



AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, FEBRUARY 10, 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.

C. Approval of the Agenda.

- I. Approval of the agenda for the Tuesday, February 10, 2026, meeting of the Redevelopment Authority.

D. Approval of Minutes.

- I. Approval of the minutes from the Tuesday, January 13, 2026 meeting.

E. Regular Business.

- I. Consideration with possible action to award \$150,000.00 of HOME-ARP funds to St. John's Ministries to support the Lasting Change Program.

2. Consideration with possible action on a Development Agreement with Radue Homes Inc. for Lots 8-11 Vernon Taylor Drive and Paj Way.
3. Consideration with possible action to approve a One-Year development agreement for the construction of six townhomes on the sites located at 1118 N. Van Buren Street, 1124 N. Van Buren Street, and 910 Reber Street.
4. Consideration with possible action on the award of a Fair Housing Services three-year contract to Metropolitan Milwaukee Fair Housing Council with Community Development Block Grant funding.
5. Consideration with possible action to award Community Development Block Grant funds for Public Service activities.

F. Informational.

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

G. Adjournment.

1. Adjournment of the Tuesday, February 10, 2026, 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

February 10, 2026

PREPARED BY

AGENDA ITEM # D.I

Approval of the minutes from the Tuesday, January 13, 2026 meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. RDA Minutes 01.13.2026



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.



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

MEETING DATE

February 10, 2026

PREPARED BY

Will Peters

AGENDA ITEM # E.1

Consideration with possible action to award \$150,000.00 of HOME-ARP funds to St. John's Ministries to support the Lasting Change Program.

BACKGROUND

The American Rescue Plan (ARP) provides funding to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability across the country. The City of Green Bay received approximately \$1.9 million to allocate towards eligible activities. Through consultation with all the area shelters and key service providers, the City created an allocation plan which was approved by HUD in late summer of 2023. The eligible activities which were determined to be of priority are: to create more affordable housing specifically for individuals and/or households who are homeless AND to increase supportive services to individuals and/or households who are homeless. To date, the RDA has allocated \$1,000,000.00 to the Fire Station Apartments for affordable housing creation for homeless populations and \$550,000.00 of supportive services funds to the creation of two Homeless Outreach Case Coordinators. The remaining balance of the supportive service funds to be allocated is \$203,395.00.

St. John's Ministries has submitted a proposal for the use of \$150,000.00 of HOME-ARP funds to support the Lasting Change Program(see attached proposal). Staff has reviewed the proposal and feels it aligns with the priorities of the HOME-ARP allocation plan and the parameters of the funding source.

RECOMMENDATION

To award \$150,000.00 of HOME-ARP funds to St. John's Ministries to support the Lasting Change Program.

FISCAL IMPACT

ATTACHMENTS

- I. Addendum to St. John's Ministries' HOME-ARP Supportive Services Application 12.31.25



December 31st, 2025

Addendum to St. John's Ministries' HOME-ARP Supportive Services Application

HOME-ARP Budget Narrative

The Lasting Change Program has successfully been piloted by St. John’s Ministries and funded mostly by restricted donor dollars and limited foundation and corporate support. Additionally, funds were used from St. John’s Ministries’ annual budget for the salary of a full-time Case Manager who transitioned to a Program Coordinator role to effectively administer the program. Much of the requested dollars will fund a part of that position’s salary as well as pay for additional staff to conduct home visits with and under the direction of the Program Coordinator. Volunteers will also be utilized jointly under the direction and supervision of the Program Coordinator and Volunteer Coordinator.

St. John’s Ministries is the recipient of generous donations from our community of material items like blankets, furniture, clothing, gift cards, food items, household items, hygiene items, and various other goods needed to keep a person stably housed. St. John’s Ministries also benefits from great community partnerships with other like-minded organizations that donate items or provide resources at a reduced cost. Those items are provided directly to our shelter guests and to clients of the Lasting Change Program while in their homes. For example, Crisis Café provides meals and St. Vincent de Paul provides furniture and household items. We will utilize part of the \$150,000 funding for items clients need but are not donated to St. John’s Ministries from the community or provided in-kind by other organizations.

The true personnel and fringe benefit costs to administer the Lasting Change Program exceeds what is listed below. With these HOME-ARP dollars, St. John’s Ministries is committing to absorbing all additional personnel and fringe benefit costs as part of our annual operating budget paid for by dollars raised from donors and other sponsors. We are committing to this very effective program for the full three years and will utilize qualified volunteers and hire additional staff as needed to free up some time of our Program Coordinator to conduct and administer more Street Outreach, another community need.

	Year 1	Year 2	Year 3
Personnel	\$40,000	\$40,000	\$40,000
<i>Additions absorbed by St. John’s</i>			
Fringe	\$0	\$0	\$0
<i>Absorbed by St. John’s</i>			
Supplies			
<i>Food Items</i>	\$1,500	\$1,500	\$1,500
<i>Household Items</i>	\$2,500	\$2,500	\$2,500
<i>Hygiene Items</i>	\$1,000	\$1,000	\$1,000
<i>Welcome Tubs</i>	\$3,000	\$3,000	\$3,000





Total Supplies	\$8,000	\$8,000	\$8,000
Supportive Services			
<i>Vehicle Expenses</i>	\$2,000	\$2,000	\$2,000
TOTAL	\$50,000	\$50,000	\$50,000

Project Summary: Please describe your project and include the following: target population, location of service delivery, coordination with community partners, how the project aligns with the HOME-ARP Notice and the approved Allocation Plan, and how the agency will monitor the success and effectiveness of the project. (35 points)

Project Overview & Target Population:

The Lasting Change Program is a housing stability and aftercare initiative designed to support individuals in Green Bay who have recently exited homelessness and remain at high risk of returning to homelessness without structured follow-up services. The program serves formerly homeless adults who have transitioned from emergency shelter, street homelessness, or other temporary arrangements into permanent housing. The vast majority of participants have previously been served by St. John’s Ministries.

Location of Service Delivery:

Services are delivered directly in participants’ homes across the City of Green Bay, with a focus on low-barrier access and continuous engagement.

Project Need & Approach:

The Lasting Change Program fills a critical gap in the local homeless response system by providing ongoing, individualized support after an individual or household becomes housed. According to the Wisconsin Balance of State Continuum of Care, 33% of individuals who left emergency shelters between 2022 and 2023 experienced homelessness again (Press-Gazette, 4/12/24). The Lasting Change Program addresses this need through personalized, trauma-informed case management; home-based visits; eviction-prevention education; referrals to key community partners; and the provision of basic household essentials to help stabilize individuals in their first months of housing. The program began in April 2025 and was shaped through pilot testing with 16 households, all of whom requested continued support.

Coordination with Community Partners:

Service delivery is coordinated closely with nonprofit partners throughout Green Bay. St. Vincent de Paul provides furnishings and household items; Catholic Charities offers financial education and counseling; N.E.W. Community Clinic supports physical, dental, and behavioral health care through its mobile health unit; and Crisis Café supplies meals and can accompany staff on home visits when needed. Participants





are also connected to additional community nonprofits providing mental health care, substance abuse counseling, food access, and other essential services.

Alignment with HOME-ARP Notice and Allocation Plan:

These partnerships create a wraparound-care model aligned with HOME-ARP Supportive Services and the City of Green Bay's HOME-ARP Allocation Plan, which prioritizes preventing homelessness recidivism and stabilizing high-need households. The Lasting Change Program directly aligns with HOME-ARP goals by serving qualifying populations, addressing gaps in supportive services, and reducing returns to homelessness through housing stabilization and in-home support.

Monitoring Success and Effectiveness:

The program's structure emphasizes proactive monitoring and measurable outcomes. The program coordinator conducts an initial home visit, provides a welcome tub of basic household items, and establishes an individualized success plan with each participant. Follow-up visits occur monthly or more frequently based on need. Case notes are recorded after every visit, and success plans are regularly updated to support accountability and track progress. After five visits, participants are considered fully enrolled and complete a structured feedback interview with a staff member not involved in their program management. Quantitative measures include the number of households reached, number of visits conducted, service referrals made, and the percentage of individuals who remain housed. Between April and November 2025, the program served 69 households with a total of 230 visits, with 95% of participants remaining housed — exceeding the program's initial goal of 90%.

C. HOME-ARP Agency Experience (25 points) Describe your agency's experience directly related to the proposed program. Please provide specific examples of similar service delivery programs administered using other funding sources. Be sure to include details of similar projects managed by your agency and your familiarity of general HUD regulations and guidance (Example: ESG, CDBG, HOME, CoC regulations).

St. John's Ministries brings twenty years of experience serving adults experiencing homelessness in Green Bay and has demonstrated the capacity to administer complex programs, coordinate with system partners, and align services with HUD standards. Our organization operates men's and women's emergency shelters, a variety of street outreach efforts, and two daytime resource centers. The programming adheres to Continuum of Care (CoC) expectations, follows HUD definitions of homelessness, and utilizes the Homeless Management Information System (HMIS) for data entry and reporting. Through these programs, St. John's Ministries collaborates regularly with CoC-funded and ESG-funded partners, including shelters, outreach teams, housing programs, and service providers throughout Brown County.

Our experience in service delivery closely parallels the goals of HOME-ARP Supportive Services. For two decades, our staff have provided case management, crisis intervention, housing navigation, and





stabilization services to adults with significant barriers including chronic homelessness, behavioral health conditions, limited income, and substance addictions. Our teams have implemented coordinated outreach strategies and developed effective approaches for engaging hard-to-reach and high-acuity individuals. Additionally, our resource centers and shelters operate with low-barrier access and trauma-informed practices consistent with best-practice HUD guidance.

The Lasting Change Program builds upon this foundation of experience but fills a service gap not previously addressed in our community: structured aftercare for individuals who have exited homelessness but remain at risk of returning to shelter. This program was developed using our experience administering similar services under different funding streams, including donor-supported stabilization efforts, shelter-based case management, mobile outreach, and in-community support during emergencies. Although we have not previously administered HOME-ARP funds, our history of managing programs that align with HUD expectations — including HMIS data collection, compliance with CoC system standards, and partnership with ESG-funded agencies — positions us well to responsibly administer HOME-ARP supportive services.

Operationally, St. John's Ministries has the infrastructure to support compliance requirements, data management, financial tracking, and monitoring outcomes. Staff already follow structured protocols for case documentation, timely service entry into HMIS, and measurable goal tracking. Leadership has experience coordinating grant-funded programs, supporting audit requirements, and maintaining accountability in partnerships with government and philanthropic funders.

This combination of experience and successful administration of the Lasting Change Program since April 2025 demonstrates St. John's Ministries' readiness to administer HOME-ARP funds and to deliver a program that reduces returns to homelessness.

D. Community Need (20 points) Using quantitative and qualitative data, identify the need for your project and detail how your project will meet the need and how you will monitor success.

Green Bay is experiencing a significant rise in homelessness, with emergency shelters operating at record capacity and deployed outreach teams engaging more people than in past years. The community continues to face a critical challenge: a high rate of returns to homelessness (as stated earlier, 33% of individuals who left emergency shelters between 2022 and 2023 experienced homelessness again). This demonstrates that housing alone is not enough; individuals leaving shelter often require ongoing support to maintain stability.

Qualitative data from case managers and partner nonprofits confirm this trend. Many newly housed individuals struggle with lease expectations, isolation, mental health challenges, limited transportation, inconsistent access to community resources, and sudden financial crises. Without continued support, these challenges frequently lead to evictions and/or returns to homelessness.





The Lasting Change Program is designed to meet this clearly identified need by providing proactive, in-home aftercare services that stabilize individuals during their first months in housing — the period when they are most vulnerable to setbacks. The program ensures regular visits, direct communication with participants, early identification of eviction risks, connections to financial counseling, access to meals, connection to resources if struggling with mental health or substance abuse, and emotional support that can reduce isolation. Program staff also help participants navigate lease requirements, understand building/tenant expectations, and develop action plans for long-term stability.

The program's first seven months show strong evidence that it meets the need effectively. Like stated earlier, between April and November 2025, St. John's Ministries conducted 230 home visits for 69 newly housed individuals. The vast majority – 95% – of participants remained housed, surpassing the program's initial goal and demonstrating the model's potential for long-term community impact. This outcome directly addresses the community's need to reduce shelter readmissions, preserve limited shelter capacity, and improve overall housing stability.

Success will continue to be monitored using both quantitative and qualitative methods, including:

- Total households reached
- Number of home visits conducted
- Percentage who remain housed after five, six, and twelve months
- Service referrals made and utilized
- Participant feedback after five visits
- Identified risk factors and resolutions

This data-driven approach ensures continuous improvement and alignment with the City of Green Bay's strategy to prevent and end homelessness. By stabilizing formerly homeless households, the Lasting Change Program reduces strain on the shelter system, supports community wellness, and advances HOME-ARP priorities by meeting the needs of highly vulnerable residents.

