AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, MAY 13, 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.

C. Approval of the Agenda.

1. Approval of the agenda for the Tuesday, May 13, 2025, meeting of the Redevelopment Authority.

D. Approval of Minutes.

1. Approval of the minutes from the April 8, 2025, meeting.

E. Regular Business.

1. Election of Officers - Chair, Vice-Chair, and Secretary.
2. Selection of members to serve on various subcommittees of the Redevelopment Authority.

3. Consideration with possible action on an offer to purchase the former Badger Sheet Metal site located at 402 and 420 S. Broadway, 421 Arndt Street, and 419 S. Maple Street (Tax Parcels 3-569, 3-572, 5-574, and 2-947), contingent upon approval of a Development Agreement and subject to final legal approval.

4. Consideration with possible action on the issuance of funding commitment letters to General Capital Group for the redevelopment of the former Badger Sheet Metal site at 402 and 420 S. Broadway, 421 Arndt Street, and 419 S. Maple Street (Tax Parcels 3-569, 3-572, 5-574, and 2-947), contingent on the approval of a Development Agreement and subject to final legal approval.

5. Consideration with possible action to approve a six (6) month planning option to NeighborWorks Green Bay for the development of three, owner-occupied town homes on the site located at 115 S Van Buren Street.

6. Consideration with possible action to approve a one-year development agreement with MB Rentals for the site located at 821 Shea Avenue for the purpose of relocating a home.

F. Informational.

1. Financial report and check register.

2. Director's report and project updates.

3. Date of next meeting: June 10, 2025

G. Adjournment.

1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Redevelopment Authority meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE

May 13, 2025

AGENDA ITEM # E.2

Selection of members to serve on various subcommittees of the Redevelopment Authority.

BACKGROUND

Below are the subcommittees that were approved at the March 12, 2024, meeting:

Funding Administration Subcommittee
Melanie Parma, Ald. Randy Scannell, Deby Dehn

Real Estate Subcommittee
Melanie Parma, Matt Schueller, Kathy Hinkfuss

Community Development Revolving Loan Fund
Matt Schueller, Kathy Hinkfuss

RECOMMENDATION

To be discussed at meeting.

FISCAL IMPACT

ATTACHMENTS

None

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
May 13, 2025	Matthew Buchanan, Staff

AGENDA ITEM # E.3

Consideration with possible action on an offer to purchase the former Badger Sheet Metal site located at 402 and 420 S. Broadway, 421 Arndt Street, and 419 S. Maple Street (Tax Parcels 3-569, 3-572, 5-574, and 2-947), contingent upon approval of a Development Agreement and subject to final legal approval.

BACKGROUND

In May 2024, the Redevelopment Authority (RDA) approved the selection of General Capital Group as a development partner for the former Badger Sheet Metal site. Staff were directed to work with the developer to prepare a comprehensive redevelopment proposal that includes a mixed-use building with multi-family housing, a fire station, administrative offices for fire services, and commercial space. The proposal and the terms of a Development Agreement are nearly complete and are anticipated to be presented to the RDA for consideration at the June meeting.

Phase I of the proposed two-phase redevelopment includes:

- 93 affordable housing units (1–3 bedrooms) serving the following Area Median Income (AMI) levels:
  - 30% AMI – 8 units
  - 60% AMI – 73 units
  - 80% AMI – 12 units
- Commercial unit at 627 square feet
- Community room
- Green Bay Metro Fire Station One
- Green Bay Metro Fire Administration Office
- Public green infrastructure corridor with pedestrian access between Broadway and S. Maple Avenue.

A future second phase would include a second multifamily building to be located on S. Maple Avenue, with details to be determined.

To support financing, the developer intends to apply for 4% non-competitive Low Income Housing Tax Credits (LIHTC). Eligibility requires site control, demonstrated through an accepted offer to purchase or similar agreement. To meet key project deadlines, the developer must submit this month. However, the development plan and Development Agreement are still being finalized.

