AGENDA OF THE COMMON COUNCIL

TUESDAY, SEPTEMBER 25, 2018, 4:00 PM
COUNCIL CHAMBERS
ROOM 203, CITY HALL

A. Roll Call.

B. Pledge of Allegiance.

C. Approval of the Agenda.

D. Report of the Redevelopment Authority (September 10, 2018).

1. To recommend Common Council adopt a Resolution regarding the adoption of a Territory Amendment to the Project Plan for Tax Incremental District Twelve (TID 12): I-43 Industrial Park.

2. To recommend Common Council adopt a Resolution regarding the dissolution of Tax Incremental District Seventeen (TID 17): 900 Block North Broadway.

3. To recommend Common Council adopt a Resolution regarding the creation of rehabilitation and conservation Tax Incremental District Twenty (TID 20): Whitney Park and adoption of the Project Plan.

4. To recommend Common Council adopt a Resolution regarding the creation of blight elimination Tax Incremental District Twenty-One (TID 21): Green Bay Packaging and adoption of the Project Plan.

E. Resolutions.

1. Resolution regarding the adoption of a Territory Amendment to the Project Plan for Tax Incremental District Twelve (TID 12): I-43 Industrial Park.

2. Resolution regarding the creation of rehabilitation and conservation Tax Incremental District Twenty (TID 20): Whitney Park and adoption of the Project Plan.

3. Resolution regarding the creation of blight elimination Tax Incremental District Twenty-One (TID 21): Green Bay Packaging and adoption of the Project Plan.

F. Adjournment.

1) SUPPLEMENTAL INFORMATION: The Video of this meeting, Agenda, Agenda Packet, and Minutes are available online at www.greenbaywi.gov/Meetings.
2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this committee meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.

Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE	PREPARED BY
September 25, 2018	Kevin J. Vonck, CED Director

AGENDA ITEM # D.1.

To recommend Common Council adopt a Resolution regarding the adoption of a Territory Amendment to the Project Plan for Tax Incremental District Twelve (TID 12): I-43 Industrial Park.

BACKGROUND

In 2017, the RDA and City entered into a Development Agreement with Schwabe North America (d/b/a Erie Road Properties), to construct a new health food manufacturing facility of over seventy thousand (70,000) square feet at the southwest corner of Mason Street and Erie Road, along the eastern edge of the I-43 Business Center.

Part of the project includes 926 Erie Road (Tax Parcel 21-171), which was not included in the original boundaries for TID 12. The Developer is requesting that this parcel be added to the TID so that it may be combined with the adjacent parcel. This will allow the principal structure to be in compliance with City building and zoning codes.

RECOMMENDATION

Common Council adopt a Resolution regarding the adoption of a Territory Amendment to the Project Plan for Tax Incremental District Twelve (TID 12): I-43 Industrial Park.

FISCAL IMPACT

The parcel will enter the TID with a base value of $172,200.00. The Amendment does not change the TID closure date of 2025.

ATTACHMENTS

1. 6 - Fiscal - TID - TID 12 - 180925 - Project Plan Amended - Council

City of Green Bay
Department of Community and Economic Development

Tax Incremental District Twelve (12)

I-43 Industrial Park

Amended
PROJECT PLAN

City of Green Bay, Wisconsin
September 25, 2018

100 North Jefferson Street, Room 608, Green Bay, Wisconsin 54301-5026
(p) 920.448.3400 (f) 920.448.3426 greenbaywi.gov

Law Department

Vanessa R. Chavez
City Attorney

September 20, 2018

Mayor and Common Council
of the City of Green Bay
100 N. Jefferson Street
Green Bay, WI 54301

RE: Certification of Amended Project Plan
Tax Increment District No. 12
City of Green Bay, Brown County, Wisconsin

This opinion relates to the compliance of the proposed project plan for amending Tax Increment District No. 12, City of Green Bay, Brown County, Wisconsin (hereinafter "District") with the requirements of §66.1105(4), Wis. Stats.

The Community and Economic Development Department has drafted a project plan for amending the District. Pursuant to statutory requirements, a public hearing was held before the Redevelopment Authority at which interested parties were afforded a reasonable opportunity to express their views on the proposed project plan [§66.1105(4)(e), Wis. Stats.]. This hearing was held on September 10, 2018. Resolutions adopting the project plan and amending the District will be considered by the Common Council on the evening of September 25, 2018.

I have examined the amended project plan and find that it is complete and complies with the requirements of §66.1105(4)(f), Wis. Stats., and, in particular, it contains the following:

1. A statement listing the kind, number and location of all proposed public works or improvements within the District and those located outside of the District to the extent provided in §66.1105(2)(f)1.k., Wis. Stats.

2. An economic feasibility study.

3. A detailed list of estimated project costs.

4. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred.

5. A map showing existing uses and conditions of real property within the District.

6. A map showing proposed improvements and uses in the District.

7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes, and City ordinances, if any.

8. A list of estimated non-project costs.

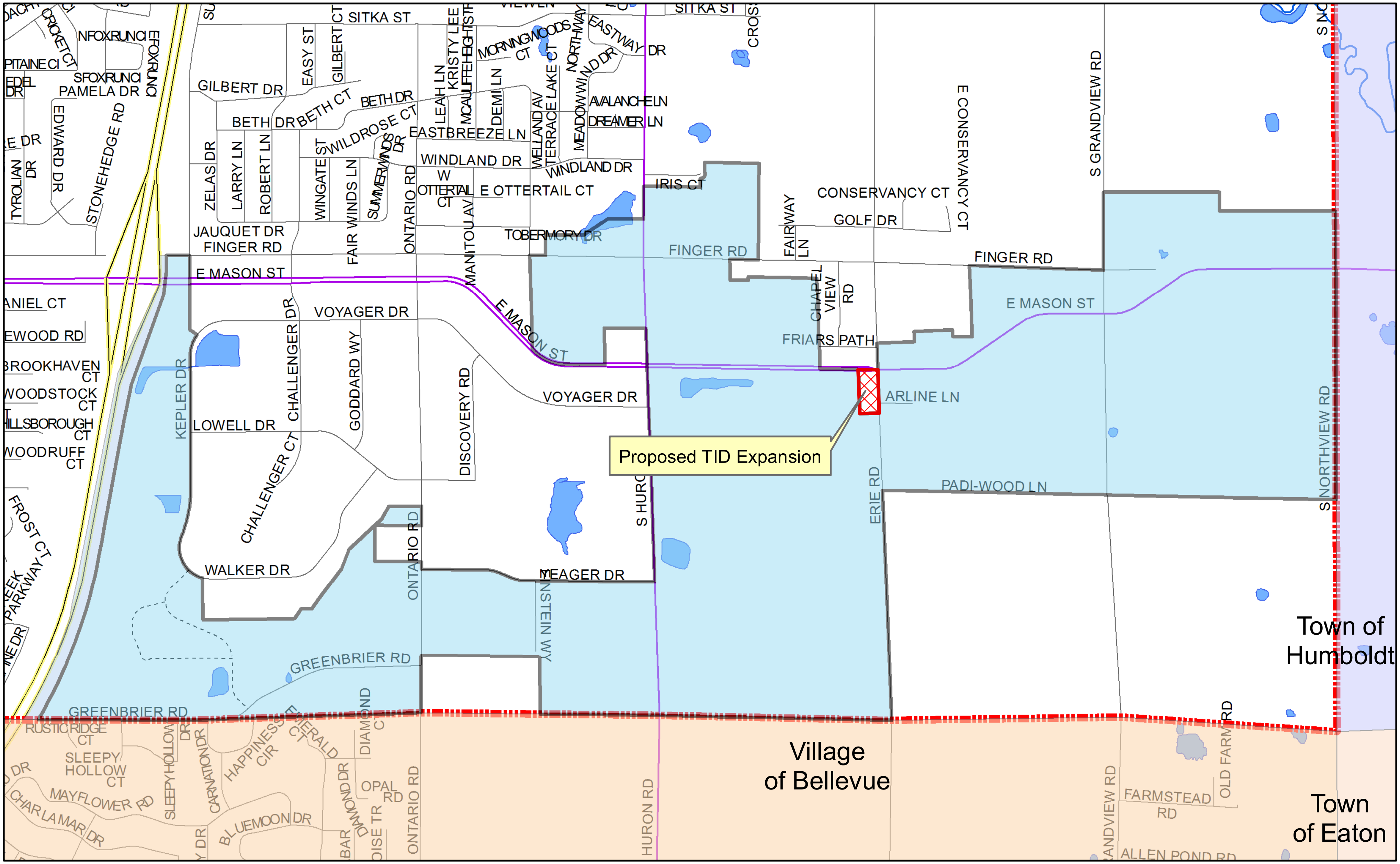
9. A statement relating to the proposed method for the relocation of any persons to be displaced.

10. A statement indicating how the District promotes the orderly development of the City.

Thank you for your attention to this matter.

Sincerely,

Vanessa R. Chavez
City Attorney



Green Bay Tax Increment Financing District 12
Territory Amendment

This is a compilation of recods and data located in various City of Green Bay offices and is to be used for reference purposes only. The City is not responsible for any inaccuracies or unauthorized use of the information contaieed within.

TABLE OF CONTENTS

Introduction

The Expansion of the I-43 Business Park in addition to the new State Highway 54/57 Business Park will allow the City of Green Bay to more aggressively market itself for business start-ups, expansions, and relocations. The Green Bay Common Council adopted a Comprehensive Plan in the spring of 2003 that outlines the City of Green Bay's long-term strategy for growth. The acquisition of land along major transportation routes like I-43 and State Highways 54/57 will allow for orderly and efficient growth along the City's outer limits.

One of the primary tools used to accomplish the City's long-range development goals is Tax Incremental Finance (TIF). This Project Plan for Tax Incremental Financing District (TID) No. 12 is prepared in accordance with Wisconsin Statute 66.1105(4)(f) and describes in detail how the proposed projects will be implemented. Each public improvement proposed in the Project Plan encourages private investment. This will in turn help determine complimentary land uses, maximize property values, and create hundreds of good-paying jobs for individuals residing in and around the City of Green and ultimately benefit all of Brown County and northeastern Wisconsin.

Description of the Proposed District

I. Regional Location

The proposed Tax Increment Finance District No. 12 is located on the Eastern edge of the City of Green Bay. TID No. 12 is in an area with Finger Road bordering it to the North, Northview Road to the East, Greenbriar Road to the South, and I43 to the West. Map 1 shows where TID No. 12 is located within the City of Green Bay.

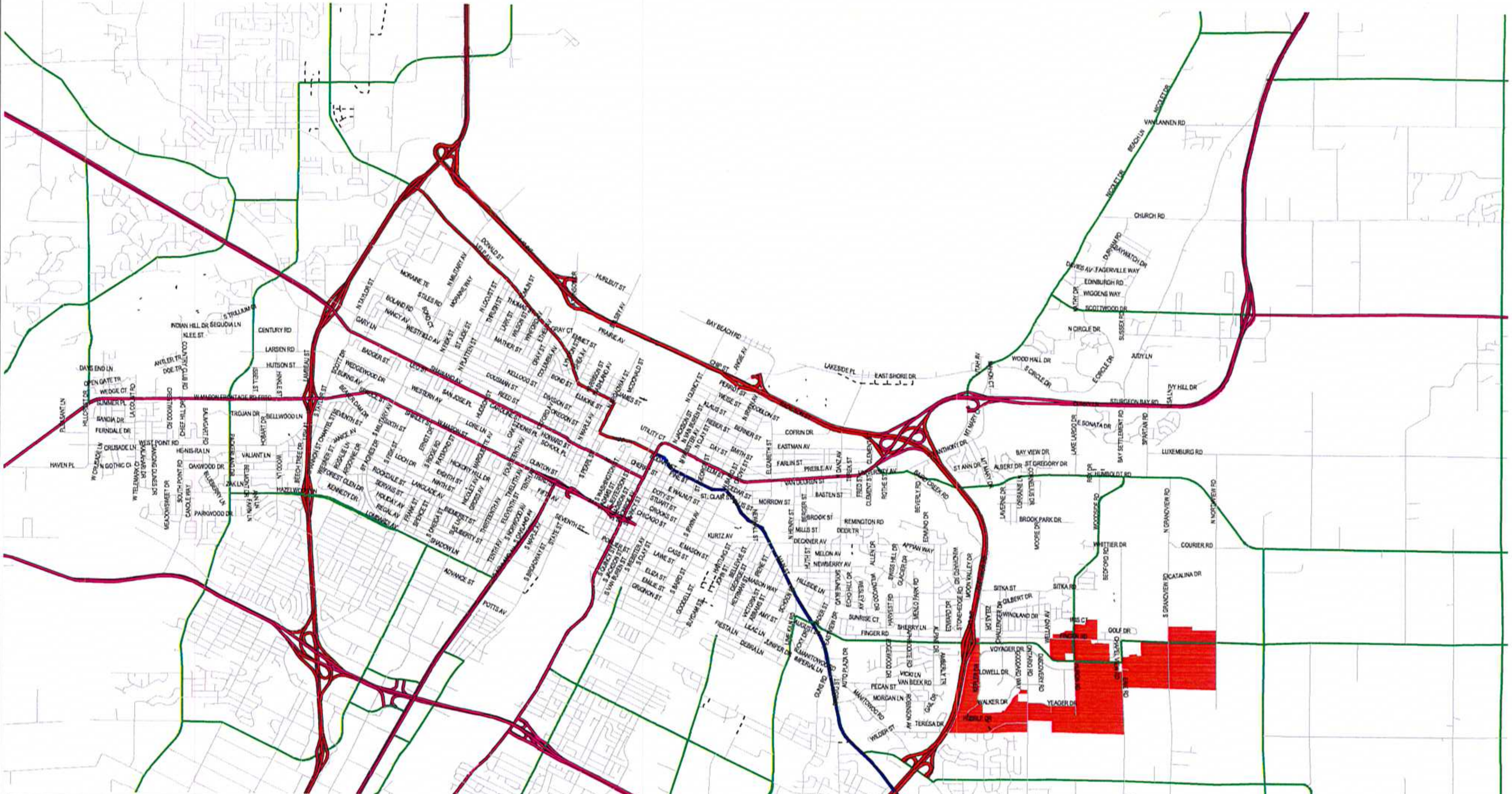
II. Tax Incremental District Boundary

The boundaries for TID No. 12 are provided on Map 2. The legal description for the District is included as Appendix "A."

