



AGENDA OF THE AD HOC FACILITIES COMMITTEE

THURSDAY, DECEMBER 18, 2025, 10:00 AM
In person at City Hall, Room 310.
Virtual attendance also available via Zoom.

A. Zoom Meeting Information.

I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/86191992405?pwd=rhMHK2r7wbUuAxQeQSHYisgLfUVJ8s.1>

Or call in by phone: +1 312 626 6799

Meeting ID: 861 9199 2405

Passcode: 267480

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: Eric Genrich, Brian Johnson, Jesse Sharp, Garritt Bader, Chet Lamers, Ian Griffiths, Paul Martzke, Bill Galvin

C. Approval of the Agenda.

- I. Approval of the agenda for the Thursday, December 18, 2025, meeting of the Ad Hoc Facilities Committee.

D. Approval of Minutes.

- I. Approval of the minutes from the August 20, 2024, meeting.

E. Regular Business.

- I. Consideration with possible action on the fire station proposal within the Fire Station Flats development located at 420 S. Broadway.

F. Adjournment.

- I. Adjournment of the Thursday, December 18, 2025, meeting of the Ad Hoc Facilities Committee.

- 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 Ad Hoc Facilities Committee meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) QUORUM: Please take notice that a majority or quorum of the Finance Committee will attend this Ad Hoc Facilities Committee meeting and will constitute a meeting of the Finance Committee for purposes of discussion and information gathering relative to this agenda.
- 5) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.



Report to the
Ad Hoc Facilities Committee
of the City of Green Bay

MEETING DATE

December 18, 2025

AGENDA ITEM # D.I

Approval of the minutes from the August 20, 2024, meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. MINUTES - 082024



MINUTES OF THE AD HOC FACILITIES COMMITTEE

TUESDAY, AUGUST 20, 2024, 4:15 PM
Virtual Meeting. Public may join via Zoom.

A. ZOOM MEETING INFORMATION.

- I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/85197421612?pwd=pswQTpfYkC9RPlizlB3ey2jbxZVh3e.1>

Or call in by phone: +1 312 626 6799

Meeting ID: 851 9742 1612

Passcode: 824865

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: Mayor Eric Genrich, Ald. Brian Johnson, Ald. Bill Galvin, Jesse Sharp, Garritt Bader, Chet Lamers, Ian Griffiths, Paul Martzke

Members Jesse Sharp and Chet Lamers were excused.

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the August 24, 2024, meeting of the Ad Hoc Facilities Committee.

Moved by Ian Griffiths, seconded by Garritt Bader to approve the agenda. Motion Passed.
Yes- Eric Genrich, Brian Johnson, Garritt Bader, Ian Griffiths, Paul Martzke, Bill Galvin, No-None, Abstain- None.

D. APPROVAL OF MINUTES.

- I. Approval of the Ad Hoc Facilities Committee minutes from the June 24, 2024, meeting.

Moved by Mayor Eric Genrich, seconded by Ald. Bill Galvin to approve the minutes. Motion Passed.

Yes- Eric Genrich, Brian Johnson, Garritt Bader, Ian Griffiths, Paul Martzke, Bill Galvin, No-None, Abstain- None.

E. REGULAR BUSINESS.

- I. Consideration with possible action to approve the purchase of parcels 11-210 (435 E Walnut), 11-206 (512 Cherry Street), 11-222 (503 E Walnut Street), and 13-128 (212 S Madison Street), for \$3.6 million, comprised of \$600,000 Whitney TID 20, \$300,000 unspent bonding, \$2.7m general fund balance, and options to purchase for \$1, subject to obtaining approved development agreements, for parcels 15-169 (501 S Washington Street), 3-876-1 (885 Shawano Avenue), and 6-475 (1634 6th Street) (option approved by RDA on August 13, 2024).

The Committee may convene in closed session pursuant to Wis. Stat. § 19.85(1)(e), for purposes of deliberating or negotiating the sale of public properties, investing of funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Committee will thereafter reconvene in open session pursuant to Wis. Stat. § 19.85(2), to take action on items discussed in closed session if appropriate, and to consider the remainder of the agenda.

Moved by Ald. Bill Galvin, seconded by Mayor Eric Genrich to open the floor. Motion Passed.

Yes- Eric Genrich, Brian Johnson, Garritt Bader, Ian Griffiths, Paul Martzke, Bill Galvin, No-None, Abstain- None.

Moved by Paul Martzke, seconded by Ald. Bill Galvin to close the floor and return to regular order of business. Motion Passed.

Yes- Eric Genrich, Brian Johnson, Garritt Bader, Ian Griffiths, Paul Martzke, Bill Galvin, No-None, Abstain- None.