As a result, the developer requests that the RDA accept an offer to purchase the site, contingent on future approval of a Development Agreement and subject to final legal approval. The requested purchase price is $1.00. The forthcoming Development Agreement would require the developer to deliver a minimum property value sufficient to offset the nominal sale price through new tax base generation.

Staff recommend proceeding with this phased plan for the development of a housing/fire station project as it

has contingencies in place that include review by our legal team.

RECOMMENDATION

To approve an offer to purchase the former Badger Sheet Metal site located at 402 and 420 S. Broadway, 421 Arndt Street, and 419 S. Maple Street (Tax Parcels 3-569, 3-572, 5-574, and 2-947), contingent upon approval of a Development Agreement and subject to final legal approval.

FISCAL IMPACT

To be discussed at the RDA meeting.

ATTACHMENTS

None

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
May 13, 2025	Matthew Buchanan, Staff

AGENDA ITEM # E.4

Consideration with possible action on the issuance of funding commitment letters to General Capital Group for the redevelopment of the former Badger Sheet Metal site at 402 and 420 S. Broadway, 421 Arndt Street, and 419 S. Maple Street (Tax Parcels 3-569, 3-572, 5-574, and 2-947), contingent on the approval of a Development Agreement and subject to final legal approval.

BACKGROUND

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- Commercial unit at 627 square feet
- Community room
- Green Bay Metro Fire Station One
- Green Bay Metro Fire Administration Office
- Public green infrastructure corridor with pedestrian access between Broadway and S. Maple Avenue.

A future second phase is planned to include a second multifamily building to be located on S. Maple Avenue. The details of Phase 2 will be determined at a later date.

To support financing, the developer intends to apply for 4% non-competitive Low Income Housing Tax Credits (LIHTC). Eligibility requires the developer to demonstrate they have secured partial funding for the project from other sources. To meet key project deadlines, the developer must submit this month. However, the development plan and Development Agreement are still being finalized.

As a result, the developer requests that the City issue funding commitment letters contingent on future approval of a Development Agreement and subject to final legal approval. The funding would be provided through at least two sources controlled or provided by the City of Green Bay:

1. Federal Emergency Rental Assistance (ERA) Program in the amount of $3,500,000.00

2. City funds for a Fire Station Loan in the amount of $5,100,000.00

ERA is a federal funding source for affordable housing, authorized by the American Rescue Plan Act (ARPA), that was awarded to Brown County. At their April 16, 2025 meeting, the Brown County Board of Supervisors authorized that up to $3,500,000.00 in ERA funds be sub-granted to the City of Green Bay for the affordable housing development at the former Badger Sheet Metal property, as proposed by General Capital Group.

City funds for a Fire Station Loan are also requested, in the amount of $5,100,000.00. To help secure LIHTC credits, the development should include a community serving facility (CSF), which is a space within a LIHTC project that is designed to benefit low-income residents and the surrounding community by providing access to supportive or social services. The proposed fire station will qualify as the CSF. Per LIHTC application requirements, a portion of the funding for the CSF must be secured. Therefore, the funding commitment letter is being requested at this time, contingent on the forthcoming Development Agreement and subject to final legal approval.

The $5,100,000 in funding would be allocated by using $1,000,000 of ARPA funding designated to be used for Fire Dept. purposes and $4,100,000 of general obligation levy bonds.

RECOMMENDATION

To approve issuance of funding commitment letters to General Capital Group for the redevelopment of the former Badger Sheet Metal site at 402 and 420 S. Broadway, 421 Arndt Street, and 419 S. Maple Street (Tax Parcels 3-569, 3-572, 5-574, and 2-947), contingent on the approval of a Development Agreement and subject to final legal approval.

FISCAL IMPACT

To be discussed at the RDA meeting.

ATTACHMENTS

None

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
May 13, 2025	Ronda Bitney

AGENDA ITEM # E.5

Consideration with possible action to approve a six (6) month planning option to NeighborWorks Green Bay for the development of three, owner-occupied town homes on the site located at 115 S Van Buren Street.

