



AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, DECEMBER 9, 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.

C. Approval of the Agenda.

- I. Approval of the agenda for the Tuesday, December 9, 2025, meeting of the Redevelopment Authority.

D. Approval of Minutes.

- I. Approval of the minutes from the November 4, 2025, meeting.

E. Regular Business.

- I. Consideration with possible action to award \$204,000.00 of TIDAH funding to support Veterans 1st of NEW housing development.

2. Consideration with possible action on the request by Department of Public Works to approve the award of contract Parks 8-25 Leicht Memorial Park Pavilion to 8PINE Inc. in the amount of \$4,958,656.00 to be funded with Tax Increment District Five (TID) funding.
3. Consideration with possible action to approve a resolution authorizing the submittal of a WEDC Idle Sites grant application for the redevelopment of the Fire Station Flats site on South Broadway.

F. Informational.

1. Brownfields program update.
2. Financial report and check register.
3. Director's report and project updates.
4. Next Meeting: January 13, 2026

G. Adjournment.

1. Adjournment of the Tuesday, December 9, 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.



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

December 9, 2025

PREPARED BY

AGENDA ITEM # D.I

Approval of the minutes from the November 4, 2025, meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. RDA Minutes 11.04.25 (5)



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=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, 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.



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

December 9, 2025

PREPARED BY

Will Peters

AGENDA ITEM # E.1

Consideration with possible action to award \$204,000.00 of TIDAH funding to support Veterans 1st of NEW housing development.

BACKGROUND

Veterans 1st of NEW is a non-profit organization constructing 21 units of affordable, supportive housing for veterans who are struggling with homelessness. In addition to offering housing units, onsite supportive services will be provided to meet the mental, physical, and emotional needs of the veterans they are serving. The housing development is located on parcel #21-283-3, the former location of the Brown County Mental Health Center on St. Anthony Drive. Development will occur in three phases, the first of which is the construction of 7 homes and the community center. Site work is already underway to prepare for building construction. Total development cost for the project is \$4,430,585.00.

Due to the unexpected discovery of old foundations from the previous use of the site, additional costs related to utility work and excavation, the project has incurred overruns. To help offset those budget overruns, Veterans 1st is requesting \$204,000.00 of TIDAH funds.

Staff has reviewed the request from Veterans 1st and is in support of funding their project at \$204,000.00 on a reimbursement basis.

RECOMMENDATION

To award Veterans 1st of NEW \$204,000.00 of TIDAH funds on a reimbursement basis to support their housing development located on St. Anthony Drive.