III. General Make-Up

Containing 82 parcels and 937 acres, proposed TID No. 12 is comprised of all eight land uses residential; commercial; industrial; communications/utilities; governmental/institutional; parks and recreation; woodlands, wetlands, and undeveloped open spaces; and agriculture. Map 3 shows existing land use for the TID, and Map 4 illustrates the corresponding zoning. Approximately 50% of the acreage in TID No. 12 is zoned agriculture with the remaining land divided among the remaining seven land uses.

Appendix "B" provides a listing of the 82 parcels within TID No. 12 with parcel ID number, address, owner, land value, improvements, and total assessed value.



City of Green Bay
I-43
Tax Increment Finance District 12
Map 1. Location

N

1 0 1 2 Miles

State of Wisconsin

Brown County

Map prepared by City of Green Bay Planning Department. May 2005.
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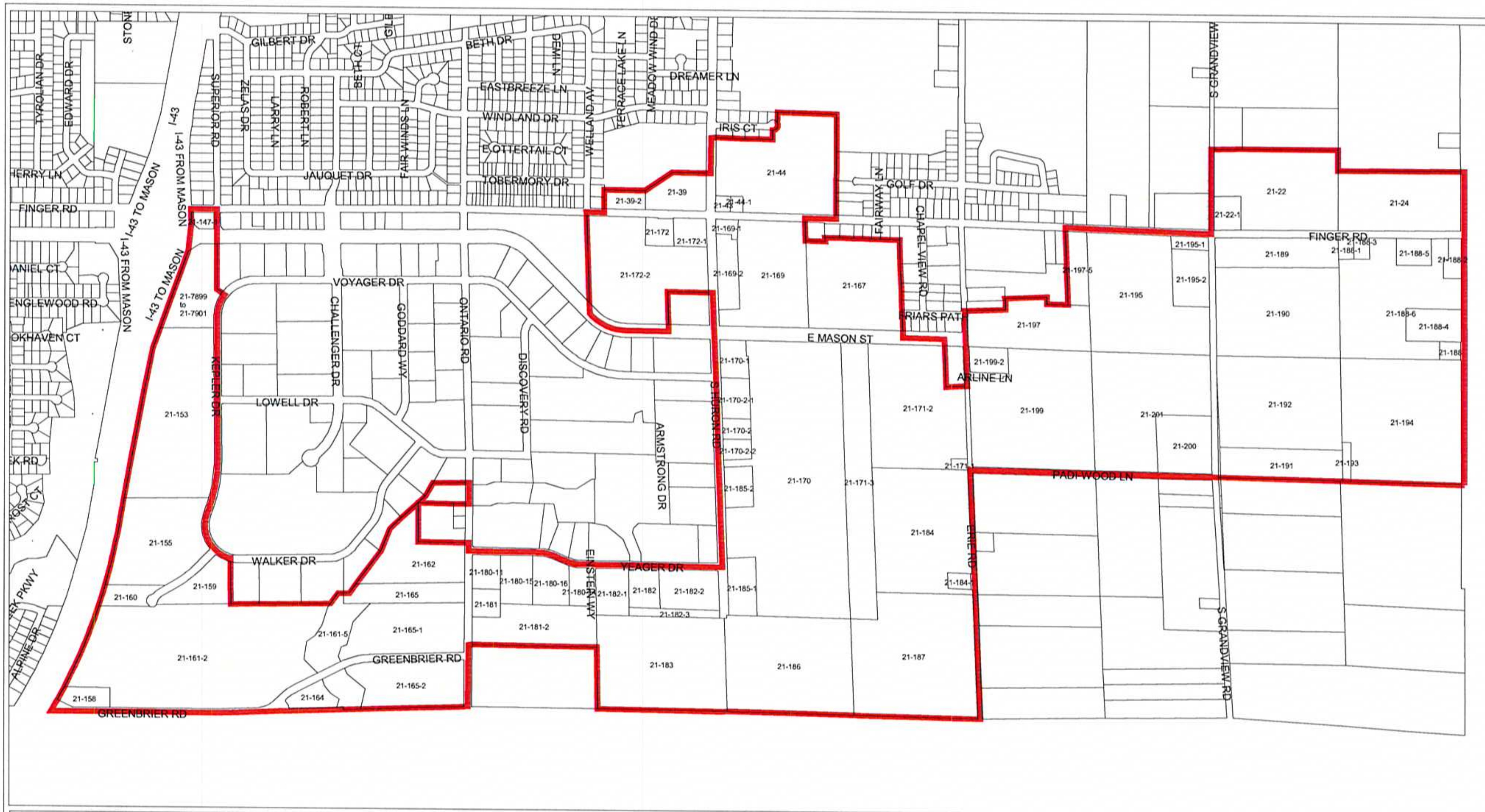

City of Green Bay
I-43
Tax Increment Finance District 12
Map 2. District Boundary

District Boundary

N

1500 0 1500 Feet

Map prepared by City of Green Bay Planning Department. May 2005.
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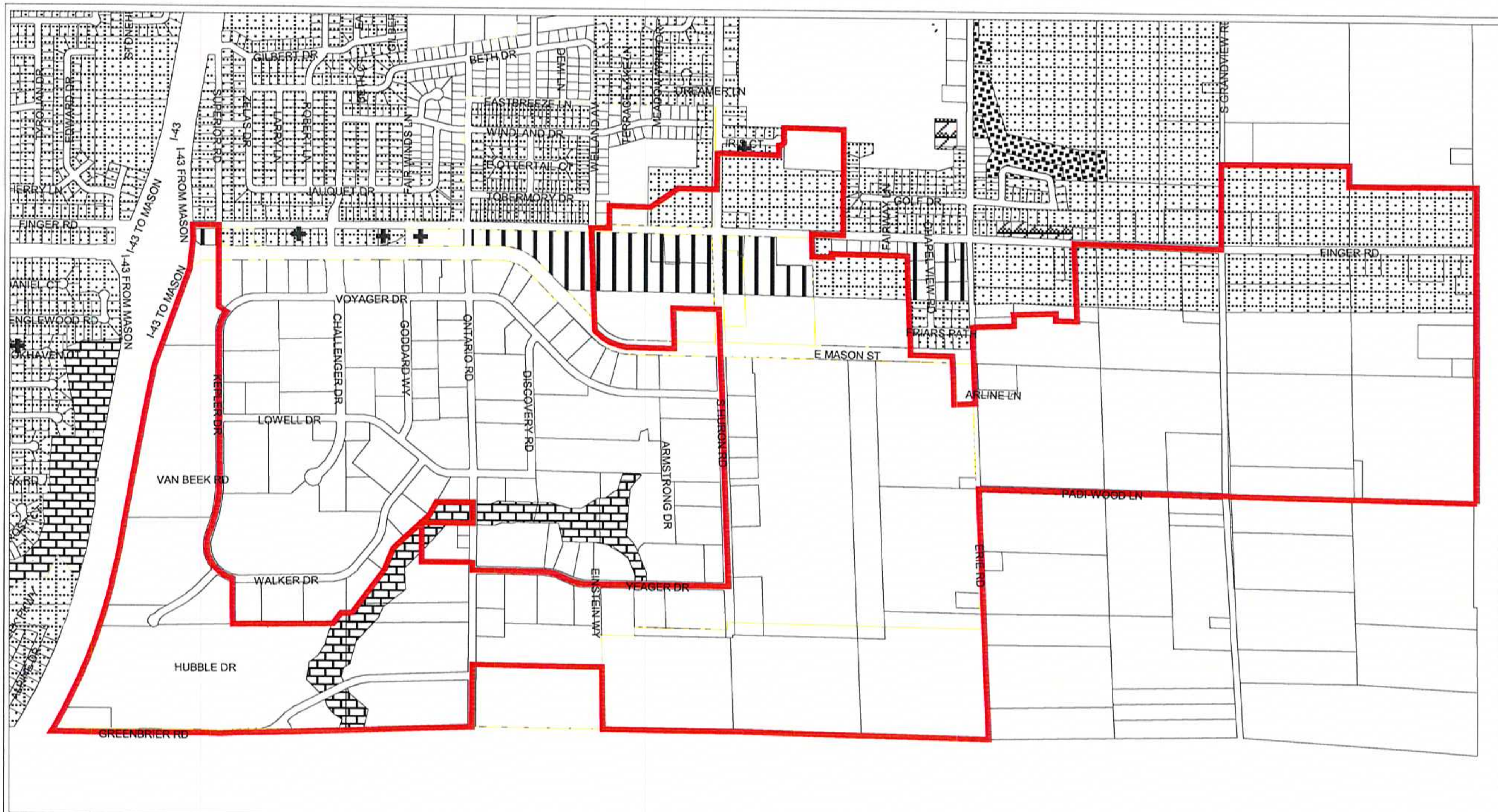

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City of Green Bay
I-43
Tax Increment Finance District 12
Map 3 Existing Zoning

N

1500 0 1500 Feet

- First Business
- Conservancy
- Parkway
- First Residential
- Third Residential
- Residential Park

- District Boundary
- Conditional Use
- Planned Commercial District
- Planned Urban Residential District

Map prepared by City of Green Bay Planning Department. May 2005.
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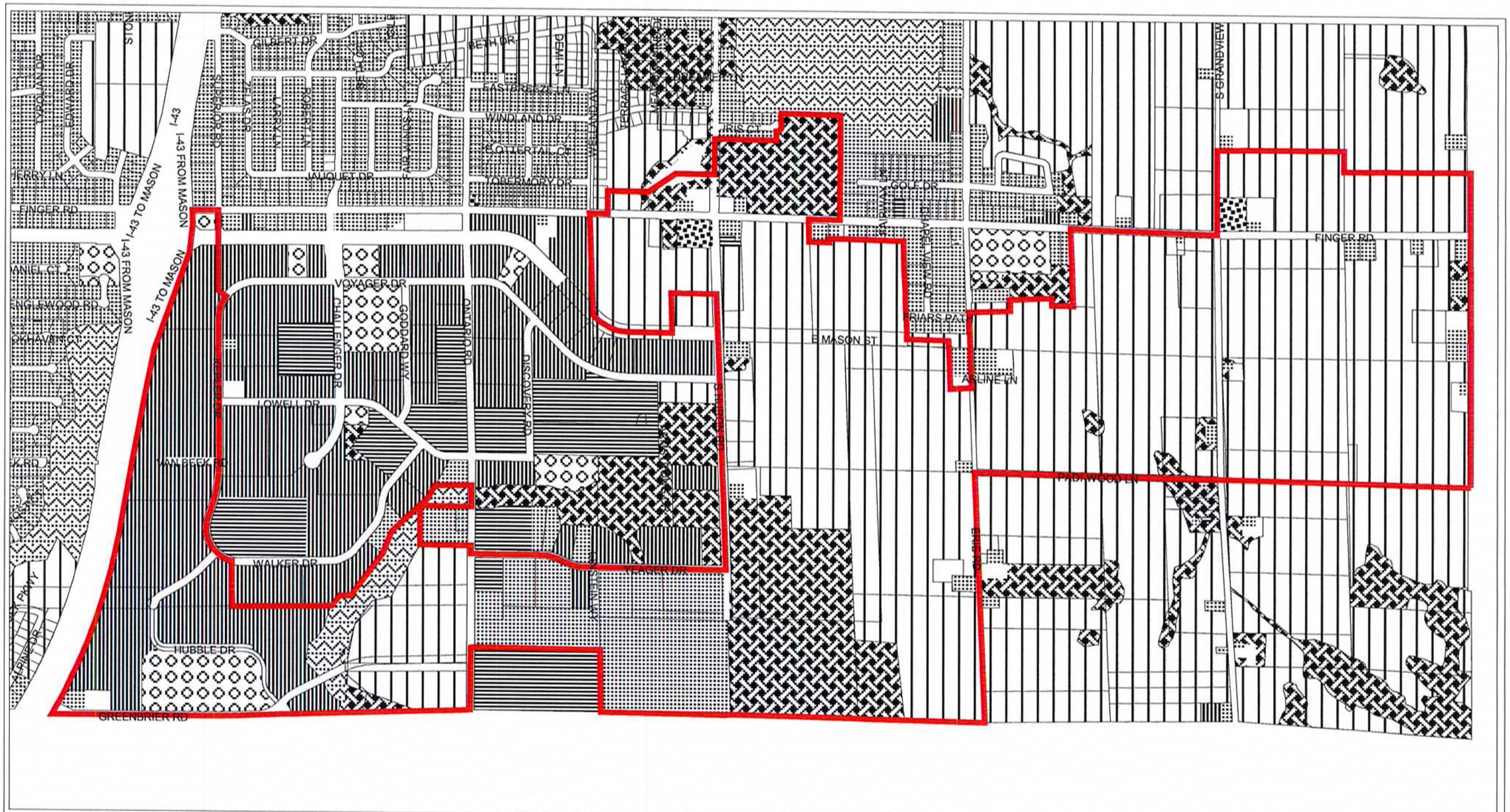

City of Green Bay
I-43
Tax Increment Finance District 12
Map 4. Existing Land Use

N

1500 0 1500 Feet

- District Boundary
- Residential
- Commercial
- Industrial
- Roads
- Communications/Utilities
- Governmental/Institutional
- Parks and Recreation
- Woodlands, Wetlands, Undeveloped Open Space
- Agriculture