BACKGROUND

The RDA owns Tax Parcel 14-309 located at 115 S. Van Buren Street. This parcel was purchased using Neighborhood Enhancement Funds. There was a five (5) story dilapidated condemned structure on the site that the City demolished. The property is zoned R1-Low Denisty Residential. It is larger than a normal lot located in the Navarino neighborhood.

Staff received a request for a six (6) month planning option with NeighborWorks Green Bay, to construct three (3) attached owner-occupied, town homes on the site. Each unit will consist of 3 bedrooms, 2.5 baths with 2-stall attached garages. A Conditional Use Permit will be required.

RECOMMENDATION

To approve a six (6) month planning option to NeighborWorks Green Bay for the site located at 115 S Van Buren Street for the development of three (3) townhomes.

FISCAL IMPACT

ATTACHMENTS

1. Planning Option Request
2. GIS

NeighborWorks® GREEN BAY
437 S. JACKSON ST. • GREEN BAY, WI 54301 • P) 920.448.3075 • F) 920.448.3078
We solve housing challenges and build stronger communities.

April 18, 2025

Ronda Bitney
Redevelopment Authority of the City of Green Bay
100 North Jefferson Street
Green Bay, WI 54301

Re: Planning Option Request at 115 S. Van Buren, Parcel 14-309, Green Bay, WI

Dear Ms. Bitney and Members of the Authority,

NeighborWorks Green Bay (NWGB) is seeking a six-month planning option with the Redevelopment Authority of Green Bay (RDA) for the 115 S. Van Buren site (Parcel ID 14-309). The property is currently zoned R1-Low Density Residential.

This request is being made to allow NWGB to continue design and construction documentation for three new, owner-occupied, 3-bedroom, 2.5-bath, single-family townhomes with attached 2-car garages within the Navarino neighborhood. (See attached preliminary site plan/vicinity map and exterior elevations of the area under review).

Project funding is in development, with the potential for financing through our donor-supported Adopt-A-Home™ program, plus, we may also seek other community resources as needed to address project gaps.

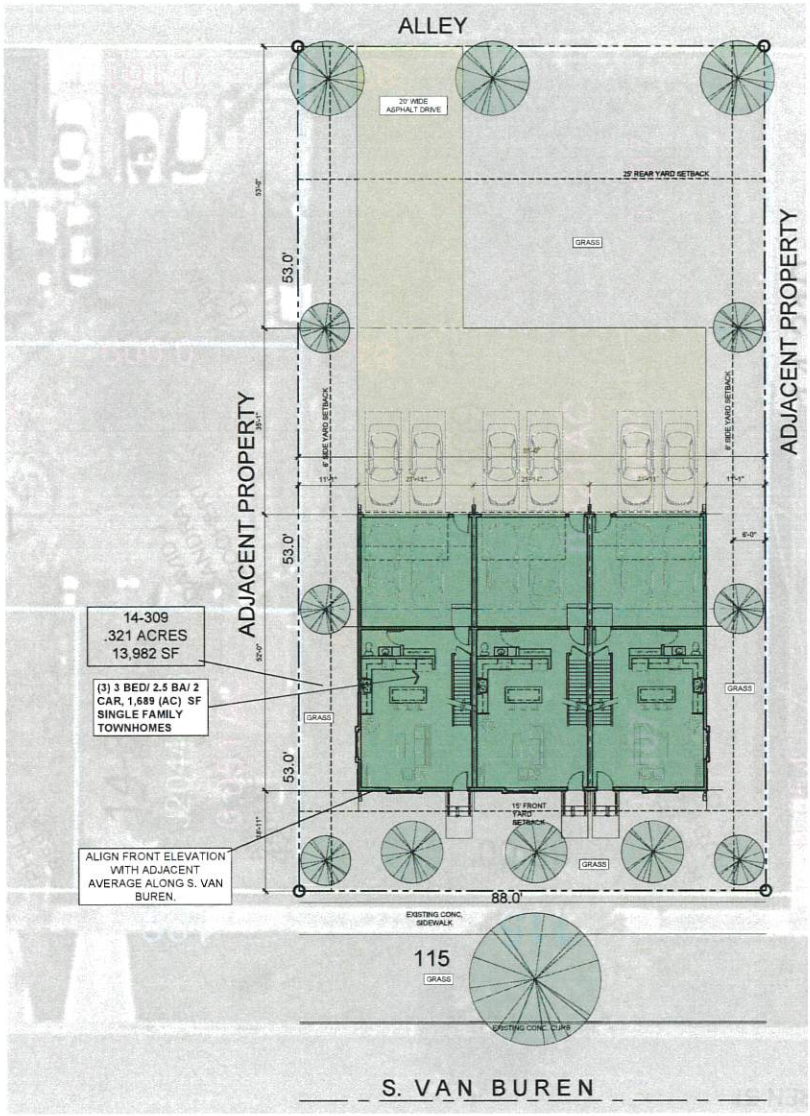
Thank you for your consideration.

