MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, JANUARY 14, 2025, 1:30 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. ZOOM MEETING INFORMATION.

1. 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.

1. Members: Chair Gary Delveaux, Vice-Chair Matt Schueller, Deby Dehn, Ald. Kathy Hinkfuss, Stephen Srubas, Melanie Parma, and Renita Robinson.
   Liaisons: Jeff Mirkes, Leah Weycker, and Brooke Hafs.

   Members Present: Gary J. Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Stephen Srubas, Renita Robinson
   Members Excused: Melanie Parma, Deby Dehn
   Liaisons Present: Jeff Mirkes, Leah Weycker (arrived 2:12 pm)
   Others Present: Ald. Alyssa Proffitt, Ald. Brian Johnson, Ald. Melinda Eck

C. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the Tuesday, January 14, 2025, meeting of the Redevelopment Authority.

   Moved by Stephen Srubas, seconded by Matt Schueller to approve the agenda.
   Motion Passed.
   Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Stephen Srubas, Renita Robinson, No- None, Abstain- None.

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the December 10, 2024, meeting.

   Moved by Stephen Srubas, seconded by Ald. Kathy Hinkfuss to approve the minutes.
   Motion Passed.
   Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Stephen Srubas, Renita Robinson, No- None, Abstain- None.

E. PUBLIC HEARING

1. Consideration with possible action on a determination of blight for property located at 1400 Main Street (Parcel 8-1).

   Chair Gary Delveaux opened the public hearing and asked staff and the public three (3) times if there was anyone wishing to speak on a determination of blight for property located at 1400 Main Street (Parcel 8-1).

   Speaker:
   Jeff Mirkes, Olde Main BID Executive Director

   Hearing/seeing no one else wishing to speak, the public hearing was closed.

F. REGULAR BUSINESS.

1. Consideration with possible action to adopt a Resolution approving a blight determination and acquisition of property located at 1400 Main Street.

   Moved by Matt Schueller, seconded by Ald. Kathy Hinkfuss to adopt the Resolution approving the blight determination and property acquisition of 1400 Main Street.
   Motion Passed.
   Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Stephen Srubas, Renita Robinson, No- None, Abstain- None.

2. Consideration with possible action to adopt an Affordable Housing Extension Resolution for TID Four (4), Downtown/Washington Apartments.

   Moved by Stephen Srubas, seconded by Ald. Kathy Hinkfuss to adopt an Affordable Housing Extension Resolution for TID Four (4), Downtown/Washington Apartments, extending the TID for one-month from the date of the Resolution, until February 14, 2025, and forward to the Common Council for their consideration.
   Motion Passed.
   Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Stephen Srubas, Renita Robinson, No- None, Abstain- None.

3. Consideration with possible action to adopt a Termination Resolution for the closure of TID Four (4), Downtown/Washington Apartments.

   Moved by Stephen Srubas, seconded by Ald. Kathy Hinkfuss to adopt a Termination Resolution for the closure of TID Four (4), Downtown/Washington Apartments, and forward to the Common Council for their consideration.
   Motion Passed.
   Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Stephen Srubas, Renita Robinson, No- None, Abstain- None.

4. Consideration with possible action to select NeighborWorks Green Bay to administer the City of Green Bay's Down Payment Assistance Program.

   Moved by Ald. Kathy Hinkfuss, seconded by Matt Schueller to select NeigbhorWorks Green Bay to administer the City of Green Bay's Homebuyer Downpayment Assistance Program.
   Motion Passed.
   Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Stephen Srubas, Renita Robinson, No- None, Abstain- None.

5. Consideration with possible action to approve a three-month planning option to Deals, Development & Partnership Capital for the construction of five townhomes on the sites located at 1118 N Van Buren Street, 1124 N Van Buren Street, and 910 Reber Street.

   Moved by Ald. Kathy Hinkfuss, seconded by Stephen Srubas to approve a three-month planning option to Deals, Development & Partnership Capital to finalize the development plans for five units of townhomes.
   Motion Passed.
   Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Stephen Srubas, Renita Robinson, No- None, Abstain- None.

6. Consideration with possible action to approve a one-year development agreement to Nancy A Livingston to construct an owner-occupied, single-family home on the site located at 601 St. George Street.

Moved by Matt Schueller, seconded by Stephen Srubas to approve a one-year development agreement to Nancy Livingston for the development of a two-story, single-family, owner-occupied three-bedroom, two-bath home for the purchase price of $12,000.
Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Stephen Srubas, Renita Robinson, No-None, Abstain- None.

7. Consideration with possible action for approval of final payment to Peters Concrete Co., in the amount of $21,663.58, for Contract "CD 22-01 Third Street Reconstruction."

   Moved by Matt Schueller, seconded by Ald. Kathy Hinkfuss to approve final payment to Peters Concrete Co., in the amount of $21,663.58, for Contract "CD 22-01 Third Street Reconstruction."
   Motion Passed.
   Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Stephen Srubas, Renita Robinson, No-None, Abstain- None.

8. Consideration with possible action for approval of final payment to Peters Concrete Co., in the amount of $5,678.07, for Contract "CD 21-01 Sidewalks, Arndt Street Resurfacing, and Alley Resurfacing."

   Moved by Ald. Kathy Hinkfuss, seconded by Stephen Srubas to approve final payment to Peters Concrete Co., in the amount of $5,678.07, for Contract "CD 21-01 Sidewalks, Arndt Street Resurfacing, and Alley Resurfacing."
   Motion Passed.
   Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Stephen Srubas, Renita Robinson, No-None, Abstain- None.

G. INFORMATIONAL.

1. Financial report and check register.

2. Brownfields program update.

3. Director's report and project updates.

4. Date of next meeting: February 11, 2025.

H. ADJOURNMENT.

Moved by Stephen Srubas, seconded by Ald. Kathy Hinkfuss to adjourn.
Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Stephen Srubas, Renita Robinson, No- None, Abstain- None.