Respectfully submitted,

Jesse Brunette
Executive Director





Report to the Redevelopment Authority of the City of Green Bay

MEETING DATE

February 10, 2026

PREPARED BY

Will Peters

AGENDA ITEM # E.2

Consideration with possible action on a Development Agreement with Radue Homes Inc. for Lots 8-11 Vernon Taylor Drive and Paj Way.

BACKGROUND

On July 25, 2025, staff issued a Request for Proposals (RFP) for the single-family and townhome housing component of the JBS Redevelopment Site located at 0 Lime Kiln Road (Tax Parcels 23-243-1-1 and 23-243-1-2). The JBS Redevelopment Site is a mixed-use development which will complement the Imperial Pride neighborhood, the East Side, and greater Green Bay. This project will incorporate three primary elements: Housing development, a destination community park, and urban farm. The RFP asked for housing options that meet current and future market demand and do not readily exist within the City (affordability, design, lot size, bedroom count, ownership, etc.). Staff received proposals from three qualified developers: Greater Green Bay Habitat for Humanity, NeighborWorks Green Bay, and Radue Homes, Inc.

Radue Homes, Inc. is proposing to build four(4) single family, 3 bedroom, 2 full bath homes with 2-car garages on Lots 8-11 located on Vernon Taylor Drive and Paj Way. All four lots will be sold at market-rate with an estimated sale price between \$400,000.00—\$500,000.00 each. The home designs meet the City's desired design requirements. Radue Homes, Inc. is not requesting any financial assistance from the City.

The Community and Economic Development Department has placed a priority on the creation of owner-occupied units at all price points. The Housing Market study from 2020 states, "There is a significant shortage at the upper end of the owner market, an undersupply of 11,685 units for those at greater than 80% median income."

Staff recommends approval of the Development Agreement with Radue Homes, Inc. for Lots 8-11 of Vernon Taylor Drive and Paj Way.

RECOMMENDATION

To approve the Development Agreement with Radue Homes, Inc. for Lots 8-11 of Vernon Taylor Drive and Paj Way.

FISCAL IMPACT

Radue Homes will purchase the lots from the RDA for the following prices:

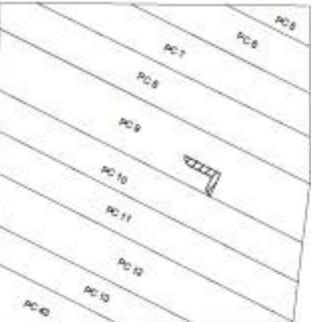
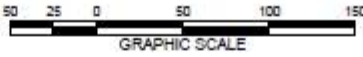
- Lot 8 – \$13,500.00
- Lot 9 – \$18,690.00
- Lot 10 – \$18,690.00
- Lot 11 – \$13,500.00

ATTACHMENTS

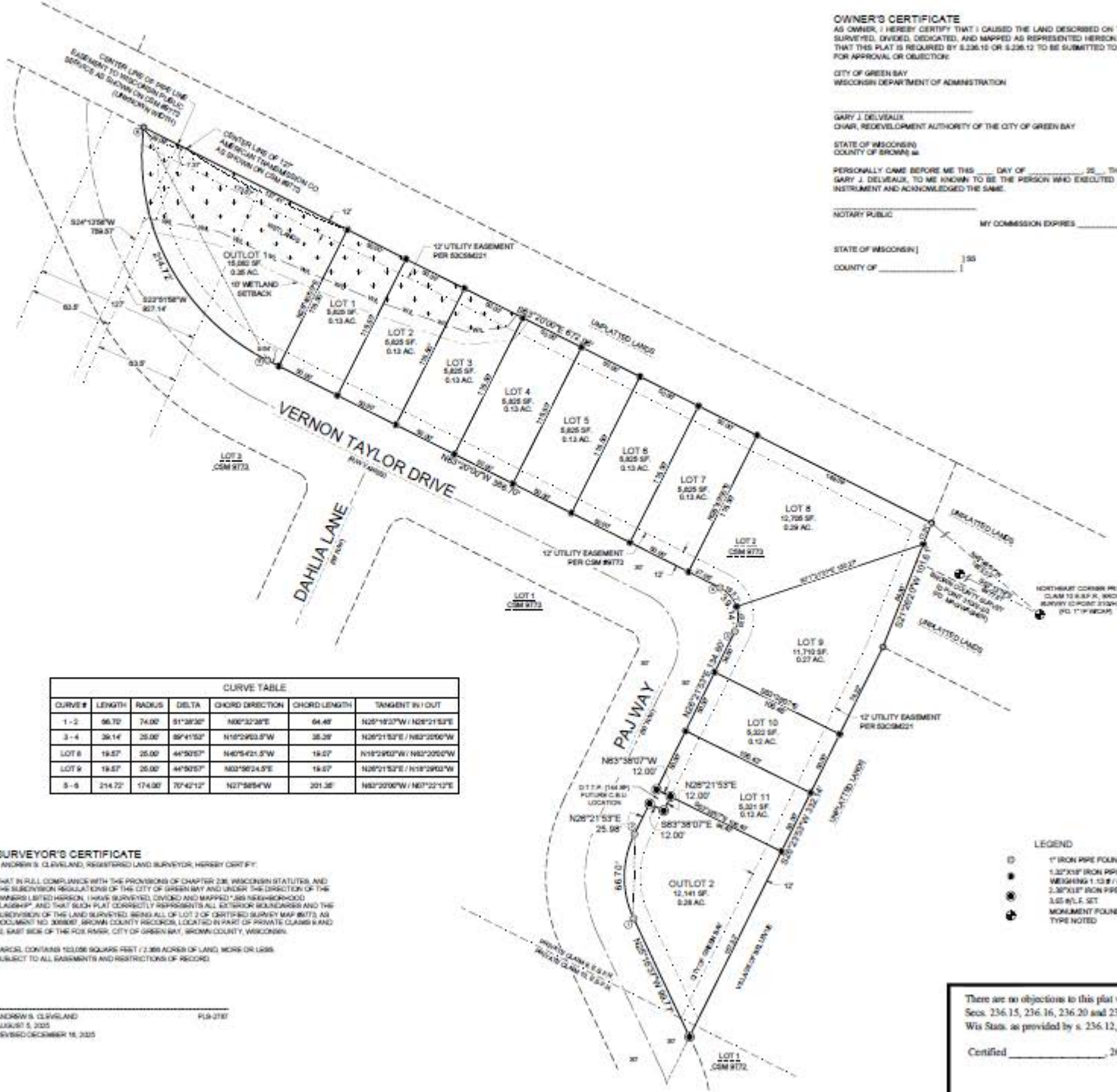
1. JBS SF Parcel Layout SS
2. Ex A JBS_Single Family_1.5 Story SS
3. Ex A JBS Single Family_2 Story SS
4. JBS SF DA-Radue Final

JBS NEIGHBORHOOD FLAGSHIP

ALL OF LOT 2 OF CERTIFIED SURVEY MAP #873, RECORDED AS DOCUMENT #206807, BEING PART OF PRIVATE CLAIMS 8 AND 10, EAST SIDE FOX RIVER, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.



NORTH IS REFERENCED TO THE NORTH LINE OF PRIVATE CLAIMS 8, 9 & 10, BETWEEN BROWN COUNTY SURVEY 12 POINT 2129-20 AND BROWN COUNTY SURVEY 12 POINT 2129-21, WHICH BOUNDARY MEASUREMENTS ARE REFERENCED TO THE BROWN COUNTY COORDINATE SYSTEM OF RECORD.



OWNER'S CERTIFICATE
 AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, DEDICATED, AND MAPPED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.15 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:
 CITY OF GREEN BAY
 WISCONSIN DEPARTMENT OF ADMINISTRATION
 GARY J. DELVEAUX
 CHAIR, REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY
 STATE OF WISCONSIN
 COUNTY OF BROWN
 PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE NAMED GARY J. DELVEAUX, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.
 NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____
 STATE OF WISCONSIN _____
 COUNTY OF _____

APPROVING / OBJECTING AGENCIES:
 CITY OF GREEN BAY
 BROWN COUNTY
 DEPARTMENT OF ADMINISTRATION
DEVELOPER:
 CITY OF GREEN BAY REDEVELOPMENT AUTHORITY
 PH. (920) 448-3400
 100 N JEFFERSON STREET, SUITE 808
 GREEN BAY, WI 54301

CERTIFICATE OF THE CITY OF GREEN BAY
 APPROVED FOR THE CITY OF GREEN BAY, AS REQUIRED BY WISCONSIN STATUTES CHAPTER 236, AND THE CITY OF GREEN BAY MUNICIPAL CODE CHAPTER 36, SUBDIVISION AND PLATTING, ON THIS _____ DAY OF _____, 20____.
 CHERYL REINER-WAGG - DEVELOPMENT DIRECTOR

CERTIFICATE OF THE GREEN BAY CITY CLERK
 AS THE DULY APPOINTED CITY CLERK FOR THE CITY OF GREEN BAY, I HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS PLAT.
 CELESTINE JEFFREYS
 GREEN BAY CITY CLERK

BROWN COUNTY TREASURER'S CERTIFICATE
 AS DULY ELECTED BROWN COUNTY TREASURER, I HEREBY CERTIFY THAT THE RECORDS IN OUR OFFICE SHOW NO UNREDEEMED TAXES AND NO UNPAID OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS PLAT AS OF THE DATE LISTED BELOW.
 RAYMOND SLEMBER
 BROWN COUNTY TREASURER

- NOTES**
- THIS PLAT IS ALL OF PARCELS 23-043-1-1.
 - CITY OF GREEN BAY ZONING AND BUILDING APPROVALS ARE REQUIRED PRIOR TO COMMENCING CONSTRUCTION OF BUILDINGS, STRUCTURES, DRIVES, OR PARKING AREAS, AND MAY ALSO BE REQUIRED PRIOR TO COMMENCING GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBING ACTIVITY.
 - THE PROPERTY OWNERS, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION CONTROL METHODS OUTLINED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, "WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK" TO PREVENT SOIL EROSION. HOWEVER, IF AT THE TIME OF CONSTRUCTION THE CITY HAS AN ADOPTED SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION, OR INSTALLATION-RELATED ACTIVITIES.
 - WETLANDS DELINEATED BY SAY ENVIRONMENTAL STRATEGIES, INC. JUNE 21, 2022.

- RESTRICTIVE COVENANTS**
- THE LAND ON EACH SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY THE LOT OWNER AND MAINTAINED BY THE ADJOINING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER.
 - EACH LOT OWNER SHALL GRADE THE PROPERTY TO CONFORM TO THE ADOPTED SIDEWALK GRADE ELEVATION AND MAINTAIN SAID ELEVATION FOR FUTURE SIDEWALKS.
 - NO POLES, PEDESTALS OR BURIED CABLE ARE TO BE PLACED SO AS TO DISTURB ANY SURVEY STAKE OR OBSTRUCT USUALLY ALONG ANY LOT LINES OR STREET LINE. A DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.22 OF THE WISCONSIN STATUTES.
 - OUTLOT 1 AND LOTS 1-4 CONTAIN AN ENVIRONMENTALLY SENSITIVE AREA (ESA) AS DEFINED IN THE 2040 BROWN COUNTY URBAN SERVICE AREA WATER QUALITY PLAN. THE ESA INCLUDES DELINEATED WETLANDS, ALL LAND WITHIN 10-30 FEET OF LESS SUSCEPTIBLE WETLANDS, ALL LAND WITHIN 50 FEET OF MODERATELY SUSCEPTIBLE WETLANDS, ALL LAND WITHIN 75 FEET OF HIGHLY SENSITIVE WETLANDS. DEVELOPMENT AND LAND DISTURBING ACTIVITIES ARE RESTRICTED IN THE ESA UNLESS AMENDMENTS ARE APPROVED BY THE BROWN COUNTY PLANNING COMMISSION AND THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT IN/OUT
1-2	86.70	74.00	51°38'20"	N08°22'28"E	64.48	N27°19'37"W / N28°21'53"E
3-4	39.14	25.00	50°41'52"	N16°29'53.5"W	38.29	N26°21'50"E / N27°20'56"W
LOT 6	19.57	25.00	44°50'57"	N47°54'21.5"W	19.47	N19°29'02"W / N22°30'00"W
LOT 9	19.57	25.00	44°50'57"	N22°56'24.5"E	19.47	N28°21'52"E / N18°29'02"W
5-6	214.72	174.00	70°42'12"	N27°38'54"W	201.35	N27°20'00"W / N27°22'12"E

SURVEYOR'S CERTIFICATE
 I, ANDREW S. CLEVELAND, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236, WISCONSIN STATUTES, AND THE SUBDIVISION REGULATIONS OF THE CITY OF GREEN BAY AND UNDER THE DIRECTION OF THE OWNERS (LIMITED HARRON, I HAVE SURVEYED, DIVIDED AND MAPPED "JBS NEIGHBORHOOD FLAGSHIP" AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED, BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP #873, AS DOCUMENT NO. 206807, BROWN COUNTY RECORDS, LOCATED IN PART OF PRIVATE CLAIMS 8 AND 10, EAST SIDE OF THE FOX RIVER, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