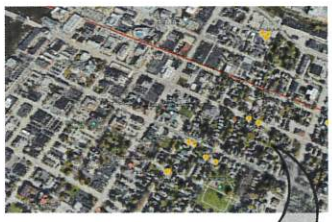
Sincerely,

David Erickson, RA

Director of Real Estate Development
NeighborWorks Green Bay
Email david@nwgreenbay.org

NeighborWorks Green Bay is a donor-supported 501(c)(3) organization.





PROJECT LOCATION

PERCENTAGE OF IMPERVIOUS

SQUARE FOOTAGE INFORMATION:

NEW RESIDENCES = 680.0 SQ. FT. (BASEMENT NON A/C*) + 680.0 SQ. FT. (MAIN LEVEL A/C*) + 464.0 SQ. FT. (GARAGE) + 15.0 SQ. FT. (FRONT PORCH) + 131.6 SQ. FT. (UPSTAIRS PORCH)

TOTAL SPACE = 3,001.6 SQ. FT. (PER UNIT)

DRIVEWAY = 3,373.9 SQ. FT.

UPPER LEVEL IS FULLY CONTAINED WITHIN MAIN LEVEL FOOTPRINT

IMPERVIOUS SQ. FOOTAGE CALC.

TOTAL BLDG. FOOTPRINT: 6,850.0 SQ. FT.

TOTAL LOT SIZE: 13,992.0 SQ. FT.

IMPERVIOUS RATIO = (BUILDING FOOTPRINT + DRIVEWAY) / LOT SIZE) x 100 = % OF IMPERVIOUS SURFACE: 6,850.0 / 13,992.0) x 100 = 48.9%

LEGAL DESCRIPTION

0.321 AC M/L N 88 FT OF SLY 132 FT OF LOTS 831, 832 & 833 PLAT OF NAVARINO

1 SITE PLAN

N.T.S.

NeighborWorks® GREEN BAY

115 S. Van Buren TOWNHOMES

3bed /2.5 ba /2 car

3 Units v.7

Green Bay, WI 54301

Parcel 14-309

NOT FOR CONSTRUCTION

ISSUE DATE: 4/16/25

ISSUED FOR: REVIEW

REVISION LOG

© NEIGHBORWORKS GREEN BAY

△

△

△

115 S. VAN BUREN

GREEN BAY, WI

PROJECT NAME

SITE PLAN

SHEET NAME

PROJECT NUMBER: -

DRAWN BY: DE CHECKED BY: TD

SCALE: AS NOTED

0.20

SHEET NUMBER

C:\Users\dave\NeighborWorks Green Bay\Real Estate Dev & Asset Management - General\REDO\2. Prospects\115 S. Van Buren Townhomes_Green Bay_23\02\2021 Pre-Development\Design Documents\0.20 Site Plan_v7.dwg, 4/16/2025 10:41:38 AM

