



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, MARCH 11, 2025, 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, 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

Others Present: Mayor Eric Genrich

C. APPROVAL OF THE AGENDA.

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

Moved by Ald. Kathy Hinkfuss, seconded by Stephen Srubas 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 to adopt a Territory Amendment Resolution and amend the Project Plan for TID Five (5), East and West Downtown, to remove parcel #15-168-A from the TID 5 boundary.

Chair Gary Delveaux opened the public hearing and asked staff and the public three (3) times if there was anyone wishing to speak.

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

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

Chair Gary Delveaux opened the public hearing and asked staff and the public three (3) times if there was anyone wishing to speak.

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

F. REGULAR BUSINESS.

1. Consideration with possible action to adopt a Territory Amendment Resolution and amend the Project Plan for TID Five (5), East and West Downtown to remove parcel #15-168-A from the TID 5 boundary.

Moved by Matt Schueller, seconded by Ald. Kathy Hinkfuss to approve the Territory Amendment Resolution and amend the Project Plan for TID Five (5), East and West Downtown.

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 Allocation Amendment Resolution and amend the Project Plan for TID Twelve (12), I-43 Industrial Park.

Moved by Stephen Srubas, seconded by Matt Schueller to approve the 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, Stephen Srubas, Renita Robinson, No-None, Abstain-None.

3. Consideration with possible action on the first amendment to Development Agreement 17-02: Rail Yard North, with DDL Holdings, 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 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.

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

Motion Passed.

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

Speakers:

Attorney Dave DeWick

Paul Belschner, DDL Holdings, LLC

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

Motion Passed.

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

Moved by Ald. Kathy Hinkfuss, seconded by Matt Schueller to approve the first amendment to Development Agreement 17-02: Rail Yard North, with DDL Holdings, LLC.

Motion Passed.

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

4. 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 1216 S. Broadway, 1319 S.

Broadway, and 1321 S. Broadway.

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

Motion Passed.

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

5. Consideration with possible action on an additional Community Housing Development Organization (CHDO) funding request from NeighborWorks Green Bay to build four (4) affordable housing units on the site located on the 400 Block of 4th Street (Parcels 2-176, 2-177, 2-178, 2-178-A) for a multi-family development.

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

Motion Passed.

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

Speaker:

David Erickson, NeighborWorks Green Bay

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

Motion Passed.

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

Moved by Ald. Kathy Hinkfuss, seconded by Stephen Srubas to award \$127,000.00 of Community Housing Development Organization (CHDO) funding to NeighborWorks Green Bay to build four (4) affordable housing units on the site located on the 400 Block of 4th Street (Parcels 2-176, 2-177, 2-178, 2-178-A) for a multi-family development.

Motion Passed.

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

6. Consideration with possible action on the proposed update to the Commercial Facade Building Materials Grant Policy.

Moved by Stephen Srubas, seconded by Matt Schueller to approve updating the Commercial Facade Building Materials Grant policy to allow the Development Director to make final approval of the grant awards and provide updates to the RDA.

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. Director's report and project updates.
3. Date of next meeting: April 8, 2025.

H. ADJOURNMENT.

Moved by Ald. Kathy Hinkfuss, seconded by Matt Schueller to adjourn.

Motion Passed.

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