



MINUTES 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.

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

Members Excused: Melanie Parma

Liaisons Present: Jeff Mirkes

Others Present: Ald. Brian Johnson, Mayor Eric Genrich

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Thursday, November 7, 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, Deby Dehn, Stephen Srubas, No-None, Abstain- None.

D. APPROVAL OF MINUTES.

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

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

Motion Passed.

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

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

Chair Gary Delveaux opened the public hearing and asked staff and the public three (3) times if there was anyone wishing to speak on TID 4, Downtown/Washington Apartments. Hearing/seeing no one, the public hearing was closed.

Chair Gary Delveaux opened the public hearing and asked staff and the public three (3) times if there was anyone wishing to speak on TID 12, I-43 Industrial Park. Hearing/seeing no one, the public hearing was closed.

Chair Gary Delveaux opened the public hearing and asked staff and the public three (3) times if there was anyone wishing to speak on TID 13, Downtown Redevelopment. Hearing/seeing no one, the public hearing was closed.

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.

Moved by Ald. Kathy Hinkfuss, seconded by Matt Schueller to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Four (4), Downtown/Washington Apartments.

Motion Passed.

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

2. Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Twelve (12), I-43 Industrial Park.

Moved by Ald. Kathy Hinkfuss, seconded by Stephen Srubas to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Twelve (12), I-43 Industrial Park.

Motion Passed.

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

3. Consideration with possible action to adopt a Project Plan Amendment Resolution and amend the Project Plan for TID Thirteen (13), Downtown Redevelopment.

Moved by Ald. Kathy Hinkfuss, seconded by Stephen Srubas to adopt the Project Plan Amendment Resolution and amend the Project Plan for TID Thirteen (13), Downtown Redevelopment.

Motion Passed.

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

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.

Moved by Matt Schueller, seconded by Deby Dehn to approve, as the property owner of Parcel No. 12-112, a contract with Miron Construction for \$109,701 for the removal and delivery of the Heritage Trail display.

Motion Passed.

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

5. Consideration with possible action to approve the first amendment to Development Agreement 22-01 with 222 Cherry Street, LLC.

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 Ald. Kathy Hinkfuss, seconded by Matt Schueller to open the floor.

Motion Passed.

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

Speaker: Peter Nugent, 222 Cherry Street LLC

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

Motion Passed.

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

Moved by Matt Schueller, seconded by Ald. Kathy Hinkfuss to approve the first amendment to Development Agreement 22-01 with 222 Cherry Street, LLC.

Motion Passed.

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

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).

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

Motion Passed.

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

Speakers:

Umer Sheikh, 409 E Wisconsin Ave, Neenah

Randall Petrouske, The Everson Law Firm

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

Motion Passed.

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

Moved by Stephen Srubas, seconded by Ald. Kathy Hinkfuss to approve a three-month planning option extension to Investment Creations, LLC for RDA-owned property at 227 E Walnut Street, 101 and 109 N Adams Street.

Motion Passed.

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

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.

Moved by Matt Schueller, seconded by Stephen Srubas to approve hiring Atty Terry Bourassa from Hanaway Ross Law Firm to accomplish a quiet title action for property at 401 Ninth Street.

Motion Passed.

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

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.

Moved by Matt Schueller, seconded by Deby Dehn to approve 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).

Motion Passed.

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

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.

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

Motion Passed.

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

Speaker:

Tim Besaw, 2867 Shelter Creek Court, Green Bay

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

Motion Passed.

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

Moved by Ald. Kathy Hinkfuss, seconded by Matt Schueller to approve Development Agreement 24-06 with Living Downtown LLC for the redevelopment of 425 Pine Street (Tax

Parcel 11-139).

Motion Passed.

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

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

Moved by Matt Schueller, seconded by Deby Dehn to award KICC 2-24 West Rotunda Repair contract to IEI General Contractors for \$402,253.03.

Motion Passed.

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

G. INFORMATIONAL.

1. Financial report and check register.

2. Director's report and project updates.

Cheryl Renier-Wigg, Development Director, provided an update.

3. Date of next meeting: December 10, 2024

H. ADJOURNMENT.

Moved by Stephen Srubas, seconded by Matt Schueller to adjourn.

Motion Passed.

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