



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, FEBRUARY 24, 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/89147094916?pwd=RlEOPt3YEMu8DY7753JRjZeCRRBrfL.1>

Meeting ID: 891 4709 4916

Passcode: 113157

Or call in by phone: +1 312 626 6799

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, and Renita Robinson.
Liaisons: Jeff Mirkes, Leah Weycker, and Brooke Hafs.

Members Present: Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, Stephen Srubas

Members Excused: Renita Robinson

Liaisons Present: Jeff Mirkes, Leah Weycker

Others Present: Mayor Eric Genrich, Lacey Cochart, Ald. Brian Johnson, Diana Ellenbecker, Dan Ditscheit

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Tuesday, February 24, 2026, meeting of the Redevelopment Authority.

Moved by Member Stephen Srubas, seconded by Ald. Kathy Hinkfuss to approve the agenda. Motion Passed.

Yes—Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, Stephen Srubas, No-None, Abstain-None.

D. APPROVAL OF MINUTES.

- I. Approval of the minutes from the Tuesday, February 10, 2026 meeting.

Moved by Matt Schueller, seconded by Ald. Kathy Hinkfuss to approve the minutes. Motion Passed.

Yes—Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, Stephen Srubas, No-None, Abstain-None.

E. REGULAR BUSINESS.

- I. Consideration with possible action on Amendment 3 to Development Agreement 2021-01 with Merge, LLC for the redevelopment of 236 Arndt Street and 101 Bridge Street (Tax Parcels 3-551 and 3-556).

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

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

Yes—Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, Stephen Srubas, No-None, Abstain-None.

Speaker:

Brent Dahlstrom – Merge LLC., 108 W Main St., Waunakee

Moved by Ald. Kathy Hinkfuss, seconded by Deby Dehn to close the floor. Motion Passed.

Yes—Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, Stephen Srubas, No-None, Abstain-None.

Moved by Matt Schueller, seconded by Ald. Kathy Hinkfuss to enter closed session. Motion Passed.

Roll Call Vote: Gary J. Delveaux—Yes, Kathy Hinkfuss—Yes, Matt Schueller—Yes, Deby Dehn—Yes, Stephen Srubas—Yes.

Excused/Not Voting: Renita Robinson

Closed Session Discussion

Moved by Matt Schueller, seconded by Ald. Kathy Hinkfuss to return to regular session.
Motion Passed.

Roll Call Vote: Gary J. Delveaux—Yes, Kathy Hinkfuss—Yes, Matt Schueller—Yes, Deby Dehn—Yes, Stephen Srubas—Yes.

Excused/Not Voting: Renita Robinson

Moved by Matt Schueller, seconded by Ald. Kathy Hinkfuss to approve holding Item 1 until our next scheduled meeting, Tuesday, March 10, 2026, of the Redevelopment Authority. We will have communication with the developer requesting a response by the end of the day on Thursday, March 5th, 2026, to provide the following details:

1. Current status of construction documents
2. Schedule of dates for proof of financing, along with a full development schedule
4. Start of construction date
5. A proposal on increment to be paid to the City of Green Bay if the project is not completed by December 31, 2027.

Motion Passed.

Yes—Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, Stephen Srubas, No-None, Abstain-None.

2. Consideration with possible action to approve a scope of work amendment to ISG's contract to include Construction Observation and Reporting services through the duration of the construction of the Leicht Park shelter on a time and materials basis with an estimated total cost of \$230,000.

Moved by Matt Schueller, seconded by Deby Dehn to approve a scope of work amendment to ISG's contract to include Construction Observation and Reporting services through the duration of the construction of the Leicht Park shelter on a time and materials basis with an estimated total cost not to exceed \$230,000. Motion Passed.

Yes—Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, Stephen Srubas, No-None, Abstain-None.

3. For consideration and possible action to approve an extension for Gencap Green Bay Fire Station Apartments, LLC, extending the ground lease payment deadline to April 30, 2026.

Moved by Ald. Kathy Hinkfuss, seconded by Matt Schueller to approve an extension for Gencap Green Bay Fire Station Apartments, LLC, extending the ground lease payment deadline to April 30, 2026. Motion Passed.

Yes—Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, Stephen Srubas, No-None, Abstain-None.

F. INFORMATIONAL.

- I. Next Meeting: Tuesday, March 10, 2026.

G. ADJOURNMENT.

- I. Adjournment of the Tuesday, February 24, 2026, meeting of the Redevelopment Authority.

Moved by Stephen Srubas, seconded by Ald. Kathy Hinkfuss to adjourn. Motion Passed.
Yes—Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, Stephen Srubas, No-None, Abstain-None.