



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, JUNE 10, 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, Matt Schueller, Melanie Parma, Deby Dehn, Stephen Srubas, Renita Robinson

Members Absent: Ald. Kathy Hinkfuss

Liaisons Present: Jeff Mirkes, Leah Weycker

Others Present: Mayor Eric Genrich, Mary Lopez (Citizens Academy)

C. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the Tuesday, June 10, 2025, meeting of the Redevelopment Authority.

Moved by Stephen Srubas, seconded by Deby Dehn to approve the agenda.

Motion Passed.

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

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the May 13, 2025, meeting.

Moved by Stephen Srubas, seconded by Matt Schueller to approve the minutes.

Motion Passed.

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

E. PUBLIC HEARINGS.

1. Consideration with possible action on the proposed creation of Tax Incremental District No. 30 (TID 30): US Bank Conversion, the proposed boundaries of the District, and the proposed Project Plan for the District.

Chair Gary Delveaux asked three times if anyone wished to speak.

Speaker:

Jeff Mirkes, Downtown Green Bay, Inc.

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

2. Consideration with possible action on the proposed creation of Tax Incremental District No. 31 (TID 31): One Astor, the proposed boundaries of the District, and the proposed Project Plan for the District.

Chair Gary Delveaux asked three times if anyone wished to speak.

Speaker:

Jeff Mirkes, Downtown Green Bay, Inc.

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

F. REGULAR BUSINESS.

1. Consideration with possible action on a Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 30, US Bank Conversion.

Moved by Gary J. Delveaux, seconded by Matt Schueller to open the floor.

Motion Passed.

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

Speaker:

Harry Allen, Ehlers

Moved by Matt Schueller, seconded by Stephen Srubas to close the floor.

Motion Passed.

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

Moved by Gary J. Delveaux, seconded by Matt Schueller to adopt a Creation Resolution to establish Tax Incremental District No. 30 (TID 30): US Bank Conversion and adopt the Project Plan.

Motion Passed.

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

2. Consideration with possible action on a Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 31: One Astor.

Moved by Gary J. Delveaux, seconded by Matt Schueller to open the floor.

Motion Passed.

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

Speaker:

Harry Allen, Ehlers

Moved by Matt Schueller, seconded by Stephen Srubas to close the floor.

Motion Passed.

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

Moved by Matt Schueller, seconded by Deby Dehn to adopt a Creation Resolution to establish Tax Increment District Thirty-one (TID 31): One Astor and adopt the Project Plan.

Motion Passed.

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

3. Consideration with possible action to approve a 60-day planning option extension to Deals, Development & Partnership Capital for the construction of six townhomes on the sites located at 1118 N. Van Buren Street, 1124 N. Van Buren Street, and 910 Reber Street.

Moved by Matt Schueller, seconded by Deby Dehn to approve a 60-day extension, as the final extension, to the current planning option with Deals, Development & Partnership Capital to finalize the development plans for six units of townhomes.

Motion Passed.

Yes-Gary J. Delveaux, Matt Schueller, Melanie Parma, 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 1.5-story, single-family home on the site located at 1305 S. Chestnut Avenue along with a HOME funding request of \$9,970.00.

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 1305 S. Chestnut Avenue and the HOME funding request of \$9,970.00.

Motion Passed.

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

5. Consideration with possible action on HOME funding request from Greater Green Bay Habitat for Humanity to build a home at 1216 S. Broadway.

Moved by Deby Dehn, seconded by Stephen Srubas to approve HOME funding request of \$8,370.00 from Greater Green Bay Habitat for Humanity to build a home at 1216 S. Broadway.

Motion Passed.

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

6. Consideration with possible action on HOME funding request from Greater Green Bay Habitat for Humanity to build a home at 1319 S. Broadway.

Moved by Melanie Parma, seconded by Matt Schueller to approve HOME funding request of \$6,470.00 from Greater Green Bay Habitat for Humanity to build a home at 1319 S. Broadway.

Motion Passed.

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

7. Consideration with possible action on HOME funding request from Greater Green Bay Habitat for Humanity to build a home at 1321 S. Broadway.

Moved by Deby Dehn, seconded by Matt Schueller to approve HOME funding request of \$30,470.00 from Greater Green Bay Habitat for Humanity to build a home at 1321 S Broadway.

Motion Passed.

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

8. Consideration with possible action on a substantial amendment to the 2022, 2023, and 2024 Annual Action Plans to reallocate \$87,559.87 of Beautification/Art Funding to the Home Improvement Loan Program.

Moved by Matt Schueller, seconded by Renita Robinson to approve a substantial amendment to the 2022, 2023, and 2024 Annual Action Plan to reallocate \$87,559.87 of Beautification/Art Funding to the Home Improvement Loan Program.

Motion Passed.

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

G. INFORMATIONAL.

1. Communication dated 5/6/2025 from Ald. Brian Johnson "for consideration and possible action to update the housing study completed in 2020 to capture current housing demand, document other development tools and resources to help close gaps in capital stacks, and recommend policy modifications to accelerate housing projects that align with existing demands and needs."

Development Director Cheryl Renier-Wigg provided an update regarding the contract for the housing study update.

