



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, JANUARY 13, 2026, 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/83689641821?pwd=TsxNgYIvyEjb7VFaenJXEG2lLu6J5q.l>

Or call in by phone: +1 312 626 6799

Meeting ID: 836 8964 1821

Passcode: 881462

If you wish to leave a comment for this public meeting, 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, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Stephen Srubas, Renita Robinson

Liaisons Present: Jeff Mirkes, Leah Weycker

Others Present: Mayor Eric Genrich, Ald. Brian Johnson, Ald. Alyssa Proffitt

C. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the Tuesday, January 13, 2026, meeting of the Redevelopment Authority.

Moved by Stephen Srubas, seconded by Matt Schueller to approve the agenda. Motion Passed.

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

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the December 9, 2025, meeting.

Moved by Matt Schueller, seconded by Deby Dehn to approve the minutes. Motion Passed.

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

E. REGULAR BUSINESS.

1. Consideration with possible action on Amendment I to Development Agreement 24-05 with On Broadway, Inc for the redevelopment of 211 N. Broadway (Tax Parcel 4-71).

Moved by Matt Schueller, seconded by Deby Dehn to open the floor. Motion Passed.

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

Speakers:

Garritt Bader – 300 N. Broadway

Ald. Brian Johnson – On Broadway, 340 N Broadway #165

Moved by Stephen Srubas, seconded by Deby Dehn to close the floor. Motion Passed.

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

Moved by Ald. Kathy Hinkfuss, seconded by Stephen Srubas to approve Amendment I to Development Agreement 24-05 with On Broadway, Inc for the redevelopment of 211 N. Broadway (Tax Parcel 4-71). Motion Passed.

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

2. Consideration with possible action on a 180-day planning option to GB Real Estate Investments, LLC for 1531 Main Street.

Moved by Melanie Parma, seconded by Matt Schueller to approve as recommended the 180-day planning option to GB Real Estate Investments, LLC for a multifamily development on

the site located at 1531 Main Street. Motion Passed.

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

3. Consideration with possible action to conditionally approve the RFP submitted by Hmong American United of Green Bay for use of 401 9th Street.

Moved by Matt Schueller, seconded by Deby Dehn to conditionally approve the RFP submitted by Hmong American United of Green Bay for use of 401 9th Street. Motion Passed.

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

4. Consideration with possible action to approve a 60-day planning option to Don Rozz for 1209 S Maple Street.

Moved by Matt Schueller, seconded by Stephen Srubas to approve a 60-day planning option to Don Rozz for 1209 S Maple Street. Motion Passed.

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

5. Consideration with possible action on joint request by DPW and Parks Department to approve Final Payment for JBS Subdivision & Park — Phase 2 Infrastructure Package to Calnin & Goss, LLC in the amount of \$207,486.90.

Moved by Stephen Srubas, seconded by Matt Schueller to approve the joint request by DPW and Parks Department to approve Final Payment for JBS Subdivision & Park — Phase 2 Infrastructure Package. Motion Passed.

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

F. INFORMATIONAL.

1. Financial report and check register.
2. Director's report and project updates.
3. Next Meeting: February 10, 2026

G. ADJOURNMENT.

- I. Adjournment of the Tuesday, January 13, 2026, meeting of the Redevelopment Authority.