



# MINUTES 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.

Members Present: Gary J. Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Renita Robinson

Members Excused: Stephen Srubas

Liaisons Present: Jeff Mirkes

Others Present: Ald. Brian Johnson (arrived 9:08 a.m.)

## **C. APPROVAL OF THE AGENDA.**

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

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

Motion Passed.

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

#### **D. APPROVAL OF MINUTES.**

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

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

Motion Passed.

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

#### **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.

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

Motion Passed.

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

Speaker:

Sig Strautmanis, General Capital

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, Deby Dehn, Renita Robinson, No-None, Abstain-None.

Moved by Matt Schueller, seconded by Ald. Kathy Hinkfuss to approve 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 a collateral assignment, subject to legal review.

Motion Passed.

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

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.

Moved by Matt Schueller, seconded by Ald. Kathy Hinkfuss to approve the Subrecipient Agreement with Brown County for Emergency Rental Assistance (ERA) 2 Funding Affordable Housing Development.

Motion Passed.

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

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.

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

Motion Passed.

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

Speaker:

Sig Strautmanis, General Capital

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, Deby Dehn, Renita Robinson, No-None, Abstain-None.

Moved by Matt Schueller, seconded by Melanie Parma to approve 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.

Motion Passed.

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

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.

Moved by Ald. Kathy Hinkfuss, seconded by Matt Schueller to award \$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 contingent on the Developer securing the remaining funding gap in the project.

Motion Passed.

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

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.

Moved by Matt Schueller, seconded by Renita Robinson to approve the 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.

Motion Passed.

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

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.

Moved by Ald. Kathy Hinkfuss, seconded by Melanie Parma to approve a one-year development agreement with Paul Oleksy for the construction of an owner-occupied, two-bedroom, one-bath home at 1229 St. Clair Street.

Motion Passed.

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

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.

Moved by Matt Schueller, seconded by Deby Dehn to approve a resolution of support related to detachment and attachment of land with the Village of Bellevue related to the JBS Development Site.

Motion Passed.

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

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.

Moved by Ald. Kathy Hinkfuss, seconded by Matt Schueller to approve up to \$120,000 of CDBG infrastructure funding for the construction of a rapid flashing beacon on W. Mason Street.

Motion Passed.

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

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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Moved by Matt Schueller, seconded by Ald. Kathy Hinkfuss to enter closed session at 9:52 a.m.

Motion Passed.

Matt Schueller read the closed session language.

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

Moved by Ald. Kathy Hinkfuss, seconded by Matt Schueller to return to regular session at 10:12 a.m.

Motion Passed.

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

Moved by Matt Schueller, seconded by Ald. Kathy Hinkfuss to approve phase two work and the bid from McDonald Companies for \$387,084.17, phase three work and the bid from Vinton Construction Company for \$240,081.09, and approve the Director to negotiate the lease with the landlord for the GBPD evidence storage project at 724 Day Street.

Motion Passed.

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

## **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.

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

Motion Passed.

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