FISCAL IMPACT

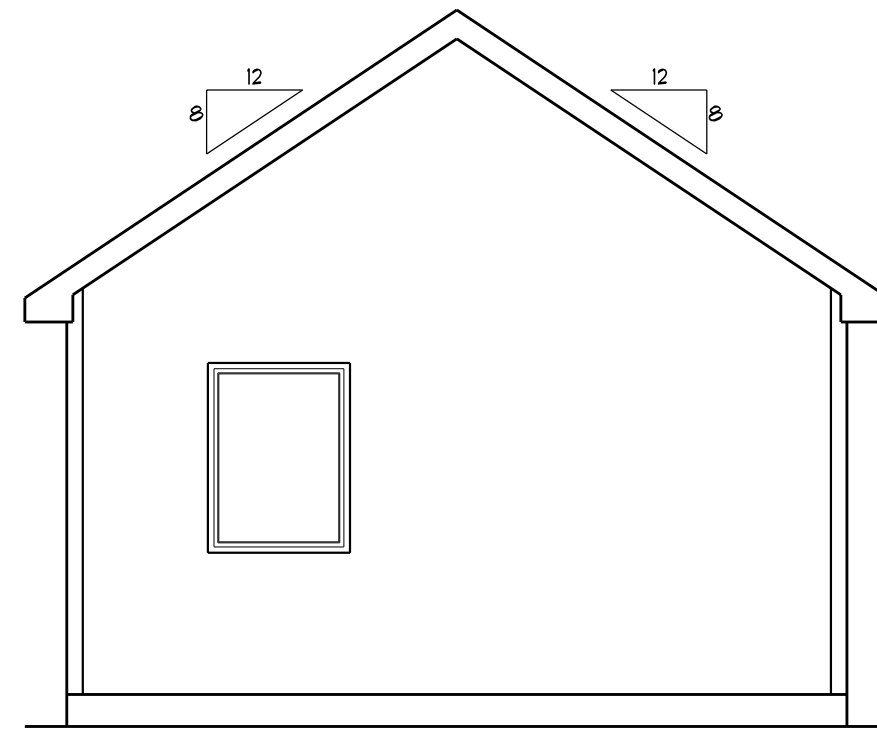
ATTACHMENTS

1. Site Plan I 3 2025
2. village rendering
3. 400 left
4. 600 Left



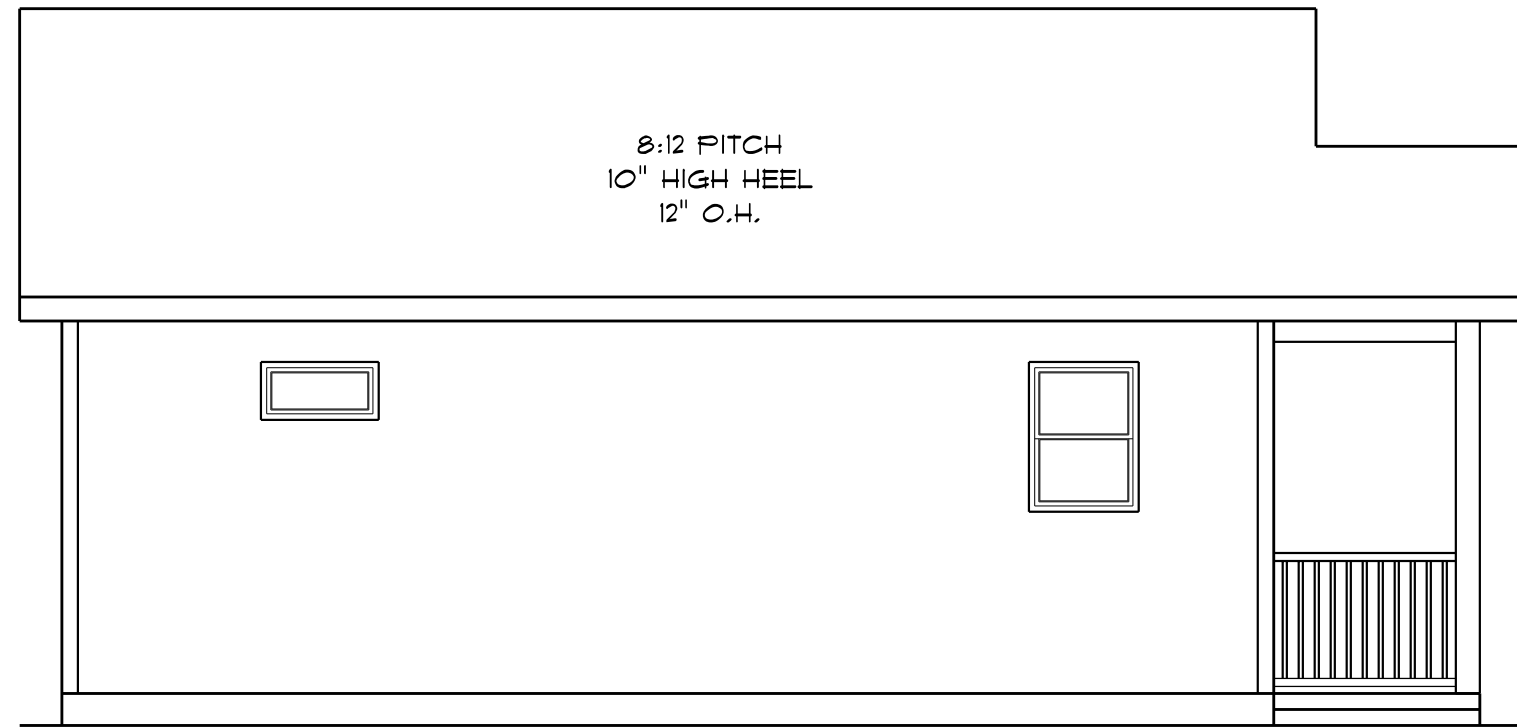
SQUARE FOOTAGE:

FIRST FLOOR: 400 SQ FT
COVERED PORCH: 32 SQ FT



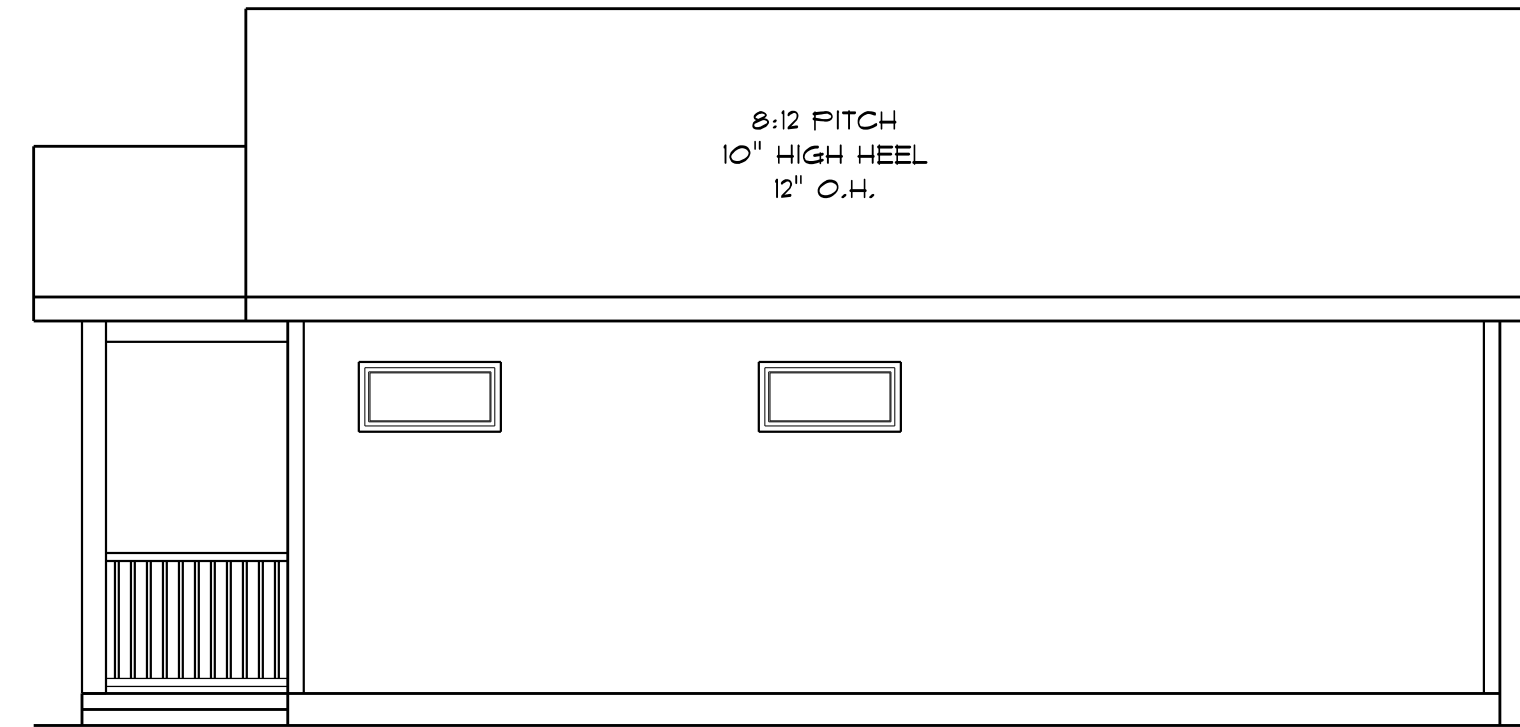
REAR ELEVATION

SCALE: 1/4" = 1'-0"



