



MINUTES 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.

I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/83188044732?pwd=YUducEM2VUZWOZGVYZzMyNTA0c1FJQT09>

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:** 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.

Present: Deby Dehn, Gary J. Delveaux, Ald. Kathy Hinkfuss, Stephen Srubas

Excused: Matt Schueller, Melanie Parma

Others Present: Mayor Eric Genrich

C. APPROVAL OF THE AGENDA.

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

Moved by Stephen Srubas, seconded by Deby Dehn to approve the agenda.

Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Stephen Srubas, No- None, Abstain-None.

D. APPROVAL OF MINUTES.

- I. Approval of the minutes from the April 9, 2024, meeting.

Moved by Ald. Kathy Hinkfuss, seconded by Stephen Srubas to approve the minutes.

Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Stephen Srubas, No- None, Abstain-None.

E. REGULAR BUSINESS.

- I. 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.

Moved by Stephen Srubas, seconded by Ald. Kathy Hinkfuss to open the floor.

Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Stephen Srubas, No- None, Abstain-None.

Speakers:

Rick Fisher, W13654 Balsam Lake Road, Crivitz

Alexia Rehn, 301 N. Adams

Bill Kinnard, 301 N. Adams

Joe VanErem, 103 S. Clay St, De Pere

Christian Jensen, 6370 Aspen Drive, Sobieski

Moved by Stephen Srubas, seconded by Ald. Kathy Hinkfuss to close the floor.

Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Stephen Srubas, No- None, Abstain-None.

Moved by Stephen Srubas, seconded by Ald. Kathy Hinkfuss to approve Development Agreement 24-04 with NOVA GB LLC for the redevelopment of 221 Cherry Street (Tax

Parcel 12-112).

Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Stephen Srubas, No- None, Abstain-None.

Online comment submittals attached to minutes.

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.

Moved by Ald. Kathy Hinkfuss, seconded by Deby Dehn to approve a six-month planning option to Investment Creations, LLC for the rehabilitation of the sites located at 227 E. Walnut Street, 101 N. Adams Street, and 109 N. Adams Street.

Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Stephen Srubas, No- None, Abstain-None.

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.

Moved by Stephen Srubas, seconded by Ald. Kathy Hinkfuss to open the floor.

Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Stephen Srubas, No- None, Abstain-None.

Speaker:

Rich Arnesen, Stone House Development

Moved by Stephen Srubas, seconded by Ald. Kathy Hinkfuss to close the floor.

Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Stephen Srubas, No- None, Abstain-None.

Moved by Stephen Srubas, seconded by Ald. Kathy Hinkfuss 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.

Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Stephen Srubas, No- None, Abstain-

None.

Online comment submittals attached to minutes.

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-I and B-243-4).

Moved by Stephen Srubas, seconded by Ald. Kathy Hinkfuss to open the floor.

Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Stephen Srubas, No- None, Abstain-None.

Ted Matkom, Gorman & Company, 200 N Main Street, Oregon, WI
Collin Price, Revel49, 215 N. Water Street, Milwaukee, WI

Moved by Ald. Kathy Hinkfuss, seconded by Stephen Srubas to close the floor.

Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Stephen Srubas, No- None, Abstain-None.

Moved by Ald. Kathy Hinkfuss, seconded by Stephen Srubas to approve Gorman & Company and Revel49 as housing co-developers for the redevelopment of the JBS Redevelopment Site.

Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Stephen Srubas, No- None, Abstain-None.

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).

Moved by Ald. Kathy Hinkfuss, seconded by Deby Dehn to approve the selection of General Capital Group as development partner in the preparation of a redevelopment proposal of the former Badger Sheet Metal site at 402 and 420 S. Broadway, 421 Arndt Street, and 419 S. Maple Street.

Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Stephen Srubas, No- None, Abstain-None.

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).

Moved by Ald. Kathy Hinkfuss, seconded by Deby Dehn to approve 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) with the possibility of an additional six-month extension at staff's discretion.

Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Stephen Srubas, No- None, Abstain-None.

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.

Moved by Ald. Kathy Hinkfuss, seconded by Deby Dehn 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.

Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Stephen Srubas, No- None, Abstain-None.

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.