Land use data collected 2001

Map prepared by City of Green Bay Planning Department. May 2005.
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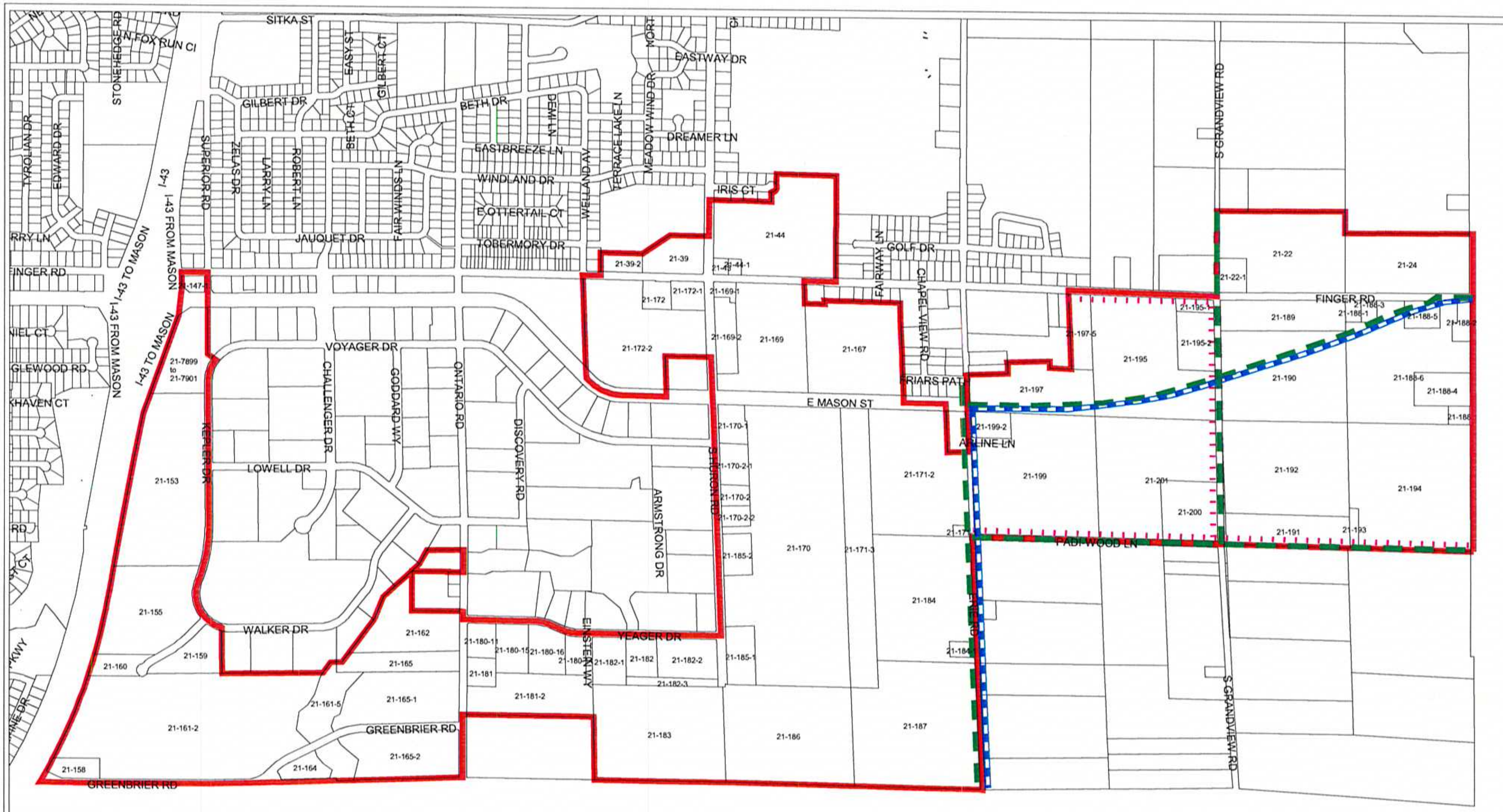

City of Green Bay

I-43

Tax Increment Finance District 12

Map 5. Projects

N

300 0 300 600 Feet

Map prepared by City of Green Bay Planning Department. May 2005.
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District Boundary

Projects*

Baird Creek South Branch Interceptor Sewer

Interceptor Sewer

Sanitary Sewer, Storm Sewer, Watermain, Street Paving, Sreet Lighting and Street Trees

* See Text for Further Future Improvements

Project Plan

A. Statement listing the kind, number and location of all proposed public works or improvements.

Summarized below are the public works and related improvements proposed as part of TID No. 12. All the proposed improvements were given consideration in order to both maximize development possibilities and remedy the competing land uses in the district. Improvements will enhance the economic viability of the district and provide public amenities to beautify the overall commercial corridor.

Improvement #1: Interceptor Sewer

Locations: Erie Rd N. of Finger to Mason @ Grandview
Grandview, Mason to Van Beek
Van Beek, Erie to Northview

Improvement #2: Sanitary Sewer

Locations: Mason, Erie to Northview
Erie, Mason to City Limits
Undesignated future streets

Improvement #3: Storm Sewer

Locations: Mason, Erie to Northview
Grandview North of Finger to Van Beek
Van Beek, Erie to Northbrook
Erie, Mason to City Limits
Undesignated future streets

Improvement #4: Water mains

Locations: Mason, Erie to Northbrook
Grandview North of Finger to Van Beek
Van Beek, Erie to Northview
Erie, Mason to City Limits
Undesignated future streets

Improvement #5: Street Paving

Locations: Mason, Erie to Northview
Grandview North of Finger to Van Beek
Van Beek, Erie to Northview
Erie, Mason to City Limits
Undesignated future streets

Improvement #6: Street Lighting

Locations: Mason, Erie to Northview
Grandview North of Finger to Van Beek
Van Beek, Erie to Northview
Erie, Mason to City Limits
Undesignated future streets

Improvement #7: Trees

Locations: Mason, Erie to Northview
Grandview North of Finger to Van Beek
Van Beek, Erie to Northview
Erie, Mason to City Limits
Undesignated future streets

Improvement #8: Traffic Lights

Locations: Ontario, Huron, Erie, and Grandview

Improvement #9: Detention Ponds

Locations: District-wide

Improvement #10: Storm water Management Study

Improvement #11: Signage

Locations: District-wide

Improvement #12: Right of Way Land Acquisition

Locations: A total of 30 acres district-wide

Improvement #13: Park Acquisition

Improvement #14: Loans and/or Grants to Businesses and Developers

Location: Loans and or grants made available to accomplish the objectives outlined in this plan district-wide

Improvement #15: District Administration, Promotion and Marketing Activities

Location: Promotion and marketing of the district in order to encourage additional investment and property tax growth district-wide.

B. Economic Feasibility

Background

Under Wisconsin State Statute 66.1105 Tax Increment Law, the property taxes paid each year on the increase in equalized value of the Tax Increment District may be used by the City to pay the costs of development projects for the District. The increase in value is determined by taking the District's current value and deducting the value in the District that existed when the District was created or base value. All would be taxes paid upon this incremental (or increased) value by the City, School District, County, and Vocational School District are allocated to the City for direct payment of project costs or the payment of debt service on bonds used to finance project costs are called tax increments. State property taxes on the increment value must still be paid to the state.

All project expenditures must be made within twenty-two years of the creation of the Tax Increment District, and tax increments may be received until project costs are recovered for no longer than twenty-seven years, with a possible three-year extension.

Green Bay Market

The City of Green Bay has many advantages for businesses to expand or relocate to the City. Green Bay is the state's third largest city, located 114 miles north of Milwaukee, 204 miles north of Chicago and 280 miles east of Minneapolis.

Green Bay's population continues to grow and diversify showing a strong population growth in the 1990's. Population trends are reflective of the economic growth found in the region as the Green Bay MSA led the nation in percentage job growth in a May 2000 report from the US Department of Labor.

	1990 Census	2000 Census
Green Bay population	96,466	103,641
Green Bay MSA	194,594	215,040

Green Bay serves as the retail, commercial, educational, and medical center of northeastern Wisconsin and the upper peninsula of Michigan. The City is also the transportation hub of the region with excellent highway, air, rail, and port infrastructure.

TIF Capacity Analysis

Wisconsin statute 66.1105 (4) (gm) 4. c. establishes a limit on the equalized property value that may be located within all Tax Increment Districts (TIF Capacity). The method for determining that limit is defined in that statute. A municipality must meet this requirement. The City meets this requirement because the equalized value of all taxable property of TID 12 plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of taxable property within the City. Using this method, the City of Green Bay capacity is as follows:

Tax Incremental Finance
Capacity Analysis
(January 2005)

Equalized Value of the City of Green Bay	$5,925,533,200.00
TIF Maximum (12% of City Value)	$ 711,063,984.00
Total Value within Existing TIDS 4,5,6, 7, 8, 9 & 10	$ 205,881,400.00
Present Capacity for Future TIF Districts	$ 505,182,584.00

Capacity for creation of a new Tax Increment Districts in the City of Green Bay is more than satisfactory to permit the creation of TID No.12.

Projection of Future Tax Increments

The TID Plan anticipates a number of projects being implemented over the first twenty-two years of the tax incremental financing life (see table 1). All projects will contribute, not only to stabilizing property values throughout the life of the TID, but by enhancing those same property values through the creation of a consistent and viable commercial district. Those stable and hopefully increasing values will ensure the growth of increments, which in turn will repay the debt generated to finance the public improvements.

To approximate future tax increments that are expected to be generated through the creation of a TID, planned private, assessable investment was estimated. This estimate is separated into two categories. The first is the primary TID Projects, which includes all planned projects expected to be completed within the eighteen-year timeline. Secondary TID Projects are those which will be implemented if additional new development occurs; therefore provide TID revenues capable of supporting additional TIF borrowing. The probability of the primary projects being completed is quite good. Some of the projects have been defined and developers have begun preliminary project design work. The secondary projects, while exciting, are a bit more speculative in nature and no specific developer has been identified. While the list of projects is comprehensive, it is by no means exclusive. Should additional development opportunities arise, the City may elect to conduct additional TIF funded activities within the District.

Primary TID Projects Only

The primary projects include a variety of infrastructure improvements that promote development of area for a number of commercial uses. Projected private investment will generate tax increment as follows:

Year	Value Date	District Valuation	Construction Increment	TID RATE	Tax Revenue
1	2005			$22.50	$0
2	2006		30,000,000	$22.05	$0
3	2007	$30,000,000	43,800,000	$21.61	$0
4	2008	$74,700,000	3,000,000	$21.18	$648,270
5	2009	$79,941,000		$20.75	$1,614,192
6	2010	$82,339,230		$20.34	$1,692,896
7	2011	$84,809,407		$19.93	$1,708,809
8	2012	$87,353,689		$19.53	$1,724,872
9	2013	$89,974,300		$19.14	$1,741,086
10	2014	$92,673,529		$18.76	$1,757,452
11	2015	$95,453,735		$18.38	$1,773,972
12	2016	$98,317,347		$18.02	$1,790,648
13	2017	$101,266,867		$17.66	$1,807,480
14	2018	$104,304,873		$17.30	$1,824,470
15	2019	$107,434,019		$16.96	$1,841,620
16	2020	$110,657,040		$16.62	$1,858,931
17	2021	$113,976,751		$16.29	$1,876,405
18	2022	$117,396,054		$15.96	$1,894,043
19	2023	$120,917,935		$15.64	$1,911,847
20	2024	$124,545,473		$15.33	$1,929,819
21	2025	$128,281,837		$15.02	$1,947,959
22	2026	$132,130,293		$14.72	$1,966,270
23	2027	$136,094,201		$14.43	$1,984,753
24	2028	$140,177,027		$14.14	$2,003,410

Appendix "C" provides a complete pro-forma spread sheet for the TID with the assumption that the Primary TID Projects are the only new development. Using the following assumptions, TIF should support the public expenditures required for this project and result in substantial development with the new commercial corridor.

TID Pro-Forma Assumptions:

1. Property tax revenues are expected to grow at a conservative rate.
2. The primary projects will add over $50,000,000 in equalized value in the next 7 years, which in turn will generate the tax increment.
3. Total tax increment assumes a total tax levy of $22.21 per $1000 of assessed value, decreasing by 2% every year.
4. Bond Interest is estimated between 4%-6%.

Table 1
TID No. 12 & Public Investment Summary July 2005

Project	Location	TIF Cost	Projected Date
Infrastructure (Interceptor Sewer)	Map 5	$1,375,000	2005-2010
Infrastructure (Interceptor Sewer)	Map 5	$1,375,000	2005-2010
Infrastructure (Sanitary Sewer)	Map 5	$1,950,000	2005-2010
Infrastructure (Storm Sewer)	Map 5	$2,795,000	2005-2010
Infrastructure (Water mains)	Map 5	$1,935,000	2005-2010
Infrastructure (Street Paving)	Map 5	$6,300,000	2005-2010
Infrastructure (Street Lighting	Map 5	$107,500	2005-2010
Beautification (Trees)	Map 5	$64,500	Ongoing
Infrastructure (Traffic Signals)		$400,000	Ongoing
Infrastructure (Detention Ponds)		$1,750,000	Ongoing
Storm Management Study		$50,000	Ongoing
Signage		$250,000	Ongoing
ROW Acquisition		$1,500,000	Ongoing
Park Acquisition		$500,000	Ongoing
Promotion/ Marketing		$500,000.00	Ongoing

Property Acquisition Site Prep. Parcel Assemblage	Map 5	$5,000,000.00	Ongoing
Loans/ Grants	Map 5	$1,000,000.00	Ongoing
Project Total		**$26,852,000**	

***It is anticipated that positive cash balances will be applied to finance eligible project costs in addition to bonding.**

C. Description of the Methods of Financing All Estimated TID No. 12 Project Costs

The City may use a variety of financing methods to implement TID No. 12 projects including but not limited to lease-revenue bonds and general obligation bonds. Additionally, should grant opportunities be available the City may apply for such assistance in order to reduce public borrowing and allow for a rapid closeout of TID 12.

The amounts and time frames for borrowing could vary depending on rate and type of development. Projected tax revenue pro-forma from TID No. 12 is outlined in Appendix C. The amount of interest paid on money borrowed can be somewhat estimated, thus the interest rates used in the proforma are the best current estimates available. The total interest is based on a repayment scheduled to end 24 years after inception of the District. Appendix C indicates the TID would close in year 23 (which included the potential 3-year extension) without the generation of any other increment. Total interest costs are projections only. Should conditions warrant during the life of the TID No. 12, the City may opt to refinance the outstanding debt issued to better take advantage of lower interest rates.

The spreadsheet in Appendix C assumes that public project costs are financed through the issuance of bonds and positive TID balances. Not included in the calculations were additional income sources that could be generated through the course of the project, including lease payments and land sale revenues. If these revenues are realized, the City might elect to use this revenue to fund other identified projects, reduce borrowing or pay portions of the TID related debt for the City.