City of Green Bay

GREEN BAY
1854
Titletown, USA

N

1 "=188'

Feet

1:2,257

Legend

PropertyHook

ParcelLine
- Block boundary
- Bulkhead Line
- Historic Parcel Line (20under)
- Hydrography
- Lines between deeds or lots (20pdashed)
- Lot boundary
- Meander line
- Original Right of Way
- PLSS line
- Parcel line
- Plat boundary
- Private Road Right of Way
- Right of Way line

TaxP
- C
- G
- H
- R
- T
- U
- V

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.

Date Printed: 18 Apr 2025

GB - GIS

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
May 13, 2025	Ronda Bitney

AGENDA ITEM # E.6

Consideration with possible action to approve a one-year development agreement with MB Rentals for the site located at 821 Shea Avenue for the purpose of relocating a home.

BACKGROUND

The site located at 821 Shea Avenue was acquired using Neighborhood Enhancement Funds in 2016 and is zoned R1-Low Density Residential.

Staff has received a proposal from MB Rentals to acquire this parcel so that they can relocate the home from 309 James Street. This relocation would be part of the expansion project for NEW Community Shelter. MB Rentals has offered to purchase the site for $21,800 and have the home relocated within one year of the purchase, including adding a detached garage. A site plan has been submitted and conditionally approved. MB Rentals will be responsible for all fees and permits associated with the relocation of the home to the 821 Shea Avenue site.