Moved by Ald. Kathy Hinkfuss, seconded by Stephen Srubas to approve a six-month planning option to NeighborWorks Green Bay for the site located at 1308 E. Walnut Street to develop a two-unit, owner-occupied town home.

Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Stephen Srubas, No- None, Abstain-None.

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.

Moved by Ald. Kathy Hinkfuss, seconded by Stephen Srubas 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.

Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Stephen Srubas, No- None, Abstain-None.

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

Moved by Deby Dehn, seconded by Ald. Kathy Hinkfuss to approve a 90-day planning option to Murray Management Trust for the site located at 1127 Reber Street for the purpose of

developing a single-family, two-story home.

Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Stephen Srubas, No- None, Abstain-None.

- I 1. Consideration with possible action to award Community Development Block Grant (CDBG) funds for Public Service activities.

Moved by Deby Dehn, seconded by Stephen Srubas to approve the award of Community Development Block Grant (CDBG) funds for Public Service activities as presented.

Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Stephen Srubas, No- None, Abstain-None.

- I 2. 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.

Moved by Deby Dehn, seconded by Stephen Srubas to approve a substantial amendment to the 2023 Annual Action Plan to reallocate \$260,000.00 of Home Improvement Loan Program to Infrastructure and Park Improvements in CDBG Areas.

Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Stephen Srubas, No- None, Abstain-None.

- I 3. Consideration with possible action on the award of CDBG contract CD24-01 Farlin Park Site Redevelopment Phase I to the low qualified bidder, Vinton.

Moved by Stephen Srubas, seconded by Deby Dehn to approve CDBG contract CD24-01 Farlin Park Site Redevelopment Phase I to the low qualified bidder, Vinton.

Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Stephen Srubas, No- None, Abstain-None.

- I 4. Consideration with possible action to approve the emergency repairs to the KI Convention Center HVAC systems for \$29,864.00.

Moved by Ald. Kathy Hinkfuss, seconded by Stephen Srubas to approve the emergency repairs to the KI Convention Center HVAC systems for \$29,864.00.

Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Stephen Srubas, No- None, Abstain-None.

F. INFORMATIONAL.

1. Financial report and check register.
2. Director's report and project updates.

Cheryl Renier-Wigg provided the Director's report and project updates.

3. Date of next meeting: June 11, 2024.

G. ADJOURNMENT.

Moved by Stephen Srubas, seconded by Ald. Kathy Hinkfuss to adjourn.

Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Stephen Srubas, No- None, Abstain- None.

From: [Matthew Buchanan](#)
To: [Lisa Bergelin](#)
Subject: Fwd: Public Comments for 5/14/24 RDA - New Land DA
Date: Thursday, May 16, 2024 5:04:23 PM

Sent from my iPhone

Begin forwarded message:

From: Matthew Buchanan <Matthew.Buchanan@greenbaywi.gov>
Date: May 14, 2024 at 1:09:36 PM CDT
To: Matthew Buchanan <Matthew.Buchanan@greenbaywi.gov>
Subject: Public Comments for 5/14/24 RDA - New Land DA

Comment Form for Committees and Council

The City of Green Bay welcomes input regarding actions of the Common Council or a Committee/Commission/Board. There are many opportunities for interested parties to speak at a public meeting. Signing this form does not obligate you to speak. If you decide to speak, please keep your comments relevant to the topic being deliberated, and also please compose your comments to last around 3 minutes. Thank you!

Online comments will be accepted up until 1.5 hours before the meeting.

First Name	Beth
Last Name	Propp
Address	2980 Ruby Ridge Ct
City	Suamico
State	WI
Zip Code	54313
(Section Break)	
Which Committee/Commission/Board do you have comments for?	Redevelopment Authority
What is the date of the	5/14/2024

meeting?

For which item do you wish to provide comments?

Adams Street New Land Eight Story Development Plan - please HOLD off on a final recommendation & resolve questions, concerns

What is your opinion of the item?

I am NEITHER in favor or oppose the item.

Would you like to speak at the meeting?

No, I do not want to speak at the meeting. I only want to submit my comments through this form.