Interest earnings from the available cash balances will be credited to the district each year based on the City's existing method of interest allocation.

Financial audits will be done in accordance with Wisconsin State Statutes, Section 66.46 and all other applicable sections.

As can be reasonably determined from the data contained in Appendix C, the District will be sufficiently funded to pay off debt balances before the legal termination of the district. If this should occur, distribution of the surplus funds will be made in accordance with State Statutes.

D. Detailed Listing of Project Costs

Table 1 provided a listing of the estimated public improvement costs in July 2005 dollars. Project locations may be found on Map 5. It is anticipated that the City may elect to expend funds each year for the first eighteen years (includes possible 3-year extension) on project administration, which could include salaries and fringe benefits, management, maintenance and marketing of the TID, bond issuance related expenses, loans and/or grants to business, as well as donation of surplus revenue to TIDs 4,5,6,7,8,10, 11 and 13.

E. Promotion of Orderly Growth

The Tax Increment District No. 12 has been developed in compliance with a number of planning documents that have been prepared to guide orderly development within the City of Green Bay and surrounding Brown County. The Green Bay Comprehensive Plan was updated in 2003 and the proposed TID No. 12 area was targeted for development. Additionally the Brown County "Comprehensive land Use/Transportation Plan: 2020" identifies issues crucial to traffic patterns in the area. Many documents have been reviewed and multiple sources of inputs were heard when drafting the City's Draft Comprehensive Land Use Plan these voices were incorporated in this TID Plan. TID No. 12 promotes orderly and consistent growth.

F. Proposed Changes of Zoning Ordinances, Master Plans, Official Map, Building Codes and City Ordinances

The regulatory documents reviewed with respect to the projects proposed within the TID No. 12 Project Plan are as follows: *1-Master Plan; 2-Official Map; 3-Zoning Codes; and 4-Building Codes.* Summarized below are the findings.

Master Plan

The City of Green Bay updated its Comprehensive Plan in 2003. The planned land uses in TID No.12 are consistent with existing planning documents and have been incorporated into future planning documents. In addition, the 1996 Brown County Land Use and Transportation Plan has been complimentary to the City's adopted Comprehensive plans.

Official Map

All streets included in the TID No. 12 Project Plan area are included on the official Map for the City of Green Bay as adopted subdivisions. No major changes are expected. However, if projects warrant a change, the City will take the required procedural actions to review such amendments.

Zoning

The area found within the boundaries of TID No. 12 will require the designation of more than one Planned Commercial Development (PCD overlay) District. The PCD Overlay district may include the following:

1. This PCD is to be used to identify non-residential uses only.
2. Future non-residential development uses shall be governed by PCD Districts to be established on a project-by-project basis.
3. Non-residential development not specifically identified in any Comprehensive plan, may be approved pursuant to existing zoning regulations, after review by the Planning Director.
4. Residential development will be regulated by existing zoning regulations for those uses.
5. Lot area, density, setback, parking and similar requirements shall be regulated pursuant to existing zoning regulations unless specifically addressed within a project plan as part of a PCD.

Building Codes

Building codes for the City of Green Bay will not be changed to accommodate TID No. 12 projects.

G. Non-Project Costs

In the event that TID No. 12 demonstrates it has sufficient revenues to pay for all incurred project costs and sufficient surplus revenues to pay for some or all-eligible costs in other municipal redevelopment TIDs, the district may become a donor TID for TIDs 4,5,6,7,8, 10, 11 and 13.

Proposed Method for Relocation of Any Persons to be Displaced

The City of Green Bay will provide relocation benefits and assistance to the extent necessary as required by Wisconsin Statutes Chapter 32. Generally, relocation occurs where a person or business is displaced from real property a direct result of eminent domain proceedings commenced by the City of Green Bay against the subject property. Relocation services will be provided by the City of Green Bay's acquisition/relocation specialists with funds provided through TIF, the City of Green Bay or the City of Green Bay Redevelopment Authority.

Appendix A

DESCRIPTION OF TID No. 12

That part of Sections 1, 2, 10, 11, and 12, Township 23 North, Range 21 East, City of Green Bay, Brown County, Wisconsin described as follows:

Beginning at the southeast corner of Section 1; thence N00°-16'-11" W, 664.68 feet along the east line of said Section 1; a point on the easterly extension of the north line of Brown County Document Number 911020 as recorded in Jacket 2940, Image 35;

thence S89°-46'-55" W, 1338.98 feet along the north line of said Document Number 911020 and extension thereof to the northwest corner of said Document Number 911020;

thence N00°-04'-03" W, 222.71 feet along the east line of Brown County Document Number 2074594 to the northeast corner of said Document Number 2074594;

thence S89°-49'-54" W, 1338.19 feet along the north line of said Document Number 2074594 and the extension thereof to a point on the north – south ¼ line of said Section 1;

thence S00°-07'-58" W, 895.51 feet along said north – south ¼ line of Section 1 to the south ¼ corner of said Section 1;

thence N88°-04'-43" W, 1551.45 feet along the north line of the northwest ¼, Section 12 to a point on the northerly extension of the east line of the lands described in Brown County Document Number 1392571 recorded as Jacket 22808, Image 53;

thence S02°-08'-24" E, 826.92 feet along the east line of said Document Number 1392571 and the extension thereof to a point on the north line of Brown County Document Number 2177356;

thence N88°-04'-18" W, 223.59 feet along the north line of said Document Number 2177356;

thence N02°-08'-24" W, 72.72 feet along said Document Number 2177356;

thence S87°-53'-31" W, 442.51 feet along said north line of Document Number 2177356 to a point on the east line of Lot 1, Brown County Certified Survey Map Number 4648 as recorded in Volume 29 of Certified Survey Maps page 393;

thence S02°-06'-29" E, 120.00 feet along said east line of Lot 1, Certified Survey Map Number 4648 and the extension thereof;

thence S87°-53'-31" W, 435.60 feet along the north line of said Document Number 2177356 and the extension thereof to a point on the west line of said Section 12;

thence S02°-06'-29" E, 807.77 feet along said west line of Section 12 to a point on the easterly extension of the south line of Brown County Document Number 1011253 recorded as Jacket 7595, Image 25;

thence S87°-53'-31" W, 225.00 feet along the south line of said Document Number 1011253 and the extension thereof to the southwest corner of said Document Number 1011253;

thence N02°-03'-48" W, 512.50 feet along the west line of said Document Number 1011253 and the northerly extension thereof to a point on the centerline of East Mason Street;

thence N88°-57'-03" W, 441.79 feet along said centerline of East Mason Street to a point on the southerly extension of the west line of the plat Chapel View;

thence N02°-05'-43" W, 1045.50 feet along said west line of Chapel View and the extension thereof to the southeast corner of Lot 7 White Tail Run Estates;

thence N88°-45'-44" W, 791.56 feet along the south line of said White Tail Run Estates to the southwest corner of Lot 1, White Tail Run Estates, said southwest corner of Lot 1 also being a point on the east line of the north 241 feet of the west 208 feet of the east ¼ of the northwest ¼ of the northeast ¼, said Section 11;

thence S02°-04'-39" E, 40.65 feet to the southeast corner of said north 241 feet of the west 208 feet;

thence N88°-45'-52" W, 208.44 feet to the southwest corner of said north 241 feet of the west 208 feet;

thence N02°-04'-47" W, 241.00 feet along the west line of said north 241 feet of the west 208 feet and the northerly extension thereof to a point on the south line of said Section 2;

thence S88°-45'-44" E, 333.37 feet along the south line of said Section 2 to the southeast corner of the southwest ¼ - southeast ¼ said Section 2;

thence N00°-20'-35" E, 1110.17 feet along the east line of said southwest ¼ - southeast ¼, Section 2 to the northeast corner of the lands described in Brown County Document Number 2162276;

thence N88°-34'-56" W, 628.55 feet along the north line of said Document Number 2162276 to the northeast corner of Lot 4, Brown County Certified Survey Map Number 4821 as recorded in Volume 31 of Certified Survey Maps page 75;

thence S00°-34'-56" W, 111.25 feet along the east line of said Lot 4 to the southeast corner of said Lot 4;

thence southwesterly along the easterly terminus of Iris Court along the arc of a 55-foot radius non-tangent curve to the left, said curve having a chord which bears S32°-50'-01" W, 93.69 feet to the northeast corner of Iris Court Condo's;

thence S00°-34'-56" W, 100.00 feet along the east line of Iris Court Condo's to the southeast corner of said Iris Court Condo's, also being a point on the north line of the lands described in Brown County Document Number 2162276;

thence N88°-45'-52" W, 650.00 feet along said north line of Document Number 2162276 and the extension thereof to a point on the north – south ¼ line of said Section 2;

thence S00°-34'-56" W, 821.00 feet along said north – south ¼ line of Section 2 to the north ¼ corner of said Section 11;

thence S02°-03'-27" E, 3754.72 feet along the north – south ¼ line of Section 11 to the intersection with the centerline of Yeager Drive;

thence N89°-22'-15" W, 1498.99 feet along said centerline of Yeager Drive;

thence continuing along said centerline of Yeager Drive along the arc of a 410.00 foot radius curve to the right 157.35 feet, said curve having a chord which bears N78°-22'-36" W, 156.38 feet;

thence continuing along said centerline of Yeager Drive N67°-22'-56" W, 156.81 feet;

thence continuing along said centerline of Yeager Drive along the arc of a 410.00 foot radius curve to the left 156.52 feet, said curve having a chord which bears N78°-19'-07" W, 155.57 feet;

thence continuing along said centerline of Yeager Drive N89°-15'-17" W, 746.75 feet to a point on the west line of said Section 11;

thence N00°-14'-19" E, 84.56 feet along said west line of Section 11 to a point on the easterly extension of the south line of Lot 1, Brown County Certified Survey Map Number 2251 as recorded in Volume 10 of Certified Survey Maps page 169;

thence N89°-45'-50" W, 539.05 feet along said south line of Lot 1 of Certified Survey Map Number 2251 and the extension thereof to the southwest corner of said Lot 1;

thence N00°-14'-10" E, 415.00 feet along the west line of said Lot 1 to the northwest corner of said Lot 1;

thence S89°-45'-50" E, 374.00 feet along the north line of said Lot 1 to the northeast corner of said Lot 1;

thence S00°-14'-10" W, 2.78 feet along the east line of said Lot 1 to the northwest corner of the south 132 feet of the north 622 feet of the east 165 feet of the northeast ¼ - southeast ¼, said Section 10;

thence S89°-45'-50" E, 165.06 feet along the north line of said south 132 feet of the north 622 feet of the east 165 feet to a point on the east line of said Section 10;

thence N00°-14'-19" E, 227.69 feet along said east line of Section 10 to a point on the easterly extension of the south line of Lot 2, Certified Survey Map Number 4650 as recorded in Volume 30 of Certified Survey Maps page 1;

thence S89°-18'-12" W, 383.85 feet along the south line of said Lot 2 Certified Survey Map Number 4650 to the southwest corner of said Lot 2;

thence S29°-03'-44" W, 163.87 feet along the southeasterly line of Lot 1 said Certified Survey Map Number 4650 to the south corner of said Lot 1;

thence S47°-21'-11" W, 512.61 feet along the southeasterly line of Lot 1, Certified Survey Map Number 4336 and the northerly extension thereof and along the southeasterly line of Lot 2, Certified Survey Map Number 5258;

thence continuing along said southeast line of Lot 2, Certified Survey Map Number 5258 S21°-16'-41" W, 241.58 feet;

thence continuing along the southeasterly line of Lots 1 and 2 of said Certified Survey Map Number 5258 S36°-28'-41" W, 577.54 feet;

thence S88°-43'-02" W, 120.48 feet along the south line of Lot 1 said Certified Survey Map Number 5258 and Lot 1 of Certified Survey Map Number 6790;

thence S35°-13'-30" W, 133.88 feet along the south line of said Lot 1 Certified Survey Map Number 6790 to the northeast corner of Lot 1, Certified Survey Map Number 6067;

thence S89°-05'-37" W, 1058.26 feet along the north line of said Lot 1, Certified Survey Map Number 6067 and the north line of Lot 2, Certified Survey Map Number 5843 to the southeast corner of Lot 3, Certified Survey Map Number 5843;

thence N00°-22'-41" W, 486.08 feet along the east line of said Lot 3, Certified Survey Map Number 5843 and the extension thereof to a point on the centerline of Walker Drive;

thence northwesterly along the centerline of Walker Drive and Kepler Drive along the arc of a 360.00 foot radius non-tangent curve to the right 608.33 feet, said curve having a chord which bears N27°-03'-39" W, 538.49 feet;

thence continuing along said centerline of Kepler Drive along the arc of a 1570.00 foot radius curve to the left, 573.11 feet said curve having a chord which bears N10°-31-32" E, 589.59 feet to a point on the north – south ¼ line of said Section 10;

thence continuing along said centerline of Kepler Drive N00°-17'-49" W, 1506.23 feet;

thence continuing along said centerline of Kepler Drive along the arc of a 400.00 foot radius curve to the right, 257.38 feet, said curve having a chord which bears N18°-08'-12" E, 252.97 feet;

thence N53°-26'-16" W, 102.49 feet;

thence N00°-17'-49" W, 481.92 feet along the east line of Lot 1, Certified Survey Map Number 5092 to a point on the southerly right-of-way of East Mason Street;

thence S89°-51'-10" E, 2.01 feet along said south right-of-way line of East Mason Street to a point on the north – south ¼ line of said Section 10;

thence N00°-17'-49" W, 375.18 feet along said north – south ¼ line to the north ¼ corner of said Section 10;

thence N89°-55'-11" W, 273.92 feet along the north line of said Section 10 to a point on the east right-of-way line of Interstate Highway 43, (I-43);

thence S02°-20'-56" E, 149.80 feet along said east line of I-43;

thence continuing along said east line of I-43, S06°-28'-06" W, 310.45 feet;

thence continuing along said east line of I-43, S19°-49'-34" W, 1096.38 feet;

thence continuing along said east line of I-43, S11°-32'-42" W, 500.10 feet;

thence continuing along said east line of I-43, S10°-23'-57" W, 1507.51 feet;

thence continuing along said east line of I-43 along the arc of a 5879.58 foot radius curve to the right, 2036.20 feet, said curve having a chord which bears S20°-19'-00" W, 2026.04 feet to a point on the south line of said Section 10;

thence S89°-48'-54" E, 1782.28 feet along said south line of Section 10 to the south ¼ corner of said Section 10;

thence continuing along said south line of Section 10, N88°-06'-50" E, 2641.10 feet to the southeast corner of said Section 10;

APPENDIX "F"
ALLOCATION AMENDMENT & ANNUAL FINANCIAL REPORT

ALLOCATION AMENDMENT

The purpose of the Allocation Amendment to TIF No. 12 is to allow for the financial contribution of $4,000,000 in 2011 and $1,000,000 in 2012 to TIF No. 13 for the purpose of property acquisition, demolition, and site preparation for new development per development agreement. According to the 2010 Annual TIF Financial Report, there is a strong fund balance of $5,535,210. Of that balance, $890,000 is reserved for undefined future City use. That leaves a remaining balance of $4,645,210 available. The 2011 increment is $775,000.