ANDREW S. CLEVELAND
 AUGUST 5, 2025
 REVISED OCTOBER 18, 2025

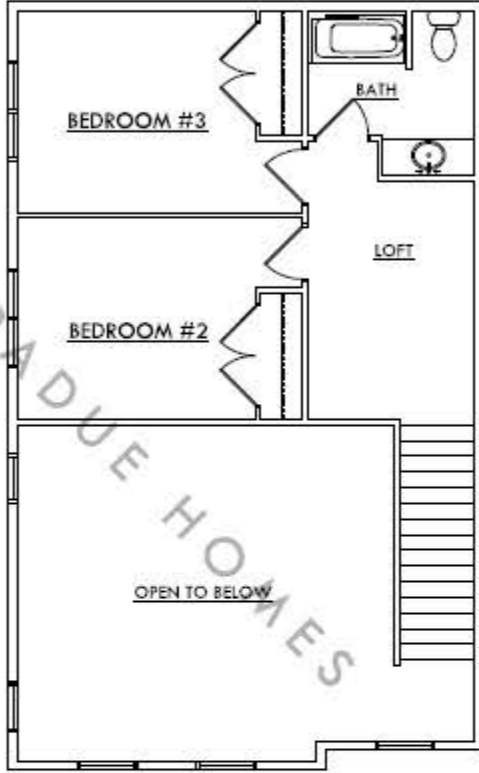
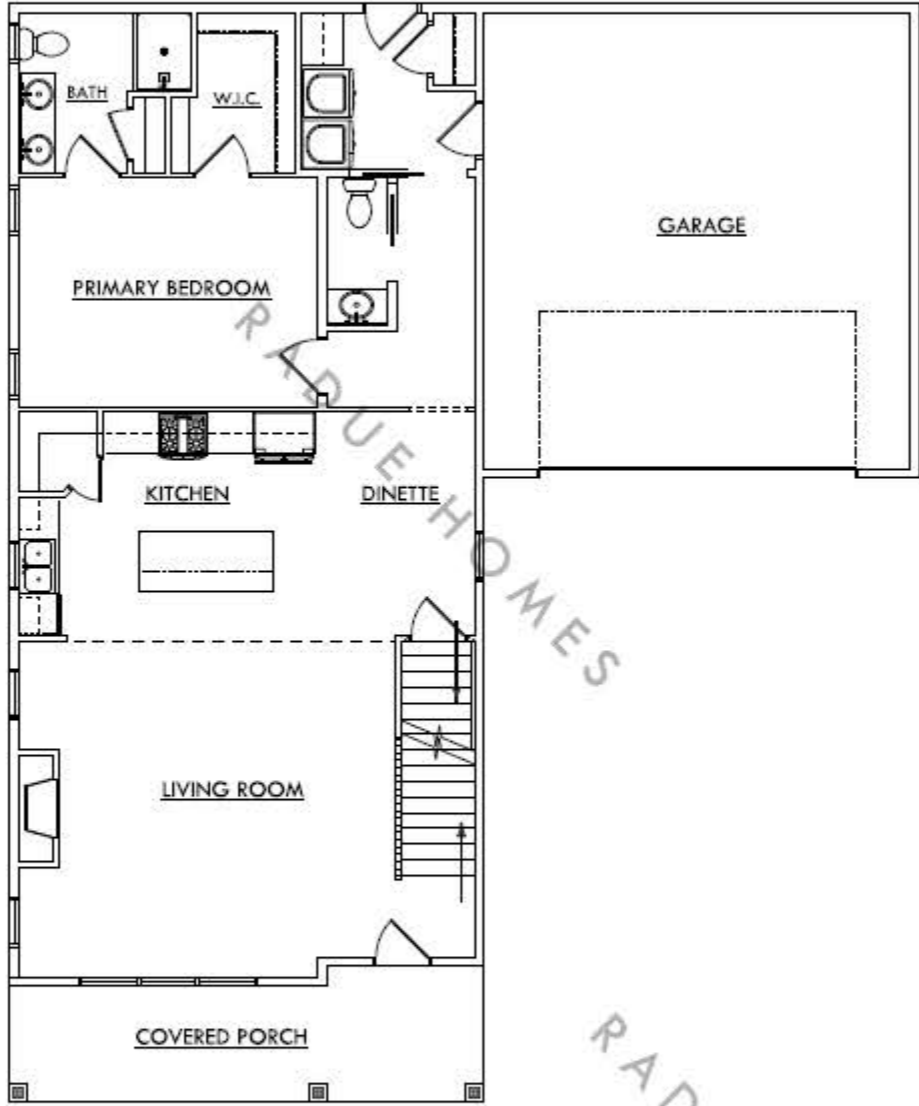
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
 Certified _____, 20____
 Department of Administration

MACHIV
 ENGINEERING • SURVEYING • ENVIRONMENTAL
 2260 Salschneider Court Green Bay, WI 54313
 PH: 920-669-5765; Fax: 920-669-5767
 www.machiv.com

CITY OF GREEN BAY
JBS NEIGHBORHOOD FLAGSHIP
 FINAL PLAT

NO.	REVISION DESCRIPTION
1	DEC. 16, 2025 (REVIEW COMMENT)

DATE: AUGUST 5, 2025
 DRAFTED BY: JSH
 CHECKED BY: ABC / BRW
 PROJECT NO.: 2352-01-25
 DRAWING NUMBER: 1942
 SHEET NUMBER: 1 OF 1



FLOOR PLANS
 9 FT (1ST)/ 8 FT (2ND)
UNIT TOTAL
 1750 SQ. FT. (HOUSE)



OWNER:
 JBS & BOWENWAY
 1000 W. 10TH ST
 WYOMING, WY 82001
 307.442.1234

DESIGNER:
 RADUE HOMES
 1000 W. 10TH ST
 WYOMING, WY 82001
 307.442.1234

JBS REDEVELOPMENT SITE
1.5 STORY LAYOUT

REVISIONS	DATE	PROJECT #	STATUS
	9/24/25	25-43	PROPOSAL

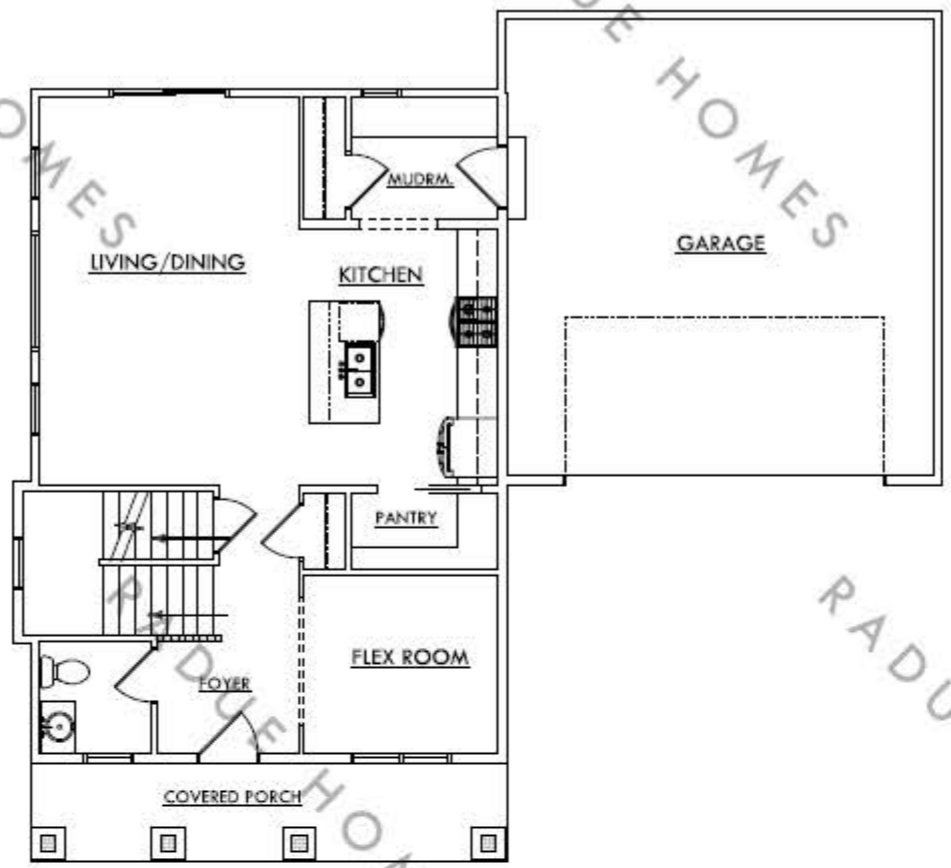
SHEET 1 / 1



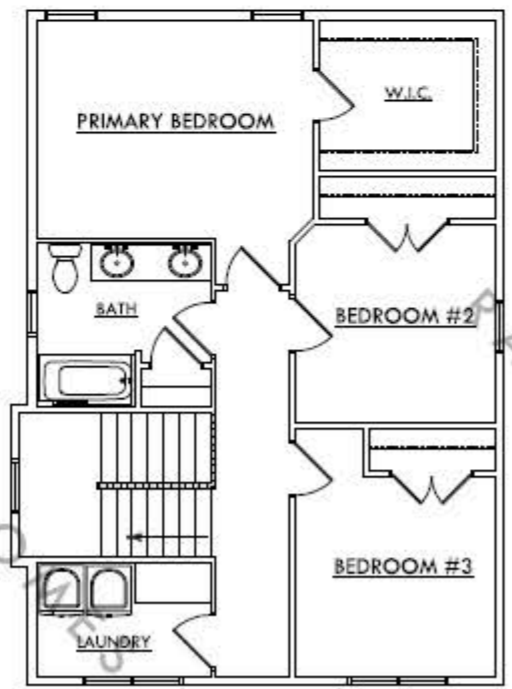
ADDRESS: 3385 S. MIDWAY
 P.O. BOX 10004
 PARKERSBURG, WV 26104
 RADUEHOMES.COM

PLEASE DO NOT REPRODUCE OR
 REPRODUCE IN ANY MANNER
 WITHOUT WRITTEN CONSENT OF
 RADUE HOMES. ALL RIGHTS
 RESERVED.

JBS REDEVELOPMENT SITE
 2 STORY LAYOUT



FLOOR PLANS
 9 FT (1ST)/ 8 FT (2ND)
UNIT TOTAL
 1656 (HOUSE)



SHEET	1 / 1	PLAN # 25-44 DATE	REVISIONS
			DATE 9/24/25
STATUS PROPOSAL		PERSONAL SECTOR	

DEVELOPMENT AGREEMENT BETWEEN
THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY (“RDA”)
AND RADUE HOMES INC (“DEVELOPER”)
FOR
LOTS 8-11 VERNON TAYLOR DRIVE AND PAJ WAY
Part of Parcel 23-243-1

THIS AGREEMENT is made by and between the Redevelopment Authority of the City of Green Bay (hereinafter called “RDA”), and Radue Homes Inc. (hereinafter called “DEVELOPER”) on February 10, 2026.

WHEREAS, Lots 8-11 of JBS Neighborhood Flagship Development., legally described in Exhibit “A” (hereinafter called the “RDA Site”), was acquired by the RDA for the purpose of inducing private enterprise to construct single-family homes, adding to the tax base of the City of Green Bay; and

WHEREAS DEVELOPER desires to complete the construction of four (4) single-family, owner-occupied homes located on the RDA Site and assume the responsibilities outlined in this development agreement.

NOW, THEREFORE, in consideration of the promises and obligations herein set forth, it is mutually agreed between the RDA and DEVELOPER as follows:

- I. PROJECT SCOPE. The Project includes construction of four (4) single-family, 3-bedroom, 2 full bath homes with 2-car attached garages on the RDA Site as proposed in the attached proposal marked Exhibit “B” (hereinafter the “Project”).
- II. PROPERTY TRANSFER. The RDA shall transfer the parcels to the DEVELOPER upon the receipt of \$48,300 for Lot 8, \$46,200 for Lot 9, \$21,800 for Lots 10-11 + \$30 recording fee per parcel transferred no later than 30 days after completed Certified Survey Map is recorded.
- III. DEVELOPER OBLIGATIONS.
 - A. DEVELOPER is responsible for obtaining all necessary permits and shall construct the structure in conformance with all state and local building codes, rules and regulations.
 - B. The Project shall be designed in such a manner that it is similar to the predominant housing style in the neighborhood and shall conform to the proposal as submitted in conjunction with this Agreement.
 - C. During project implementation, DEVELOPER shall advise RDA staff as to the progress of the construction and allow staff on site to review the progress of the Project.
 - D. DEVELOPER is responsible for load, haul and then unload truck loads of dirt that are located along the Grand Blvd at the reimbursement cost of \$125 per truck load. Developer to invoice the RDA once complete removal is done. RDA to reimburse Developer within 30 days of receiving final invoice.

