



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, FEBRUARY 11, 2025, 1:30 PM

City Hall, Room 604 - The Harry Maier Room.

Virtual attendance is also available via Zoom.

AMENDED

A. ZOOM MEETING INFORMATION.

- I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/83188044732?pwd=YUducEM2VUZWOZGVYZzMyNTA0c1FJQT09>

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, Melanie Parma, and Renita Robinson.
Liaisons: Jeff Mirkes, Leah Weycker, and Brooke Hafs.

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

Members Absent: Renita Robinson

Liaisons Present: Jeff Mirkes, Leah Weycker

Others Present: Mayor Eric Genrich, Ald. Alyssa Proffitt, Ald. Brian Johnson

C. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the Tuesday, February 11, 2025, 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 January 14, 2025 meeting.

Moved by Ald. Kathy Hinkfuss, 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 to approve the Memorandum of Understanding with C. Reiss Terminals, LLC for the relocation of coal piles and redevelopment of its Mason Street site.

Moved by Matt Schueller, seconded by Ald. Kathy Hinkfuss to approve the Memorandum of Understanding with C. Reiss Terminals, LLC for the relocation of coal piles and redevelopment of its Mason Street site.

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 on Development Agreement 25-02 with Investment Creations, LLC for the redevelopment of 109 and 101 N. Adams Street and 227 E. Walnut Street (Tax Parcels 12-118, 12-122, 12-119).

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 Stephen Srubas, seconded by Matt Schueller to approve Development Agreement 25-02 with Investment Creations, LLC for the redevelopment of 109 and 101 N. Adams Street and 227 E. Walnut Street (Tax Parcels 12-118, 12-122, 12-119) contingent on the Developer securing all necessary approvals through the State Historic Preservation Office

(SHPO) and the Landmarks Commission.

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 two (2) month extension to the planning option that was awarded to Mike Budzis (NMRE Properties, LLC) for the sites located at 1209 S Maple Avenue and 1200 S Broadway.

Moved by Ald. Kathy Hinkfuss, seconded by Deby Dehn to approve a two (2) month extension to the planning option for the sites located at 1209 S Maple Avenue and 1200 S Broadway to NMRE Properties, LLC.

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 the sale of 158 N. Maple Avenue (Tax Parcel 4-95) to NeighborWorks Green Bay for \$8,200 and enter into a one-year development agreement for the construction of a single-family home located at this site.

Moved by Matt Schueller, seconded by Ald. Kathy Hinkfuss to approve the sale of 158 N. Maple Avenue (Tax Parcel 4-95) to NeighborWorks Green Bay for \$8,200 and enter into a one-year development agreement for the construction of a single-family home located at this site with the RDA to fund the cost of connecting the sewer line and to coordinate with the reconstruction of N Maple Avenue.

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 30-day extension to a planning option with Greater Green Bay Habitat for Humanity for the sites located at 1108 S. Broadway, 1112 S. Broadway, 1116 S. Broadway, 1216 S. Broadway, 1319 S. Broadway, and 1321 S. Broadway.

Moved by Ald. Kathy Hinkfuss, seconded by Matt Schueller to approve a 30-day extension to Greater Green Bay Habitat for Humanity for the planning option on 1108 S. Broadway, 1112 S. Broadway, 1116 S. Broadway, 1216 S. Broadway, 1319 S. Broadway, and 1321 S.

Broadway.

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 to award Community Development Block Grant (CDBG) funds for Public Service activities.

Moved by Ald. Kathy Hinkfuss, seconded by Deby Dehn to approve the award of Community Development Block Grant (CDBG) funds for Public Service activities as follows: Big Brothers Big Sisters of Northeast Wisconsin (\$20,000.00), Encompass Early Education and Care (\$50,000.00), Legal Action of Wisconsin (\$48,700.00), and Community Services Agency Inc. (\$45,000.00).

Motion Passed.

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

F. INFORMATIONAL.

1. Financial report and check register.

2. Director's report and project updates.

Development Director Cheryl Renier-Wigg presented the Director's report and project updates.

3. Date of next meeting: March 11, 2025.

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.