



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, JULY 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=TsxNgYIvyEjb7VFaeJXEG2lLu6J5q.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.

Present: Gary Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Renita Robinson, Timothy McCoy, Deby Dehn

Excused: Stephen Srubas

Absent: None

Liaisons Present: Jeff Mirkes, Leah Weycker

Others Present: Mayor Eric Genrich, Ald. Alyssa Proffitt, Ald. Ben DeBaker

C. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the Tuesday, July 14, 2026, meeting of the Redevelopment Authority.

Moved by Matt Schueller, seconded by Ald. Kathy Hinkfuss to approve. Motion Passed.
Yes—Gary Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Renita Robinson, Timothy McCoy.
No—None. Abstain—None.

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the June 9, 2026, meeting.

Moved by Ald. Kathy Hinkfuss, seconded by Matt Schueller to approve. Motion Passed.
Yes—Gary Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Renita Robinson, Timothy McCoy.
No—None. Abstain—None.

E. PUBLIC HEARINGS.

1. Public Hearing regarding the proposed Allocation Amendment for the Project Plan for Tax Increment District No. 12 (TID 12), I-43 Industrial Park.

Speakers:
Rebecca Finco—Staff

Chair Gary 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.

2. Public Hearing regarding the proposed creation of Tax Incremental District No. 33 (TID 33), Velp and Locust, the proposed boundaries of the District, and the proposed Project Plan for the District.

Speakers:
Rebecca Finco—Staff
Harry Allen—Ehlers

Chair Gary 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.

3. Public Hearing regarding the proposed creation of Tax Incremental District No. 34 (TID 34), Brook Park, the proposed boundaries of the District, and the proposed Project Plan for the District.

Speakers:
Rebecca Finco—Staff
Harry Allen—Ehlers

Chair Gary 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.

4. Public Hearing regarding the proposed creation of Tax Incremental District No. 35 (TID 35), 200 N Monroe, the proposed boundaries of the District, and the proposed Project Plan for the District.

Speakers:
Rebecca Finco—Staff
Harry Allen—Ehlers

Chair Gary 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.

1. Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 12, I-43 Industrial Park.

Moved by Ald. Kathy Hinkfuss, seconded by Matt Schueller to approve the Allocation Amendment Resolution and the Amended Project Plan. Motion Passed.
Yes—Gary Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Deby Dehn, Renita Robinson, Timothy McCoy. No—None. Abstain—None.

2. Consideration with possible action to adopt a Termination Resolution for TID 12, I-43 Industrial Park.

Moved by Matt Schueller, seconded by Renita Robinson to approve a Termination Resolution for TID 12, I-43 Industrial Park. Motion Passed.
Yes—Gary Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Deby Dehn, Renita Robinson, Timothy McCoy. No—None. Abstain—None.

3. Consideration with possible action on a resolution establishing the boundaries of and approving the Project Plan for Tax Incremental District No. 33 (TID 33), Velp and Locust.

Moved by Ald. Kathy Hinkfuss, seconded by Matt Schueller to approve a resolution establishing the boundaries of and approving the Project Plan for Tax Incremental District No.33 (TID 33), Velp and Locust. Motion Passed.
Yes—Gary Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Deby Dehn, Renita Robinson, Timothy McCoy. No—None. Abstain—None.

4. Consideration with possible action on a Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 34 (TID 34), Brook Park.

Moved by Ald. Kathy Hinkfuss, seconded by Renita Robinson to approve the resolution recommending adoption of the Project Plan and creation of Tax Incremental District No. 34 and forward the recommendation to the Common Council. Motion Passed.

Yes—Gary Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Deby Dehn, Renita Robinson, Timothy McCoy. No—None. Abstain—None.

5. Consideration with possible action on a Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 35 (TID 35), 200 N Monroe.

Moved by Deby Dehn, seconded by Matt Schueller to approve the resolution recommending adoption of the Project Plan and creation of Tax Incremental District No. 35 (TID 35). Motion Passed.

Yes—Gary Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Deby Dehn, Renita Robinson, Timothy McCoy. No—None. Abstain—None.

6. Consideration with possible action to approve an Affordable Housing Extension Resolution for Tax Incremental District No.5 (TID 5), East and West Downtown.

Moved by Matt Schueller, seconded by Deby Dehn to approve an Affordable Housing Extension Resolution for Tax Incremental District No.5 (TID 5), East and West Downtown. Motion Passed.

Yes—Gary Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Deby Dehn, Renita Robinson, Timothy McCoy. No—None. Abstain—None.

7. For consideration and possible action to allocate up to \$800,000 from TID 10 to fund the development of a new road connecting Imperial Lane to the JBS neighborhood development, or eligible park improvements, and to direct staff to draft a MOU between the City of Green Bay and The Redevelopment Authority of the City of Green Bay regarding the allocation.