Moved by Garritt Bader, seconded by Ald. Bill Galvin to advance the purchase of parcels 11-210 (435 E Walnut), 11-206 (512 Cherry Street), 11-222 (503 E Walnut Street), and 13-128 (212 S Madison Street), for \$3.6 million, comprised of \$600,000 Whitney TID 20, \$300,000 unspent bonding, \$2.7m general fund balance, and options to purchase for \$1, subject to obtaining approved development agreements, for parcels 15-169 (501 S Washington Street), 3-876-1 (885 Shawano Avenue), and 6-475 (1634 6th Street) (option approved by RDA on August 13, 2024), to the Finance Committee with the addition of a claw back provision and additional language for oversight of historical preservation of Fire Stations 1 and 3. Motion

Passed.

Yes- Eric Genrich, Brian Johnson, Garritt Bader, Ian Griffiths, Paul Martzke, Bill Galvin, No- None, Abstain- None.

F. ADJOURNMENT.

Moved by Ald. Bill Galvin, seconded by Paul Martzke to adjourn. Motion Passed.

Yes- Eric Genrich, Brian Johnson, Garritt Bader, Ian Griffiths, Paul Martzke, Bill Galvin, No- None, Abstain- None.



Report to the
Ad Hoc Facilities Committee
of the City of Green Bay

MEETING DATE

December 18, 2025

AGENDA ITEM # E.1

Consideration with possible action on the fire station proposal within the Fire Station Flats development located at 420 S. Broadway.

BACKGROUND

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. Fire Station Budget alternatives 121625
2. Memo Ad Hoc Facilities December 15 2025

Green Bay Fire Station #1

BUDGET ALTERNATIVE A

Full Buildout of Fire Station

Full Buildout Building Area 36,631 SF

Land Acquisition/Demo	\$ -
Hard Cost Building	\$ 15,268,248
Sitework	\$ 560,000
Hard Cost Contingency	\$ 780,389
SUBTOTAL BUILDING COST	\$ 16,608,637

FFE/Networking \$ 1,231,463

TOTAL HARD COSTS \$ 17,840,100

Professional Fees \$ 1,160,000

Development/Financing Costs \$ 444,042

Interim Costs/Insurance \$ 200,000

SUBTOTAL SOFT COSTS \$ 1,804,042

TOTAL PROJECT COSTS \$ 19,644,142

Green Bay Fire Station #1

BUDGET ALTERNATIVE B

Third Floor Shell Only

Full Buildout Area	24,674	SF
Shell Buildout Area	11,957	SF
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Total Fire Station Area	36,631	SF

Land Acquisition/Demo	\$	-
Hard Cost Building	\$	13,210,091
Sitework	\$	560,000
Hard Cost Contingency	\$	548,766
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SUBTOTAL BUILDING COST	\$	14,318,857

FFE/Networking	\$	946,463
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TOTAL HARD COSTS **\$ 15,265,320**

Professional Fees	\$	1,160,000
Development/Financing Costs	\$	389,069
Interim Costs/Insurance	\$	157,000
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SUBTOTAL SOFT COSTS	\$	1,706,069

TOTAL PROJECT COSTS **\$ 16,971,389**

Green Bay Fire Station #1

BUDGET ALTERNATIVE C

Two-Story Fire Station

Full Buildout of Fire Station 24,674

Land Acquisition	\$	-
Hard Cost Building	\$	10,281,679
Sitework	\$	560,000
Hard Cost Contingency	\$	531,038
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SUBTOTAL BUILDING COST	\$	11,372,717

FFE/Networking \$ 946,463

TOTAL HARD COSTS \$ 12,319,180

Professional Fees	\$	1,160,000
Development/Financing Costs	\$	381,730
Interim Costs/Insurance	\$	150,000
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SUBTOTAL SOFT COSTS	\$	1,691,730

TOTAL PROJECT COSTS \$ 14,010,910



Green Bay Metro Fire Department
100 North Jefferson Street - Room 403
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov/fire

Phone 920.448.3280

Matthew W. Knott
Fire Chief

MEMORANDUM

To: Ad Hoc Facilities Committee

From: Matthew W. Knott, Fire Chief

Date: December 18, 2025

Re: Green Bay Metro Fire Department Fire Station 1

The Green Bay Metro Fire Department (GBMFD) is requesting an opinion on the direction to proceed with planning regarding the new fire station to be located at 420 South Broadway, Green Bay, WI. Significant reductions and value engineering have been conducted to date to get to the final proposed product. We are requesting the committee to discuss and provide a final recommendation on the recommended course of action based on the following concepts:

- Build a fire station only. This concept involved a building two-stories high and would just accommodate a fire station without administrative support space. Fire administration would remain housed in City Hall or another location to be determined.
- Build three story fire station with the third-floor administrative offices just constructed as a shell, without final trim and finishes. The fire station would operate on the first and second floors with fire administration remaining at City Hall or other location until such time as the third floor is finished.
- Build three story fire station to include fire administration offices (**RECOMMENDED**).