IV. PROJECT COMMENCEMENT. DEVELOPER shall commence construction of the Project within 30 days after completed Certified Survey is recorded. (hereinafter "Commencement Date").

V. PROJECT COMPLETION. DEVELOPER agrees to complete the construction of the Project in accordance with RDA and CITY approved plans no later than 12/31/2027 (hereinafter "Completion Date"). The Project shall be deemed completed upon issuance of an Occupancy Permit by the City of Green Bay. In the event DEVELOPER fails to complete construction by the Completion Date, the DEVELOPER shall transfer the RDA site back to the RDA upon written request of the RDA and at no cost to the RDA. This transfer to the RDA shall be via warranty deed and the RDA site shall be subject to no liens or other encumbrances other than those existing at the time of the original transfer by the RDA.

The DEVELOPER will work in earnest to transfer the completed Project through sale and Warranty Deed to an owner occupant within 12 months of Completion Date. In the event DEVELOPER fails to sell and warrant the completed Project within the allotted time, the DEVELOPER and RDA shall come to an agreement with revised timeline for sale and transfer of Project.

VI. TERMINATION AND REMEDIES.

A. It is the intent of the Project to generate tax base, eliminate blight within neighborhoods, encourage home ownership and enhance the neighborhood. These goals have both tangible and intangible costs that are difficult to place a value on. Therefore, in the event the DEVELOPER fails to complete the construction of the Project by the Completion Date, the RDA may at its sole discretion take one, a combination, or all of the following actions as liquidated damages:

1. The RDA may charge liquidated damages in the amount of \$100 per day for each day beyond the completion date until such time that certificate of occupancy is granted.
2. The DEVELOPER shall transfer the RDA site back to the RDA upon written request of the RDA and at no cost to the RDA. This transfer to the RDA shall be via warranty deed and the RDA site shall be subject to no liens or other encumbrances other than those existing at the time of the original transfer by the RDA.

B. Except as otherwise provided in this Agreement, in the event of any default or breach of this Agreement, the breaching party shall, upon written notice from the other party, proceed immediately to ensure or remedy such default or breach, and, in any event, within sixty (60) days after receipt of such notice unless such default or breach cannot, with reasonable diligence, be cured within this period. In this event, the breaching party shall commence action to cure within the 60-day period and diligently proceed to cure the breach. In case such action is not taken or not diligently pursued, or the default or breach is not cured or remedied within a reasonable time, the aggrieved party may institute proceedings as may be necessary or desirable, in its opinion, to cure and remedy the breach, including, but not limited to, proceedings to compel specific performance by the party in default or breach of its obligation.

C. Completion of the Project in accordance with the terms and conditions of this Agreement is the essential and unique consideration for the obligations of the RDA.

Accordingly, the RDA may, in the event of legal proceedings, seek remedies to compel the specific performance of the defaulting party as the only adequate remedy and shall not seek damages in lieu of specific performance unless specific performance is legally unavailable, in which event the RDA may seek damages as authorized.

VII. MISCELLANEOUS PROVISIONS.

- A. DEVELOPER agrees not to discriminate on the basis of race, color, religion, sex, or national origin in the sale or occupancy of the property or any improvements located thereon, in violation of any applicable law or regulation; provided, however, that a violation of said covenant will not result (and any subsequent lease or deed shall so provide) in a reversion or forfeiture of title, but will entitle the RDA to such injunctive relief or other remedies as may be available at law.
- B. The time for performance of any term, covenant, condition, or agreement of this Agreement shall be extended by any period of unavoidable delays. In this Agreement, "unavoidable delays" means beyond the reasonable control of the party obligated to perform the applicable term, covenant, condition, or agreement under this Agreement and shall include, without limiting the generality of the foregoing, delays, attributable to acts of God, any other party in this Agreement, strikes, labor disputes, governmental restrictions, court injunctions, riot, civil commotion, acts of public enemy and casualty.
- C. The RDA and DEVELOPER shall have the right to institute such actions or proceedings as they may deem desirable for effectuating the purpose of this Agreement; provided that any delay in instituting or prosecuting any such actions or proceedings or otherwise asserting such rights, shall not operate as a waiver of such rights to, or deprive it of or limit such rights in any way. It is the intent of this provision that a party should not be constrained, so as to avoid the risk of being deprived of or limited in the exercise of any remedy because of concepts of waiver, laches, or otherwise, to exercise such remedy at a time when it may still hope otherwise to resolve the problems involved. No waiver in fact made with respect to any specific default shall be considered or treated as a waiver of any rights with respect to other defaults or with respect to the particular default except to the extent specifically waived in writing.
- D. This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin governing agreements made and fully performed in Wisconsin. If any provision of this Agreement, or the application thereof to any persons or circumstances shall, to any extent, be invalid or unenforceable, then the remainder of this Agreement or the application of such provision, or portion thereof, and each provision of this Agreement shall be fully valid and enforceable by law. This Agreement sets forth the entire understanding between the RDA and DEVELOPER with respect to its subject matter, there being no terms, conditions, warranties, or representations with respect to its subject matter other than that contained herein. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto, their respective successors and assigns.
- E. ASSIGNMENT. DEVELOPER may not assign this Agreement or sell to a third party without the prior consent of the RDA. In the event that DEVELOPER violates this section, DEVELOPER shall pay RDA \$10,000 as damages for their action.

- F. **AMENDMENTS TO AGREEMENT.** This Agreement may not be changed orally, but only by agreement in writing and signed by the parties hereto.
- G. **THIRD PARTIES.** Except as expressly provided otherwise in this Agreement, the provisions of this Agreement are for the exclusive benefit of the parties hereto and not for the benefit of any other persons, as third party beneficiaries or otherwise, and this Agreement shall not be deemed to have conferred any rights, expressed or implied, upon any other person.
- H. **NO PARTNERSHIP CREATED.** This Agreement specifically does not create any partnership or joint venture between the parties hereto, or render any party liable for any of the debts or obligations of any other party.
- I. **ENVIRONMENTAL ASSESSMENT.** The parties understand and acknowledge that the RDA and City of Green Bay have no knowledge of activities that occurred on the premises that would have included the storage, treatment, or disposal of hazardous substances. The RDA and City of Green Bay have fully disclosed to DEVELOPER any reports, analysis, studies, or other documents that would identify contaminants on the premises. DEVELOPER acknowledges that DEVELOPER has had a full and fair opportunity to inspect the premises and to perform any tests or analysis desired by DEVELOPER as to the condition of the premises. DEVELOPER agrees to purchase the premises as is and where is.
- J. **FORMALITIES AND AUTHORITY.** The parties hereto represent and warrant that they are validly existing and lawful entities with the power and authorization to execute and perform this Agreement. The headings set forth in this Agreement are for convenience and reference only, and in no way define or limit the scope of content of this Agreement or in any way affect its provisions.
- K. **NOTICES AND DEMANDS.** A notice, demand, or other communications under this Agreement shall be sufficiently given or delivered if it is deposited in the United States mail, registered or certified mail, postage prepaid, return receipt requested, or delivered personally:

TO DEVELOPER: Ryan Radue
Radue Homes Inc
2585 S Broadway
Green Bay, WI 54304

TO RDA: Cheryl Renier-Wigg, Secretary
Redevelopment Authority of the City of Green Bay
100 North Jefferson Street, Room 608
Green Bay, WI 54301

or to such other address, within the United States, with respect to a party as that party may from time to time designate in writing and forward to the other as provided in this Section. A copy of any notice, demand, or other communication under this Agreement given by a party under this Agreement to any other party under this Section shall be given to each other party to this Agreement.

- L. **NONMERGER AND SURVIVAL.** Any provision in this Agreement which has not been fully performed prior to transfer of possession shall not be deemed to have terminated, but shall, unless expressly waived in writing, survive such transfer of possession and be in force and effect until performed.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and effective as of the date first written above.

Redevelopment Authority of the City of Green Bay

ACKNOWLEDGMENT

State of Wisconsin

Gary J. Delveaux, Chairman

Brown _____ County. Personally, came before me this
____ day of _____, the above named
Gary J. Delveaux, Chairman;

Cheryl Renier-Wigg, Secretary

Cheryl Renier-Wigg, Secretary

Redevelopment Authority of the City of Green Bay

to me known to be the person ____ who executed the foregoing
instrument and acknowledge the same.

Notary Public Brown _____ County, Wis.
My commission is permanent. (If not, state expiration date:
_____, 20 ____ .)

Developer: Radue Homes Inc

ACKNOWLEDGMENT

State of Wisconsin

Ryan Radue

Brown _____ County. Personally came before me this
____ day of _____, the above named
Ryan Radue

Radue Homes Inc

to me known to be the person ____ who executed the foregoing
instrument and acknowledge the same.

Notary Public Brown _____ County, Wis.
My commission is permanent. (If not, state expiration date:
_____, 20 ____ .)

THIS INSTRUMENT WAS DRAFTED BY

Ronda Bitney

Redevelopment Authority of the City of Green Bay

EXHIBIT A
Legal Description of the RDA Site

Parcel Number: Part of 23-243-1-1

Legal Description: TBD

EXHIBIT B

See attached proposal for Lots 8-11
Vernon Taylor Drive and Paj Way.



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

February 10, 2026

PREPARED BY

Ronda Bitney

AGENDA ITEM # E.3

Consideration with possible action to approve a One-Year development agreement for the construction of six townhomes on the sites located at 1118 N. Van Buren Street, 1124 N. Van Buren Street, and 910 Reber Street.

BACKGROUND

The properties located at 1118 N. Van Buren Street (Parcel 20-19), 1124 N. Van Buren Street (Parcel 20-18), and 910 Reber Street are zoned R-3, Varied Density Residential, and are situated immediately west of Webster Avenue.

Staff has received a proposal from Ortega Properties, LLC requesting approval of a one-year Development Agreement for the construction of six townhome units. Each unit would consist of three bedrooms, two and one-half bathrooms, approximately 1,440 square feet of living area, and a two-car attached garage. These are set to be sold as owner-occupied, market rate units. The developer has offered to purchase the parcels at the asking price of \$35,000.

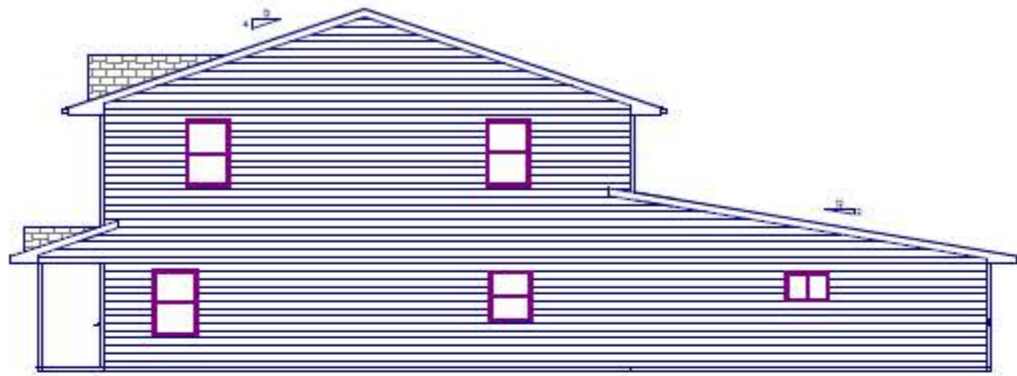
RECOMMENDATION

To approve a one-year development agreement for the development of six townhome units with Ortega Properties, LLC.

