



AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

THURSDAY, NOVEMBER 7, 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 Thursday, November 7, 2024, meeting of the Redevelopment Authority.**

D. Approval of Minutes.

- I. Approval of the minutes from the October 8, 2024, regular meeting and October 11, 2024, special meeting.**

E. Public Hearings

- I. Public Hearing regarding amendments to:**

- TID Four (4), Downtown/Washington Apartments
- TID Twelve (12), I-43 Industrial Park
- TID Thirteen (13), Downtown Redevelopment

in the City of Green Bay, Wisconsin

F. Regular Business.

1. Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Four (4), Downtown/Washington Apartments.
2. Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Twelve (12), I-43 Industrial Park.
3. Consideration with possible action to adopt a Project Plan Amendment Resolution and amend the Project Plan for TID Thirteen (13), Downtown Redevelopment.
4. Consideration with possible action to approve, as the property owner of Parcel No. 12-112, a contract with Miron Construction for \$109,701 for the removal of the Heritage Trail Plaza.
5. Consideration with possible action to approve the first amendment to Development Agreement 22-01 with 222 Cherry Street, LLC.

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.

6. Consideration with possible action to approve a planning option extension to Investment Creations, LLC for RDA-owned property at 227 E Walnut Street, 101 and 109 N Adams Street (Parcels 12-118, 12-119 and 12-122).
7. Consideration with possible action to hire Atty Terry Bourassa from Hanaway Ross Law Firm to accomplish a quiet title action for property at 401 Ninth Street.
8. Consideration with possible action on Term Sheet 2024-01 with Moski Corp. for a development project at 1116 Hobart Drive and 0 Hobart Drive (Tax Parcels 6H-1110-1, 6H-1110-19).

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.

9. Consideration with possible action on Development Agreement 24-06 with Living Downtown LLC for the redevelopment of 425 Pine Street (Tax Parcel 11-139).

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.

10. Consideration with possible action to award KICC 2-24 West Rotunda Repair contract to IEI General Contractors for \$402,253.03.

G. Informational.

1. Financial report and check register.
2. Director's report and project updates.
3. Date of next meeting: December 10, 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.