The Allocation Amendment allows for a 2011 transfer in the amount of $4,000,000 leaving a surplus of $645,210.

CITY OF GREEN BAY, WISCONSIN
ANNUAL REPORT
TAX INCREMENT FINANCE DISTRICT NO. 12 (I-43 BUSINESS PARK)
YEAR ENDED DECEMBER 31, 2010

Date District Created:	January 1, 2005		
Latest Possible Termination Date:	December 31, 2027		
Fund Balance January 1, 2010			$ 4,884,909.12
Revenues:			
Tax Increment		$ 1,020,381.72	
Debt Proceeds		-	
Interest		70,392.01	
Other		279,743.00	
Total Revenue			1,370,516.73
Sub-Total			$ 6,255,425.85
Expenditures:			
Project Costs		$ 444,149.97	
Debt Service		276,066.10	
Other		-	
Total Expenditures			720,216.07
Fund Balance December 31, 2010			$ 5,535,209.78

Outstanding Debt Service:

Principal	$ 3,515,540.00
Interest	1,897,257.76
Total	$ 5,412,797.76

Dawn M. Foeller

Dawn M. Foeller
Finance Director / Comptroller

Appendix G: Allocation Amendment

Pursuant to Wis. Stats. §66.1105, the Joint Review Board (JRB) of the City of Green Bay desires to amend "Section G. Non-Project Costs" of the Project Plan of Tax Increment Finance District #12 (I-43 Commercial Development), adding an Allocation Amendment that includes the following language:

1) Allocate up to two hundred thousand dollars ($200,000.00) to Tax Increment Finance District #6 (Near East Side / Navarino) in order to pay all outstanding and encumbered Project expenses necessary to terminate TID #6 in 2018.

2) Allocate up to three hundred and fifty thousand dollars ($350,000.00) to Tax Increment Finance District #11 (Olde Main Street) in order to pay all outstanding and encumbered Project expenses necessary to terminate TID #11 in 2018.

3) Allocate up to one hundred and fifty thousand dollars ($150,000.00) to Tax Increment Finance District #15(Olde North) in order to pay all outstanding and encumbered Project expenses necessary to terminate TID #15 in 2018.

TID #12 was created in 2005 in order to develop the I-43 Business Center on the east side of Green Bay. The TID had a 2016 equalized value of $229,458,600.00 in 2016 and the City estimates that TID #12 will gain another $12,500,000.00 in incremental property value for the 2017 tax year. According to the 2016 TID Annual Report (PE-300), TID #12 had a fund balance of $3,947,738.00, which is more than sufficient to cover $700,000.00 in potential allocations to the aforementioned TID's.

No other amendments to the Project Plan are proposed at this time.

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
September 25, 2018	Kevin J. Vonck, CED Director

AGENDA ITEM # D.2.

To recommend Common Council adopt a Resolution regarding the dissolution of Tax Incremental District Seventeen (TID 17): 900 Block North Broadway.

BACKGROUND

The JRB and City created Tax Incremental District Seventeen (TID 17) in 2008, primarily to facilitate the redevelopment of the 900 Block of North Broadway. The principal project has been completed and the City does not anticipate any additional development.

RECOMMENDATION

Common Council adopt a Resolution regarding the dissolution of Tax Incremental District Seventeen (TID 17): 900 Block North Broadway.

FISCAL IMPACT

The principal project has not generated sufficient incremental property value to cover the TIF incentive offered in the Development Agreement. The City will continue to pursue actions to collect funds based on the Developer Guaranty.

ATTACHMENTS

1. 6 - Fund - TID - TID 17 - 080808 - Project Plan

Tax Increment Finance District No. 17

900 Block North Broadway Project Plan

City of Green Bay, Wisconsin
August 2008

TABLE OF CONTENTS

PAGE

INTRODUCTION

In 2006 the City of Green Bay condemned warehousing structures in the 900 block of North Broadway on the City's near west side. In 2007, the roof collapsed on one of the buildings, then in early 2008 the sidewall collapsed. The warehouses pose an immediate health and safety issue.

The City of Green Bay Economic Development Department has been working with the existing property owner and a potential developer to improve the area with new construction in place of the dilapidated warehousing.

Normally, the costs to raze the buildings would go against the property but in this case, the cost for demolition exceeds the value of the property.

with partially collapsed roof.

This area of North Broadway is the northern end of a downtown commercial corridor that runs along the Fox River. The warehouse area is zoned light industrial, sits along a rail line and is bordered by general industrial and residential properties. The major businesses in this area are Leicht's dock and warehousing, St. Mary's Cement, Sanimax and Western Lime.

One of the land use policies recommended in the Green Bay Smart Growth 2022 Comprehensive Plan states that the City should "promote continuous industrial renewal." An economic development policy in the Plan states the City should "redevelop underutilized, obsolete or contaminated areas that are appropriate for business or industry."

The Plan's recommended Economic Development policy for Industry and Office states that the City provide locations for industrial and office development in both central and fringe locations that have good transportation. This location is in the near downtown area, has public transit access, is located on a truck route and has an adjacent railway. The land use plan identifies this area for continued use as light manufacturing.

A primary tool used to accomplish the City's redevelopment goals is Tax Increment Financing (TIF). The following Project Plan for Tax Increment District (TID) 17 is prepared in accordance with Wisconsin Statute 66.1105(4)(f) and describes in detail how the proposed demolition and related projects will be implemented. Projects proposed in this TID Plan eliminate blight and unsafe conditions. These improvements along North Broadway will benefit not only the adjacent residents and properties, but will help maintain and improve values in the surrounding neighborhood.

Aerial view of collapsing warehouses, 2007.

DESCRIPTION OF PROPOSED DISTRICT

I. Regional Location

Tax Increment District 17 is located on the west side of Green Bay. North Broadway borders the TIF on the west, Phoebe Street to the south, a water tower and rail to the north and the railroad on the east. Map 1 shows where TID 17 is located within the City of Green Bay.

II. Tax Incremental District Boundary

The boundaries for TID Number 17 are provided on Map 2. The legal description for the District is included as Appendix A.

III. General Make-up

The TID includes six parcels, or 2.3 total acres, and represents 3 zoning classifications. Map 3 delineates these different zoning districts and Map 4 illustrates the existing land uses in the District. See Table 1 below for a breakdown of each zoning district, by total area of district:

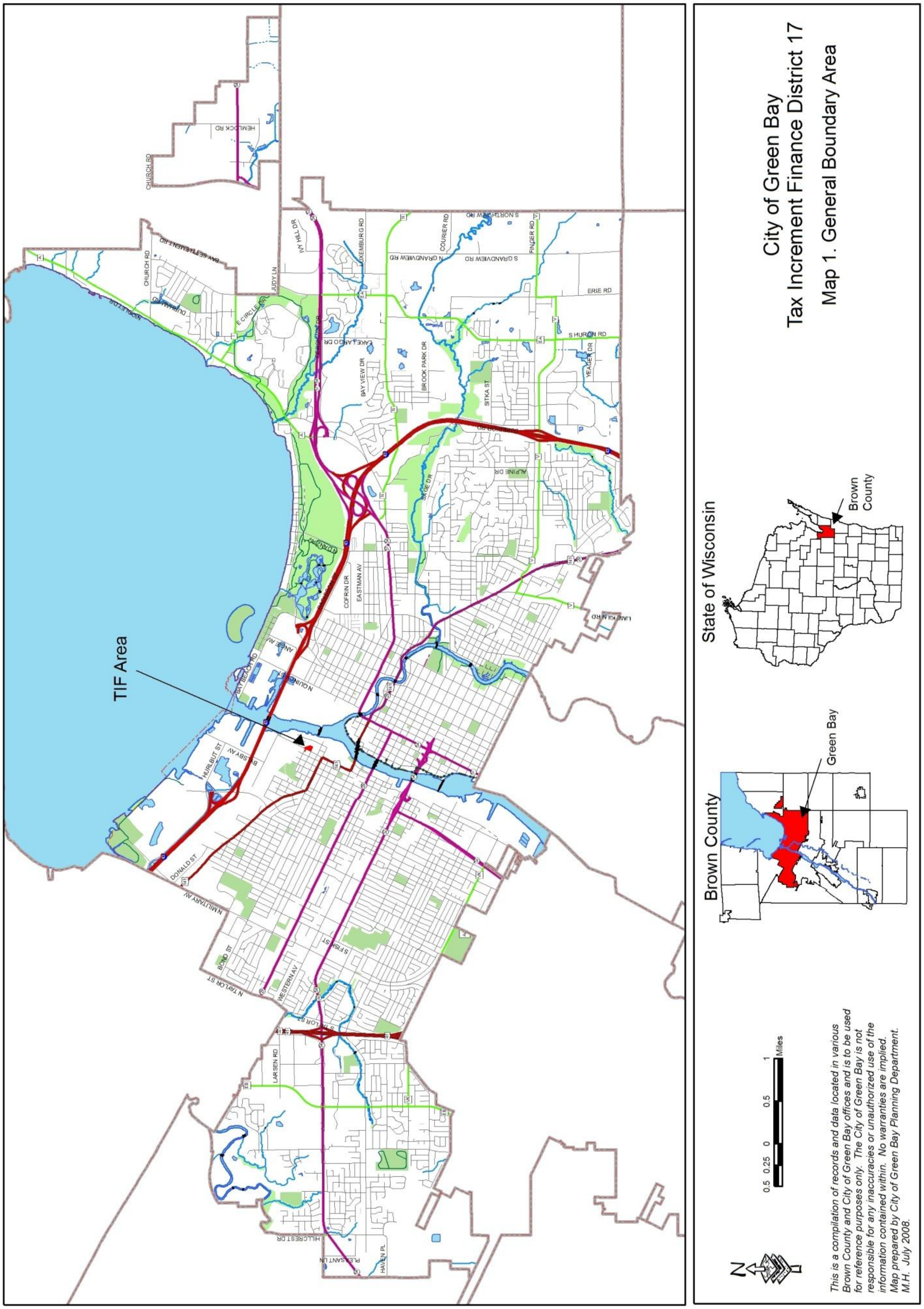
Table 1: TID 17 – Current Zoning by Area

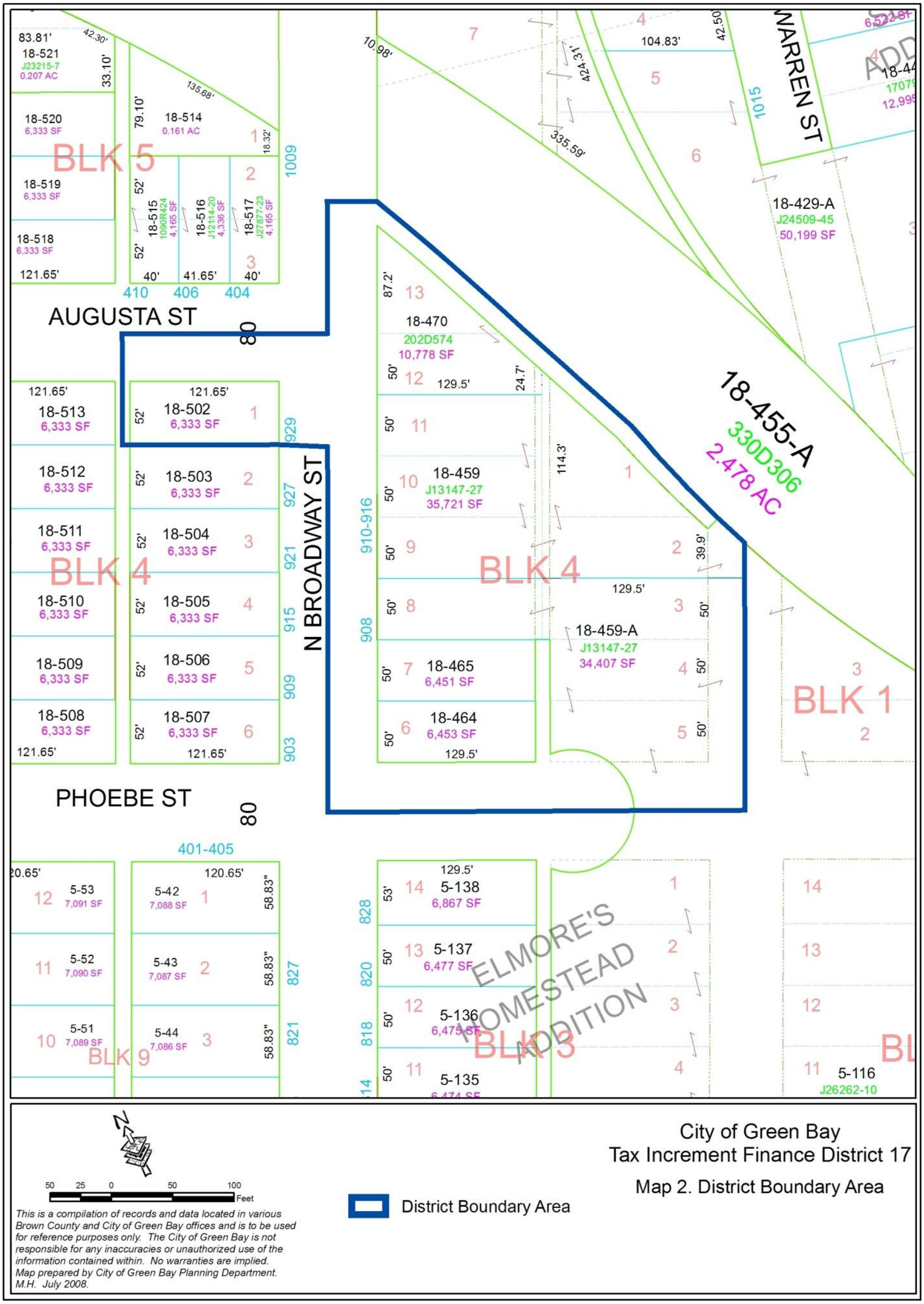
Zone	*Area*
LI - Light Industrial	76.48%
PI – Public Property/Institutional	10.75%
R1 - Residential	12.77%

A list of all parcel numbers, addresses, and assessed values for all parcels within the TID is included as Appendix B.

