



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

**TUESDAY, NOVEMBER 4, 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, Ald. Kathy Hinkfuss, Melanie Parma, Stephen Srubas, Renita Robinson (joined at 1:44 p.m.)

Members Excused: Matt Schueller, Deby Dehn

Liaisons Present: Jeff Mirkes, Leah Weycker

Others Present: Mayor Eric Genrich, Ald. Melinda Eck, Ald. Brian Johnson

C. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the Tuesday, November 4, 2025, meeting of the Redevelopment Authority.

Moved by Stephen Srubas, seconded by Melanie Parma to approve the agenda.

Motion Passed.

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

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the September 11, 2025, meeting.

Moved by Stephen Srubas, seconded by Ald. Kathy Hinkfuss to approve the minutes.

Motion Passed.

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

E. REGULAR BUSINESS.

1. Consideration with possible action to approve an Exclusive Letter of Intent (ELOI) between the City of Green Bay and the United Soccer League (USL).

Comment form: In favor - Joe Phillips, 123 N Broadway

Moved by Ald. Kathy Hinkfuss, seconded by Melanie Parma to approve the Exclusive Letter of Intent between the City of Green Bay and the United Soccer League (USL).

Motion Passed.

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

2. Consideration with possible action to approve \$500,000 in TIF funding from the TIF 16 - Military Avenue for the construction of the parking lot and site work associated with the Market on Military.

Moved by Stephen Srubas, seconded by Melanie Parma to open the floor.

Motion Passed.

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

Speaker:

Leah Weycker, Military Avenue, Inc.

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

Motion Passed.

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

Moved by Ald. Kathy Hinkfuss, seconded by Stephen Srubas to approve \$500,000 in TIF funding from TIF 16 - Military Avenue for the construction of the parking lot and site work associated with the Market on Military.

Motion Passed.

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

3. Consideration with possible action to award a planning option for 436 S. Monroe Avenue (Tax Parcel 13-169).

Moved by Melanie Parma, seconded by Ald. Kathy Hinkfuss to open the floor.

Motion Passed.

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

Speaker:

Ian Wilson, AIA, Nolan Carter

Moved by Stephen Srubas, seconded by Melanie Parma to close the floor.

Motion Passed.

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

Moved by Melanie Parma, seconded by Stephen Srubas to approve a six-month planning option with Nolan Carter for 436 S. Monroe Avenue (Tax Parcel 13-169).

Motion Passed.

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

4. Consideration with possible action to award a 60-day planning option to Radue Homes, Inc. for proposed development on the JBS Redevelopment Site.

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

Motion Passed.

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

Speaker:

Ryan Radue, Radue Homes

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

Motion Passed.

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

Moved by Stephen Srubas, seconded by Melanie Parma to award a 60-day planning option to Radue Homes, Inc. for 7 of the single-family parcels in Development Area A and the 16 townhomes along the Grand Blvd. in Development Area B on the JBS Redevelopment Site.
Motion Passed.

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

5. Consideration with possible action to award a 60-day planning option to NeighborWorks Green Bay for proposed development on the JBS Redevelopment Site.

Moved by Stephen Srubas, seconded by Ald. Kathy Hinkfuss to award a 60-day planning option to NeighborWorks Green Bay for their proposed development on the JBS Redevelopment Site.

Motion Passed.

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

6. Consideration with possible action to approve a one-year development agreement to NeighborWorks Green Bay for the development of three owner-occupied townhomes on the site located at 115 S Van Buren Street.

Moved by Ald. Kathy Hinkfuss, seconded by Renita Robinson to approve a one-year development agreement to NeighborWorks Green Bay for the site located at 115 S Van Buren Street for the development of three (3) townhomes.

Motion Passed.

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

7. Consideration with possible action to award \$100,000 of CDBG Parks & Infrastructure funds for the purchase of new playground equipment for Badger Park.

Moved by Stephen Srubas, seconded by Melanie Parma to award \$100,000 of CDBG Parks & Infrastructure funds for the purchase of new playground equipment for Badger Park.

Motion Passed.

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

8. Consideration with possible action to award \$104,069.65 of CDBG Parks & Infrastructure funds for the purchase of new playground equipment for Fisk Park.

Moved by Ald. Kathy Hinkfuss, seconded by Renita Robinson to award \$104,069.65 of

CDBG Parks & Infrastructure funds for the purchase of new playground equipment for Fisk Park.

Motion Passed.

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

9. Consideration with possible action to approve final payment and completion of Contract CD 24-01 Farlin Park Site Project.

Moved by Stephen Srubas, seconded by Ald. Kathy Hinkfuss to approve final payment and completion of the Farlin Park Site Project.

Motion Passed.

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

10. Consideration with possible action to approve a Master Services Agreement Task Order with Stantec Consulting Services Inc. for additional professional environmental services of \$80,500 under the EPA Brownfields Cleanup Grant.

Moved by Melanie Parma, seconded by Stephen Srubas to approve a Master Services Agreement Task Order with Stantec Consulting Services Inc. for additional professional environmental services of \$80,500 under the EPA Brownfields Cleanup Grant.

Motion Passed.

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

F. INFORMATIONAL.

1. Report on historical borrowing, TIF, and debt.
2. Financial report and check register.
3. Director's report and project updates.
4. Next Meeting: December 9, 2025

G. ADJOURNMENT.

- I. Adjournment of the Tuesday, November 4, 2025, meeting of the Redevelopment Authority.

Moved by Stephen Srubas, seconded by Ald. Kathy Hinkfuss to adjourn.

Motion Passed.

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