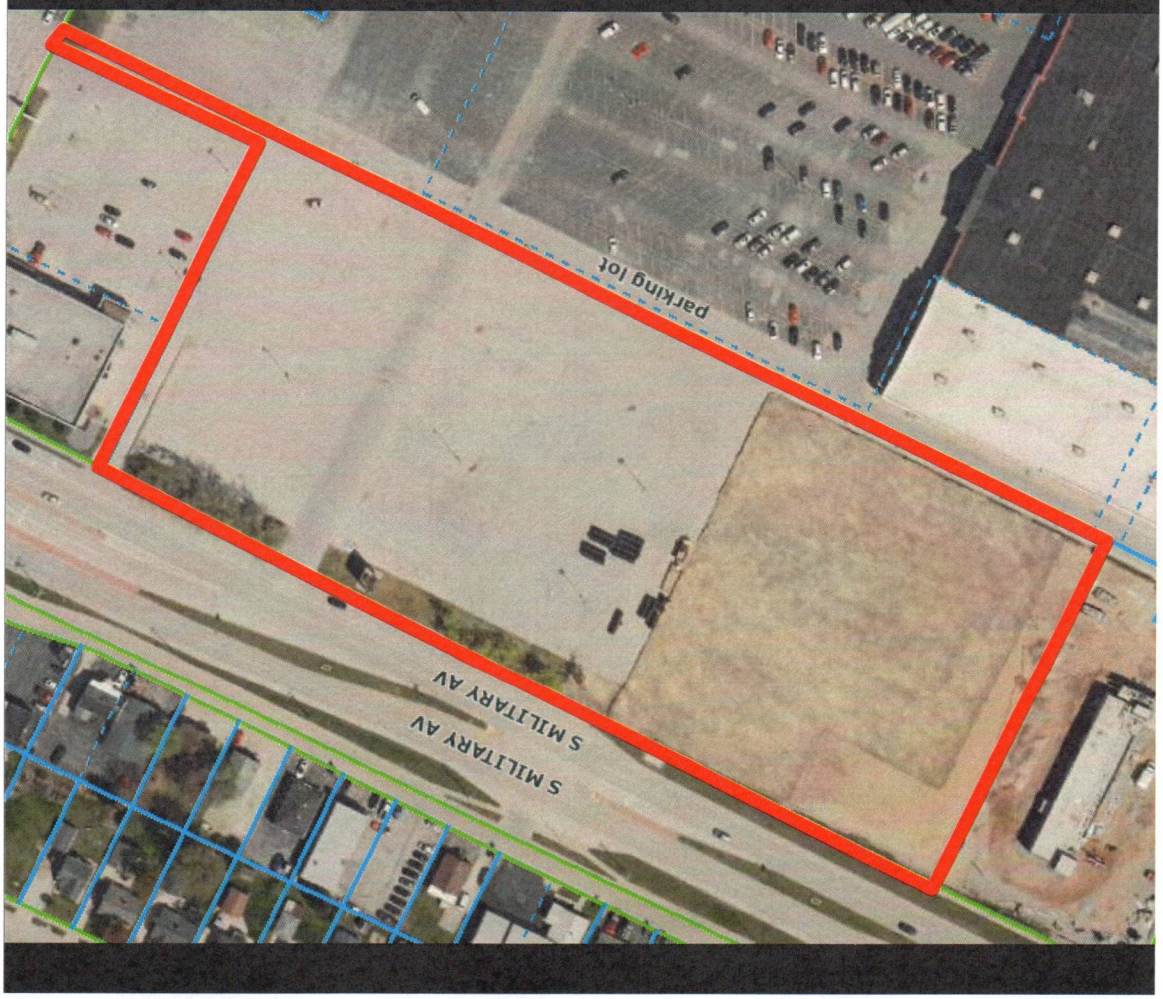
4. Update on project at 200 N. Monroe Avenue.

