



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

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

Present: Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Stephen Srubas; Renita Robinson on-line @ 2:11pm

Excused: Matt Schueller

Liaisons Present: Jeff Mirkes, Leah Weycker

Others Present: Mayor Eric Genrich, Lacey Cochart, Diana Ellenbecker, Dan Ditscheit

C. APPROVAL OF THE AGENDA.

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

Moved by Stephen Srubas, seconded by Ald. Kathy Hinkfuss, to approve the agenda as amended by moving item 2 to the end of the action items and bringing items 3, 4, and 5 forward. Motion Passed.

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

D. APPROVAL OF MINUTES.

- I. Approval of the minutes from the Tuesday, February 24, 2026, meeting.

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

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

E. REGULAR BUSINESS.

- I. Consideration with possible action on the adoption of the 2025 Green Bay Housing Market Study Update.

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

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

Speakers:

Will Peters

Emily Soderberg, MSA Professional Services

Morgan Shapiro, MSA Professional Services

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

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

Moved by Ald. Kathy Hinkfuss, seconded by Stephen Srubas to approve the adoption of the 2025 Green Bay Housing Market Study Update. Motion Passed.

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

2. 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 convene in closed session pursuant to Wis. Stat. §19.85(1)(e). Motion carried by roll call vote: Delveaux — Yes; Ald. Hinkfuss — Yes; Dehn — Yes; Srubas — Yes; Robinson — Yes.

Moved by Ald. Kathy Hinkfuss, seconded by Stephen Srubas, to amend and approve the Third Amendment of DA 2021-01 to include commencement of footings and foundations work by June 1, 2026, Option to Repurchase based on June 1 deadline, and vertical commencement by September 30, 2026. Amendment must be approved and signed by close of business on Monday, March 16, 2026. Motion to Approve as Amended.

Yes—Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Stephen Srubas, Renita Robinson, No-None, Abstain-None. Motion Passed.

3. Consideration with possible action to approve a one-year development agreement with Don Rozz for the construction of an office/storage facility to be located at 1209 S Maple Ave.

Moved by Deby Dehn, seconded by Ald. Kathy Hinkfuss to approve a one-year development agreement with Don Rozz for the construction of an office/storage facility to be located at 1209 S Maple Ave. Motion Passed.

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

4. Consideration with possible action to approve \$70,227.92 of CHDO funds and \$4,772.08 of HOME funds to NeighborWorks Green Bay for the construction of 115 S Van Buren (Parcel 14-309).

Moved by Stephen Srubas, seconded by Deby Dehn to approve \$70,227.92 of CHDO funds and \$4,772.08 of HOME funds to NeighborWorks Green Bay for the construction of 115 S Van Buren (Parcel 14-309). Motion Passed.

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

5. Consideration with possible action to approve up to \$500,000 in funding from the Downtown TIF 13 account for contingency, if needed, for the Leicht Park shelter project.

Moved by Ald. Kathy Hinkfuss, seconded by Deby Dehn to approve up to \$500,000 in funding from the Downtown TIF 13 account for contingency, if needed, for the Leicht Park shelter project. Motion Passed.

Yes—Gary J. Delveaux, Kathy Hinkfuss, 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: Tuesday, April 14, 2026.

G. ADJOURNMENT.

1. Adjournment of the Tuesday, March 10, 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, Deby Dehn, Stephen Srubas, Renita Robinson, No-None, Abstain-None.