IV. Blight Criteria

According to State of Wisconsin Tax Increment Law, for an area to be designated a Tax Increment District, no less than 50% by area, of real property within the district must be blighted, in need of rehabilitation or conservation, or suitable for industrial or mixed used sites. In TID 17, 67% of the parcels representing 83% of the total area are by definition blighted. TID 17 meets these statutory criteria. Map 5 shows the blighted parcels and Appendix C lists the parcel numbers and their blight designation.


City of Green Bay
Tax Increment Finance District 17
Map 1. General Boundary Area
TIF Area
State of Wisconsin
Brown County
Brown County
Green Bay
0.5 0.25 0 0.5 1 Miles
This is a compilation of records and data located in various Brown County and City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.
Map prepared by City of Green Bay Planning Department.
M.H. July 2008.


AUGUSTA ST
PHOEBE ST
N BROADWAY ST
WARREN ST
BLK 5
BLK 4
BLK 1
BLK 9
BLK 3
ELMORE'S HOMESTEAD ADDITION
18-455-A
330D306
2.478 AC
18-470
202D574
10,778 SF
18-459
J13147-27
35,721 SF
18-459-A
J13147-27
34,407 SF
18-465
6,451 SF
18-464
6,453 SF
18-429-A
J24509-45
50,199 SF
City of Green Bay
Tax Increment Finance District 17
Map 2. District Boundary Area
District Boundary Area
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City of Green Bay
Tax Increment Finance District 17
Map 3. Zoning
District Boundary Area
R1 - Low Density Residential-New Lots
R3 - Varied Density Residential
GI - General Industry
LI - Light Industry
PI - Public Property / Institutional
50 25 0 50 100
Feet
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M.H. July 2008.
AUGUSTA ST
PHOEBE ST
N BROADWAY ST
WARREN ST
BLK 5
BLK 4
BLK 1
BLK 3
BLK 9
ELMORE'S HOMESTEAD ADDITION
18-455-A
330D306
2.478 AC
18-429-A
J24509-45
50,199 SF
18-470
10,778 SF
18-459
35,721 SF
18-459-A
34,407 SF
18-465
18-464
18-521
J23215-7
0.207 AC
18-514
0.161 AC
18-520
6,333 SF
18-519
6,333 SF
18-518
6,333 SF
18-515
18-516
18-517
18-513
6,333 SF
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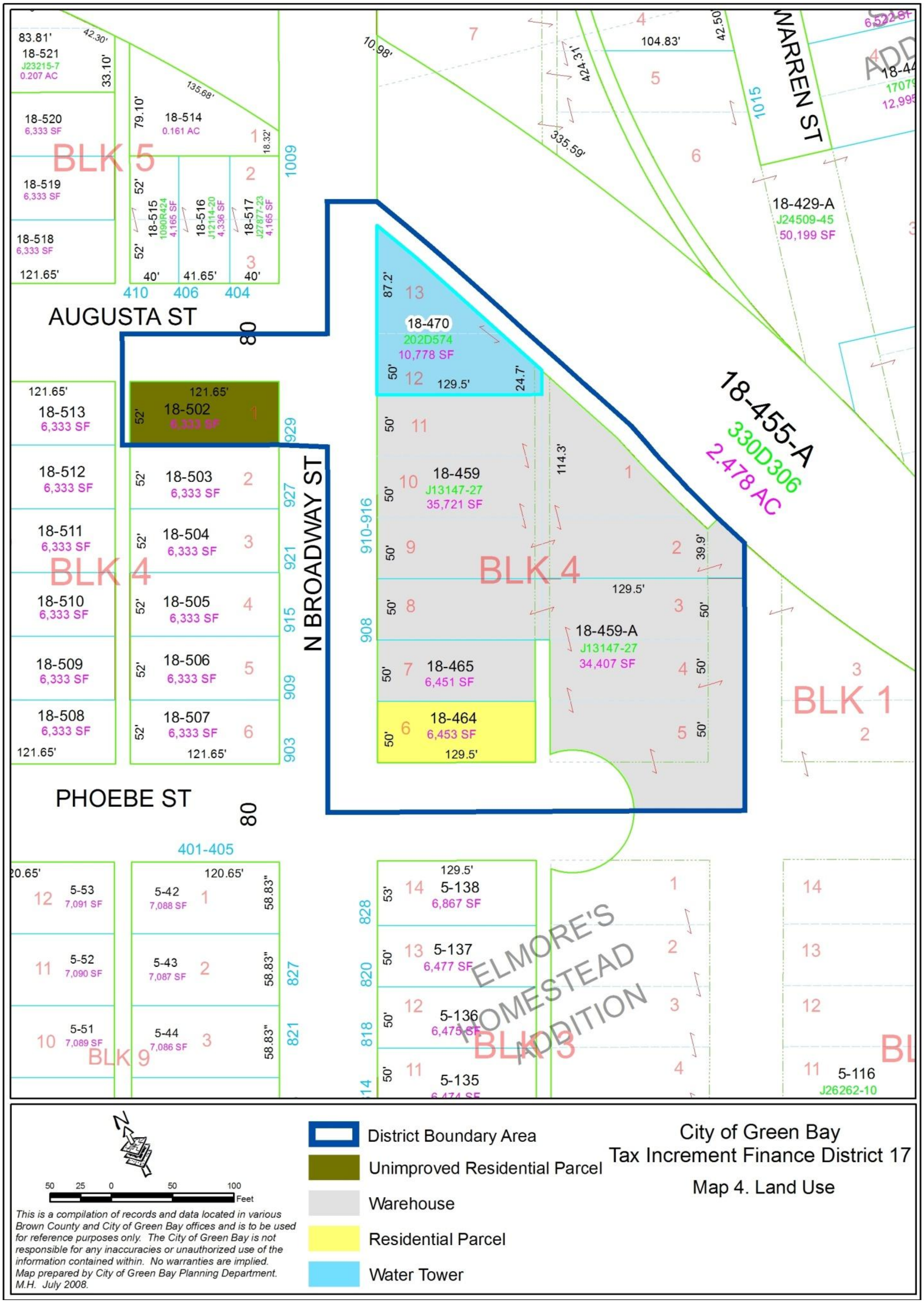
18-506
6,333 SF
18-507
6,333 SF
5-53
7,091 SF
5-52
7,090 SF
5-51
7,089 SF
5-42
7,088 SF
5-43
7,087 SF
5-44
7,086 SF
5-138
6,867 SF
5-137
6,477 SF
5-136
6,475 SF
5-135
5-116


City of Green Bay
Tax Increment Finance District 17
Map 4. Land Use
District Boundary Area
Unimproved Residential Parcel
Warehouse
Residential Parcel
Water Tower
AUGUSTA ST
PHOEBE ST
N BROADWAY ST
WARREN ST
BLK 5
BLK 4
BLK 1
BLK 9
BLK 3
ELMORE'S HOMESTEAD ADDITION
18-455-A
330D306
2.478 AC
18-470
202D574
10,778 SF
18-459
J13147-27
35,721 SF
18-459-A
J13147-27
34,407 SF
18-465
6,451 SF
18-464
6,453 SF
18-502
6,333 SF
18-429-A
J24509-45
50,199 SF
N
50 25 0 50 100
Feet
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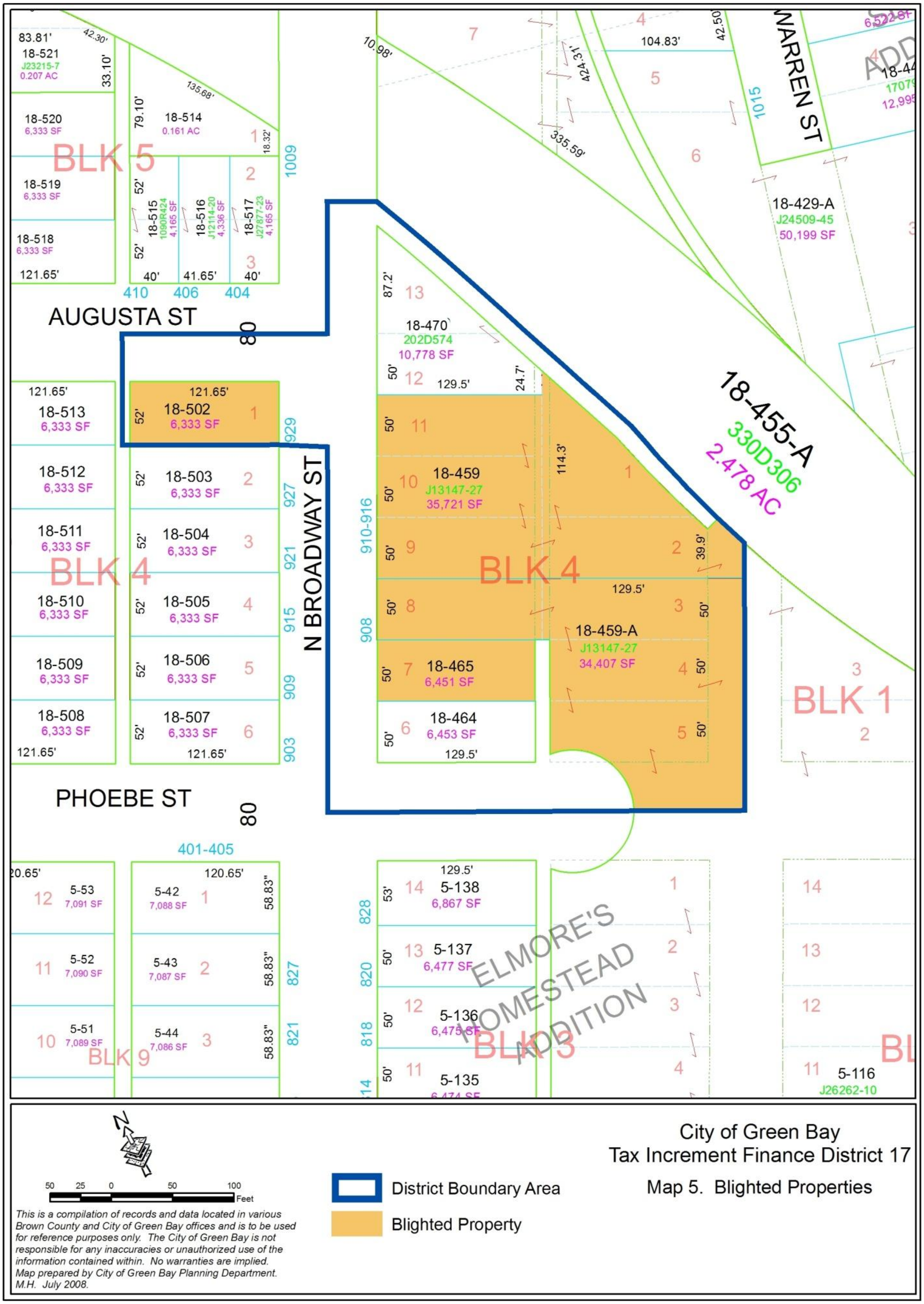
AUGUSTA ST
N BROADWAY ST
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18-470
202D574
10,778 SF
18-464
6,453 SF
18-429-A
J24509-45
50,199 SF
City of Green Bay
Tax Increment Finance District 17
Map 5. Blighted Properties
District Boundary Area
Blighted Property
Feet
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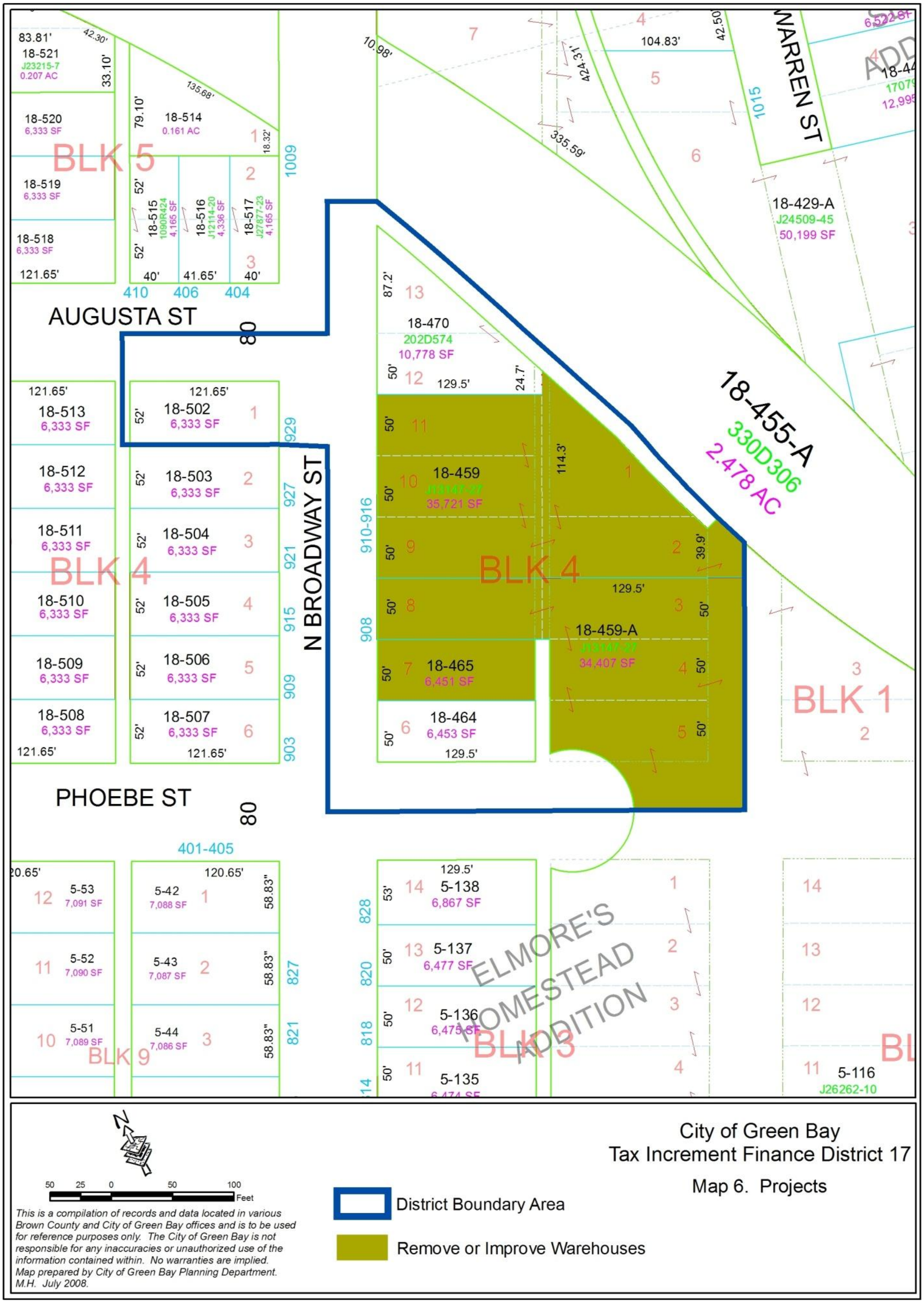

