



AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

THURSDAY, SEPTEMBER 11, 2025, 9:00 AM
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.

C. Approval of the Agenda.

- I. Approval of the agenda for the Thursday, September 11, 2025, meeting of the Redevelopment Authority.

D. Approval of Minutes.

- I. Approval of the minutes from the August 12, 2025 meeting.

E. Regular Business.

- I. Consideration with possible action on Development Agreement 25-08 with GenCap Green Bay Fire Station Apartments, LLC for the development of 420 S. Broadway, 402 S. Broadway, 421 Arndt Street, and portions of 419 Maple Avenue (Tax Parcels 3-569, 3-572, 3-574, 2-

947), and authority for the Director to approve any collateral assignment, subject to final legal review and approval.

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.

2. Consideration with possible action on a Subrecipient Agreement with Brown County for Emergency Rental Assistance (ERA) 2 Funding Affordable Housing Development, subject to final legal review and approval.
3. Consideration with possible action on a professional services agreement with Wendel for design and construction services for Green Bay Metro Fire Department Station No. 1, contingent on approval of Development Agreement 2025-08.
4. Consideration with possible action on awarding \$1,000,000 of HOME-ARP funds and \$550,000 of HOME funds to General Capital Development LLC for the Fire Station Flats development to support the creation of affordable housing.
5. Consideration with possible action on a ground lease agreement with GenCap Green Bay Fire Station Apartments LLC for 420 S. Broadway, 402 S. Broadway, 421 Arndt Street, and portions of 419 Maple Avenue (Tax Parcels 3-569, 3-572, 3-574, 2-947), subject to final legal review and approval.
6. Consideration with possible action to approve a one-year development agreement with Paul Olesky for the construction of a two-bedroom, one-bath home located at 1229 St. Clair Street.
7. Consideration with possible action to approve a resolution of support related to detachment and attachment of land with the Village of Bellevue related to the JBS Development Site.
8. Consideration with possible action to approve up to \$120,000 of CDBG infrastructure funding for the construction of a rapid flashing beacon on W. Mason Street.
9. Consideration with possible action for GBPD evidence storage project on Day Street, to approve phase two estimated construction costs as well as awarding phase three site improvements to the lowest responsive bidder utilizing TID 21 funding.

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F. Informational.

1. Financial report and check register.
2. Director's report and project updates.
3. Next Meeting: October 14, 2025

G. Adjournment.

1. Adjournment of the Thursday, September 11, 2025, meeting of the Redevelopment

Authority.

- 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.