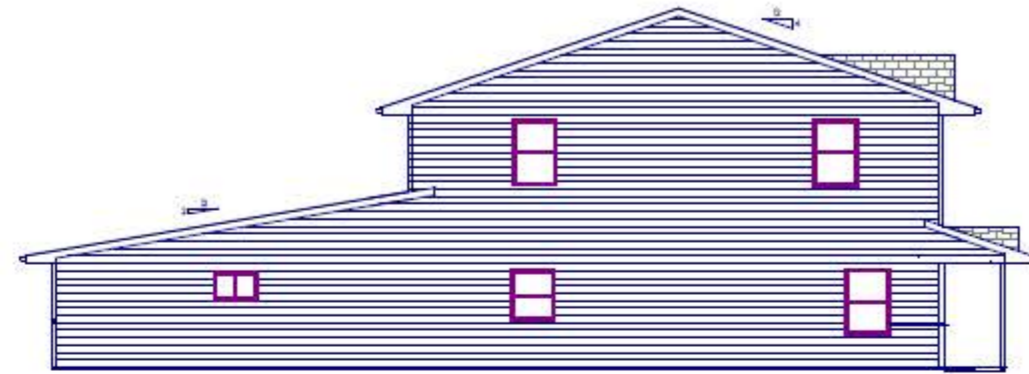
FISCAL IMPACT

ATTACHMENTS

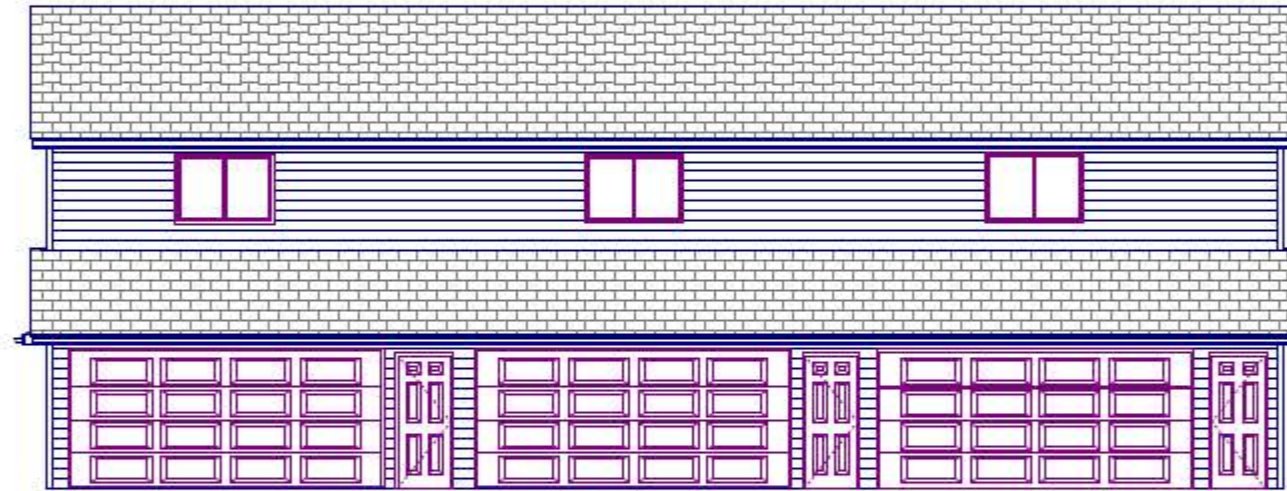
1. CO VAN BUREN TOWNHOMES ELEVATIONS 1-27 SS
2. CO VAN BUREN TOWNHOMES FLOORPLANS 1-13 SS
3. CO VAN BUREN TOWNHOMES SITE PLAN 1-27 SS
4. GIS
5. FACHADA 2



RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'0"



LEFT SIDE ELEVATION
SCALE: 3/16" = 1'0"

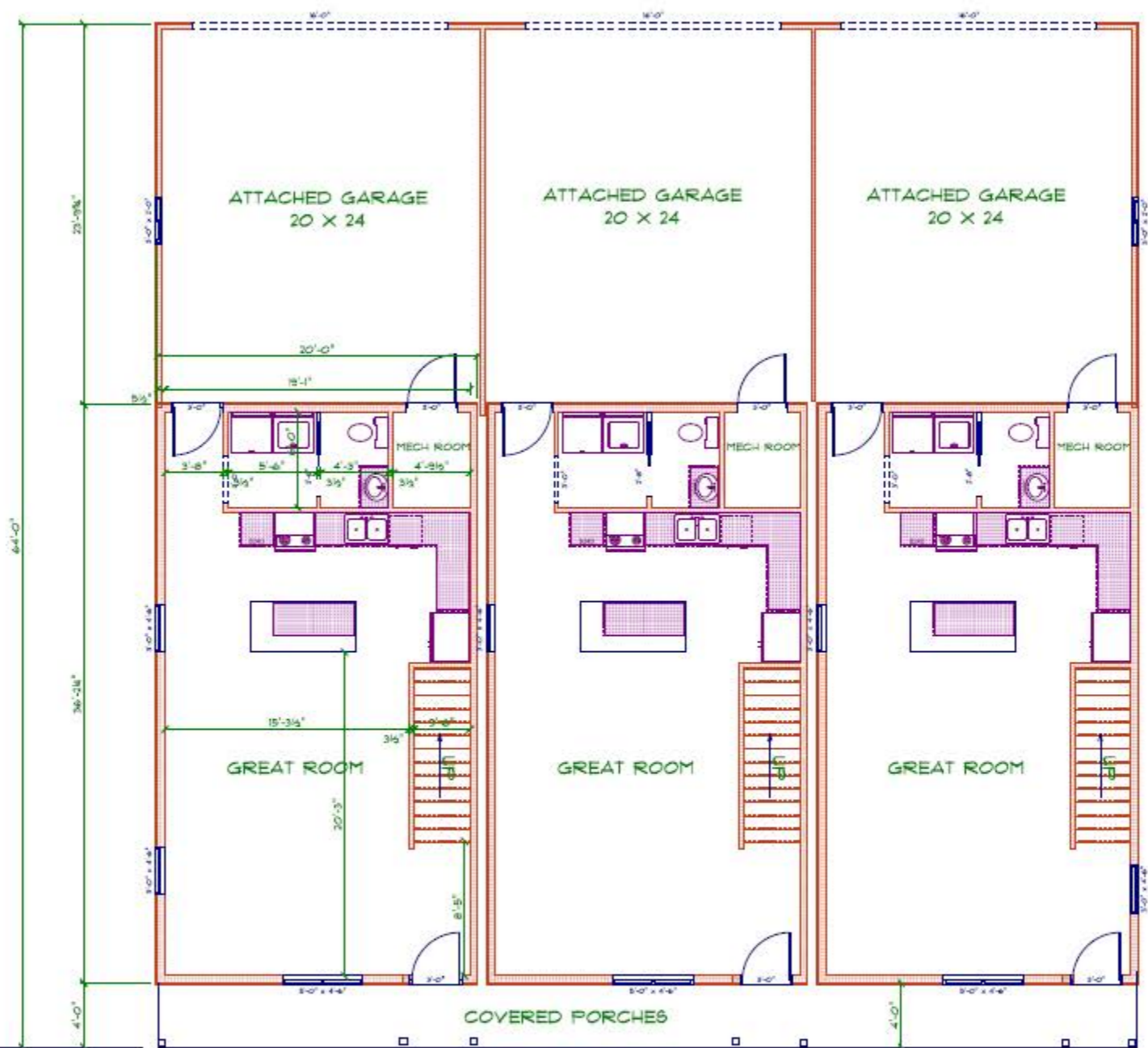


REAR ELEVATION



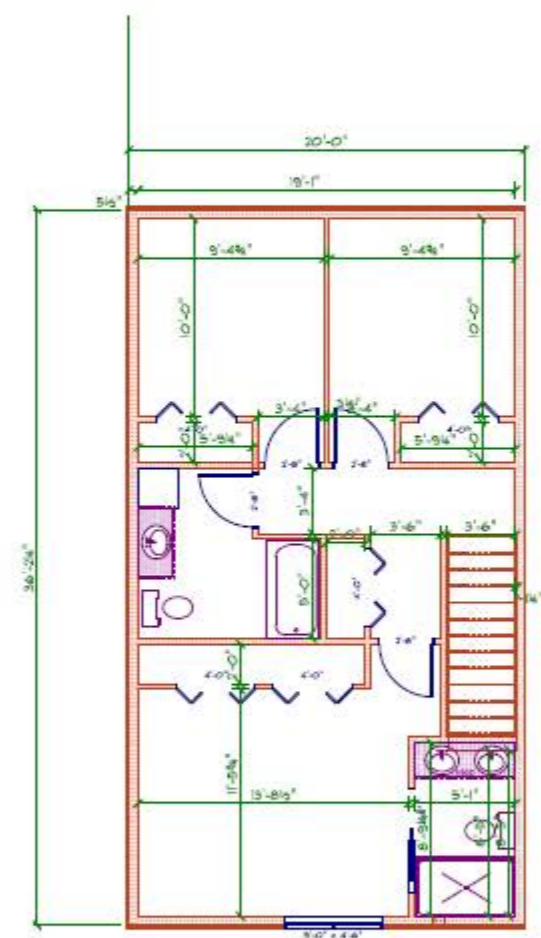
FRONT ELEVATION

- Roofing
Class A Fiberglass Arch Shake
Gray mix
- Vertical siding (front elevation gables)
Timber Crest TH 1" x 10" Vinyl Board and Batten, White
- Horizontal siding
Cedar Creek TH Double 4"x6" Vinyl, Light Gray
- Window/Doors
Window: White Vinyl
Door: Steel, White clad, Jamb and casing



1ST FLOOR PLAN

LEFT: 120 SQ FT
 CENTER: 120 SQ FT
 RIGHT: 120 SQ FT

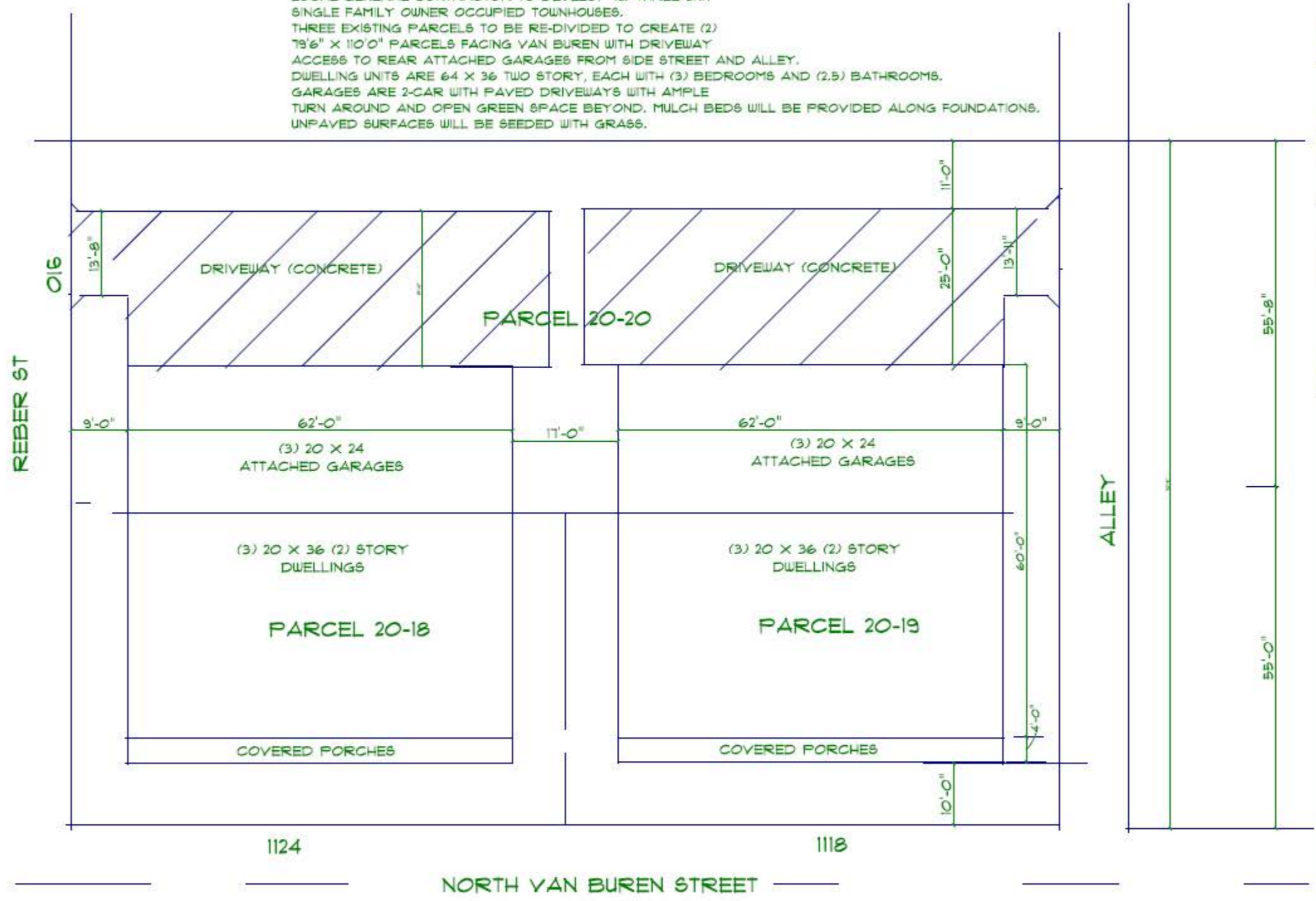


2ND FLOOR PLAN

(1) of (3) UNITS
 120 SQ FT PER UNIT
 TOTAL 2ND FLOOR: 2160 SQ FT

NARRATIVE:

PROPOSAL SUBMITTED TO GREEN BAY RE-DEVELOPMENT AUTHORITY LOCAL GENERAL CONTRACTOR TO DEVELOP (2) THREE UNIT SINGLE FAMILY OWNER OCCUPIED TOWNHOUSES. THREE EXISTING PARCELS TO BE RE-DIVIDED TO CREATE (2) 78'6" X 110'0" PARCELS FACING VAN BUREN WITH DRIVEWAY ACCESS TO REAR ATTACHED GARAGES FROM SIDE STREET AND ALLEY. DWELLING UNITS ARE 64 X 36 TWO STORY, EACH WITH (3) BEDROOMS AND (2.5) BATHROOMS. GARAGES ARE 2-CAR WITH PAVED DRIVEWAYS WITH AMPLE TURN AROUND AND OPEN GREEN SPACE BEYOND. MULCH BEDS WILL BE PROVIDED ALONG FOUNDATIONS. UNPAVED SURFACES WILL BE SEEDED WITH GRASS.



