



AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, SEPTEMBER 3, 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, Stephen Srubas, and Melanie Parma.
Liaisons: Jeff Mirkes, Leah Weycker, and Brooke Hafs.

C. Approval of the Agenda.

- I. Approval of the agenda for the Tuesday, September 3, 2024, meeting of the Redevelopment Authority.**

D. Approval of Minutes.

- I. Approval of the minutes from the August 13, 2024 meeting.**

E. Public Hearings.

- I. Public Hearing regarding the proposed creation of Tax Incremental District Twenty-Nine (TID #29) and adoption of the Project Plan.**

F. Regular Business.

1. Consideration with possible action to adopt a Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District Twenty-Nine (TID #29).
2. Consideration with possible action on Development Agreement 24-05 with On Broadway, Inc for the redevelopment of 211 N. Broadway (Tax Parcel 4-71).

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.

3. 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.

4. Consideration with possible action to approve a six (6) month planning option to Mike Budzis for the development of two (2) industrial buildings on the sites located at 1209 S Maple Street and 1200 S Broadway.
5. Consideration with possible action on HOME Housing Development funding requests from Greater Green Bay Habitat for Humanity to build seven (7) affordable single-family homes in Green Bay.
6. Consideration with possible action on an ARPA-Large Scale Affordable Housing Loan in the amount of \$500,000.00 (five hundred thousand dollars) to The Fort, LP for The Fort at the Railway.
7. Consideration with possible action on a substantial amendment to the 2023 Annual Action Plan to reallocate \$85,000.00 of Economic Development Revolving Loan Program Income to Housing Acquisition and Demolition.
8. Consideration with possible action on approving the purchase of steel train tracks for Bay Beach Amusement Park using Community Development Block Grant funds to the low qualified vendor not to exceed \$75,000.00.

G. Informational.

1. Report on Tax Increment Financing Status and Debt Update.
2. Financial report and check register.
3. Director's report and project updates.
4. Date of next meeting: October 8, 2024

H. 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.