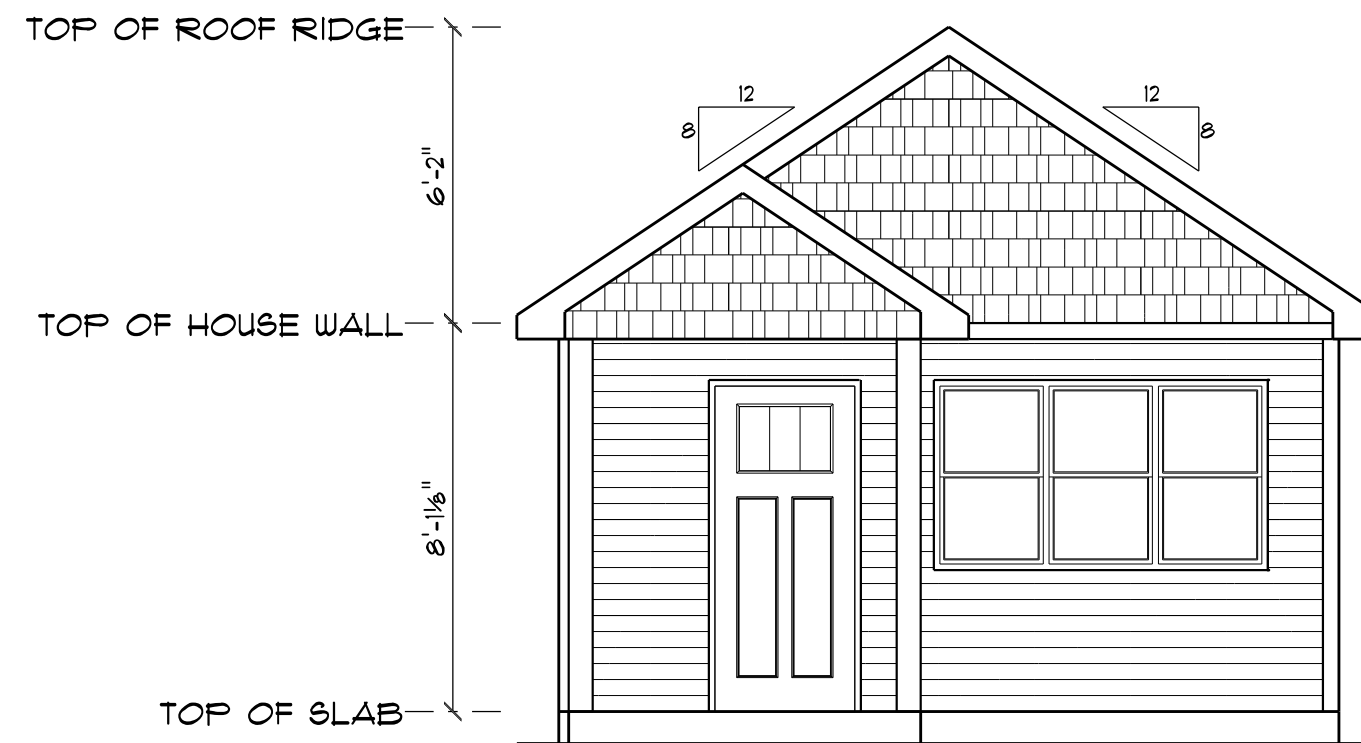
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



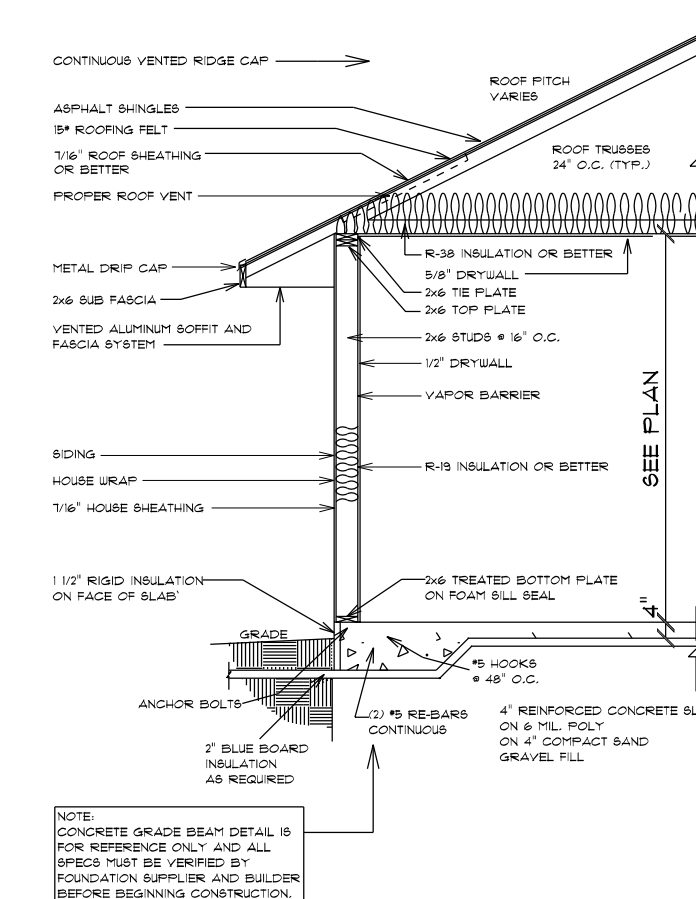
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



NOTE: CONCRETE GRADE BEAM DETAIL IS FOR REFERENCE ONLY AND ALL SPECS MUST BE VERIFIED BY FOUNDATION SUPPLIER AND BUILDER BEFORE BEGINNING CONSTRUCTION.

TYPICAL RANCH SECTION ON SLAB
SCALE: 1/4" = 1'-0"

ALL ITEMS TO BE VERIFIED BY CONTRACTOR

CUSTOM DESIGNED FOR: **VETERANS 1ST OF NEW**

JOB NAME: 400 SQ FT VETERANS HOME (PORCH LEFT)

DATE: May 13th, 2024

DRAWN BY: THOMAS HERING

PLAN #:

REVISIONS:

4/17/25 HJS

6/13/25 HJS

24-013-R

IMPORTANT NOTE:

IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.

IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

OFFICE:
1930 LARSEN ROAD
GREEN BAY, WI 54303
PHONE (920)496-5080
FAX (920)494-9570

COMPONENTS:
T/M MORRINE TERRACE
GREEN BAY, WI 54303
PHONE (920)496-5084
FAX (920)498-1215

MAILING ADDRESS:
P.O. BOX 10001
GREEN BAY, WI 54301-0001



Wisconsin
BUILDING SUPPLY



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

December 9, 2025

PREPARED BY

Trista Hobbs, Dan Ditscheit, Parks Director

AGENDA ITEM # E.2

Consideration with possible action on the request by Department of Public Works to approve the award of contract Parks 8-25 Leicht Memorial Park Pavilion to 8PINE Inc. in the amount of \$4,958,656.00 to be funded with Tax Increment District Five (TID) funding.