NORTH VAN BUREN STREET

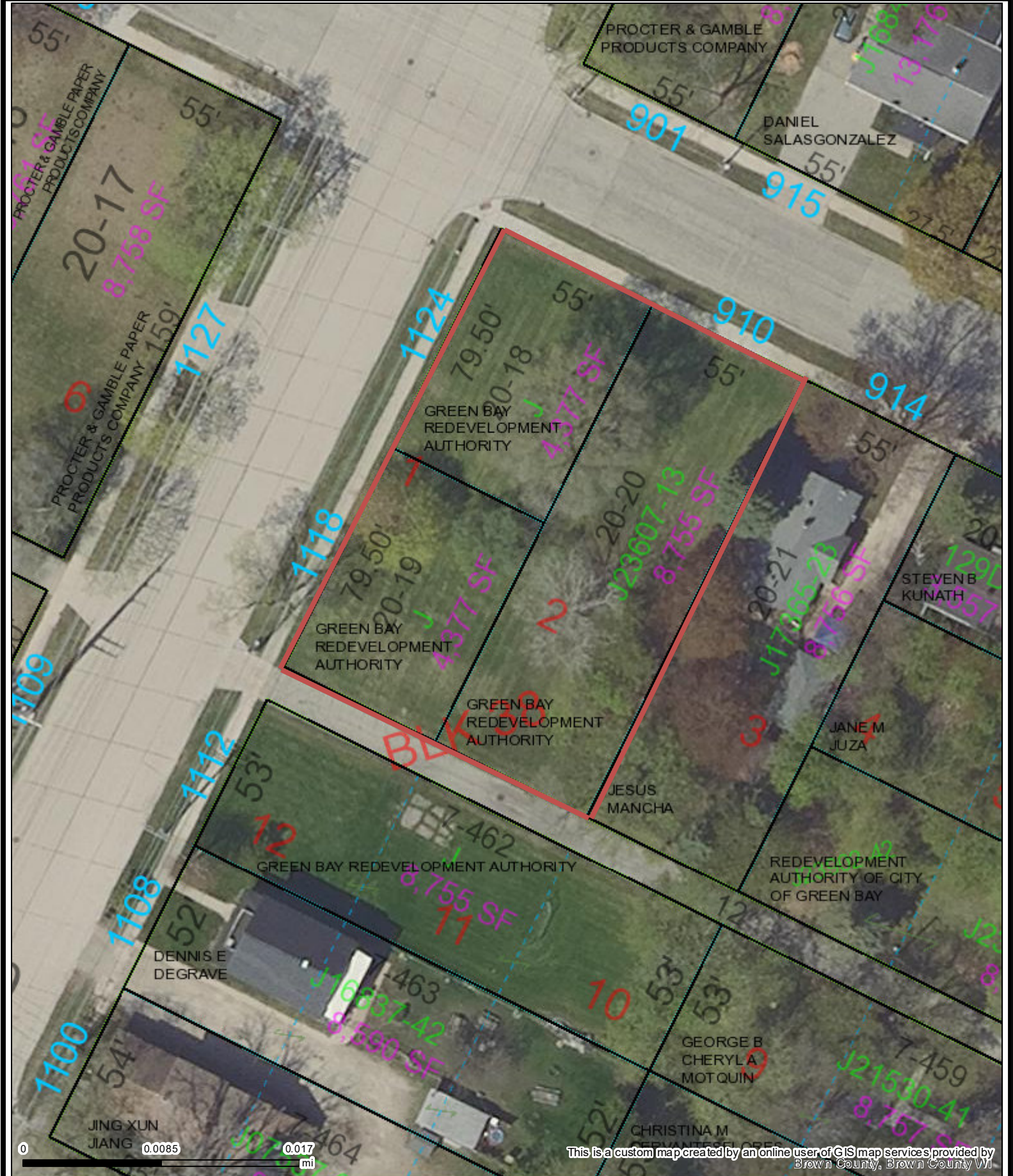
SITE PLAN
SCALE: 1/8" = 1'0"

VAN BUREN TOWNHOMES

SCALE 1/4" = 1'0"
DRAWN BY RUBB C.
FOR: CO CONTRACTING



DATE 1/21/2026
REVISED
DRAWING*



This is a custom map created by an online user of GIS map services provided by Brown County, Brown County WI

Part of Brown County WI

Map printed on 1/3/2025

1:480
1 inch = 40 feet*
1 inch = 0.00758 miles*
**original page size: 8.5"x11"*
Appropriate format depends on zoom level



Parcel ownership key

- Parcel Boundary
- Condominium
- Gap or Overlap
- "hooks" indicate parcel ownership crosses a line

- Parcel line
- Right of Way line
- Meander line
- Lines between deeds or lots
- Historic Parcel Line
- Vacated Right of Way

A complete key (legend) is available at:
tinyurl.com/BrownDogLegend



(920) 448-6480
www.browncountywi.gov





Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

February 10, 2026

PREPARED BY

Will Peters

AGENDA ITEM # E.4

Consideration with possible action on the award of a Fair Housing Services three-year contract to Metropolitan Milwaukee Fair Housing Council with Community Development Block Grant funding.

BACKGROUND

The City of Green Bay used a competitive application process to make a portion of its 2025 Community Development Block Grant funds available to non-profit groups who could administer a fair housing services program for the City of Green Bay. A Fair Housing Services Request for Proposals (RFP) was sent out and one application was received, from Metropolitan Milwaukee Fair Housing Council (MMFHC). We have contracted with them for the last several years and staff have been satisfied with their performance. MMFHC proposes to conduct the following activities in Green Bay through its satellite office, Fair Housing Center of Northeast Wisconsin (FHCNW): Enforcement Services, Training and Technical Assistance, Education and Outreach Services, and Marketing Campaign.

RECOMMENDATION

To award a Fair Housing Services three-year contract to Metropolitan Milwaukee Fair Housing Council with Community Development Block Grant funding.

FISCAL IMPACT

ATTACHMENTS

- I. MMFHC-FHCNW Green Bay RFP 2025-42 RDA-ADMIN FAIR HOUSING_ (002)

CITY OF GREEN BAY, WISCONSIN

Redevelopment Authority of the City of Green Bay

REQUEST FOR PROPOSAL # 2025-42

Administration Fair Housing Services Program



Request for Proposal (RFP) Schedule of Events CC: 94660, 95013, 91863, 95249	
December 18, 2025	RFP issued to Vendors
January 23, 2026	Questions from Vendors due (written only)
January 30, 2026	Addendum issued (if required)
February 5, 2026	DUE DATE FOR RFP (by 2:00PM CST, opened in room 410)
March 5, 2026	Projected award notification date, pending Authority approval on Date Here
Method and deadline of submittal	SEALED envelope only, by mail delivery. Submit Three (3) complete sets of your RFP documents. Please include a copy on a USB drive. Please Label the lower left corner of your sealed submittal envelope: “SEALED PROPOSAL RFP RDA – Fair Housing Services Program #2025-42
Submit Proposals to	Thomas J. Walenski, Procurement Manager City of Green Bay, Purchasing Department 100 N. Jefferson St., Room 410, Green Bay, WI 54301-5026
E-mail, Phone, Fax Info	Purchasing Department E-mail: purchasingag@greenbaywi.gov Fax: 920-448-3048

Although every effort will be made to follow this schedule, the City reserves the right to modify the dates as necessary and to accommodate special circumstances. All RFP's are due by the time specified. Any RFP received at the designated location after the required time and date specified for receipt shall be considered late and non-responsive. All times listed are in Central Time, unless otherwise noted.

Section I. Letter of Interest

MMFHC was founded in 1977 and provides fair housing enforcement and outreach/education services throughout Wisconsin. In addition to its Milwaukee headquarters, MMFHC maintains two satellite offices: the Fair Housing Center of Northeast Wisconsin (FHCNW) in Appleton, and the Fair Housing Center of Greater Madison (FHCGM) in Madison.

MMFHC/FHCNW has been providing comprehensive fair housing services to the City of Green Bay since 2002, and is proposing to continue conducting the following annual slate of program activities throughout the three-year contract term:

- Fair housing/fair lending complaint intake, counseling, case management, and referral services.
- Systemic testing investigations (10 per year) of illegal housing discrimination in the City of Green Bay.
- Fair housing presentations (2 per year) presentations to housing consumers, social service agencies, neighborhood-based organizations, or civic, religious, educational, or civil rights organizations serving the City of Green Bay and its residents.
- Provision of information/referral services to individuals contacting MMFHC/FHCNW regarding non-fair housing inquiries.
- Provision of one (1) comprehensive fair housing rental management training seminar for Green Bay housing providers and advocates.
- Provision of fair housing/fair lending technical assistance to housing consumers, housing providers, government entities, and trade associations regarding fair housing compliance.
- Distribution of fair housing informational materials to at least 15 organizations and agencies serving the City of Green Bay and its residents on at least 30 occasions.
- Participation in meetings of the Brown County Homeless and Housing Coalition and other interagency coalitions as warranted.
- Execution of a bus advertising campaign to educate the general public about fair housing protections and services offered by MMFHC/FHCNW.
- Other outreach contacts with organizations and agencies serving Green Bay housing consumers, as warranted.

Based on its extensive experience administering similar programs within the City of Green Bay and throughout Wisconsin, MMFHC/FHCNW is uniquely positioned as the most qualified, experienced entity to continue provision of these services throughout the three-year contract term.

Through its Enforcement Program, MMFHC has conducted intake of over 9,400 fair housing complaints and conducted over 12,000 testing investigations in the rental, sales, insurance, and lending markets. MMFHC has assisted over 650 complainants in filing lawsuits seeking remedy for fair housing violations; approximately 98% of these cases were brought to successful resolution for the complainants. Plaintiffs in enforcement actions recovered over \$9 million in damages, and some MMFHC clients were able to legally secure the housing they had been denied.

MMFHC has also been involved in unusually complex cases, including 18 lawsuits brought since 1990 that were based on MMFHC systemic investigations. MMFHC has focused considerable attention in uncovering practices of insurance redlining in City of Milwaukee neighborhoods.

Testing conducted by MMFHC was part of national efforts in filing HUD complaints against Allstate and State Farm in 1994, which resulted in substantial revisions in the practices of the two largest homeowner's insurers in the country. HUD complaints, and subsequent federal lawsuits, were filed and settled by MMFHC against Aetna, Liberty Mutual, Prudential, and Travelers Insurance Companies for redlining practices in Milwaukee. These settlements resulted in major changes in the provision of homeowner's insurance.

MMFHC has also investigated and challenged systemic forms of racial discrimination in the maintenance and marketing of foreclosed homes by major lending institutions. In one such complaint, MMFHC and 13 other fair housing groups throughout the U.S. alleged that Wells Fargo maintained and marketed its real estate owned (REO) properties in a racially discriminatory manner. The settlement was the first-ever agreement regarding the equal maintenance and marketing of REO homes, and provided \$42 million in direct assistance to communities throughout the U.S.

MMFHC's Outreach and Education Program has informed thousands of homeseekers, housing providers, and the general public about fair housing rights, responsibilities, and issues to ensure compliance with local, state, and federal fair housing laws. Since 1977, MMFHC has conducted presentations and seminars for civic, business, educational, neighborhood, social service, religious, government, and housing industry groups.

MMFHC/FHCNW conducts fair housing presentations and trainings for the housing industry on an ongoing basis; in 2025, MMFHC/FHCNW staff conducted a combined total of 125 fair housing presentations and training seminars for almost 2,000 attendees throughout Wisconsin.

In addition, MMFHC has received HUD funding since 2012 to develop and administer its Investigative Support for Testing and Enforcement Programs (ISTEP) program, a special project designed to improve the quality and consistency of fair housing testing programs throughout the United States. As part of this project, MMFHC and its team of experienced fair housing practitioners and attorneys provided intensive training and ongoing technical assistance to non-profit organizations that operate fair housing testing programs in different regions of the country.

MMFHC's repeated selection by HUD as the organization conducting this nationwide project speaks to the fact that MMFHC's methodology and professionalism in its testing programs are held in extremely high regard, and that MMFHC is one of the most respected fair housing organizations in the U.S.

This depth of experience ensures continuity, compliance, and effective service delivery throughout the entire three-year contract term.

