



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, APRIL 14, 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 and Leah Weycker

Members Present: Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, Stephen Srubas, Renita Robinson (online 1:50pm)
Liaisons Present: Jeff Mirkes, Leah Weycker
Others Present: Ald. Alyssa Proffitt

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Tuesday, April 14, 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, Deby Dehn, Stephen Srubas, No-None, Abstain-None.

D. APPROVAL OF MINUTES.

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

Moved by Stephen Srubas, 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. PUBLIC HEARING.

- I. Public hearing on the Analysis of Brownfield Cleanup Alternatives (ABCA) for the Fire Station Flats site on South Broadway, as required under the EPA Brownfield Revolving Loan Fund (BRLF).

Moved by Gary J. Delveaux

All in favor —Motion Passed.

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

Speakers:

Roger Miller – GEI Consultants, Inc.

Quin Lenz – GEI Consultants, Inc.

Michele Christina – Brownfield Redevelopment Solutions

Chair Gary J. Delveaux asked staff and the public three (3) times if there was any one else wishing to speak. Hearing/seeing no one else, the public hearing was closed.

F. REGULAR BUSINESS.

- I. Consideration with possible action on issuing an EPA Brownfield Revolving Loan to General Capital Acquisitions, LLC for environmental remediation expenses for the Fire Station Flats site on South Broadway.

Moved by Ald. Kathy Hinkfuss, seconded by Matt Schueller to approve an EPA Brownfield Revolving Loan to General Capital Acquisitions, LLC for environmental remediation

expenses for the Fire Station Flats site on South Broadway.

Motion Passed.

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

2. Consideration with possible action to approve a Master Services Agreement Task Order with Stantec for additional professional environmental services of \$54,400.00 under the EPA Brownfields Cleanup Grant.

Moved by Matt Schueller, seconded by Deby Dehn to approve a Master Services Agreement Task Order with Stantec for additional professional environmental services of \$54,400.00 under the EPA Brownfields Cleanup Grant.

Motion Passed.

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

3. Consideration with possible action to issue a Large Scale Affordable Housing Development Loan of \$250,000.00 to General Capital Acquisitions, LLC for the construction of Fire Station Flats Apartments.

Moved by Deby Dehn, seconded by Ald. Kathy Hinkfuss to approve a Large Scale Affordable Housing Development Loan of \$250,000.00 to General Capital Acquisitions, LLC for the construction of Fire Station Flats Apartments.

Motion Passed.

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

4. Consideration with possible action to approve a resolution authorizing the submittal of a WEDC Community Development Investment (CDI) grant application for the redevelopment of the Fire Station Flats site on South Broadway.

Moved by Ald. Kathy Hinkfuss, seconded by Matt Schueller to approve a resolution authorizing the submittal of a WEDC Community Development Investment (CDI) grant application for the redevelopment of the Fire Station Flats site on South Broadway.

Motion Passed.

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

5. Consideration with possible action on Development Agreement 26-01 with Three Sixty Real Estate Solutions, LLC for the redevelopment of 227 N. Quincy Street, 221 N. Quincy Street, 624 Pine Street, 618 Pine Street, 616 Pine Street, and 605 Cherry Street, and authorizing the City to approve agreements required by the Developer's lender for financing purposes, subject to final legal review.

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 Matt Schueller to open the floor.

Motion Passed.

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

Speaker:

Jeremy Novak – Three Sixty Real Estate Solutions, LLC – LaCrosse, WI

Moved by Ald. Kathy Hinkfuss, seconded by Matt Schueller to close the floor.

Motion Passed.

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

Moved by Ald. Kathy Hinkfuss, seconded by Matt Schueller to approve the action on Development Agreement 26-01 with Three Sixty Real Estate Solutions, LLC for the redevelopment of 227 N. Quincy Street, 221 N. Quincy Street, 624 Pine Street, 618 Pine Street, 616 Pine Street, and 605 Cherry Street, and authorizing the City to approve agreements required by the Developer's lender for financing purposes, subject to final legal review.

Motion Passed.

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

6. Consideration with possible action to award a one-year development agreement for the sites located at 1108, 1112 & 1116 S Broadway to Radue Homes Inc.

Moved by Ald. Kathy Hinkfuss, seconded by Stephen Srubas to approve a one-year development agreement for the sites located at 1108, 1112 & 1116 S Broadway to Radue Homes Inc. Motion Passed.

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

7. Consideration with possible action to enter into a Development Agreement with Radue Homes, Inc. for lots 7-19 located on Grand Blvd of the JBS Redevelopment Site.

Moved by Matt Schueller, seconded by Deby Dehn to approve a Development Agreement with Radue Homes, Inc. for lots 7-19 located on Grand Blvd of the JBS Redevelopment Site with an amendment to the addition of lot 13. Motion Passed.

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

8. Consideration with possible action to amend the Development Agreement between the Redevelopment Authority of The City of Green Bay and Radue Homes, Inc. for Lots 8-11 Vernon Taylor Drive and Paj Way.

Moved by Matt Schueller, seconded by Ald. Kathy Hinkfuss to approve action to amend the Development Agreement between the Redevelopment Authority of The City of Green Bay and Radue Homes, Inc. for Lots 8-11 Vernon Taylor Drive and Paj Way to include lots 12-14. Motion Passed.

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

9. Consideration with possible action on request by the Department of Public Works to approve the award of a professional survey, design, and bidding services contract for the Grandview Industrial Park to Ayres Associates in the amount of \$140,015.

Moved by Deby Dehn, seconded by Renita Robinson to approve a request by the Department of Public Works to approve the award of a professional survey, design, and bidding services contract for the Grandview Industrial Park to Ayres Associates in the amount of \$140,015. Motion Passed.

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

10. Consideration with possible action to approve the purchase of 1803 Shawano Ave. Parcel: 6-258-B

Moved by Stephen Srubas, seconded by Ald. Kathy Hinkfuss to approve the purchase of 1803 Shawano Ave. Parcel: 6-258-B. Motion Passed.

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

G. INFORMATIONAL.

1. Presentation from Homeless Outreach Case Coordinators

Speakers:

Pete Silski - Homeless Outreach Case Coordinator

Jeremy Pingel - Homeless Outreach Case Coordinator

Alder Alyssa Proffitt

2. Financial report and check register.

3. Director's report and project updates.

4. Next Meeting: Tuesday, May 12, 2026.

H. ADJOURNMENT.

- I. Adjournment of the Tuesday, April 14, 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, Renita Robinson, No-None, Abstain-None.