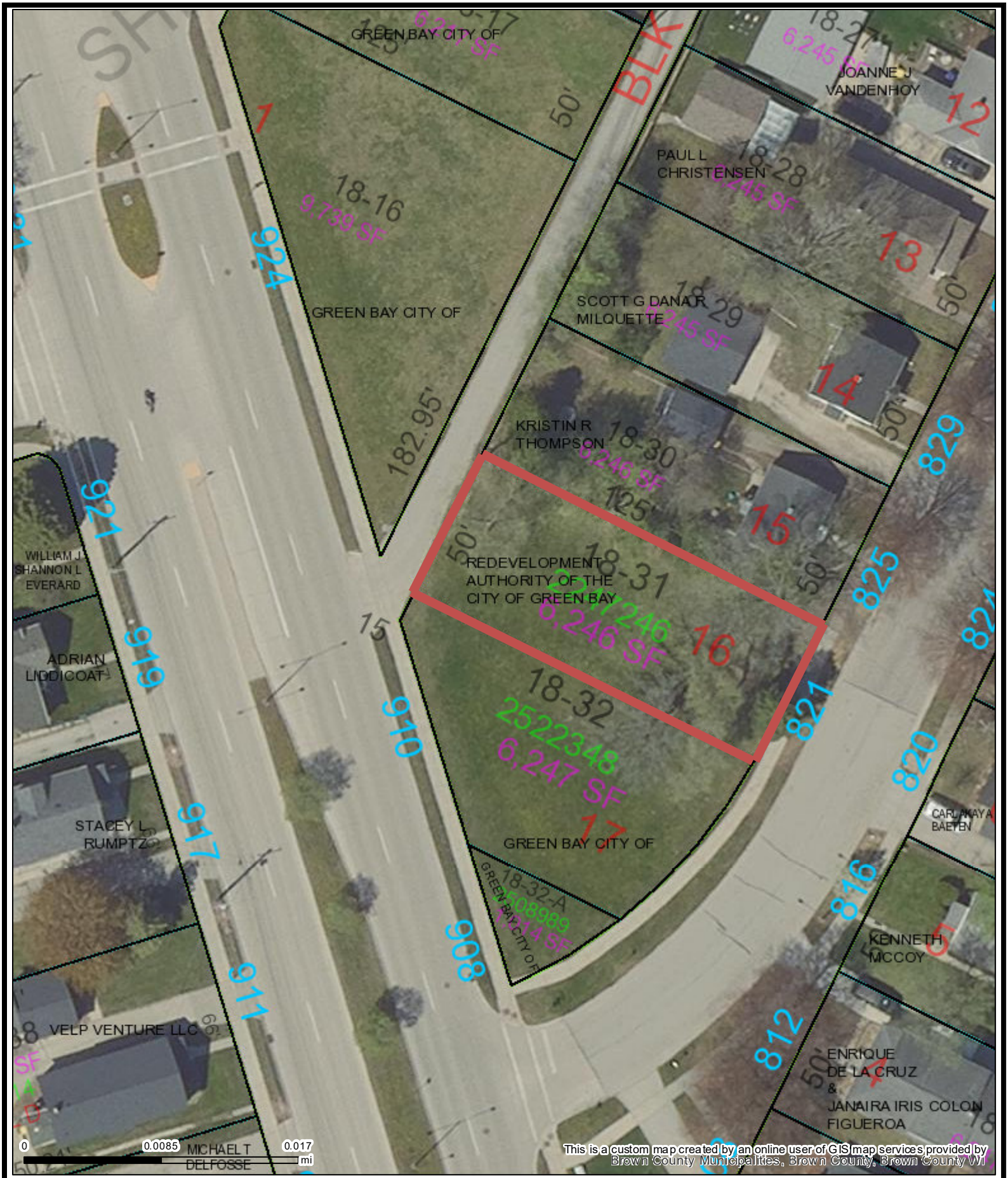
RECOMMENDATION

To approve a one-year development agreement to MB Rentals for the purpose of relocating a home, including building a garage at the site located at 821 Shea Avenue.

FISCAL IMPACT

ATTACHMENTS

1. GIS
2. 309 James Existing
3. 821 Shea Application
4. 821 Shea Avenue Site Plan 5.7.25



This is a custom map created by an online user of GIS map services provided by Brown County Municipalities, Brown County, Brown County WI

Part of Brown County WI

Map printed on 4/22/2025

1:480
1 inch = 40 feet*
1 inch = 0.00758 miles*
original page size: 8.5"x11"
Appropriate format depends on zoom level

Parcel ownership key

- Parcel Boundary
- Condominium
- Gap or Overlap

"hooks" indicate parcel ownership crosses a line

- Parcel line
- Right of Way line
- Meander line
- Lines between deeds or lots
- Historic Parcel Line
- Vacated Right of Way

A complete key (legend) is available at:
tinyurl.com/BrownDogLegend

Brown County Planning & Land Services
(920) 448-6480
www.browncountywi.gov

Date Received: _____
Option Awarded: _____
Payment Received: _____
(For Office Use Only)

Equal Housing Opportunity

Department of Community and Economic Development
100 N. Jefferson Street, Room 608
Green Bay, WI 54301

PLANNING OPTION APPLICATION FORM

Name/Company MB Rentals

Contact Person: Chris Knutson / Mike Boyea

Current Address: 1674 Eisenhower DePere 54115

Telephone Number (Home) Chris - 920-450-4442
(Work) Mike - 920-712-4617

Email Chris@easyhomesale.com + mike@easyhomesale.com

Address of chosen RDA parcel 821 Shea Ave

Offering Purchase Price $21,800

Proposed Timeline: ASAP

Proposed Use: (Rental) or Owner Occupy

Source of funding (provide proof of available funds w/application)
Nicolet Bank

Gap funding being requested: No

C. Proposed Project

Describe the proposed project:

Moving NEW Community Shelter homes to proposed City lots for use as rentals.

*Please include drawings of proposed building, preliminary site plan with footprint and parking.