AUGUSTA ST
PHOEBE ST
N BROADWAY ST
WARREN ST
BLK 5
BLK 4
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18-464
6,453 SF
18-470
202D574
10,778 SF
18-429-A
J24509-45
50,199 SF
City of Green Bay
Tax Increment Finance District 17
Map 6. Projects
District Boundary Area
Remove or Improve Warehouses
Feet
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Map prepared by City of Green Bay Planning Department.
M.H. July 2008.

PROJECT PLAN

A. Statement listing the kind, number, and location of all proposed public works or improvements.

Summarized below are the public works related improvements proposed as part of TID 17. All the proposed improvements were given consideration in order to maximize development possibilities and remedy the underutilization of properties in the District. The proposed improvements will eliminate blighted and unsafe conditions, improve neighborhood property values, and provide opportunities for business expansion and job creation in this area.

Improvement #1: Due Diligence, Environmental, Taxes

Location: District-wide

Description: Conduct any necessary due diligence, environmental work and back tax payments in order to clear title for purchase.

Improvement #2: Parcel Assemblage, Property Acquisition, Demolition and Site Preparation or Loans/Grants to Property Owners and Developers for Same

Location: District-wide

Description: Acquire property, assemble parcels, raze blighted properties and prepare sites to ensure safety and expedite redevelopment.

Improvement #3: District Administration and Marketing Activities

Location: District-wide

Description: Promote and market the property to residential consumers and commercial developers to encourage private investment and property tax growth.

B. Economic Feasibility

Under Wisconsin Tax Increment Law, the property taxes paid each year on the increase in equalized value of the TID may be used by the City to pay the costs of redevelopment projects in the District. The increase in value is determined by taking the District's current value and deducting the value of the District when the District was created (base value). All taxes levied upon the incremental (or increased) value by the City, School District, County, and Vocational School District are allocated to the City for direct payment of project costs or the payment of debt service on bonds used to finance the project costs.

All project expenditures must be made within 22 years of the creation of the TID, with a possible three-year extension. Tax increments may be received until project costs are recovered or for no longer than 27 years, with a possible three-year extension.

Green Bay Market

The City of Green Bay is a regional hub of commerce that serves all of the Brown County Metropolitan Statistical Area, Northeast Wisconsin, and the Upper Peninsula of Michigan. The City has historically experienced strong manufacturing and industrial sectors and these sectors continue to provide the area with a strong economic base. Recently, the Green Bay economy has seen the healthcare and banking sectors flourish and become more dominant players in the regional economy. This diversification has led to several new employment opportunities and developments throughout the City.

The City of Green Bay has transportation infrastructure that includes interstate, rail, and deep port access, several institutes of higher education represented throughout the City, and a growing population that is both skilled and educated. With competitive advantages such as these, recent economic trends are expected to continue as more businesses recognize the advantages of doing business in Green Bay.

TIF Capacity Analysis

Wisconsin statute 66.1105 (4) (gm) 4.c. establishes a 12 percent limit on the equalized property value that may be located within all TIDs within a municipality. The method for determining this limit is defined by above statute. The equalized value of all the taxable property in TID 17, plus the value of the increment in all existing districts does not exceed 12 percent of the total equalized value of the taxable property within the City. Using this method, the City of Green Bay's capacity is as follows:

Tax Incremental Finance Capacity Analysis

July 2008

Total Equalized Value of the City of Green Bay $6,283,453,300

Maximum TIF Capacity (12% of City Value) $754,014,396

Total Increment Value within Existing TIDs
5,6,7,8,9,10,11,12,13,14,15 & 16 .... $167,791,500

Present Capacity for Future TIF Districts $586,222,896

Capacity for creation of TID 17 in the City of Green Bay is more than satisfactory.

Projection of Future Tax Increments

This TID Plan anticipates razing the unsafe warehouses in 2008, as soon as state statues allow for expenditures as they are a community hazard and risk. It is anticipated that additional improvements will be made within the next few years of the tax incremental financing life (see table 2). Not only will these projects result in a safer neighborhood but they will also eliminate blight and create an opportunity for new and more suitable office, warehouse or light manufacturing facilities. New construction will contribute to the growth of tax base, which in turn will allow the City to repay the debt used to finance these improvements.

Planned private investment resulting from the creation of TID 17 was estimated to calculate the projected tax increments in the District. This estimate includes all planned projects that expect to be completed within the twenty-two year timeline, with a possible three-year extension. The probability of these projects being completed is good. Most of the projects have been defined and due diligence has begun. While the list of projects is determined, it is by no means exclusive. Should additional opportunities arise, the City may elect to conduct additional TIF funded activities within the District.

Projects

Property assemblage, demolition and site preparation will make it economically viable for a developer to redevelop this site. Projected private investment resulting from these activities is $600,000 which by the end of the TID life results in an estimated $1,210,795 in equalized value. Tax increment expected from the projects is as follows:

Table 2: Projected TID 17 Tax Revenues

Year	Value Date	TIF District Value	TIF Rate	Tax Revenue
1	2008		$21.54	$0
2	2009	$0	$21.11	$0
3	2010	$450,000	$20.69	$0
4	2011	$613,500	$20.27	$9,309
5	2012	$631,905	$19.87	$12,438
6	2013	$650,862	$19.47	$12,555
7	2014	$670,388	$19.08	$12,673
8	2015	$690,500	$18.70	$12,792
9	2016	$711,215	$18.33	$12,912
10	2017	$732,551	$17.96	$13,034
11	2018	$754,528	$17.60	$13,156
12	2019	$777,163	$17.25	$13,280
13	2020	$800,478	$16.90	$13,405
14	2021	$824,493	$16.57	$13,531
15	2022	$849,227	$16.23	$13,658
16	2023	$874,704	$15.91	$13,786
17	2024	$900,945	$15.59	$13,916
18	2025	$927,974	$15.28	$14,047
19	2026	$955,813	$14.97	$14,179
20	2027	$984,487	$14.67	$14,312
21	2028	$1,014,022	$14.38	$14,446
22	2029	$1,044,443	$14.09	$14,582
23	2030	$1,075,776	$13.81	$14,719
24	2031	$1,108,049	$13.53	$14,858
25	2032	$1,141,291	$13.26	$14,997
26	2033	$1,175,529	$13.00	$15,138
27	2034	$1,210,795	$12.74	$15,281

Appendix D provides a spreadsheet with projected revenue for the TID with the assumption that the $600,000 in TID projects are the only new development. Using the following assumptions, TIF will support the public expenditures and improvements required for these projects and result in neighborhood enhancement and property redevelopment.

TID Pro-Forma Assumptions:

1. Property tax revenues are expected to grow 3% annually.
2. Anticipated projects will create $600,000 in added tax value.
3. Total tax increment assumes a total tax levy at current mill rate of $21.54 per $1,000 of assessed value decreasing by 2% every year.
4. Bond interest is estimated at 4.75%.

Unanticipated Projects

To ensure TID 17 tax increments are adequate to support the public costs for any unanticipated TID project activities, future public projects will be implemented (and related costs incurred) once it is determined that private taxable investment is sufficient to generate tax increment capable of paying or repaying debt for the public projects outlined in this plan.

C. Description of the Methods of Financing All Estimated Project Costs and Time When the Costs or Monetary Obligations Will be Incurred

The City may use a variety of financing methods to implement the proposed projects in TID 17. This may include, but not be limited to the following financing methods; redevelopment bonds, lease-revenue bonds, general obligation bonds, and also receive donation of surplus revenues from TIDs 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16. To allow for rapid closeout of TID 17, the City may apply for grants, if such opportunities become available.

As can be reasonably determined from the data contained in Appendix D, the District will be sufficiently funded to complete the proposed projects before the legal termination of the district. Additional projects, not outlined as part of this Plan, could increase the incremental value of TID 17. Distribution of any surplus funds will be made in accordance with State statutes.

Financial audits will be done in accordance with Wisconsin State Statutes, Section 66.46 and all other applicable sections.

D. Detailed Listing of Project Costs

Table 3 provides a listing of the estimated public improvement costs in 2008 dollars that TIF will support. Project locations are district wide and can be found on Map 6. It is anticipated that during the first few years of TID 17 the City may elect to expend funds on due diligence, environmental, taxes, acquisition, site preparation, and demolition and during the first 22 years on district administration and marketing of the TID, expenses related to the issuance of bonds, loans and/or grants to businesses, as well as donation of surplus revenue to TIDs 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16.

TABLE 3: Public Investment Summary

Project	Location	TIF Cost	Projected Date
Due Diligence, Environmental, Taxes	Map 6	$20,000	2008
Acquisition, Site Prep, Demolition, Loans/Grants	District-wide	$90,000	2008-2011
District Administration, Marketing	District-wide	$10,000	2008-2011
PROJECT TOTAL		**$120,000**	

* It is anticipated that positive cash balances will be applied to finance eligible project costs in addition to possibly bonding to cover improvement costs.

E. Promotion of Orderly Growth

The TID 17 Plan has been developed in compliance with several planning documents, all of which were prepared to guide orderly development within the City of Green Bay and Brown County. The 2003 Green Bay Comprehensive Plan, for example, identifies scattered industrial locations as targets for redevelopment. Additionally, the Brown County "Comprehensive Land Use/Transportation Plan: 2020" states that TIF should be used to redevelop underutilized and obsolete areas that have good transportation access and movement of goods. The appropriate elected bodies have formally adopted these documents following extensive input from residents. Documents such as those referenced above are intended to guide the physical and economic growth of a community and therefore, TID 17 promotes orderly and consistent growth.

F. Proposed Changes to Zoning Ordinance, Master Plans, Official Maps, Building Codes, and City Ordinances.

The regulatory documents reviewed with respect to the projects proposed with this plan are as follows:

- City of Green Bay 2022 Smart Growth Comprehensive Plan
- City of Green Bay Official Map
- City of Green Bay Zoning Ordinance
- City of Green Bay Building Codes

Summarized below are the findings.

City of Green Bay 2022 Smart Growth Comprehensive Plan

The City of Green Bay updated its Comprehensive Plan in 2003. The planned uses and projects in TID 17 are consistent with the goals and objectives outlined in this document.

City of Green Bay Official Map

All streets included in this plan are included on the Official Map for the City of Green Bay as adopted subdivisions. No major changes are expected; however, if redevelopment projects warrant changes, the City will take the required procedural actions to review such amendments.

City of Green Bay Zoning Ordinance

Parcels within TID 17 will not require changes per section 1900 of the City of Green Bay zoning code and are consistent with the City of Green Bay Comprehensive Plan.

City of Green Bay Building Codes

Building codes for the City of Green Bay will not be changed to accommodate TID 17 activities.

G. Non-Project Costs

In the event TID 17 has sufficient revenues to pay for all incurred project costs and sufficient surplus revenues to pay for some or all eligible costs in other municipal redevelopment TIDs, TID 17 may become a donor TID for TIDs 5,6,7,8, 9,10,11,12,13,14, 15 and 16.

H. Proposed Method for Relocation of Any Persons to be Displaced

The City of Green Bay will provide relocation benefits and assistance to the extent necessary as required by Wisconsin Statutes Chapter 32. Generally, relocation occurs where a person or business is displaced from real property as a direct result of eminent domain proceedings commenced by the City of Green Bay against the subject property. The City of Green Bay's acquisition/relocation specialists will provide relocation services with funds provided through TIF, the City of Green Bay, or the City of Green Bay Redevelopment Authority.

