



# **MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY**

**TUESDAY, JUNE 11, 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:** 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.

**Members Present:** Matt Schueller, Deby Dehn, Ald. Kathy Hinkfuss, Gary J. Delveaux, Melanie Parma, Stephen Srubas

**Liaisons Present:** Jeff Mirkes, Leah Weycker, Brooke Hafs

**Others Present:** Ald. Brian Johnson

## **C. APPROVAL OF THE AGENDA.**

1. Approval of the agenda for the Tuesday, June 11, 2024, meeting of the Redevelopment Authority.

Moved by Matt Schueller, seconded by Stephen Srubas to approve the agenda.

Motion Passed.

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

#### **D. APPROVAL OF MINUTES.**

1. Approval of the minutes from the May 14, 2024, meeting.

Moved by Matt Schueller, seconded by Deby Dehn to approve the minutes.

Motion Passed.

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

#### **E. REGULAR BUSINESS.**

1. Consideration with possible action on communication by Ald. Johnson dated May 29, 2024, to work with Bay Lake City Center Lofts and Spring Lake Church, and to present to common council within 60 days a plan to mitigate concerns regarding facade improvements and handicap parking, utilizing the city's facade grant program funded by ARPA and/or block grant or any other source deemed appropriate for such use.

Moved by Deby Dehn, seconded by Stephen Srubas to refer to staff.

Motion Passed.

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

2. Consideration with possible action to call due the Preferred Forgivable Equity Investment of \$300,000.00 given by the RDA to CityDeck Commons Residences LLC as Developer pursuant to the City Deck Commons Development Agreement.

*The Authority may convene in closed session pursuant to Section 19.85(1) (g), Wis. Stats., for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. 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. Kathy Hinkfuss, seconded by Matt Schueller to open the floor.

Motion Passed.

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

Srubas, No- None, Abstain- None.

Speaker:

Attorney Patrick Coffey, Menn Law Firm

Moved by Stephen Srubas, seconded by Matt Schueller to close the floor.

Motion Passed.

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

Moved by Matt Schueller, seconded by Ald. Kathy Hinkfuss to hold until the next meeting and for staff to meet with the developer and their representation prior to the next meeting.

Motion Passed.

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

3. Consideration with possible action to approve a one-year development agreement to Investment Creations, LLC for the rehabilitation of the site located at 158 N Maple Avenue.

Moved by Stephen Srubas, seconded by Matt Schueller to open the floor.

Motion Passed.

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

Speaker:

Umer Sheikh, Investment Creations, LLC

Moved by Deby Dehn, seconded by Matt Schueller to close the floor.

Motion Passed.

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

Moved by Ald. Kathy Hinkfuss, seconded by Deby Dehn to approve a one-year development agreement with Investment Creations, LLC for the rehabilitation of the site located at 158 N Maple and the sale of the property to be in the amount of \$1, with contingencies as discussed relating to completion of exterior repairs.

Motion Passed.

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

4. Consideration with possible action to approve Termination of Development Agreement with 200 N. Monroe Propco LLC.

Moved by Deby Dehn, seconded by Matt Schueller to approve Termination of Development Agreement with 200 N. Monroe Propco LLC.

Motion Passed.

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

5. Consideration with possible action to approve a one-year development agreement with NeighborWorks Green Bay for the site located on the 400 Block of 4th Street (Parcels 2-176, 2-177, 2-178, 2-178-A) for a 7-unit multi-family development.

Moved by Stephen Srubas, seconded by Deby Dehn to open the floor.

Motion Passed.

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

Speakers:

David Erickson, NeighborWorks Green Bay

Noel Halvorsen, NeighborWorks Green Bay

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

Motion Passed.

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

Moved by Ald. Kathy Hinkfuss, seconded by Stephen Srubas to approve a one-year development agreement with NeighborWorks Green Bay (NWGB) for the development of a 7-unit town home design, with each unit consisting of 3 bedrooms, 2.5 baths, and a 2-car garage, with the parcels to be purchased for \$48,300, and NWGB to manage the removal and disposal of the existing garage at the expense of the RDA.

Motion Passed.

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

6. Consideration with possible action on a Community Housing Development Organization (CHDO) funding request from NeighborWorks Green Bay to build four (4) affordable housing units on the site located on the 400 Block of 4th Street (Parcels 2-176, 2-177, 2-178, 2-178-A) for a multi-family development.

Moved by Deby Dehn, seconded by Ald. Kathy Hinkfuss to approve CHDO funding request of \$232,000.00 from NeighborWorks Green Bay to build four (4) affordable housing units on the site located on the 400 Block of 4th Street (Parcels 2-176, 2-177, 2-178, 2-178-A) for a multi-family development.

Motion Passed.

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

7. Consideration with possible action to approve and recommend to the Common Council the City of Green Bay's 2024 Annual Action Plan for Community Development Block Grant Program (CDBG) and HOME Investment Partnerships Program (HOME) entitlement

programs.

Moved by Matt Schueller, seconded by Ald. Kathy Hinkfuss to approve and recommend to the Common Council the City of Green Bay's 2024 Annual Action Plan for Community Development Block Grant Program (CDBG) and HOME Investment Partnerships Program (HOME) entitlement programs.

Motion Passed.

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

## **F. INFORMATIONAL.**

1. RDA loan update.

Stephanie Schmutzer provided the update.

2. Financial report and check register.

3. Director's report and project updates.

Cheryl Renier-Wigg provided the update.

4. Date of next meeting: July 9, 2024.

## **G. ADJOURNMENT.**

Moved by Matt Schueller, seconded by Ald. Kathy Hinkfuss to adjourn.

Motion Passed.

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