G. ADJOURNMENT.

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

#3


SOUTH MILITARY AVENUE


parking lot
S MILITARY AV
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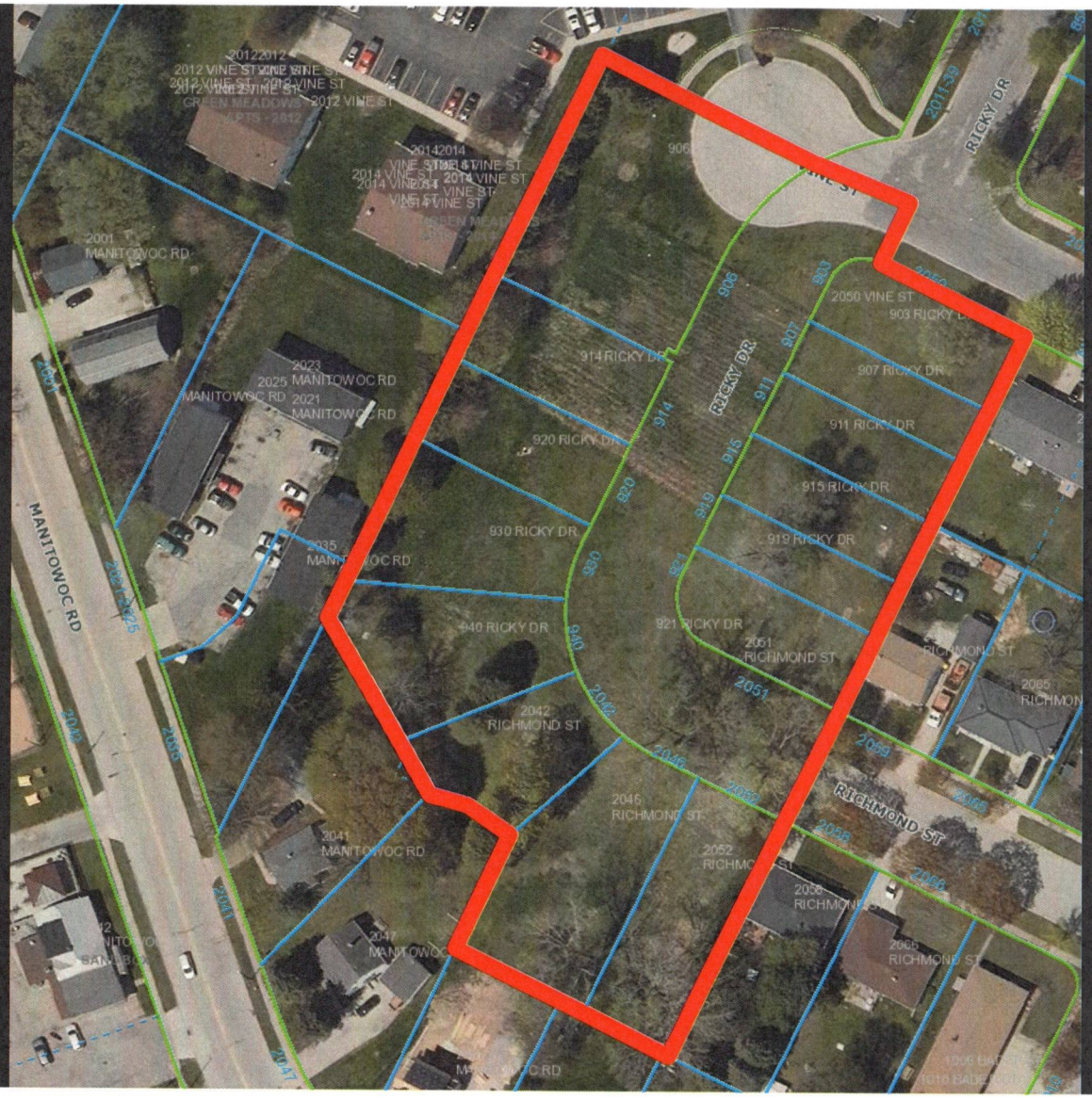
2012 VINE ST
2014 VINE ST
2001 MANITOWOC RD
2023 MANITOWOC RD
2025 MANITOWOC RD
2021 MANITOWOC RD
2035 MANITOWOC RD
2041 MANITOWOC RD
2047 MANITOWOC RD
MANITOWOC RD
2042 RICHMOND ST
2046 RICHMOND ST
2051 RICHMOND ST
2052 RICHMOND ST
2058 RICHMOND ST
2065 RICHMOND ST
2085 RICHMOND ST
RICHMOND ST
2050 VINE ST
903 RICKY DR
907 RICKY DR
911 RICKY DR
914 RICKY DR
915 RICKY DR
919 RICKY DR
920 RICKY DR
921 RICKY DR
930 RICKY DR
940 RICKY DR
RICKY DR