Comments

I am sending copy of a submission to Mayor Genrich for your review. As a concerned citizen who enjoys the benefits and supports ANY revitalization of Downtown, I would ask that the concerns being raised herein be addressed. I would hope the Redevelopment Authority would want to work with the building stakeholders and New Land Development to strategize win-win solutions to these challenges. I am NOT opposed to the proposed development but would ask you to SLOW down the approval so solutions can be accomplished. Let's all be good neighbors.

Good evening Mayor Genrich,
I am writing tonight not as one who lives in Green Bay, but one who visits downtown often. I am addressing the development of the Adams St Parking lot proposed 8 story development. Yes, I am a member of Spring Lake Church and understand the significance of the buildings impact on our building. I am NOT opposed to the development as it will meet a need, apparently demonstrated, for more housing in the downtown area. We welcome the development and enjoy the continuing revitalization of the downtown. We hope to see more. I do however have concerns about the apparent lack of communication and understanding about the development. While this site has been earmarked for some time, a suitable project was not coming to fruition until New Land took root. I have gone back and watched several RDA meetings to see what transpired. Suddenly it seems this plan is full steam ahead. I believe there is a need to SLOW down and consider the impact of all stakeholders in the area rather than rubber stamp its plan May 21, 2024.
How is it a neighboring building risks becoming "out of code" when a new neighbor builds an adjacent structure? It doesn't seem to me a Planning Commission would allow that in the community for housing developments. It would seem they would require the new building to increase it's set back, would they not?

And why is that the burden of change, upgrade and compliance falls on the existing building to remedy rather than the city or the developer. It would seem the builder should be required to remedy any building code violations it creates for a neighboring structure. Why is the city not stepping in and up to say NO?!

Additionally, while the narrow "alley" proposed and envisioned is within Fire Code, who will maintain the patency of the alley? Like a city street, should not the city have to keep it open having approved it's existence, to provide safety to its residents and public who access the space. A needed question and practicality before the snow flies. Certainly Fire Code will require it be cleared.

Finally, while there are many remote parking spaces available, i.e. Cherry & Washington Street garages, where will ADA required access spots be provided for ease of access to this "public" building. Yes it's a church, but it is a public building.

These questions and more to be answered. The approval of this project will also require structural and entry changes to a "business" (aka church) that were not planned for nor necessary before an eight story building became present.

I'm sure there are many more issues that have or will be identified that are beyond my understanding so I again ask for this and they be given proper time to find resolution to BEFORE approving this development.

Thank you for your consideration of this issue. I look forward to being in attendance at the upcoming meeting to learn of your response.

Kindly asked, Beth Propp, SLC Member

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Online comments will be accepted up until 1.5 hours before the meeting.

First Name	Debbie
Last Name	Hanamann
Address	717 Terraview Dr
City	Green Bay
State	Wi
Zip Code	54301
(Section Break)	
Which Committee/Commission/Board do you have comments for?	Economic Development Authority
What is the date of the meeting?	5/13/2024
For which item do you wish to provide comments?	Adams Street development
What is your opinion of the item?	I OPPOSE the item.
Would you like to speak at the meeting?	No, I do not want to speak at the meeting. I only want to submit my comments through this form.
Comments	I'm unable to make the meeting this evening but am a downtown Spring Lake member and don't understand how a new development can be approved when it puts existing buildings such as our own out of code? I am concerned about the 13 ft alley way this new building will create at our entrance forcing us to change our entrance layout and will emergency vehicles be able to access our facility? I also feel that any building renovations required in order for us to come back to code should be paid for by the new development.

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Speak at a public meeting. Signing this form does not obligate you to speak. If you decide to speak, please keep your comments relevant to the topic being deliberated, and also please compose your comments to last around 3 minutes. Thank you!

Online comments will be accepted up until 1.5 hours before the meeting.