2. Financial report and check register.
3. Director's report and project updates.
4. Date of next meeting: July 8, 2025.
5. Progress update on the Community Land Trust.

Item G.5 was taken before Item G.I

Moved by Matt Schueller, seconded by Stephen Srubas to open the floor.

Motion Passed.

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

Speakers:

Jeffrey Washburne, Community Land Trust Consultant

Noel Halvorsen, Neighborworks Green Bay

Moved by Stephen Srubas, seconded by Deby Dehn to close the floor.

Motion Passed.

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

H. ADJOURNMENT.

Moved by Matt Schueller, seconded by Stephen Srubas to adjourn.

Motion Passed.

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

| City of Green Bay Development Tracker (Large Scale) - June 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 | Development agreement amended in April | Total # | Under 80% | \$9,600,000.00 |
| | | | | | | 66 | 0 | |
| 2 | 1116 Hobart Drive | Moski Corp | 1116 Hobart Drive | Market multifamily | Development agreement approved in April | Total # | Under 80% | \$3,000,000.00 |
| | | | | | | 30 | 0 | |
| 3 | Merge @ Shipyard | Merge LLC | 239 Arndt Street | Market multi-family rental, retail | Building plans to be submitted in June for 2025 construction start | Total # | Under 80% | \$21,000,000.00 |
| | | | | | | 225 | 0 | |
| 4 | 200 N. Monroe | Three Sixty LLC | 200 N. Monroe | Mixed Income rental 148 rental units, 27 townhomes | Design and due diligence underway | Total # | Under 80% | tbd |
| | | | | | | tbd | | |
| 5 | Gorman @ JBS | Gorman & Co. | 0 Lime Kiln Rd | Workforce multi-family | Development Agreement terms under negotiation | Total # | Under 80% | \$10,000,000.00 |
| | | | | | | 95 | 0 | |
| 6 | Former Badger Sheet Metal | General Capital | 420 S. Broadway/419 S. Maple | Multi-family rental, retail, Fire Station/Admin, greenway | Development Agreement terms under negotiation. \$3.5M ERA funding approved in April. | Total # | Under 80% | \$19,000,000.00 |
| | | | | | | 85 | 85 | |
| 7 | New Land 221 Cherry | New Land Enterprises | 221 Cherry | Market rate multi-family rental, retail | Construction underway | Total # | Under 80% | \$38,000,000.00 |
| | | | | | | 268 | 0 | |
| 8 | 222 Cherry St LLC | Peter Nugent | 216-222 Cherry St | Market rate apts with retail 1st floor | Development agreement amendment terms under negotiation | Total # | Under 80% | \$10,500,000.00 |
| | | | | | | 71 | 0 | |
| 9 | One Astor | Spark Development | 100 E. Mason | Market rate multi-family rental | Development agreement approved in April. Construction start anticipated in 2025. | Total # | Under 80% | \$15,500,000.00 |
| | | | | | | 125 | 0 | |
| Single-family | | | | | | | | |
| 10 | Habitat Homestead | Habitat for Humanity | 0 Richmond St | Affordable single-family owner occupied detached and townhomes | Construction underway | Total # | Under 80% | \$2,925,000.00 |
| | | | | | | 14 | 14 | |
| 11 | Southwest Woods | Garritt Bader | Hinkle S. of Mason | Single family housing with new roads | Development agreement approved. Construction planned this year. | Total # | Under 80% | \$8,000,000.00 |
| | | | | | | 29 | 0 | |

| | | | | | | | | |
|--------------------|---|----------------------------------|---------------------------------|--|---|---------------|----------------|-----------------|
| 12 | The Pines | DC | 0 Deuchert Street | Single family housing with new roads | Development agreement under negotiation. | Total # 41 | Under 80% 0 | \$10,000,000.00 |
| Commercial | | | | | | | | |
| 13 | Green Bay Plaza | ICAP Development | 155 W. Mason | Commercial | Development agreement approved. Construction underway. | Total # 0 | Under 80% 0 | \$4,000,000.00 |
| 14 | S&S Buildings | Investment Creations | 227 E Walnut, & 109 N Adams 101 | 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 |
| 15 | Fire Station One | MOWGS LLC | 501 S. Washington | Fire station rehab conversion to commercial uses | Development Agreement negotiations underway | Total # 0 | Under 80% 0 | \$1,000,000.00 |
| Industrial | | | | | | | | |
| 16 | Pulliam Redevelopment | Port of Green Bay / Brown County | 420 S. Broadway/419 S. Maple | Port development / C. Reiss relocation | County approved agreement with C. Reiss in June 2025. Negotiations underway for City funding. | Total # 0 | Under 80% 0 | \$0.00 |
| 17 | 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 | | | | | | | | |
| 18 | Shipyards Phase 2 | City/RDA | 100 W. Mason | Event lawn, dog park, urban beach, splash pad, playground, restrooms | Engineer selected. Construction planned to start in early 2026. | Total # 0 | Under 80% 0 | \$0.00 |

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

| | | | |
|---------------|--------------|------------|-------------------------|
| | Units | Under 80% | Value |
| TOTALS | 1,050 | 108 | \$164,525,000.00 |