AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, MAY 14, 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, Deby Dehn, Ald. Kathy Hinkfuss, Melanie Parma, and Stephen Srubas.
   Liaisons: Jeff Mirkes, Leah Weycker, and Brooke Hafs.

C. Approval of the Agenda.

1. Approval of the agenda for the Tuesday, May 14, 2024, meeting of the Redevelopment Authority.

D. Approval of Minutes.

1. Approval of the minutes from the April 9, 2024, meeting.

E. Regular Business.

1. Consideration with possible action on Development Agreement 24-04 with NOVA GB LLC for the redevelopment of 221 Cherry Street (Tax Parcel 12-112).

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.

2. Consideration with possible action to approve a six-month planning option with Investment Creations, LLC for the sites located at 227 E. Walnut Street, 101 N. Adams Street, and 109 N. Adams Street, also known as the Schauer & Schumacher buildings.

3. Consideration with possible action to approve the release of River Center Lofts, LLC and Stone House Milwaukee, Inc. from their personal guarantees executed under the Development Agreement – Phase I: Younkers Site Project and to approve a PILOT agreement with Wisconsin Housing Preservation Corporation in relation to their purchase of property located at 335 N. Washington Street, known as the Flats on the Fox development.

4. Consideration with possible action to select housing developer(s) for the redevelopment of the JBS Redevelopment Site at 0 Lime Kiln Rd (Tax Parcels 23-243-1 and B-243-4).

5. Consideration with possible action to select development partner to prepare redevelopment proposal of the former Badger Sheet Metal site at 402 and 420 S. Broadway, 421 Arndt Street, and 419 S. Maple Street (Tax Parcels 3-569, 3-572, 5-574, and 2-947).

6. Consideration with possible action to grant a six-month extension to Dana Capital's planning option for the property located at 1035 Vanderbraak Street and the parking lot on the corner of Clay and Vanderbraak Streets (Tax Parcels 20-350, 20-349, 20-381, 20-382, 20-383).

7. Consideration with possible action to approve $40,000 of Tax Increment District Affordable Housing (TIDAH) funding for the addition of one additional affordable housing unit in the project at 317 Dousman Street/240 N. Broadway.

8. Consideration with possible action to approve a six-month planning option for the site located at 1308 E. Walnut Street to NeighborWorks Green Bay.

9. Consideration with possible action to approve a 90-day planning option to Total Service Development for the building of a two-family, two-story home at 716 Mather Street.

10. Consideration with possible action to approve a 90-day planning option to Murray Management Trust for the site located at 1127 Reber Street.

11. Consideration with possible action to award Community Development Block Grant (CDBG) funds for Public Service activities.

12. Consideration with possible action on a substantial amendment to the 2023 Annual Action Plan to reallocate $260,000.00 of Home Improvement Loan Program funding to Infrastructure and Park Improvements in CDBG Areas.

13. Consideration with possible action on the award of CDBG contract CD24-01 Farlin Park Site Redevelopment Phase 1 to the low qualified bidder, Vinton.

14. Consideration with possible action to approve the emergency repairs to the KI Convention Center HVAC systems for $29,864.00.

F. Informational.

1. Financial report and check register.
2. Director's report and project updates.
3. Date of next meeting: June 11, 2024.

G. Adjournment.

1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Redevelopment Authority meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.