



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, AUGUST 12, 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=YUducEM2VUZWOGVYZzMyNTA0cIFJQT09>

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, Deby Dehn, Stephen Srubas, and Renita Robinson

Members Excused: Kathy Hinkfuss and Melanie Parma

Liaisons Present: Jeff Mirkes and Leah Weycker

Others Present: Ald. Alyssa Proffitt

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Tuesday, August 12, 2025, meeting of the Redevelopment Authority.

Moved by Stephen Srubas, seconded by Matt Schueller to approve the agenda. Motion Passed.

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

D. APPROVAL OF MINUTES.

- I. Approval of the minutes from the July 8, 2025, meeting.

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

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

E. PUBLIC HEARING.

- I. Consideration with possible action on the proposed creation of Tax Incremental District Thirty-Two (TID 32): The Pines, the proposed boundaries of the District, and the proposed Project Plan for the District.

Moved by Stephen Srubas, seconded by Deby Dehn to open the floor. Motion Passed.

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

Speaker:

Harry Allen, Ehlers

Moved by Matt Schueller, seconded by Deby Dehn to close the floor. Motion Passed.

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

Chair Gary Delveaux asked three times if anyone wished to speak. Hearing/seeing no one else, the public hearing was closed.

F. REGULAR BUSINESS.

- I. Consideration with possible action on a Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District Thirty-Two (TID 32): The Pines.

Moved by Matt Schueller, seconded by Stephen Srubas to adopt a resolution to establish Tax

Incremental District Thirty-Two (TID 32): The Pines and adopt the Project Plan. Motion Passed.

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

2. Consideration with possible action to approve a Planning Option with Three Sixty Real Estate Solutions, LLC until December 31, 2025, for the development of 200 N. Monroe Avenue.

Moved by Matt Schueller, seconded by Deby Dehn to open the floor. Motion Passed.

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

Speaker:

Jeremy Novak, Three Sixty Real Estate Solutions

Moved by Matt Schueller, seconded by Deby Dehn to close the floor. Motion Passed.

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

Moved by Deby Dehn, seconded by Stephen Srubas to amend the Planning Option expiration date to January 13, 2026. Motion Passed.

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

Moved by Deby Dehn, seconded by Matt Schueller to approve as amended a Planning Option with Three Sixty Real Estate Solutions, LLC until January 13, 2026, for the development of 200 N. Monroe Avenue. Motion Passed.

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

3. Consideration with possible action to adopt an Affordable Housing Extension Resolution for Tax Incremental District Twelve (TID 12): I-43 Industrial Park.

Moved by Deby Dehn, seconded by Matt Schueller to adopt an Affordable Housing Extension Resolution for TID 12: I-43 Industrial Park, extending the TID for twelve months from the date of the proposed municipal resolution, until August 19, 2026, and forward to the Common Council for their consideration. Motion Passed.

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

4. Consideration with possible action to issue final payment for the KICC 2-24 West Rotunda Repairs to IEI General Contractors Inc.

Moved by Matt Schueller, seconded by Deby Dehn to approve final payment for the KICC 2-

24 West Rotunda Repairs to IEI General Contractors Inc. Motion Passed.
Yes-Gary J. Delveaux, Matt Schueller, Deby Dehn, Renita Robinson, No-None, Abstain-Stephen Srubas.

5. Consideration with possible action on a Delegation of Signature Authority (limited) by the Chairperson to the Executive Director.

Moved by Stephen Srubas, seconded by Deby Dehn to approve a Delegation of Signature Authority (limited) by the Chairperson to the Executive Director. Motion Passed.
Yes-Gary J. Delveaux, Matt Schueller, Deby Dehn, Stephen Srubas, Renita Robinson, No-None, Abstain-None.

G. INFORMATIONAL.

1. Financial report and check register.
2. Director's report and project updates.
3. Next Meeting: September 9, 2025

H. ADJOURNMENT.

1. Adjournment of the Tuesday, August 12, 2025, meeting of the Redevelopment Authority.

Moved by Matt Schueller, seconded by Deby Dehn to adjourn. Motion Passed.
Yes-Gary J. Delveaux, Matt Schueller, Deby Dehn, Stephen Srubas, Renita Robinson, No-None, Abstain-None.