Moved by Ald. Kathy Hinkfuss, seconded by Deby Dehn to approve the allocation of up to \$800,000 from TID 10 to fund the development of a new road connecting Imperial Lane to the JBS neighborhood development, or eligible park improvements, and to direct staff to draft a MOU between the City of Green Bay and The Redevelopment Authority of the City of Green Bay regarding the allocation. Motion Passed.

Yes—Gary Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Deby Dehn, Renita Robinson, Timothy McCoy. No—None. Abstain—None.

8. Consideration with possible action on a 180-day planning option extension to GB Real Estate Investments, LLC for 1531 Main Street.

Moved by Ald. Kathy Hinkfuss, seconded by Matt Schueller to approve a 180-day planning option extension to GB Real Estate Investments, LLC for a multifamily development on the site located at 1531 Main Street. Motion Passed.

Yes—Gary Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Deby Dehn, Renita Robinson, Timothy McCoy. No—None. Abstain—None.

9. Consideration with possible action to award a contract to The Superlative Group for Naming Rights Marketing & Sponsorship Services for the City of Green Bay Convention Center.

Moved by Ald. Kathy Hinkfuss, seconded by Matt Schueller to approve the request to award a contract to The Superlative Group for Naming Rights Marketing & Sponsorship Services for the City Green Bay Convention Center. Motion Passed.

Yes—Gary Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Deby Dehn, Renita Robinson, Timothy McCoy. No—None. Abstain—None.

10. For consideration and possible action on Assignment of the Convention Center Management Agreement and Parking Agreement to Revir Hospitality Green Bay, LLC.

Moved by Matt Schueller, seconded by Deby Dehn to approve the Assignment of the Convention Center Management Agreement and Parking Agreement to Revir Hospitality Green Bay, LLC. Motion Passed.

Yes—Gary Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Deby Dehn, Renita Robinson, Timothy McCoy. No—None. Abstain—None.

11. Consideration with possible action to approve a Development Agreement with NeighborWorks Green Bay for Lots 1-6 located on Dahlia Lane of the JBS Redevelopment Site.

Moved by Ald. Kathy Hinkfuss, seconded by Matt Schueller to approve a Development Agreement with NeighborWorks Green Bay for Lots 1-6 located on Dahlia Lane of the JBS Redevelopment Site. Motion Passed.

Yes—Gary Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Deby Dehn, Renita Robinson, Timothy McCoy. No—None. Abstain—None.

12. Consideration with possible action to approve a twelve-month contract extension with NeighborWorks Green Bay for the administration of the Home Improvement Loan Program.

Moved by Matt Schueller, seconded by Deby Dehn to approve a twelve-month extension to the existing contract for the administration of the Home Improvement Loan Program. Motion Passed.

Yes—Gary Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Deby Dehn, Renita Robinson, Timothy McCoy. No—None. Abstain—None.

13. For consideration with possible action on a request by the Department of Public Works to award Parks 8-26 BADGER GREENWAY SITE IMPROVEMENTS to Northeast Asphalt, Inc. for the amount of \$374,000.40, which includes the Base Bid plus Alternate No. 2

Moved by Matt Schueller, seconded by Timothy McCoy to approve the award of Parks 8-26 BADGER GREENWAY SITE IMPROVEMENTS to Northeast Asphalt, Inc. for the amount of \$374,000.40, which includes the Base Bid plus Alternate No. 2. Motion Passed.

Yes—Gary Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Deby Dehn, Renita Robinson, Timothy McCoy. No—None. Abstain—None.

14. Consideration with possible action to approve 2026 Annual Action Plan for Community Development Block Grant Program (CDBG) and HOME Investment Partnerships Program (HOME) programs.

Moved by Matt Schueller, seconded by Deby Dehn to approve the 2026 Annual Action Plan for Community Development Block Grant Program (CDBG) and HOME Investment Partnerships Program (HOME) programs. Motion Passed.

Yes—Gary Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Deby Dehn, Renita Robinson, Timothy McCoy. No—None. Abstain—None.

G. INFORMATIONAL.

1. Financial report and check register.
2. Director's report and project updates.
3. Next Meeting: Tuesday, August 11, 2026.

H. ADJOURNMENT.

1. Adjournment of the Tuesday, July 14, 2026, meeting of the Redevelopment Authority.

Moved by Deby Dehn, seconded by Matt Schueller to adjourn. Motion Passed.

Yes—Gary Delveaux, Ald. Kathy Hinkfuss, Matt Schueller, Deby Dehn, Renita Robinson, Timothy McCoy. No—None. Abstain—None.

