



# MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

**TUESDAY, JUNE 9, 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, Renita Robinson, and Timothy McCoy.  
Liaisons: Jeff Mirkes, Leah Weycker, and Brian Johnson.

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

Members Absent: Renita Robinson

Liaisons Present: None

Others Present: Mayor Eric Genrich, Ald. Alyssa Proffitt

## **C. APPROVAL OF THE AGENDA.**

1. Approval of the agenda for the Tuesday, June 9, 2026, meeting of the Redevelopment Authority.

Moved by Matt Schueller, seconded by Deby Dehn to approve the agenda.

Motion Passed.

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

#### **D. APPROVAL OF MINUTES.**

1. Approval of the minutes from the Tuesday, May 12, 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, Timothy McCoy, No-None, Abstain-None.

#### **E. REGULAR BUSINESS.**

1. Consideration with possible action to approve a request by the Department of Public Works to enter into a professional services agreement with Ayres Associates, Inc. for Quincy Street Railroad Compliance Preliminary Design for the amount of \$87,532.00 using TID 21 funds.

Moved by Ald. Kathy Hinkfuss, seconded by Stephen Srubas to approve a request by the Department of Public Works to enter into a professional services agreement for Quincy Street Railroad Compliance Preliminary Design for the amount of \$87,532.00 using TID 21 funds.

Motion Passed.

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

2. Consideration with possible action on Development Agreement 26-03 with Velp Locust Investments, LLC for the redevelopment of 1409 Velp Avenue (Tax Parcel 6-45).

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, Timothy McCoy, No-None, Abstain-None.

Speaker:

Garritt Bader – 300 N. Van Buren Street – GB Real Estate Investments, LLC

Moved by Stephen Srubas, seconded by Matt Schueller to close the floor. Motion Passed.

Yes—Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Deby Dehn, Stephen Srubas,

Timothy McCoy, No-None, Abstain-None.

Moved by Ald. Kathy Hinkfuss, seconded by Matt Schueller to approve the Development Agreement 26-03 with Velp Locust Investments, LLC for the redevelopment of 1409 Velp Avenue (Tax Parcel 6-45) with the following modifications to the reimbursement percentages:

**First five years (2029–2033):**

Previously: Eighty-five percent (85%)

Approved: Ninety percent (90%)

**Subsequent five years (2034–2038):**

Seventy-five percent (75%) — No change

**Thereafter, until all qualified expenditures have been repaid or until the TID expires or is earlier terminated:**

Previously: Thirty-five percent (35%)

Approved: Thirty percent (30%)

Motion Passed.

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

3. Consideration with possible action to approve a term sheet with Greater Green Bay Habitat for Humanity for the development of Lots 1-7 on Vernon Taylor Drive of the JBS Redevelopment Site.

Moved by Stephen Srubas, seconded by Ald. Kathy Hinkfuss to approve a term sheet with Greater Green Bay Habitat for Humanity for the development of Lots 1-7 on Vernon Taylor Drive.

Motion Passed.

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

4. Consideration with possible action to approve a term sheet with NeighborWorks Green Bay for the development of Lots 1-6 on Dahlia Lane of the JBS Redevelopment Site.

Moved by Stephen Srubas, seconded by Matt Schueller to approve a term sheet with NeighborWorks Green Bay for the development of Lots 1-6 on Dahlia Lane.

Motion Passed.

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

5. Consideration with possible action to approve a resolution authorizing the application for a Vibrant Spaces grant for the Pine Street Plaza project.

Moved by Deby Dehn, seconded by Ald. Kathy Hinkfuss to approve a resolution authorizing the application for a Vibrant Spaces grant for the Pine Street Plaza project.

Motion Passed.

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

## **F. INFORMATIONAL.**

1. Financial report and check register.
  
2. Director's report and project updates.
  
3. Next Meeting: Tuesday, July 14, 2026.

## **G. ADJOURNMENT.**

1. Adjournment of the Tuesday, June 9, 2026, meeting of the Redevelopment Authority.

Moved by Stephen Srubas, seconded by Matt Schueller to adjourn.

Motion Passed.

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