



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, JULY 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, Ald. Kathy Hinkfuss, Matt Schueller, Melanie Parma, Stephen Srubas, Renita Robinson (arrived 1:37 p.m.)

Members Excused: Deby Dehn

Liaisons Present: Jeff Mirkes, Leah Weycker

Others Present: Ald. Alyssa Proffitt, Ald. Brian Johnson

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Tuesday, July 8, 2025, meeting of the Redevelopment Authority.

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

Motion Passed.

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

D. APPROVAL OF MINUTES.

- I. Approval of the minutes from the June 10 and June 19, 2025, meetings of the Redevelopment Authority.

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

Motion Passed.

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

E. REGULAR BUSINESS.

- I. Consideration with possible action on Development Agreement 25-07 with Grand Boulevard Apartments LLC for the development of 0 Grand Boulevard (Tax Parcel 23-243-1), 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 Stephen Srubas, seconded by Matt Schueller to open the floor.

Motion Passed.

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

Speaker:

Ted Matkom, Grand Boulevard Apartments LLC

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

Motion Passed.

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

Moved by Matt Schueller, seconded by Ald. Kathy Hinkfuss to approve Development Agreement 25-07 with Grand Boulevard Apartments LLC for the development of 0 Grand Boulevard (Tax Parcel 23-243-1), and authority for the Director to approve a collateral

assignment, subject to legal review.

Motion Passed.

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

2. Consideration with possible action on approval of \$500,000 of HOME funding to support affordable housing development for the Grand Blvd Apartments at the JBS development site

Moved by Ald. Kathy Hinkfuss, seconded by Stephen Srubas to open the floor.

Motion Passed.

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

Speaker:

Frank Torres, 1490 Capital Drive

Moved by Stephen Srubas, seconded by Ald. Kathy Hinkfuss to close the floor.

Motion Passed.

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

Moved by Ald. Kathy Hinkfuss, seconded by Matt Schueller to approve \$500,000 of HOME funding to support affordable housing development for the Grand Blvd Apartments at the JBS development site with the recommendation that the four units rented to persons at or below 60% of median income consist of two 2-bedroom units and two 3-bedroom units.

Motion Passed.

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

3. Consideration with possible action on an Option to execute a Ground Lease with General Capital Acquisitions, LLC for 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).

Moved by Stephen Srubas, seconded by Ald. Kathy Hinkfuss to open the floor.

Motion Passed.

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

Speakers:

Sig Strautmanis, General Capital

Frank Torres, 1490 Capital Drive

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

Motion Passed.

Yes-Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Stephen Srubas, Renita

Robinson, No-None, Abstain-None.

Moved by Stephen Srubas, seconded by Ald. Kathy Hinkfuss to approve an Option to Ground Lease with General Capital Acquisitions, LLC for 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).

Motion Passed.

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

4. Consideration with possible action on the approval and recommendation to the Common Council the City of Green Bay's Five-Year (2025-2029) Consolidated Plan and 2025 Annual Action Plan.

Moved by Stephen Srubas, seconded by Matt Schueller to approve and recommend to the Common Council the City of Green Bay's Five-Year (2025-2029) Consolidated Plan and 2025 Annual Action Plan.

Motion Passed.

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

F. INFORMATIONAL.

1. Financial report and check register.
2. Brownfields program update.
3. Director's report and project updates.
4. Date of next meeting: August 12, 2025.

G. ADJOURNMENT.

1. Adjournment for the Tuesday, July 8, 2025, meeting of the Redevelopment Authority.

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

Motion Passed.

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