



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, APRIL 8, 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, Kathy Hinkfuss, Matt Schueller, Deby Dehn, Stephen Srubas, Renita Robinson

Members Excused: Melanie Parma

Liaisons Present: Jeff Mirkes

Others Present: Ald. Melinda Eck (arrived 1:43 pm)

C. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the Tuesday, April 8, 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, Deby Dehn, Stephen Srubas, Renita Robinson, No-None, Abstain-None.

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the March 11, 2025, meeting.

Moved by Ald. Kathy Hinkfuss, seconded by Stephen Srubas to approve the minutes.

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

E. REGULAR BUSINESS.

1. Consideration with possible action on Development Agreement 25-03 with One Astor Holdings, LLC for the redevelopment of 100 E. Mason Street and 0 S. Adams Street (Tax Parcels 15-168-A and 15-168-2).

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 Ald. Kathy Hinkfuss, seconded by Matt Schueller to approve Development Agreement 25-03 with One Astor Holdings, LLC for the redevelopment of 100 E. Mason Street and 0 S. Adams Street (Tax Parcels 15-168-A and 15-168-2).

Motion Passed.

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

2. Consideration with possible action to approve the first amendment to Development Agreement 24-06 with Living Downtown LLC, for the redevelopment of 425 Pine Street (Tax Parcel 11-139), and authority for the Director to approve a collateral assignment, subject to legal review.

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 Ald. Kathy Hinkfuss to approve the first amendment to Development Agreement 24-06 with Living Downtown LLC, for the redevelopment of

425 Pine Street (Tax Parcel 11-139) and authority for the Director to approve a collateral assignment, subject to legal review.

Motion Passed.

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

3. Consideration with possible action on Development Agreement 2025-04 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 Ald. Kathy Hinkfuss, seconded by Matt Schueller to approve Development Agreement 2025-04 with Moski Corp. for a development project at 1116 Hobart Drive and 0 Hobart Drive (Tax Parcels 6H-1110-1 and 6H-1110-19) with \$450,000.00 of TIF assistance, contingent upon a satisfactory review of the development pro forma and a positive recommendation from the City's finance consultant.

Motion Passed.

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

4. Consideration with possible action to approve a one-year development agreement with Greater Green Bay Habitat for Humanity to develop a two-story, single-family home on the site located at 1216 S. Broadway.

Moved by Stephen Srubas, seconded by Ald. Kathy Hinkfuss to approve a one-year development agreement for the construction of a 2-story, single-family home on the site located at 1216 S. Broadway.

Motion Passed.

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

5. Consideration with possible action to approve a one-year development agreement with Greater Green Bay Habitat for Humanity to develop a two-story, single-family home on the site located at 1319 S. Broadway.

Moved by Stephen Srubas, seconded by Matt Schueller to approve a one-year development agreement for the construction of a two-story, single-family home on the site located 1319 S. Broadway.

Motion Passed.

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

6. Consideration with possible action to approve a one-year development agreement with Greater Green Bay Habitat for Humanity to develop a 1.5-story, single-family home on the site located at 1321 S. Broadway.

Moved by Stephen Srubas, seconded by Matt Schueller to approve a one-year development agreement for the construction of a 1.5-story, single-family home on the site located 1321 S Broadway.

Motion Passed.

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

7. Consideration with possible action to approve a one-year development agreement with Ortega Properties, LLC for the building of a two-family, upper and lower duplex on the site located at 1112 N. Van Buren Street.

Moved by Matt Schueller, seconded by Ald. Kathy Hinkfuss to approve a one-year development agreement with Ortega Properties, LLC for the purpose of an upper and lower duplex on the site located at 1112 N. Van Buren Street.

Motion Passed.

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

8. Consideration with possible action to approve a 30-day planning option extension 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 Stephen Srubas, seconded by Matt Schueller to open the floor.

Motion Passed.

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

Speaker:

Ken Wilson, Deals, Development & Partnership Capital

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, Renita Robinson, No-None, Abstain-None.

Moved by Matt Schueller, seconded by Stephen Srubas to approve a 60-day extension to the current planning option with Deals, Development & Partnership Capital to finalize the development plans for five units of townhomes.

Motion Passed.

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

9. Consideration with possible action to hire outside counsel to pursue litigation against Bay Area Burger Co LLC, 126 S. Broadway, Green Bay, WI for default on a loan agreement.

Moved by Matt Schueller, seconded by Stephen Srubas to approve hiring outside counsel to pursue litigation against Bay Area Burger Co LLC for the outstanding balance on their loan.
Motion Passed.

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

F. INFORMATIONAL.

1. Financial report and check register.
2. Director's report and project updates.
3. Date of next meeting: May 13, 2025

G. ADJOURNMENT.

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

Motion Passed.

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