First Name	Nancy
Last Name	Kruger
Address	2711 Brook Hills Drive
City	Suamico
State	WI
Zip Code	54313
(Section Break)	
Which Committee/Commission/Board do you have comments for?	Redevelopment Authority
What is the date of the meeting?	<i>Field not completed.</i>
For which item do you wish to provide comments?	Downtown Apartment Project/Parking Lot
What is your opinion of the item?	I OPPOSE the item.
Would you like to speak at the meeting?	No, I do not want to speak at the meeting. I only want to submit my comments through this form.
Comments	Good morning! I have been following the proposal for an 8-story apartment building in the Adam's Street parking lot. I was Downtown this past Saturday at noon, the parking lot was full, people were shopping, dining, going to events and enjoying the open space in the middle of it all. I realize the parking lot is not bringing in a lot of revenue but I urge you to reconsider putting a monstrous building there! The NFL Draft is 11 months away and the city wants to show itself as a "crown jewel." Who will want to come Downtown with cranes, trucks, blocked off streets and noisy construction right outside the Northland Hotel, or The Republic Chophouse or Jordan Love's favorite restaurant,

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Online comments will be accepted up until 1.5 hours before the meeting.

First Name	Scott
Last Name	Propp
Address	2980 Ruby Ridge Ct
City	Suamico
State	WI
Zip Code	54313

(Section Break)

Which Committee/Commission/Board do you have comments for?	Common Council
What is the date of the meeting?	5/21/2024
For which item do you wish to provide comments?	Adams Street New Land Eight Story Development Plan - please HOLD off on a final recommendation & resolve questions, concerns
What is your opinion of the item?	I OPPOSE the item.
Would you like to speak at the meeting?	<i>Field not completed.</i>

n it's current form, I oppose the project. Approval of the

Comments

proposed development in its current state forces already established downtown business owners out of code compliance with our city officials who are complicit in forcing these owners to spend exorbitant private dollars to become compliant once again. Make no mistake; this is not merely a matter of financial inconvenience. It is a harrowing betrayal of trust. Should the project be approved, the "alley" for lack of a better term, is a set up for homelessness activity, drug use and concern. A win-win might be shared green space between both properties OR a zero set back. The reality that the tenant, Spring Lake Church, will need to move it's main entrance, that was unplanned and unforeseen, is a financial hardship that also impacts the ministries and dollars members pour into the local community. There are so many things wrong with the PUD as it stands. PLEASE address the concerns that the condo association and tenants have presented and be part of the solution.

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Online comments will be accepted up until 1.5 hours before the meeting.

First Name	Mary
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Last Name	Ebert
-----------	-------

Address	PO Box 5744
---------	-------------

City	De Pere
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State	WI
-------	----

Zip Code	54115
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(Section Break)

Which Committee/Commission/Board do you have comments for?	Economic Development Authority
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What is the date of the meeting?	5/14/2024
For which item do you wish to provide comments?	Luxury Apartment Bldg on Adams Street Lot
What is your opinion of the item?	I OPPOSE the item.
Would you like to speak at the meeting?	No, I do not want to speak at the meeting. I only want to submit my comments through this form.
Comments	The alleyway created by this new structure dwarfing the existing Bay Lake Building creates safety concerns for residents, business owners, business patrons and church attendees. The lack of parking will disproportionately affect the elderly and disabled. It will also penalize existing businesses and tenants who will face costly building remodels due to the new apartments.

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Online comments will be accepted up until 1.5 hours before the meeting.

First Name	Lorrie
Last Name	Blaylock
Address	1258 S Quincy St
City	Green Bay
State	Wi
Zip Code	54301
(Section Break)	
Which	Redevelopment Authority

Committee/Commission/Board
do you have comments for?

What is the date of the
meeting?

5/14/2024

For which item do you wish to
provide comments?

Discussion regarding 8 story apartment building on
Adams St lot

What is your opinion of the
item?

I OPPOSE the item.

Would you like to speak at the
meeting?

No, I do not want to speak at the meeting. I only want to
submit my comments through this form.

Comments

Good afternoon. I'm a lifelong resident of Green Bay, former 20 year (downtown) employee with Brown County government, and my family members are longtime members of Spring Lake Church. While I'm unfortunately unable to attend today's meeting, I'd like to state my concerns regarding the current plans for building of an 8 story apartment building on the Adams Steet parking lot site. I am 100% in support of development in our city and downtown area, as well as building of more housing in Green Bay, however I feel strongly that a large, looming, intrusive building being constructed so near current businesses, including our church, is problematic and counter productive. I strongly urge a vote that would require this plan to be sent back for much more study that would include cooperation and regular input from all parties in an effort to determine the very best way to proceed while keeping the integrity of our beautiful downtown and city intact. I strongly believe collaboration will mean success for everyone. Thank you very much!