BACKGROUND

The City, in partnership with On Broadway, Inc., is undertaking the redevelopment of Leicht Memorial Park. This contract represents Phase II of the project and includes construction of a new pavilion along with associated site improvements. The Department of Public Works, in partnership with the Parks Department, bid the project out and received six bids back. The lowest responsive and responsible bidder is 8PINE Inc. with a total bid of \$4,958,656.00, which includes Alt 1 (roof upgrades) of \$85,307.00 and Alt 5 (handrail upgrades) of \$9,163.00. A summary of bids is attached along with a graphic of the design.

RECOMMENDATION

To approve the request by the Department of Public Works to approve the award of contract Parks 8-25 Leicht Memorial Park Pavilion to 8PINE Inc. in the amount of \$4,958,656.00, to be funded with Tax Increment District Five (TID) funding.

FISCAL IMPACT

The City has secured \$250,000.00 in WDNR grant funds for this project. The remaining project costs are proposed to be funded with TID dollars.

ATTACHMENTS

1. Parks 8-25 Leicht Memorial Park Pavilion memo
2. Parks 8-25 Leicht Memorial Park Graphic



Parks, Recreation & Forestry Department
 100 North Jefferson Street - Room 510
 Green Bay, Wisconsin 54301-5026
 www.greenbaywi.gov

Phone 920.448.3365
 Fax 920.448.3393

12/4/25

To: Cheryl Renier-Wigg

From: Emma Browne, P.E.

Re: Parks 8-25 Leicht Memorial Park Pavilion

CC: Dan Ditscheit, PLA
 James Brunette, PE
 Trista Hobbs, PE
 Kala Lardinois
 Matt Buchanan

The Parks, Recreation, and Forestry Department supports awarding Parks 8-25 Leicht Memorial Park Pavilion Base Bid plus Alternate 1 and 5 to the lowest responsive and responsible Bidder, 8PINE. Inc., for the total amount of \$4,958,656.00. Below is a summary of the bids received.

Bidder	Base Bid	Alt. 1	Alt. 2	Alt. 3	Alt. 4	Alt. 5
8PINE. Inc.	\$4,864,186.00	\$85,307.00	(\$13,744.00)	\$9,263.00	\$81,105.00	\$9,163.00
Miron Construction Co. Inc.	\$5,134,191.00	\$84,465.00	(\$56,249.00)	\$7,589.00	\$8,035.00	\$17,174.00
SMA Construction Services, LLC	\$5,497,910.00	\$87,000.00	(\$48,000.00)	\$15,000.00	\$14,000.00	\$10,000.00
IEI General Contractors	\$6,200,868.50	\$83,149.00	(\$55,381.00)	\$13,632.00	\$7,900.00	\$19,38.00
Milbach Construction Services Co	\$6,474,158.00	\$91,034.00	\$0.00	\$17,982.00	\$19,387.00	\$11,263.00
Howard Immel Inc	\$7,215,191.00	\$84,862.00	\$43,652.00	\$10,600.00	\$8,168.00	\$26,522.00

Emma Browne, P.E.

Parks 8-25 Leicht Memorial Park – Site Plan





Report to the Redevelopment Authority of the City of Green Bay

MEETING DATE

December 9, 2025

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # E.3

Consideration with possible action to approve a resolution authorizing the submittal of a WEDC Idle Sites grant application for the redevelopment of the Fire Station Flats site on South Broadway.

BACKGROUND

The WEDC's Idle Sites Redevelopment Program provides financial assistance to municipalities for the redevelopment of large, underutilized, or abandoned commercial and industrial sites. Eligible activities include environmental remediation, demolition, site preparation, infrastructure improvements, and other redevelopment-related costs. The program aims to improve the economic health and tax base of communities by returning larger vacant sites to development-ready status. Applicants may receive one award per fiscal year.

If awarded, the ISR program grant will be used to support the ongoing environmental remediation, site preparation, and redevelopment activities of the proposed Fire Station Flats site on South Broadway in the Shipyard corridor. A public-private partnership between the City and General Capital Group, the project will transform the long-idle industrial brownfield property into an innovative mixed-use project featuring a new metro fire station integrated with affordable multifamily housing, community space, and a public greenway.

The City has completed extensive environmental remediation, asbestos abatement, building demolition, removal of underground structures and tanks, and site preparation activities utilizing U.S. Department of the Treasury Emergency Relief Assistance (ERA) funding administered by Brown County. Additional financial resources are required to finalize soil management, monitoring well abandonment, residual contamination work, and greenway construction, as well as to offset infrastructure costs associated with redevelopment. While the RDA's existing EPA Brownfield Cleanup Grant will provide funding for these additional activities, the \$250,000 ISR program grant will fill a critical remaining funding gap, ensuring the site can be redeveloped by General Capital Group.

WEDC requires the Common Council pass a resolution authorizing submission of the grant application and designating an individual with authority to execute the application and any subsequent documents. The accompanying resolution fulfills this requirement.

RECOMMENDATION

To approve a resolution authorizing the submittal of a WEDC Idle Sites grant application for the redevelopment of the Fire Station Flats site on South Broadway and forward it to the Common Council for adoption.

FISCAL IMPACT

Staff intends to apply for the maximum ISR grant of \$250,000, which will support development costs and strengthen overall project feasibility. This program requires a 3:1 funding match; however, this requirement

will be met through the RDA's existing EPA Brownfield Cleanup Grant, so no additional City financial contribution is necessary to leverage this state investment.

ATTACHMENTS

1. Idle Sites Council Resolution 12.16.25
2. WEDC Idle Sites Program Guidelines

**RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE
WISCONSIN ECONOMIC DEVELOPMENT CORPORATION (WEDC)
IDLE SITES REDEVELOPMENT PROGRAM**

December 16, 2025

WHEREAS, the Wisconsin Economic Development Corporation (WEDC) administers the Idle Sites Redevelopment Program, which provides grants to municipalities for the redevelopment of large, underutilized, or abandoned industrial or commercial properties; and

WHEREAS, the City of Green Bay seeks to promote redevelopment, job creation, public infrastructure improvements, and economic revitalization within the community; and

WHEREAS, the properties located at the former Badger Sheet Metal Site, 402 South Broadway, 420 South Broadway, 419 South Maple Avenue, and 421 Arndt Street (collectively, the "Property"), have been identified as an underutilized former industrial site that meets the eligibility criteria for the WEDC Idle Sites Redevelopment Program; and

WHEREAS, the City intends to pursue funding through the Idle Sites Redevelopment Program to support environmental remediation, site preparation, infrastructure improvements, and other eligible redevelopment activities necessary to return the Property to productive use; and

WHEREAS, the Idle Sites Redevelopment Program requires a formal resolution of the governing body authorizing the submission of the application and identifying an official authorized to execute documents and act on behalf of the municipality; and

WHEREAS, the Common Council of the City of Green Bay finds it to be in the City's best interest to apply for such grant funding to support redevelopment within the community.