Section II. Organizational Capabilities

MMFHC has provided comprehensive fair housing enforcement and outreach/education services under successive annual CDBG contracts in Milwaukee County, Dane County, Waukesha County, the City of Milwaukee, the City of Madison, the City of Appleton, the City of Neenah, the City of Oshkosh, the City of Wauwatosa, and the City of Green Bay.

City of Milwaukee: Under the terms of its 2025 contract with the City of Milwaukee Community Development Grants Administration, MMFHC conducted intake of 30 fair housing/fair lending complaints, conducted 14 rental management training seminars for a total of 147 housing providers and advocates, conducted 14 fair housing presentations for a combined total of 164 attendees, provided 153 housing consumers with non-fair housing inquiries with information and referrals to appropriate community resources, provided 62 instances of fair housing/fair lending technical assistance services, conducted 114 community outreach contacts to distribute fair housing/fair lending information and solicit additional outreach opportunities, and collaborated with the City of Milwaukee Equal Rights Commission on a total of 20 occasions to further fair housing choice and support the Commission's enforcement work.

City of Madison: Under the terms of its 2025 contract with the City of Madison Community Development Division, MMFHC/FHCGM conducted intake of 13 fair housing/fair lending complaints, conducted 10 testing investigations of illegal housing discrimination, provided 54 housing consumers with non-fair housing inquiries with information and referral to appropriate community resources, provided 10 instances of fair housing/fair lending technical assistance services, conducted three (3) rental management training seminars for a total of 81 housing providers and advocates, conducted nine (9) fair housing presentations for a combined total of 89 attendees, distributed a total of 1,369 fair housing materials to 21 organizations and agencies serving local housing consumers, conducted 48 community outreach contacts to distribute fair housing/fair lending information and solicit additional outreach opportunities, and collaborated with the City of Madison Department of Civil Rights on a total of four (4) occasions to further fair housing choice and support the Department's enforcement work.

City of Green Bay: Under the terms of its 2025 contract with the City of Green Bay Community Development Block Grant Program, MMFHC/FHCNW conducted intake of six (6) fair housing complaints, conducted 10 systemic testing investigations of illegal housing discrimination, provided two (2) instances of fair housing/fair lending technical assistance services, conducted one (1) rental management training seminar for a total of 35 housing providers and advocates, conducted six (6) fair housing presentations for a combined total of 81 attendees, participated in eight (8) local interagency meetings, distributed a total of 2,004 fair housing materials to 28 organizations and agencies serving local housing consumers, conducted 35 community outreach contacts to distribute fair housing/fair lending information and solicit additional outreach opportunities, and executed a five-month advertising campaign on Green Bay Metro Transit buses to educate consumers about their fair housing rights and services offered by MMFHC/FHCNW.

Section III. Staff Qualifications

Erika Sanders, President & CEO: Ms. Sanders has over 27 years of experience in the design, implementation, and administration of fair housing projects. She has provided fair housing presentations and training to thousands of housing providers, housing consumers, and others across Wisconsin, and has been responsible for the creation of numerous innovative fair housing education and outreach campaigns. Ms. Sanders holds degrees from Oberlin College and the University of Wisconsin – Madison.

Stephanie Davis, Investigator: Ms. Davis joined the MMFHC staff in 2023, having previously worked in roles providing direct service in emergency shelters and support to unhoused individuals as well as housing navigation and case management services to vulnerable families seeking stable housing. Since 2022, Ms. Davis has served as Co-Chair of SOPHIA’s Housing Task Force, where she advocates for affordable housing through community outreach and policy engagement.

Madeline Hoffman, Senior Administrator – Systemic Investigations: Ms. Hoffman was employed by MMFHC 1991 to 1998 and rejoined the staff in July 2023. From 1998 to 2023 she was NFHA’s Associate Vice President of Compliance. She has coordinated 7,500 rental, sales, insurance, accessibility, lending, and appraisal tests.

Fessahaye Mebrahtu, Program Services Coordinator II: Mr. Mebrahtu joined the MMFHC staff in 2023 and is primarily responsible for conducting fair housing outreach and education activities throughout Wisconsin, with a focus on the northeast region of the state. He has nearly 30 years of experience conducting faith-based and nonprofit social service and community-based programs and regularly represents MMFHC at community events, interagency meetings, and resource fairs. Mr. Mebrahtu holds three master’s degrees in theology (Catholic Theological Union, Chicago, IL) and in African and African American Studies (Xavier University of Louisiana, New Orleans, LA).

Section IV. Marketing

MMFHC/FHCNW maintains a website (www.fairhousingwisconsin.com); provides presentations to social service agencies and educational, religious, civic, and neighborhood-based organizations; conducts engagement with the professional housing and lending industries, housing trade associations, public housing authorities, and income property owners; disseminates information through the distribution of fair housing informational materials; and maintains an active social media presence across multiple platforms. MMFHC/FHCNW staff periodically participate in radio, television, and newspaper interviews, as well as housing conferences and workshop panels.

MMFHC’s outreach and education activities are also a key means of reaching diverse audiences and producing referrals. Under the terms of successive contracts with the City of Green Bay in recent years, MMFHC/FHCNW’s fair housing presentations, community outreach contacts, distribution of informational materials, and execution of a bus advertising campaign on Green Bay Metro Transit buses are all activities that directly inform consumers about their fair housing rights and the availability of services provided by MMFHC/FHCNW.

Section IV. Business References & RDA Forms

Business References: Please see Attachment A (References) for contact information for City of Milwaukee, City of Madison, and City of Appleton grant monitors responsible for administering similar contracts. William Peters, City of Green Bay Neighborhood Development Specialist, has administered successive contracts for fair housing enforcement and outreach/education services between MMFHC/FHCNW and the City of Green Bay; the most recent of these annual contracts ended on December 31, 2025.

Section 3 Participation: MMFHC/FHCNW is committed to supporting the goals and requirements of HUD's Section 3 regulations. However, the proposed activities will be carried out exclusively by existing staff and will not involve the creation of new permanent, temporary, or seasonal positions, nor will they involve subcontracting or construction activities. The bus advertisement campaign proposed is only possible to conduct via contracting with Green Bay Metro Transit, as there is no alternative mass transit provider operating in the City of Green Bay. As a result, the proposed scope of work does not trigger Section 3 hiring or contracting requirements.

If project conditions change and Section 3–covered employment, training, or contracting opportunities arise, MMFHC/FHCNW will coordinate with the RDA to ensure full compliance, including outreach to Section 3 residents and local disadvantaged businesses, documentation of good-faith efforts, and required reporting. MMFHC/FHCNW maintains internal policies and procedures to comply with all applicable federal requirements and will implement Section 3 measures as directed by the RDA should they become applicable.

Minority and Women Business Participation: MMFHC/FHCNW is committed to supporting the participation of Minority Business Enterprises (MBEs) and Women Business Enterprises (WBEs) in accordance with the requirements of this proposal. The proposed program activities will be performed entirely by existing staff of the Respondent and does not include subcontracting or engagement of consultants. The bus advertisement campaign proposed is only possible to conduct via contracting with Green Bay Metro Transit, as there is no alternative mass transit provider operating in the City of Green Bay.

As such, there are no discrete contracting opportunities available through which MBE/WBE participation can be achieved for this project. Should the scope of work change to include subcontracting or additional procurement, MMFHC/FHCNW will undertake documented Best Efforts to achieve MBE/WBE participation, including outreach to certified firms, solicitation of quotes, and compliance with all reporting requirements established by the RDA.

ATTACHMENT A – REFERENCES #2025-42

Vendor Name: Metropolitan Milwaukee Fair Housing Council / Fair Housing Center of
Northeast Wisconsin

Provide a minimum of THREE (3) customers as references. These references must be current customers utilizing services similar to those requested. Provide company name, address, contact person, telephone number, and appropriate information on the product(s) and/or service(s) used for three (3) or more installations/services with requirements similar to those included in this solicitation document. If vendor is proposing any arrangement involving a third party, the named references should also be involved in a similar arrangement. The City may make such investigation as is necessary to determine the ability of the Vendor to fulfill service requirements.

1. Company Name:	City of Milwaukee Community Development Grants Administration
Address:	200 East Wells Street, #606 Milwaukee, WI 53202
Telephone:	(414) 286-3824
Contact Person:	Annette Bass-Lewis
Product(s) and/or Service(s) Used:	Provision of comprehensive fair housing enforcement and outreach/education services to the City of Milwaukee and its residents.
How long have you been working with this company?	2002

2. Company Name:	City of Madison Community Development Division
Address:	215 Martin Luther King, Jr. Blvd., 3 rd Floor Madison, WI 53703
Telephone:	(608) 266-4209
Contact Person:	Matt Frater
Product(s) and/or Service(s) Used:	Provision of comprehensive fair housing enforcement and outreach/education services to the City of Madison and its residents.
How long have you been working with this company?	2011

3. Company Name:	City of Appleton Housing & Community Development Division
Address:	100 N. Appleton Street Appleton, WI 54911
Telephone:	(920) 832-6469
Contact Person:	Olivia Galyon
Product(s) and/or Service(s) Used:	Provision of comprehensive fair housing enforcement and outreach/education services to the City of Appleton and its residents.
How long have you been working with this company?	2002

ATTACHMENT B – CONFIDENTIAL, TRADE SECRET & PROPRIETARY # 2025-42

DESIGNATION OF CONFIDENTIAL, TRADE SECRET AND PROPRIETARY INFORMATION FORM:

Material submitted in response to the City of Green Bay’s (the “City”) Request for Proposal includes at least one formula, pattern, compilation, program, device, method, technique or process that derives independent economic value, actual or potential, from not being generally known to, and not being readily ascertainable by proper means by, other persons who can obtain economic value from its disclosure or use and is the subject of reasonable efforts to maintain its secrecy. Such information qualifies as a trade secret, as provided in Wis. Stat. § 19.36(5). As such, the proposer asks that the trade secrets contained on certain pages of this proposal, as indicated below, be treated as confidential material and not be released to the public. I am providing the following information with the understanding that it is being submitted to the City under a pledge of confidentiality. I would not have submitted this information had the City not pledged to keep it confidential* and request that the following pages not be released:


<u>Section</u>	<u>Page</u>	<u>Topic</u>
Proposal Pricing Page	Attachment C	Budgetary Information

***NOTE: Proposers are cautioned that the ENTIRE PROPOSAL MAY NOT FALL WITHIN THE CONFINES OF THE PLEDGE OF CONFIDENTIALITY. THE ABOVE DESIGNATION(S) OF CONFIDENTIALITY IN NO WAY GUARANTEES THAT DESIGNATED INFORMATION WILL BE KEPT CONFIDENTIAL. UNDER THE PROVISION OF THE PUBLIC RECORDS LAW, PROPOSER IS NOT ENTITLED TO NOTIFICATION PRIOR TO RELEASE OF INFORMATION, AND IS NOT ENTITLED TO GO TO COURT TO BLOCK DISCLOSURE OF ANY PORTION OF THE PROPOSAL.**

IF THE CITY AGREES WITH PROPOSER’S DESIGNATION OF TRADE SECRET OR CONFIDENTIALITY AND THE DESIGNATION IS CHALLENGED, THE UNDERSIGNED HEREBY AGREES TO PROVIDE LEGAL COUNSEL OR OTHER NECESSARY ASSISTANCE TO DEFEND THE DESIGNATION OF TRADE SECRET OR CONFIDENTIALITY.

Failure to include this designation in the proposal response may mean that all information provided as part of the proposal response will be open to examination and copying.

<u>Signature (Authorized Representative)</u>	<u>Telephone Number</u>	<u>E-mail</u>
--	-------------------------	---------------

	(414) 278-1240	esanders@fairhousingwisconsin.com
---	----------------	--

<u>Name (Please Print)</u>	<u>Company Name</u>
----------------------------	---------------------

Erika L. Sanders	Metropolitan Milwaukee Fair Housing Council
------------------	---

<u>Title</u>	<u>Date</u>
--------------	-------------

President & CEO	February 2, 2026
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NOTE: The City as custodian of these public records has the obligation, pursuant to the Public Records Law, to determine whether the above information can be kept confidential.

ATTACHMENT C – PROPOSAL PRICING PAGE #2025-42

Administration of Fair Housing Services Program

VENDOR NAME: Metropolitan Milwaukee Fair Housing Council / Fair Housing Center of Northeast Wisconsin

The undersigned, on behalf of the Vendor, certifies: (1) this offer is made without previous understanding, conflict of interest, agreement or connection with any person, firm, or corporation making a proposal on the same project; (2) is in all respects fair and without collusion or fraud; (3) the person whose signature appears below is legally empowered to bind the firm in whose name the proposal is entered; (4) they have read the complete Request for Proposal and understand all provisions and fully understanding the local conditions affecting the cost of the work, hereby proposes to furnish all labor, materials, tools and equipment to perform the work required by the proposed purchase contract documents referred to therein (as altered, amended or modified by addenda); (5) if accepted by the City, this proposal is guaranteed as written and will be implemented as stated; and (6) mistakes in writing of the submitted proposal will be their responsibility.