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Online comments will be accepted up until 1.5 hours before the meeting.

First Name	Tim
Last Name	Behm
Address	1509 Orchid Ln.
City	Green Bay
State	WI
Zip Code	54313
(Section Break)	
Which Committee/Commission/Board do you have comments for?	Redevelopment Authority
What is the date of the meeting?	5/14/2024
For which item do you wish to provide comments?	Proposed Washington St./Cherry St. Multi-unit 8 story Apartment complex
What is your opinion of the item?	I OPPOSE the item.
Would you like to speak at the meeting?	No, I do not want to speak at the meeting. I only want to submit my comments through this form.
Comments	I am opposed to the apartment complex at Washington St /Cherry St location. I would like to propose an alternative site at the block northeast of Cherry St & Monroe. This is currently a flat parking lot that covers the entire block, more than enough room to handle the proposed structure. Also, is lot is far less utilized than the Cherry/Washington St site, and would have far less negative impact on adjacent buildings and neighbors. Thankyou for considering this.

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Online comments will be accepted up until 1.5 hours before the meeting.

First Name	Diane
Last Name	Cramer
Address	1348 Hillcrest Heights
City	Green Bay
State	WI
Zip Code	54313

(Section Break)

Which Committee/Commission/Board do you have comments for?	Redevelopment Authority
What is the date of the meeting?	5/14/2024
For which item do you wish to provide comments?	High rise apartment complex downtown
What is your opinion of the item?	I OPPOSE the item.
Would you like to speak at the meeting?	No, I do not want to speak at the meeting. I only want to submit my comments through this form.

Comments	As a member of downtown Spring Lake, I share the church leadership's stated concerns for the proposed apartment complex in the current parking space. As a woman, I have concerns beyond that. When I meet girlfriends for dinner downtown, we will not park in a parking ramp for obvious reasons (see FBI and U.S. Dept. of Justice stats below), not to mention winters in WI and the distance. And, as a resident of the greater Green Bay area for over 50 years, I remember what happened to the downtown mall. There were increasing assault incidents in the parking ramp and once the Ashwaubenon mall opened with safer parking, the downtown mall became obsolete.
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The downtown area needs some open spaces. Erecting a high rise apartment complex in one of the few remaining open spaces will feel claustrophobic, not to mention this space can be used for events such as last year's Art Fest.

If city officials want the downtown area to be inviting to the greater Green Bay area, please reconsider this plan.

Source for notes below: <https://propmodo.com/parking-lots-should-be-designed-with-women-in-mind/>

The FBI reports parking areas as the third most common site of murders and assaults in the United States, following personal residences and alleys or sidewalks.

The U.S. Department of Justice reported that one of every four rapes takes place in a public area or in a parking garage.

Women are naturally easier to target in parking garages.

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Online comments will be accepted up until 1.5 hours before the meeting.

First Name

Beth

Last Name

Propp

Address

2980 Ruby Ridge Ct

City

Suamico

State

WI

Zip Code

54313

(Section Break)

Which Committee/Commission/Board do you have comments for?	Redevelopment Authority
What is the date of the meeting?	5/14/2024
For which item do you wish to provide comments?	Adams Street New Land Eight Story Development Plan - please HOLD off on a final recommendation & resolve questions, concerns
What is your opinion of the item?	I OPPOSE the item.
Would you like to speak at the meeting?	<i>Field not completed.</i>
Comments	In it's current form, I oppose the project. Approval of the proposed development in its current state forces already established downtown business owners out of code compliance with our city officials who are complicit in forcing these owners to spend exorbitant private dollars to become compliant once again. Make no mistake; this is not merely a matter of financial inconvenience. It is a harrowing betrayal of trust. Should the project be approved, the "alley" for lack of a better term, is a set up for homelessness activity, drug use and concern. A win-win might be shared green space between both properties OR a zero set back. The reality that the tenant, Spring Lake Church, will need to move it's main entrance, that was unplanned and unforeseen, is a financial hardship that also impacts the ministries and dollars members pour into the local community. There are so many things wrong with the PUD as it stands. PLEASE address the concerns that the condo association and tenants have presented and be part of the solution.