NOW, THEREFORE, BE IT RESOLVED that the City of Green Bay Common Council hereby authorizes the submission of an application to the Wisconsin Economic Development Corporation Idle Sites Redevelopment Program for the redevelopment of the Property.

BE IT FURTHER RESOLVED that the City of Green Bay shall comply with all of the requirements of the program and hereby authorizes the Development Director to act on the behalf of the City to submit an Idle Sites Redevelopment Program application to WEDC, sign documents and take necessary action to undertake, direct and complete approved grant activities.

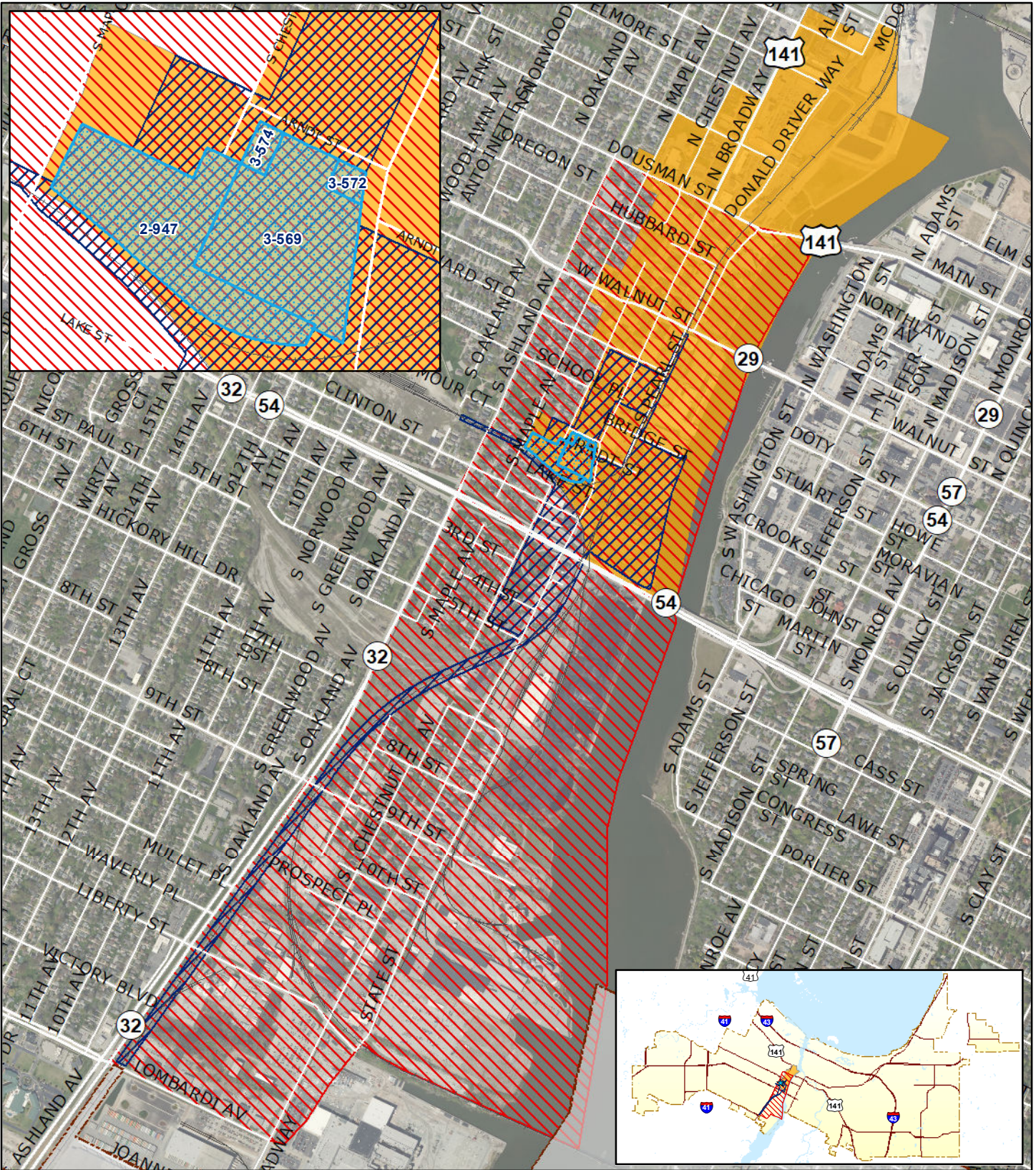
BE IT FURTHER RESOLVED that the City of Green Bay affirms its commitment to comply with all applicable program requirements, Federal and State regulations, and any conditions placed upon the award of WEDC Idle Sites Redevelopment Program funds.

Adopted _____

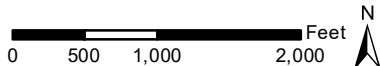
Approved _____





Eric Genrich, Mayor

Attachment - Map



Former Badger Sheet Metal - Green Bay Parcels 2-947, 3-569, 3-572, 3-574



-  Badger Sheet Metal Parcels
-  Tax Increment Finance District 22
-  Opportunity Zone
-  On Broadway BID

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R.
10 Nov 2025 X:\Planning\Work Order Requests\2025\25.02 Office Maps\Idle Sites Grant\BadgerSheetMetal.mxd



Idle Sites Redevelopment Program

Program Guidelines for Fiscal Year 2026	
Lead Division: Business and Community Development	
<input type="checkbox"/> New	<input checked="" type="checkbox"/> Revised 7/1/2025
<input checked="" type="checkbox"/> Grant	<input type="checkbox"/> Loan <input type="checkbox"/> Tax Credit <input type="checkbox"/> Technical Assistance

Introduction

Background Information: The Idle Sites Redevelopment (ISR) program offers grants to Wisconsin communities for the redevelopment of sites that have been idle, abandoned, or underused for at least two years. Blighted properties may be perceived as eyesores that can lead to decreased property tax revenue for a community. The Idle Sites Redevelopment Program provides incentives to help rejuvenate abandoned blighted sites, in turn elevating local economies. Approved projects can use funds for demolition, environmental remediation, infrastructure, and/or site-specific improvements to advance the site to shovel ready status or enhance the site’s market attractiveness.