Contractor Information: Schuette Movers - Merrill, WI
DeVaught House Lifts/Building Movers - Valders, WI

Contractor Experience:

Applicant's Certification:

Signature 4-1-25
Date

Signature
Date

821 shea Avenue

Map printed on 4/19/2025

1:240
1 inch = 20 feet*
1 inch = 0.00379 miles*
original page size: 8.5"x11"
Appropriate format depends on zoom level

Parcel Boundary
Condominium
Gap or Overlap

Parcel line
Right of Way line
Meander line
Lines between deeds or lots
Historic Parcel Line
Vacated Right of Way

(920) 448-6480
www.browncountywi.gov

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
May 13, 2025	

AGENDA ITEM # F.1

Financial report and check register.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Check Report
2. RDA Financial Report 2025

City of Green Bay RDA

Check Register

30-Apr

CHECK #	CHECK DATE	VENDOR NAME	AMOUNT
21854	04/01/2025	BOYS & GIRLS CLUB	3,466.38
21855	04/01/2025	CITY OF GREEN BAY	16,893.83
21856	04/01/2025	NEIGHBORWORKS GREEN BAY	16,535.00
21857	04/01/2025	WE ALL RISE: AFRICAN AMERICAN RESOURCE CENTER	33,539.17
21864	04/30/2025	BIG BROTHERS BIG SISTERS OF NE WISCONSIN	1,082.03
21865	04/30/2025	METROPOLITAN MILWAUKEE FAIR HOUSING COUNCIL, INC.	6,327.00
21866	04/30/2025	NEIGHBORWORKS GREEN BAY	40,771.00
21867	04/30/2025	N.E.W. COMMUNITY CLINIC, LTD	6,503.46
21868	04/30/2025	WE ALL RISE: AFRICAN AMERICAN RESOURCE CENTER	5,270.39
		Total =	130,388.26

Redevelopment Authority
Financial Report
CDBG
4/30/2025

CDBG Entitlement Funds	2025 Budget	2024 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Fair Housing	-	30,335.00	-	6,662.00	-	23,673.00
Public Services	-	347,590.16	-	77,956.42	269,633.74	-
CDBG Eligible Areas HILP Program	-	141,246.14	-	22,127.50	119,118.64	-
CDBG Eligible Areas Public Facilieities and Infrastructure	-	252,383.35	-	40,820.00	19,366.16	192,197.19
CDBG Eligible Areas-Beautificatio/Art	-	87,559.87	-	-	-	87,559.87
Economic Development Façade	-	90,000.00	-	-	-	90,000.00
Economic Development - RLF	-	40,607.57	221,739.71	-	35,000.00	227,347.28
Administration	-	174,851.18	-	40,522.63	-	134,328.55
	$ -	**$ 1,164,573.27**	**$ 221,739.71**	**$ 188,088.55**	**$ 443,118.54**	**$ 755,105.89**

CARES CDBG-CV Funds	2025 Budget	2024 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Rental/Mortgage Assistance Program LMI	-	36,414.78	-	16,504.99	19,909.79	-
	$ -	**$ 36,414.78**	**$ -**	**$ 16,504.99**	**$ 19,909.79**	**$ -**

Redevelopment Authority
Financial Report
HOME
4/30/2025

	2025 Budget	2024 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Single Family Rehab Loan Program	-	272,016.68	-	72,511.00	191,376.00	8,129.68
Downpayment Closing Cost Assistance	-	50,000.00	-	-	-	50,000.00
CHDO Projects	-	434,784.00	-	-	434,784.00	-
Housing Development Projects	-	1,518,941.30	82,376.00	-	494,418.00	1,106,899.30
Administration	-	165,660.33	20,594.00	26,739.41		159,514.92
HOME-ARP Admin	-	1,881,229.91	-	48,040.28	833,189.63	1,000,000.00
	$ -	**$ 4,322,632.22**	**$ 102,970.00**	**$ 147,290.69**	**$ 1,953,767.63**	**$ 2,324,543.90**

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
May 13, 2025	

AGENDA ITEM # F.2

Director's report and project updates.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Development Tracking 20250509