Comment Form for Committees and Council

The City of Green Bay welcomes input regarding actions of the Common Council or a Committee/Commission/Board. There are many opportunities for interested parties to speak at a public meeting. Signing this form does not obligate you to speak. If you decide to speak, please keep your comments relevant to the topic being deliberated, and also please compose your comments to last around 3 minutes. Thank you!

Online comments will be accepted up until 1.5 hours before the meeting.

First Name	Kathy
Last Name	Wilger
Address	1214 Plateau Hts. Road
City	Green Bay
State	WI
Zip Code	54313
(Section Break)	
Which Committee/Commission/Board do you have comments for?	Redevelopment Authority
What is the date of the meeting?	5/14/2024
For which item do you wish to provide comments?	Building an apartment complex in front of Spring Lake Church and in the parking lot that most of the area businesses use.
What is your opinion of the item?	I OPPOSE the item.
Would you like to speak at the meeting?	<i>Field not completed.</i>
Comments	I feel this is a very bad place to put a tall apartment building. For one, the people who live there will only have a garage to park in. There are many other areas in Green Bay where they could build and have accessible parking for tenants. This apartment taking up the parking lot will affect my church and all the people who attend and making it hard for handicapped and elderly to come. It will also hide the church which is trying to reach out and help the community. And parking and going to area businesses is already difficult and will be made even more difficult with this. These businesses may lose a lot of customers who don't want to park in a parking garage. This land could also be used for other small businesses that could draw more people into the downtown area and will keep Green Bay with a quaint atmosphere verses big city and crowded metropolitan area with difficult parking and access to things. It also affects art street and many other activities downtown, it

is a very bad idea and would like the city to reconsider.
Thank you!

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Online comments will be accepted up until 1.5 hours before the meeting.

First Name	Shelley
Last Name	Baillargeon
Address	2487 Clear Brook Cir
City	Howard
State	WI
Zip Code	54313
(Section Break)	
Which Committee/Commission/Board do you have comments for?	Redevelopment Authority
What is the date of the meeting?	5/14/2024
For which item do you wish to provide comments?	Development of the Adams St Lot
What is your opinion of the item?	I OPPOSE the item.
Would you like to speak at the meeting?	No, I do not want to speak at the meeting. I only want to submit my comments through this form.
Comments	I am a member of Spring Lake Church and would love to see a development to benefit the revitalization of Downtown. I am sad that the current plan of the building

devalues existing businesses and seems to value high income earners over the future workforce housing located in the second floor of the Bay Lake City Center. I'm hoping to welcome great neighbors to the downtown area and looking forward to how the architects and developers will address these concerns before moving forward.

Matt Buchanan, AICP

Deputy Development Director

City of Green Bay

Community & Economic Development Department

920.448.3396

greenbaywi.gov

Cheryl Renier-Wigg

Subject:

RE: Online Form Submittal: Comment Form for Committees and Council - RDA

From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Tuesday, May 14, 2024 11:11 AM

To: Inspection Website Mail <InspectionWebsiteMail@greenbaywi.gov>

Subject: Online Form Submittal: Comment Form for Committees and Council

Comment Form for Committees and Council

The City of Green Bay welcomes input regarding actions of the Common Council or a Committee/Commission/Board. There are many opportunities for interested parties to speak at a public meeting. Signing this form does not obligate you to speak. If you decide to speak, please keep your comments relevant to the topic being deliberated, and also please compose your comments to last around 3 minutes. Thank you!

Online comments will be accepted up until 1.5 hours before the meeting.

First Name	Helen
Last Name	Bradbury
Address	1010 E Washington Ave
City	Madison
State	WI
Zip Code	53703
(Section Break)	
Which Committee/Commission/Board do you have comments for?	Redevelopment Authority
What is the date of the meeting?	5/14/2024
For which item do you wish to provide comments?	Item #3 - River Center Lofts / Stone House

What is your opinion of the
item?

I am IN FAVOR of the item.

Would you like to speak at the
meeting?

Field not completed.

Comments

Field not completed.

Email not displaying correctly? [View it in your browser.](#)