Program’s Purpose: The program offers grants to Wisconsin communities for the redevelopment of sites that have been idle, abandoned, or underused for at least two years, elevating local economies. Blighted properties may be perceived as eyesores that can lead to decreased property tax revenue for a community. Approved projects can use funds for demolition, environmental remediation, infrastructure or site-specific improvements to advance the site to shovel ready status or enhance the site’s market attractiveness.

Eligibility Requirements

Eligible Applicants: Idle Sites Redevelopment applicants must meet the following criteria:

- Be a city, village, town, county, government entity, or Tribal entity.
- If a private developer is participating in the project, provide a draft of a development agreement that describes the project and its goals, anticipated outcomes, project timeline, actions, obligations, and investments to be made by each party that must be executed prior to the first draw of ISR funds.
- If the project does not have a private developer, provide an officially approved resolution that describes the project and its goals, anticipated outcomes, project timeline, and actions, obligations and investments necessary to achieve redevelopment.
- Provide a signed resolution by the governing elected body authorizing the submittal of an application to the ISR program.
- Demonstrate ownership of the targeted site or demonstrate the legal ability to access the property and perform the work proposed in the application.
- Propose a project site which is one of the following:

WISCONSIN

ECONOMIC DEVELOPMENT

- one or more contiguous industrial parcels that exceed four acres and had long term (over 25 years) industrial usage; or
- one or more contiguous commercial parcels that exceed four acres – or that exceed two acres for projects in an Economically Distressed community or Opportunity Zone – and had long term (over 25 years) commercial usage; or
- one or more contiguous institutional parcels that exceed four acres – or less than four acres for projects within a commercial corridor – and had long term (over 25 years) institutional usage.

Eligible Use of Funds: Idle Sites Redevelopment grants and matching funds can fund the following activities. Costs are only eligible to be applied to grant and matching fund expenses after WEDC approval.

- Demolition.
- Environmental remediation.
- Rehabilitation and/or infrastructure improvements.

Ineligible Use of Funds: Activities ineligible for program assistance or match include, but are not limited to:

- In-kind contributions.
- Costs of new construction.
- Indirect construction costs (a.k.a. “soft” costs).
- Environmental work occurring on properties in which the current owner is also a causer who possessed or controlled the contaminant(s) on the site.
- Acquisition costs (except that acquisition costs may be allowable for matching funds expenses).

Matching: The applicant must provide matching funds at a rate of 3:1 of the Idle Sites Redevelopment Grant; or a rate of 1:1 of the Idle Sites Redevelopment Grant if the project is located in an Economically Distressed Community.

Available Incentives

FY26: \$ \$2,250,000

Award Sizes: The maximum Idle Sites Redevelopment grant is \$250,000.

Awards per Applicant: Applicants may receive one award per fiscal year.

Activities and Expected Outcomes

Assist 10 communities and achieve a 7:1 leverage of other investment.

Impact: Improvement of the economic health and tax base of communities by returning larger vacant sites to development-ready status.

Metrics: As a community development program focused on real estate development, project



performance reporting metrics for ISR are focused around measuring eligible site work costs. ISR program metrics include the following list, and each project will include one or more of these metrics in its reporting requirements depending on the project's specified use of funds.

- Capital Investment
- Site Work
- Leverage – Total

Application Guideline

Timeline: The Idle Site Redevelopment program has a continuous application process.

Review Considerations: WEDC may take the following into account when considering an Idle Site Redevelopment award:

- The potential of the project to promote economic and community development in the area.
- A written financial commitment demonstrating the ability to meet project costs enabling the project to reach fruition.
- The adequacy and completeness of the site investigation and remediation effort.
- The extent to which estimated costs are provided by qualified parties.
- The size and location of the property and the site's relationship to economic center.
- The potential of the project to increase of taxable property values.
- The potential of the project to reduce of urban sprawl.
- Use of existing infrastructure.
- Reduction of environmental risks.
- Creation of full-time jobs.
- Location of the project in an Economically Distressed community.
- Demonstrated involvement of diverse businesses, including women and veteran-owned contractors, in eligible project costs.
- Feasibility and readiness of the proposed project.
- Capital investment.
- Alignment with Community Economic Development Strategy (CEDS) / Economic Development District (EDD) plan for the region.

How to Apply: An interested applicant should contact a WEDC Account Manager to determine if their project is right for the program. Upon review of the project, and alignment with eligibility criteria, an applicant will be invited to submit their application through Network Wisconsin.

Award Process: The completed application will be assigned to an underwriter and go through the award review process.

Performance Reporting: Recipients must annually submit a performance report documenting capital investment, assessed taxable property values, and any other contract deliverable.

WEDC annually selects awards on a sample basis for an audit. All backup to the performance report and financial records must be maintained by the Recipient for at least three (3) years after the last performance report is due.



WEDC may impose additional reporting requirements to evaluate project performance and to ensure compliance with contract deliverables.

Helpful Information

Definitions:

“Economically Distressed” - a county or municipality so designated by WEDC by considering the most current area and state data available for the following indicators:

- Unemployment rate.
- Percentage of families with incomes below the poverty line.
- Median family income.
- Median per capita income.
- Average annual wage.
- Manufacturing assessment values by county.
- Other significant or irregular indicators of economic distress – such as a natural disaster, or plant closings and layoffs.

“Opportunity Zone” - a designated qualified opportunity zone in the State of Wisconsin under Internal Revenue Code § 1400Z-1.

Revision History

Program Inception – Fiscal Year 2014

- 7/1/2017: Changed to an ongoing application process. Added requirement for signed resolution of support from local government unit submitting application. Added limitation for one award per fiscal year per community.
- 7/1/2018: Clarified the terms development agreement and redevelopment plan, Expanded types of eligible sites and reduced acreage requirements in a Designated Rural County.
- 7/1/2019: Clarified eligible costs; reduced acreage requirements for projects in an Opportunity Zone; clarified performance reporting requirements.
- 7/1/2021: Clarified eligibility requirements; replaced Designated Rural County with Economically Distressed; added consideration for diverse businesses; reduced maximum grant.
- 07/1/2022: Clarifies that obligations and investments made by each party must be executed prior to the first draw of funds; Reduces acreage requirements for certain projects in commercial corridor; Provides reduced match for projects located in an Economically Distressed County.
- 7/1/2023: Reduces time required for site to be vacant; Reduces acreage requirement for certain projects.
- 7/1/2024: Reduces acreage requirement for certain commercial projects and those in an Economically Distressed community or Opportunity Zone.