City of Green Bay Development Tracker (Large Scale) - May 2025							
	Project Name	Developer	Project Location	Project Description	Status Update	Housing Units	Est. Prop Value
Multi-family							
1	**US Bank Redevelopment**	Living Downtown LLC	425 Pine Street	Market multi-family rental, commercial	Amendment approved in April	Total # 66 / Under 80% 0	$9,600,000.00
2	**1116 Hobart Drive**	Moski Corp	1116 Hobart Drive	Market multifamily	DA approved in April	Total # 30 / Under 80% 0	$3,000,000.00
3	**Merge @ Shipyard**	Merge LLC	239 Arndt Street	Market multi-family rental, retail	Building plans to be submitted in early June for 2025 construction start	Total # 225 / Under 80% 0	$21,000,000.00
4	**200 N. Monroe**	Three Sixty LLC	200 N. Monroe	Mixed Income rental 148 rental units, 27 townhomes	Design and due diligence underway	Total # tbd / Under 80%	tbd
5	**Gorman @ JBS**	Gorman & Co.	0 Lime Kiln Rd	Workforce multi-family	Terms of DA under negotiation	Total # 95 / Under 80% 0	$10,000,000.00
6	**Former Badger Sheet Metal**	General Capital	420 S. Broadway/419 S. Maple	Multi-family rental, retail, Fire Station/Admin, greenway	LIHTC application to be submitted in May. $3.5M ERA funding approved in April.	Total # 95 / Under 80% 95	$19,000,000.00
7	**New Land 221 Cherry**	New Land Enterprises	221 Cherry	Market rate multi-family rental, retail	Construction underway	Total # 268 / Under 80% 0	$38,000,000.00
8	**222 Cherry St LLC**	Peter Nugent	216-222 Cherry St	Market rate apts with retail 1st floor	DA amendment approved Nov '24. Demo planned in 2025.	Total # 71 / Under 80% 0	$10,500,000.00
9	**One Astor**	Spark Development	100 E. Mason	Market rate multi-family rental	DA approved in April. Construction start anticipated in 2025.	Total # 125 / Under 80% 0	$15,000,000.00
Single-family							
10	**Habitat Homestead**	Habitat for Humanity	0 Richmond St	Affordable single-family owner occupied detached and townhomes	Construction underway	Total # 14 / Under 80% 14	$2,925,000.00
11	**Southwest Woods**	Garritt Bader	Hinkle S. of Mason	Single family housing with new roads	Construction planned this year.	Total # 29 / Under 80% 0	$8,000,000.00
Commercial							

12	**Green Bay Plaza**	ICAP Development	155 W. Mason	Commercial	DA approved. Development underway	Total # 0	Under 80% 0	$4,000,000.00
12	**S&S Buildings**	Investment Creations	227 E Walnut, 101 & 109 N Adams	Mixed use law office, retail, market rate apartment	Development Agreement approved in March. Rehab work planned to start this quarter.	Total # 1	Under 80% 0	$1,500,000.00
13	**Fire Station One**	MOWGS LLC	501 S. Washington	Fire station rehab conversion to commercial uses	Development Agreement negotiations underway	Total # 0	Under 80% 0	tbd
Industrial								
14	**Pulliam Redevelopment**	Port of Green Bay / Brown County	420 S. Broadway/419 S. Maple	Port development / C. Reiss relocation	Negotionations continue	Total # 0	Under 80%	tbd
15	**Green Bay Drop Forge Cleveland Hardware**	Hoban Real Estate	1341 State Street	Industrial	Development Agreement approved in March. Construction underway.	Total # 0	Under 80% 0	$10,500,000.00
Park/Public								
16	**Shipyard Phase 2**	**City/RDA**	100 W. Mason	Event lawn, dog park, urban beach, splash pad, playground, restrooms	Engineer selected. Construction planned to start in late 2025	Total # 0	Under 80% 0	$0.00

COLOR KEY
Multi-family
Single-family
Commercial
Industrial
Park/Public

	Units	Under 80%	Value
TOTALS	**1,019**	**118**	**$153,025,000.00**