#4

SAINT JOHN THE EVANGELIST CONGREGATION
MOSKI CORP
445 MADISON CHICAGO LLC
GREEN BAY REDEVELOPMENT AUTHORITY
ROBERT O FRELICH
46,718 SF
20,076 SF
82.50'
81.50'
81.50'
60.00'
60.00'
45.00'
13-169
527
432
424
437
443
5
6
7
8

#7

#2

10/11/2022 13:07

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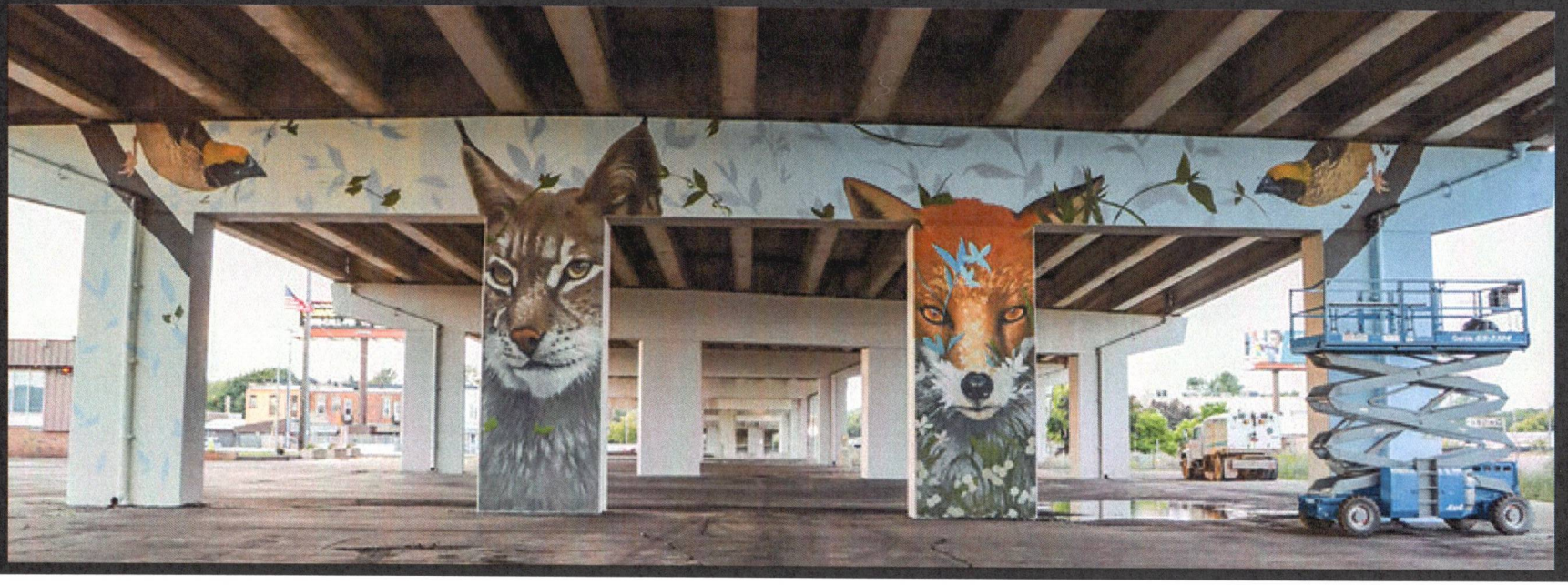
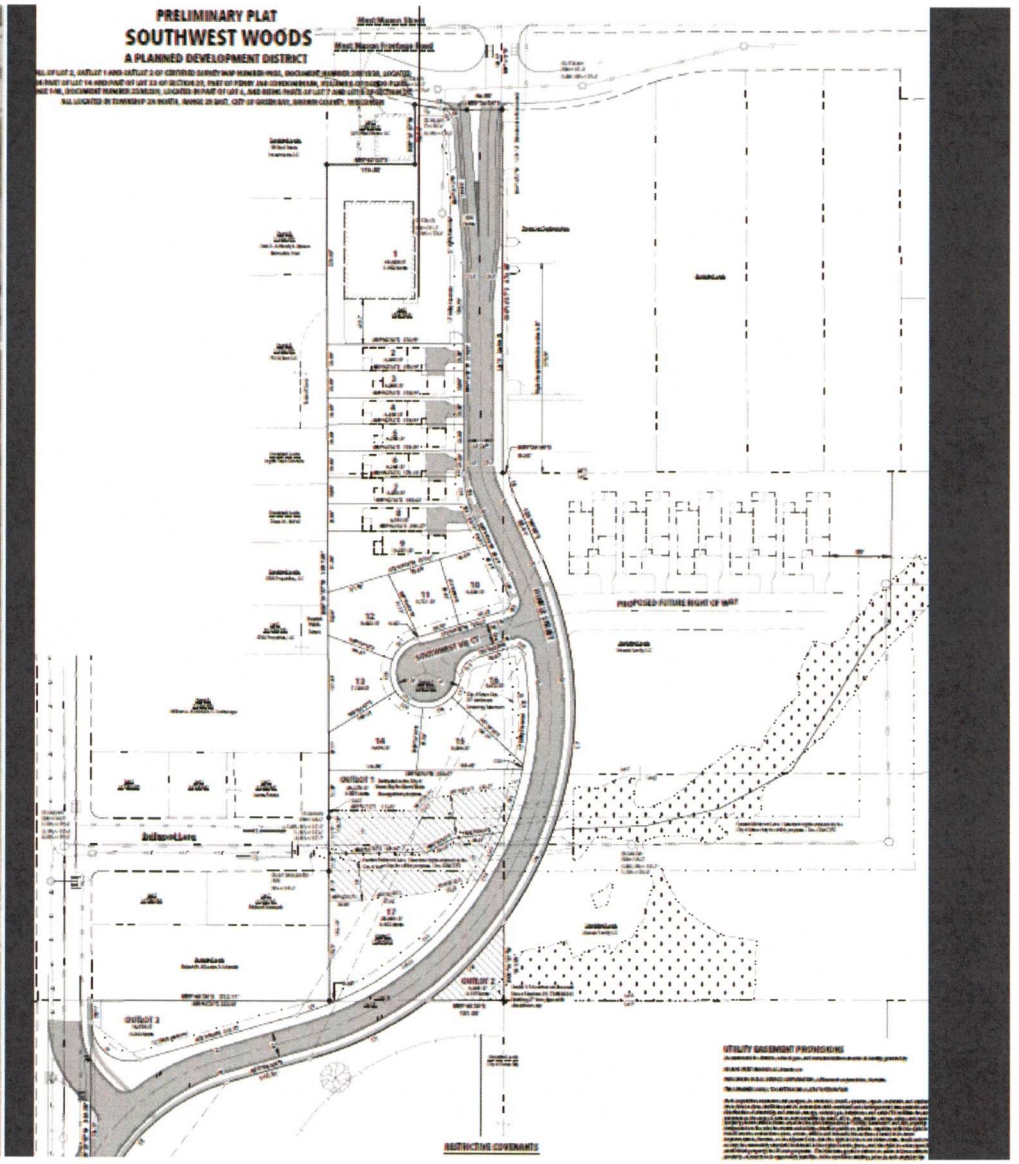


BROADWAY
CN Rail
ARNDT ST
BRIDGE ST
PEARL ST
Outlot 1
ULTRA PLATING CORPORATION
ACE MARINE
ENTRANCE
CONTAINER PLAZA
Parcel 1
Parcel 2
Parcel 3
PLAYGROUND
VOLLEYBALL
FLOATING ISLAND
COVE
MARINA
FISHING PIER
C. REISS COAL
W MASON ST BRIDGE (ABOVE)
FOX RIVER
PHASE I
PHASE 2

W MASON FRONTAGE RD
W MASON FRONTAGE RD
HOBART DR
HOBART DR
6H-1109
6H-1109-2
6H-1089
6H-1109-3
6H-1091
Beaver Dam Park
15TH ST


PRELIMINARY PLAT
SOUTHWEST WOODS
A PLANNED DEVELOPMENT DISTRICT
PROPOSED FUTURE RIGHT OF WAY
UTILITY EASEMENT PROVISIONS
RESTRICTIVE COVENANTS

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