Report to the
**Redevelopment Authority
of the City of Green Bay**

MEETING DATE

December 9, 2025

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # F.1

Brownfields program update.

BACKGROUND

The Environmental Protection Agency's (EPA) Brownfields Program provides grant funding for environmental assessments and cleanup of contaminated sites, supporting sustainable reuse and the City's broader redevelopment goals.

The RDA, serving as the Brownfields Advisory Committee, offers a forum for staff to present EPA-required updates on grant-funded activities to both the committee and the public. The City currently administers the following three active EPA grants, with project status updates included in the attached supplemental report:

- EPA Brownfield Assessment Grant
- EPA Brownfield Cleanup Grant
- EPA Brownfield Revolving Loan Fund

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Brownfields Program Update 12.09.25

EPA Brownfield Assessment Grant

FY 2023 - 2026

Grant Funds: **\$500,000.00**

Site/Project	Address	Environmental Activity In Progress/Completed	Total Funds Expended/Project
133 N Broadway	133 N Broadway	Asbestos Containing Materials/ Lead-Based Paint Testing Grant Work Completed	\$ 7,743.00
719-723 S Broadway	719-723 S Broadway	Supplemental Site Investigation complete Additional investigation needed off-site	\$ 17,675.09
1400 Main Street	1400 Main St	Phase I ESA Phase II ESA Structural analysis needed for add'l sampling Blight determination completed for LGU exemption	\$ 40,401.75
Badger Sheet Metal	402 & 420 S Broadway 421 Arndt St 419 S Maple St	Phase I ESA Site Investigation Remedial Action Plan	\$ 34,050.25
Fourth Street Parcels	0 & 418 4th St 815 & 821 Chestnut Ave	Site Investigation Remedial Action Plan Grant work completed	\$ 7,679.66
Green Bay Drop Forge (W.E. Hoban Co.)	1341 State St	Phase I ESA Phase II ESA Additional sampling/site investigation needed	\$ 98,251.35
Hurckman Mechanical	1470 Velp Ave	Phase I ESA Phase II ESA	\$ 37,364.40
Public Market Parcels	211 N Broadway 228 N Chestnut Ave 228 N Chestnut Ave	Phase I ESA Hazardous Materials Assessment Phase II ESA Site Investigation Report approved No Action Required for parking lot parcel	\$ 120,394.28
Tidy Cleaners	818 S Broadway	Phase II ESA Site Investigation completed Stantec submitted results to owner's environmental consultant	\$ 26,150.58
University Ave	1160 University Ave	Phase I ESA Phase II ESA SAP drafted	\$ 6,389.25
Vanderbraak	0 & 1035 Vanderbraak	Phase II ESA Site Investigation completed WDNR - No Action Required for parking lot Remedial Action Plan to be established when developer secured	\$ 29,986.61
Veteran's First	2890 St Anthony Dr	Phase I ESA Phase II ESA	\$ 42,768.30
WPS	600 N Jefferson	Preliminary Phase II ESA work	\$ 408.00
Grant Administration		QAPP Preparation Programmatic Support	\$ 4,858.50
Total Grant Budget Expended			\$ 474,121.02
% of Budget Expended			95%
Grant Funds Remaining			\$25,878.98

* Remaining \$25,878.98 to be applied toward W.E. Hoban Co. site investigation.

EPA Clean-Up Grant: Badger Sheet Metal

FY 2023 - 2026

Grant Funds: **\$1,000,000.00**

Site/Project	Address	Environmental Activity Completed	Budget Expended
Badger Sheet Metal	402 & 420 S Broadway	Remedial activities, oversight & engineering	\$61,421.90
	421 Arndt St	Analysis of Brownfield Cleanup Alternatives	
	419 S Maple St	Materials Management Plan Bid specifications prepared	
Total Grant Budget Expended			\$61,421.90
% of Budget Expended			6.14%
Grant Funds Remaining			\$938,578.10

EPA Brownfields Revolving Loan Fund

2020 - 2025

Grant Funds: **\$800,000.00** **\$160,000 City's Cost Share**

Site/Project	Address	Environmental Activity Completed	Budget Expended	Total Expended	% Expended
Proposed Project: Badger Sheet Metal	402 & 420 S Broadway	Staff Hours - City's Cost Share	\$15,185.87	\$21,249.17	13%
	421 Arndt St	Contractual Services - City's Cost Share	\$6,063.30		
	419 S Maple St	Travel - Grant Expenditure	\$3,458.51		
				\$3,458.51	0.43%



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

December 9, 2025

PREPARED BY

AGENDA ITEM # F.2

Financial report and check register.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Check Report
2. RDA Financial Report 2025

City of Green Bay RDA
Check Register
30-Nov

CHECK #	CHECK DATE	VENDOR NAME	AMOUNT
21930	11/11/2025	CITY OF GREEN BAY	468.00
21931	11/11/2025	LEGAL ACTION OF WISCONSIN, INC.	9,044.74
21932	11/11/2025	MAX-ABILITY, INC	10,316.00
21933	11/11/2025	NEIGHBORWORKS GREEN BAY	6,399.34
21934	11/11/2025	NORTHLAND RECREATION LLC	100,000.00
21935	11/11/2025	TILLMANN WHOLESALE GROWERS	7,073.25
21936	11/25/2025	BIG BROTHERS BIG SISTERS OF NE WISCONSIN	1,933.33
21937	11/25/2025	BOYS & GIRLS CLUB	1,967.17
21938	11/25/2025	CITY OF GREEN BAY	31,645.05
21939	11/25/2025	COMMUNITY SERVICES AGENCY INC.	10,643.73
21940	11/25/2025	ENCOMPASS EARLY EDUCATION & CARE INC	3,889.11
21941	11/25/2025	LAFORCE INC	10,645.00
21942	11/25/2025	LEAVES INSPIRED TREE NURSERY	6,766.00
21943	11/25/2025	LEE RECREATION LLC	104,069.65
21944	11/25/2025	MARTELL CONSTRUCTION CO INC	29,231.43
21945	11/25/2025	MACCO'S COMMERCIAL INTERIORS, INC	4,414.00
21946	11/25/2025	TRAFFIC & PARKING CONTROL CO INC	19,476.97
			<u>\$ 357,982.77</u>