Your proposed price is to include all labor, materials & equipment necessary to satisfactorily complete the above listed project(s). Payment to vendor will be upon satisfactorily completion of work. **By signing this proposal, vendor agrees to all City of Green Bay Specifications, terms & conditions contained herein.** The City reserves the right to award all or a portion of this request to one or more Vendors on a line item (per project) basis.

Please fill in the table below for your estimated costs for the project based on the information provided. Please include any costs that will be charged to the City for the project including but not limited to staff hours, travel costs, reimbursable expenses, etc. Total estimated cost shall be the basis for scoring. Please include additional sheets if necessary. **Please provide a breakdown of how fees will be charged to the City (ex. upfront costs vs. costs rolled into total project costs)**

Cost Description/Staff Title	Hourly Rate	Estimated Hours/Quantity	Extended Cost
Salaries and Wages			14,500
Payroll taxes and benefits			2,200
Advertising			4,780
Postage			60
Travel			1,236
Printing/Copying			210
Indirect NICRA 48.37%			7,014
Total Estimated Cost			30,000

ATTACHMENT D – PROPOSAL SIGNATURE PAGE

RFP #2025-42 Administration of Fair Housing Services Program

VENDOR’S SIGNATURE & INFORMATION:	
Vendor Full Legal Name:	Metropolitan Milwaukee Fair Housing Council
Complete Address, City, ST, Zip:	759 North Milwaukee Street, Suite 500 Milwaukee, WI 53202
Bidders Contact Name & Title (Type or Print):	Erika L. Sanders, President & CEO
Authorized Signature:	
Phone # & Fax#:	Phone: (414) 278-1240
Contact’s Email Address:	esanders@fairhousingwisconsin.com
Date:	February 2, 2026
Taxpayer I.D. Number:	39-1286685
Indicate YES or NO if your company accepts payment by credit card. <i>The City does not pay service fees when paying by credit card:</i>	No – Payment via ACH (preferred) or check is accepted.

ADDENDA - It is Vendor’s responsibility to check for issuance of any addenda. The undersigned hereby acknowledges receipt of the following addenda:

Addenda Number: _____ Date: _____ Addenda Number: _____ Date: _____
 Addenda Number: _____ Date: _____ Addenda Number: _____ Date: _____

Documents to be submitted with this Proposal (2 copies)

- | | | | |
|----|--------------------------|--|---------|
| 1. | <input type="checkbox"/> | Attachment A – References Page | Page 11 |
| 2. | <input type="checkbox"/> | Attachment B – Confidential/Proprietary Info | Page 12 |
| 3. | <input type="checkbox"/> | Attachment C – Pricing Page | Page 13 |
| 4. | <input type="checkbox"/> | Attachment D – Signature Page | Page 14 |



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

February 10, 2026

PREPARED BY

Will Peters

AGENDA ITEM # E.5

Consideration with possible action to award Community Development Block Grant funds for Public Service activities.

BACKGROUND

As part of the 2025 Community Development Block Grant (CDBG) Annual Action Plan, the City allocated a total of \$151,633.00 of entitlement funding for public service activities. A competitive application process was used to make these funds available to qualified non-profit organizations who could administer public service activities in the City of Green Bay. We received 10 applications requesting a total of \$286,525.50 in funding. An evaluation team was assembled to score the applications. The team gave preference to total scores and organizations who had not received CDBG funding in the past 5 years until funding was expended. As a result of this, staff is recommending the following funding awards:

Freedom House	\$7025.00
Newcap, Inc.	\$30,546.00
Boys & Girls Club	\$20,200.00
We All Rise	\$68,425.00
HANDS	\$23,862.50

RECOMMENDATION

To approve the award of Community Development Block Grant(CDBG) funds for Public Service activities.

FISCAL IMPACT

ATTACHMENTS

1. Individual Proposal Evaluation Form
2. Application Evaluation Narrative Summary

**Green Bay Redevelopment Public Service Grant
TEAM EVALUATION**

Instructions: Each team member will evaluate & score each application per the categories below. Maximum allowable points are listed in the left column per each category with maximum of 100 total points possible. List your +pros, -cons or comments. You will use these completed scorecards to assist in the Consensus Scoring process.

Vendor:

Possible Points	Categories	Points awarded to this vendor	Comments/ +Pros / -Cons
20	Alignment with Purpose – Provide a clear and concise description of the activity in your application that you are offering and how the activity qualifies as a CDBG eligible activity and aligns with CDBG Public Service Grant Fact Sheet and Funding Policy.		
20	Community Need- Identifies the community need for the proposed activity.		
10	Organization Capacity- Previous Grant project experience (include experience in the State of Wisconsin). Number of years providing similar services herein, services your Organization provides, number and location of facilities, organizational chart and number of employees.		
30	Impact in the Community- List the service/activity (s) you are quoting herein, how many individuals and families this service will impact. List any other information you feel is relevant to your organizations impact in the Community.		
10	Budget - Cost of funds needed to complete this Activity/ Service. Proposal cost will be scored on the basis of that which provides the best overall value to the City/Clients.		
10	Staff Qualifications – List of employees with titles and resumes attached.		
100		0	

Application Evaluation Summary

Applicant	Project	Funding Request	Staff Recommendation
Newcap	<p style="text-align: center;">Transportation Assistance</p> <ul style="list-style-type: none"> • Through this project, Newcap will provide direct outreach and navigation assistance to households experiencing transportation insecurity, helping residents enroll in transportation programs, reduced-fare options, etc. CDBG funding will also support individualized travel planning, route guidance, and one-on-one assistance for residents in supportive housing, transitional housing, and homeless shelters. 	\$34,163.00	Partial award of \$30,546.00 due to ineligible expenses.
Boys & Girls Club	<p style="text-align: center;">Teen Night Transportation</p> <ul style="list-style-type: none"> • Providing night transportation to youth participating in club programs. 	\$20,200.00	\$20,200.00

<p>We All Rise</p>	<p>Pathways to Stability Transportation Program</p> <ul style="list-style-type: none"> Expanding Transportation Assistance services through the Pathways to Stability Transportation Assistance Program, a coordinated public service initiative that removes transportation barriers for eligible low- and moderate-income residents of the City of Green Bay. The program will prioritize individuals and families engaged in crisis response, advocacy, housing stabilization, and wellness services, including survivors of domestic and sexual violence, individuals at risk of homelessness, and households navigating urgent transitions that require timely access to essential services. 	<p>\$70,000.00</p>	<p>\$70,000.00</p>
<p>Freedom House</p>	<p>Freedom House Transportation Barrier Removal</p> <ul style="list-style-type: none"> Freedom House Ministries will provide comprehensive transportation services to families experiencing homelessness. Freedom House Success Coaches 	<p>\$10,000.00</p>	<p>\$7,025.00</p>

	<p>coordinate transportation needs with each family, ensuring they can access employment seeking related opportunities, educational programs, medical care, and community resources essential to achieving housing stability.</p>		
HANDS	<p>After-hours Recreation in the Hmong Community</p> <ul style="list-style-type: none"> Expand physical activity access for the Hmong and wider community by revitalizing their current facility and establishing consistent gym access for youth sports. This project focuses on creating reliable, culturally safe spaces for movement, spaces that currently do not exist for Hmong youth in Green Bay. HANDS approach will combine environmental improvements, structured programming, and strong partnerships to ensure lasting impact. 	\$26,162.50	Partial award of \$23,862.50 due to ineligible expenses.
Salvation Army	<p>Summer Camp Give-back Days</p> <ul style="list-style-type: none"> The Salvation Army is seeking to incorporate service learning into summer camp through Camp Give Back Days. Funding will be utilized to purchase 	\$10,000.00	Not eligible for funding.

	<p>materials needed to complete the projects and transport campers to off-site projects. Camp Give Back Days would involve campers engaging in community service projects to benefit the broader Green Bay community.</p>		
Center for Childhood Safety	<p>Child Passenger Safety</p> <ul style="list-style-type: none"> The Center for Childhood Safety is proposing to expand its Child Passenger Safety (CPS) program, ensuring that children in Northeastern Wisconsin are properly protected while traveling in motor vehicles. This project will provide staff-led, hands-on education through individualized car seat appointments and community-based clinics, where certified Child Passenger Safety Technicians work directly with families to teach correct seat selection, installation, and use as children grow 	\$35,000.00	Not eligible for funding.
CESA 7	<p>Empower Her Event</p> <ul style="list-style-type: none"> Seeking funds to cover transportation costs to send high school students in Brown County to the Empower Her Event. 	\$1,000.00	Not eligible for funding.

<p>Loving the Skin I'm In</p>	<p>Igniting The Light Within</p> <ul style="list-style-type: none"> • Seeking support to further their efforts in expanding the “Igniting The Light Within,” project, a hands-on workforce development and small business initiative in which youth will learn candle production, branding, marketing, budgeting, product pricing, customer service, and financial literacy. 	<p>\$10,000.00</p>	<p>Not eligible for funding.</p>
<p>NeighborWorks Green Bay</p>	<p>Energy Conservation for Tenants</p> <ul style="list-style-type: none"> • NeighborWorks Green Bay asks for funding to update two aging heating systems for 30 low-income housing apartment units at Navarino Park Apartments located at 215 S. Quincy St. and 216 S. Jackson St and half of Westbridge Apartments at 151 N. Ashland Ave. 	<p>\$70,000.00</p>	<p>Not eligible for funding.</p>



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

February 10, 2026

PREPARED BY

AGENDA ITEM # F.1

Financial report and check register.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Check Report
2. RDA Financial Report 2026

City of Green Bay RDA
Check Register
31-Jan

CHECK #	CHECK DATE	VENDOR NAME	AMOUNT
21957	01/16/2026	BOYS & GIRLS CLUB	4,316.78
21958	01/16/2026	BROWN COUNTY TREASURER	6,250.00
21959	01/16/2026	COMMUNITY SERVICES AGENCY INC.	1,647.36
21960	01/16/2026	MARTELL CONSTRUCTION CO INC	29,231.42
21961	01/16/2026	METROPOLITAN MILWAUKEE FAIR HOUSING COUNCIL, INC.	7,592.00
21962	01/16/2026	NEIGHBORWORKS GREEN BAY	2,300.00
21963	01/27/2026	BIG BROTHERS BIG SISTERS OF NE WISCONSIN	1,269.57
21964	01/27/2026	CITY OF GREEN BAY	8,791.88
21965	01/27/2026	ENCOMPASS EARLY EDUCATION & CARE INC	9,432.03
21966	01/27/2026	HAGEMEISTER PARK	2,500.00
21967	01/27/2026	LEGAL ACTION OF WISCONSIN, INC.	18,886.02
21968	01/27/2026	LIONS MOUTH BOOK STORE	2,500.00
21969	01/27/2026	NEIGHBORWORKS GREEN BAY	3,102.50
			<u>\$ 97,819.56</u>

Redevelopment Authority
Financial Report
CDBG
2/3/2026

CDBG Entitlement Funds	2025 Budget	2024 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Fair Housing	30,000.00	7,592.00	-	7,592.00	-	30,000.00
Public Services	176,633.00	72,694.26	-	41,801.76	55,892.50	151,633.00
CDBG Eligible Areas HILP Program	56,541.00	189,391.31	-	2,300.00	47,930.00	195,702.31
CDBG Eligible Areas Public Facilities and Infrastructure	198,971.00	252,383.35	-	382,024.08	-	69,330.27
CDBG Eligible Areas-Beautificatio/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	-	162,289.16	-	-	362,289.16
Administration	176,209.00	13,477.55	11,503.20	10.00	-	201,179.75
	\$ 938,354.00	\$ 625,538.47	\$ 173,792.36	\$ 433,727.84	\$ 103,822.50	\$ 1,200,134.49

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

Redevelopment Authority
 Financial Report
 HOME
 2/3/2026

	2025 Budget	2024 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Single Family Rehab Loan Program	150,224.75	73,250.99	-	-	19,122.31	204,353.43
Downpayment Closing Cost Assistance	50,000.00	-	-	-	-	50,000.00
CHDO Projects	70,227.92	196,595.64	-	-	166,811.64	100,011.92
Housing Development Projects	151,108.63	1,793,047.28	16,758.00	-	1,049,698.00	911,215.91
Administration	67,620.00	83,628.84	1,862.00	3,102.50	-	150,008.34
HOME-ARP Admin	-	1,706,275.57	-	-	706,275.57	1,000,000.00
	\$ 489,181.30	\$ 3,852,798.32	\$ 18,620.00	\$ 3,102.50	\$ 1,941,907.52	\$ 2,415,589.60



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

February 10, 2026

PREPARED BY

AGENDA ITEM # F.2

Director's report and project updates.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Development Tracking 20260108

City of Green Bay Development Tracker (Large Scale) - January 2026

	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	Foundation permit submitted	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	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
						126	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	Construction planned in 2026	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	TIF request under review	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	1,212	94	\$158,600,000.00