Redevelopment Authority
Financial Report
CDBG
12/2/2025

CDBG Entitlement Funds	2025 Budget	2024 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Fair Housing	30,000.00	30,335.00	-	22,743.00	-	37,592.00
Public Services	176,633.00	347,590.16	-	263,605.42	108,984.74	151,633.00
CDBG Eligible Areas HILP Program	56,541.00	228,806.01	34,012.80	68,875.00	77,197.50	173,287.31
CDBG Eligible Areas Public Facilities and Infrastructure	198,971.00	252,383.35	-	351,576.98	60,392.18	39,385.19
CDBG Eligible Areas-Beautification/Art	50,000.00	-	-	-	-	50,000.00
Economic Development Façade	50,000.00	90,000.00	-	-	-	140,000.00
Economic Development - RLF	200,000.00	40,607.57	353,663.22	35,000.00	245,000.00	314,270.79
Administration	176,209.00	174,851.18	8,503.20	142,595.38	-	216,968.00
	\$ 938,354.00	\$ 1,164,573.27	\$ 396,179.22	\$ 884,395.78	\$ 491,574.42	\$ 1,123,136.29

CARES CDBG-CV Funds	2025 Budget	2024 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Rental/Mortgage Assistance Program LMI	-	36,414.78	-	35,739.43	-	675.35
	\$ -	\$ 36,414.78	\$ -	\$ 35,739.43	\$ -	\$ 675.35

Redevelopment Authority
 Financial Report
 HOME
 12/2/2025

	2025 Budget	2024 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Single Family Rehab Loan Program	150,224.75	272,016.68	-	179,920.69	92,095.99	150,224.75
Downpayment Closing Cost Assistance	50,000.00	50,000.00	-	50,000.00	-	50,000.00
CHDO Projects	70,227.92	434,784.00	-	213,188.36	291,823.56	-
Housing Development Projects	151,108.63	1,518,941.30	230,866.38	-	1,049,698.00	851,218.31
Administration	46,624.83	165,660.33	25,651.82	85,608.11		152,328.87
HOME-ARP Admin	-	1,884,155.91	-	146,849.45	737,306.46	1,000,000.00
	\$ 468,186.13	\$ 4,325,558.22	\$ 256,518.20	\$ 675,566.61	\$ 2,170,924.01	\$ 2,203,771.93



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

December 9, 2025

PREPARED BY

AGENDA ITEM # F.3

Director's report and project updates.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Development Tracking 2025 | 204

City of Green Bay Development Tracker (Large Scale) - December 2025

	Project Name	Developer	Project Location	Project Description	Status Update	Housing Units		Est. Prop Value
Multi-family								
1	US Bank Redevelopment	Living Downtown LLC	425 Pine Street	Market multi-family rental, commercial	Construction underway	Total #	Under 80%	\$9,600,000.00
						66	0	
2	1116 Hobart Drive	Moski Corp	1116 Hobart Drive	Market multifamily	Construction underway	Total #	Under 80%	\$3,000,000.00
						30	0	
3	Merge @ Shipyard	Merge LLC	239 Arndt Street	Market multi-family rental, retail	2025 construction start anticipated	Total #	Under 80%	\$21,000,000.00
						225	0	
4	200 N. Monroe	Three Sixty LLC	200 N. Monroe	Mixed Income rental 148 rental units, 27 townhomes	Design and due diligence underway, due at Jan RDA mtg	Total #	Under 80%	tbd
						175	tbd	
5	Gorman @ JBS	Gorman & Co.	0 Lime Kiln Rd	Workforce multi-family	Construction underway	Total #	Under 80%	\$11,000,000.00
						95	0	
6	Former Badger Sheet Metal	General Capital	420 S. Broadway/419 S. Maple	Multi-family rental, retail, Fire Station/Admin, greenway	Construction to start Summer 2026	Total #	Under 80%	\$19,000,000.00
						85	85	
7	New Land 221 Cherry	New Land Enterprises	221 Cherry	Market rate multi-family rental, retail	Construction underway	Total #	Under 80%	\$38,000,000.00
						268	0	
8	222 Cherry St LLC	Peter Nugent	216-222 Cherry St	Market rate apts with retail 1st floor	DA amendment terms under negotiation	Total #	Under 80%	\$10,500,000.00
						71	0	
9	One Astor	Spark Development	100 E. Mason	Market rate multi-family rental	Construction planned in early 2026.	Total #	Under 80%	\$15,500,000.00
						125	0	
Single-family								
10	Southwest Woods	Garritt Bader	Hinkle S. of Mason	Single family housing with new roads	Construction underway	Total #	Under 80%	\$8,000,000.00
						29	0	
						Total #	Under 80%	

11	The Pines	Broadway Realty	0 Deuchert Street	Single family housing with new roads	DA approved in May.	41	0	\$10,000,000.00
Commercial								
12	S&S Buildings	Investment Creations	227 E Walnut, & 109 N Adams	Mixed use law office, retail, market rate apartment	Construction underway	Total # 1	Under 80% 0	\$1,500,000.00
13	Fire Station One	MOWGS LLC	501 S. Washington	Fire station rehab conversion to commercial uses	DA approved in May. Rehab work underway.	Total # 0	Under 80% 0	\$1,000,000.00
14	C. Reiss Relocation	Port of Green Bay / Brown County	420 S. Broadway/419 S. Maple	Port development / C. Reiss relocation	County approved agreement in June 2025.	Total # 0	Under 80% 0	TBD
Industrial								
15	WE Hoban Co.	Hoban Real Estate	Finger Rd at Northview Rd	Industrial	Construction underway	Total # 0	Under 80% 0	\$10,500,000.00
16	Grandview - Keller 9 Acres	Keller client	Erie Rd south of Mason	Industrial	180-day Planning Option approved in October	Total # 0	Under 80% 0	tbd
Park/Public								
17	Shipyards Phase 2	City/RDA	100 W. Mason	Event lawn, dog park, urban beach, splash pad, playground, restrooms	Construction planned to start in 2026.	Total # 0	Under 80% 0	\$0.00

COLOR KEY
Multi-family
Single-family
Commercial
Industrial
Park/Public

	Units	Under 80%	Value
TOTALS	1,211	94	\$158,600,000.00