LEGAL DESCRIPTION

DESCRIPTION OF T.I.F.D. NUMBER 17 BOUNDARY

All of Lots 1 through 13, Block 4, of the recorded plat of Elmore's Homestead Addition; Also all of Lot 1, Block 4, of the recorded plat of Elmore's Addition to Elmore's Park Addition; Also that part of any dedicated or vacated street and/or alley right-of-way adjacent to the lands described above located in said recorded plat; All located in the City of Green Bay, Brown County, Wisconsin, more fully described as follows:

Beginning at the intersection of the centerline of the North Broadway right-of-way and the centerline of the Phoebe Street right-of-way;
thence N26°-12'-27"E, 299.32 feet along said centerline of the North Broadway right-of-way, to a point on the easterly extension of said Lot 1, Block 4, of the recorded plat of Elmore's Addition to Elmore's Park Addition;
thence N63°-47'-03"W 167.78 feet along the south line of said Lot 1, Block 4, of the recorded plat of Elmore's Addition to Elmore's Park Addition and the extension thereof, to the centerline of the platted alley in said Block 4, Elmore's Addition to Elmore's Park Addition;
thence N26°-12'-27"E, 92.00 feet along said centerline of the platted alley in said Block 4, Elmore's Addition to Elmore's Park Addition, to the centerline of Augusta Street right-of-way;
thence S63°-47'-03"E 167.78 feet along said centerline of Augusta Street right-of-way to the centerline of the North Broadway right-of-way;
thence N26°-12'-27"E, 106.36 feet along said centerline of the North Broadway right-of-way;
thence S63°-47'-33" E, 40.00 feet to the northwest corner of the platted alley lying north of Block 4, of the recorded plat of Elmore's Homestead Addition;
thence southeasterly along the north line of said alley lying north of Block 4, of the recorded plat of Elmore's Addition Homestead Addition, along the arc of a 1258.00 foot radius curve to the right 96.10 feet said curve having a chord which bears S23°-23'-52"E, 96.08 feet;
thence S21°-51'-03"E, 180.39 feet continuing along said north line of the platted alley lying north of Block 4, of the recorded plat of Elmore's Addition Homestead Addition;
thence continuing along said north line of the platted alley lying north of Block 4, of the recorded plat of Elmore's Addition Homestead Addition, along the arc of a 970.00 foot radius curve to the left 133.22 feet, said curve having a chord which bears S17°-50'-18"E 133.12 feet, to the centerline of the vacated Alma Street right-of-way;
thence S26°-07'-35"W, 218.52 feet along said centerline of the vacated Alma Street right-of-way, to the centerline of the Phoebe Street right-of-way;
thence N63°-54'-04"W, 340.21 feet along said centerline of the Phoebe Street right-of-way, to the point of beginning.

Parcels affected being tax parcel numbers 18-502, 18-470, 18-459, 18-459-A, 18-465 and 18-464.

PARCEL AND ASSESSED VALUE

PARCEL ID	LOCATION	OWNER	LAND VALUE	IMPROVEMENTS	TOTAL VALUE
18-502	929 N BROADWAY	WILDAR DEV CORP	$10,500.00	$0.00	$10,500.00
18-459	910-916 N BROADWAY	WILDAR DEV CORP	$37,700.00	$1,000.00	$38,700.00
18-459-A	908 N BROADWAY	WILDAR DEV CORP	$42,000.00	$500.00	$42,500.00
18-464	900 N BROADWAY	BARBARA J TAPPA	$10,400.00	$68,900.00	$79,300.00
18-465	904 N BROADWAY	FREEDOM HOUSE MISSION MINISTRIES	$0.00	$0.00	$0.00
18-470	900 BLK N BROADWAY	GREEN BAY WATER UTILITY	$0.00	$0.00	$0.00
TOTAL			**$100,600.00**	**$70,400.00**	**$171,000.00**

BLIGHTED PARCEL LIST

PARCEL ID	BLIGHTED	
18-502	X	Vacant lot
18-459	X	Condemned Warehouse
18-459-A	X	Condemned Warehouse
18-464		Residential Property
18-465	X	Condemned Warehouse
18-470		Water Tower

PROJECTED TID REVENUES

Projected TID 17 Tax Revenues for Primary Projects

Year	Value Date	TIF District Value	Construction Increment	TIF Rate	Tax Revenue	Anticipated Bond Amount	Est. Bond Payment	Beginning Balance	Interest Revenue (Expense)	Ending Balance	Principal Balance	Cost Recovery
1	2008			$21.54	$0	$120,000				$0	120,000	
2	2009	$0	$450,000	$21.11	$0		$0	$0	$0	$0	120,000	
3	2010	$450,000	$150,000	$20.69	$0		$9,995	$0	$0	($9,995)	119,000	
4	2011	$613,500		$20.27	$9,309		$9,982	($9,995)	($250)	($10,918)	114,670	
5	2012	$631,905		$19.87	$12,438		$9,982	($10,918)	($273)	($8,735)	110,150	
6	2013	$650,862		$19.47	$12,555		$9,983	($8,735)	($218)	($6,382)	105,399	
7	2014	$670,388		$19.08	$12,673		$9,983	($6,382)	($160)	($3,852)	100,421	
8	2015	$690,500		$18.70	$12,792		$9,983	($3,852)	($96)	($1,140)	95,208	
9	2016	$711,215		$18.33	$12,912		$9,983	($1,140)	($29)	$1,760	89,759	
10	2017	$732,551		$17.96	$13,034		$9,985	$1,760	$44	$4,853	84,038	
11	2018	$754,528		$17.60	$13,156		$9,985	$4,853	$121	$8,145	78,045	
12	2019	$777,163		$17.25	$13,280		$9,985	$8,145	$204	$11,644	71,767	
13	2020	$800,478		$16.90	$13,405		$9,985	$11,644	$291	$15,355	65,201	
14	2021	$824,493		$16.57	$13,531		$9,986	$15,355	$384	$19,283	58,311	
15	2022	$849,227		$16.23	$13,658		$9,986	$19,283	$482	$23,436	51,095	
16	2023	$874,704		$15.91	$13,786		$9,986	$23,436	$586	$27,822	43,536	
17	2024	$900,945		$15.59	$13,916		$9,986	$27,822	$696	$32,447	35,623	
18	2025	$927,974		$15.28	$14,047		$9,988	$32,447	$811	$37,317	27,327	Expenditures Recovered
19	2026	$955,813		$14.97	$14,179		$9,988	$37,317	$933	$42,441	18,638	Expenditures Recovered
20	2027	$984,487		$14.67	$14,312		$9,988	$42,441	$1,061	$47,826	9,535	Expenditures Recovered
21	2028	$1,014,022		$14.38	$14,446		$9,989	$47,826	$1,196	$53,479		Expenditures Recovered
22	2029	$1,044,443		$14.09	$14,582			$53,479	$1,337	$69,398		Expenditures Recovered
23	2030	$1,075,776		$13.81	$14,719			$69,398	$1,735	$85,852		Expenditures Recovered
24	2031	$1,108,049		$13.53	$14,858			$85,852	$2,146	$102,856		Expenditures Recovered
25	2032	$1,141,291		$13.26	$14,997			$102,856	$2,571	$120,425		Expenditures Recovered
26	2033	$1,175,529		$13.00	$15,138			$120,425	$3,011	$138,574		Expenditures Recovered
27	2034	$1,210,795		$12.74	$15,281			$138,574	$3,464	$157,318		Expenditures Recovered
TOTALS			$600,000		$311,721	$120,000	$189,730					

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
September 25, 2018	Kevin J. Vonck, CED Director

AGENDA ITEM # D.3.

To recommend Common Council adopt a Resolution regarding the creation of rehabilitation and conservation Tax Incremental District Twenty (TID 20): Whitney Park and adoption of the Project Plan.

BACKGROUND

See attached Project Plan.

RECOMMENDATION

Common Council adopt a Resolution regarding the creation of rehabilitation and conservation Tax Incremental District Twenty (TID 20): Whitney Park and adoption of the Project Plan.

FISCAL IMPACT

The parcels in TID 20 currently have a cumulative base property value of $4,837,400.00. The City estimates that upon closure in 2045, TID 20 will have a new property value of $12,540,700.00, for an incremental property value of $7,703,300.00.

ATTACHMENTS

1. 6 - Fiscal - TID - TID 20 - 180925 - Project Plan - Council

City of Green Bay
Department of Community and Economic Development

Tax Incremental District Twenty (20)

Whitney Park

PROJECT PLAN

City of Green Bay, Wisconsin
September 25, 2018

100 North Jefferson Street, Room 608, Green Bay, Wisconsin 54301-5026
(p) 920.448.3400 (f) 920.448.3426 greenbaywi.gov

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Summary of Findings

As required by Wisconsin Statutes 66.1105, and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made for the City of Green Bay Tax Incremental District Number Twenty (TID 20):

1. That "but for" the creation of TID 20, the development projected to occur as detailed in this Plan would not occur in the manner desired by the City because of challenges associated with:
    a. Additional costs associated with environmental cleanup and remediation; and
    b. Additional costs associated with the rehabilitation of existing structures and parcels; and
    c. Blighted parcels that deter private investment.
2. The equalized value of taxable property of TID 20 plus the value increment of all existing tax increment districts does not exceed twelve percent (12%) of the total equalized value of taxable property within the municipality.
3. 51.5%, by area (3.52 of the 6.834 total acres), of the real property within TID 20 is in need of rehabilitation or conservation work, thereby exceeding the fifty percent (50%) threshold as defined in Wisconsin Statutes 66.1337 (2m)(b).
4. The proposed activities in this Plan are in concurrence with Wisconsin Statues 66.1337, which enable the City to conduct specific activities in a rehabilitation or conservation district; including:
    a. A program of voluntary or compulsory repair and rehabilitation of buildings or other improvements; and
    b. Acquisition of real property and demolition, removal or rehabilitation of buildings and improvements on the property where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, reduce traffic hazards, eliminate obsolete or other uses detrimental to the public welfare, to otherwise remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities; and
    c. Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out an urban renewal project; and
    d. The disposition, for uses in accordance with the objectives of the urban renewal project, of any property acquired in the area of the project.
5. The project costs in this Plan relate directly to rehabilitating or conserving parcels within TID 20 consistent with the purpose for which the District is created.
6. The economic benefits of TID 20, as measured by increased property value, employment, and (business and personal) income, more than compensate for the cost of the improvements.
7. The benefits of the proposal are greater than the anticipated tax increments to be paid by property owners in overlying taxing jurisdictions.
8. The improvement of the area is likely to enhance significantly the value of substantially all of the other real property in TID 20.
9. The TID 20 Project Plan is feasible and in conformity with the City Comprehensive Plan.
10. The City Attorney has signed an opinion (located in **Appendix A**) advising that this Project Plan is complete and complies with the law.

Description of the Proposed District

The City of Green Bay

The City of Green Bay is the economic hub of northeastern Wisconsin, and the flagship city of a combined metropolitan region of nearly 700,000 people. It is the "north star" in a chain of great cities, including Chicago and Milwaukee, which line the western shore of Lake Michigan. The City is in an excellent position to build on past success and flourish well into the future.

Demographically, the City and metropolitan region have sustained steady population growth over the last few decades. Population is projected to increase, primarily through natural growth. Inbound migration is primarily from adjacent counties and other parts of the state. The number and percentage of residents with at least a college degree has increased over the last decade.

As for commerce, the largest three industries are manufacturing, health care and social assistance, and retail trade. Employment continues to grow since the 2008 recession and is projected to increase. The City continues to be an employment magnet, with more employees coming in from other communities than residents leaving for employment elsewhere. The City continues to leverage the substantial assets and significant competitive advantage it has in its strongest traded industry clusters: agriculture and food processing; paper, packaging, and printing; advanced manufacturing; and transportation and logistics.

A robust transportation infrastructure provides excellent opportunities to move people and goods efficiently. Two interstate highways connect the City to Milwaukee, Chicago, and points south, while a four-lane state highway connects to St. Paul, Minneapolis, and points west. National, state, county, and local roads, along with several miles of pedestrian and bicycle facilities, provide sufficient mobility and access to points in between. Green Bay Metro Transit operates thirteen full-service bus routes, a handful of limited-service routes, and paratransit services that provide over a million and a half rides annually in the metro area. The Austin Straubel International Airport (GRB) serves more than 600,000 passengers and ships 310,000 pounds of freight cargo annually though forty daily flights operated by three commercial airlines and two fixed-based operators. The Port of Green Bay moves nearly two million metric tons of cargo through fourteen docks located along a three-mile stretch of the Fox River. Two rail carriers (one international and one regional) serve the Port and many industrial areas.

Programs that transform innovative ideas into viable businesses demonstrate a community commitment to helping entrepreneurs succeed. The Advance Business and Manufacturing Center, UWGB Small Business Development Center, NWTC Artisan and Business Center, and Brown County Culinary Kitchen have demonstrated success incubating businesses. Because entrepreneurs are highly likely to remain in the community in which they launched their company, the City continues to develop complementary programs that can accelerate and expand these startups into high-growth firms. Foreign Trade Zone #167 allows merchandise to be imported, assembled, and repackaged with other components without formal customs entry procedures or import duties.

The City offers residents a diverse range of housing options, with over forty neighborhood associations strengthening the community fabric. Award-winning public schools, reputable institutions of higher education (the University of Wisconsin-Green Bay and Northeastern Wisconsin Technical College), and low crime rates make the community an excellent choice to call home.

The City delivers ample opportunities for outdoor recreation through its seventy parks and trails, including Bay Beach Amusement Park and Wildlife Sanctuary, the City Deck (an urban boardwalk along the Fox River), the Green Bay Botanical Garden, and the Joannes Family and Resch Aquatic Centers. The City is also home to Lambeau Field and the Packers Hall of Fame.

The City hosts hundreds of cultural events, including those provided by local theatre organizations and civic symphony, at the Meyer Theatre, the Weidner Center for the Performing Arts, the ART Garage, and the recently-expanded KI Convention Center. The Neville Public Museum, the Children's Museum of Green Bay, the Automobile Gallery, and Hazelwood Historic House are also within the City.

Demographic, economic, and technological changes makes us more mobile than ever in terms of where we choose to live and build a career or a business. We encourage people to invest their resources in Green Bay by collaboratively creating and communicating that we are a community that offers both outstanding economic opportunities and a vibrant quality of life. As our region grows in population, so will our level of economic productivity and prosperity.

The District / Neighborhood

The Whitney Park neighborhood is directly east of the downtown central business district. It lies just south of the East River and Main Street (State Highway 141), an auto-oriented commercial corridor that runs east-to-west; and just west of Webster Avenue, a mixed-use corridor that runs north-to-south through the City.

The center of the neighborhood is Whitney Park, a two and one-half (2½)-acre public park with a shelter, playground equipment, band shell, and dog park. Created by Daniel Whitney as Whitney Commons in 1829, it is one of the older parks in the City. During the last few years, Downtown Green Bay (DGBI) and Olde Main Street (OMSI) have become increasingly active in programming events and activities in the park.

The neighborhood is a mix of commercial and residential uses. Most of the structures in the district are around one hundred (100) years old. Many have been razed and replaced by surface parking lots. Of those that remain, many are in need of improvement. Most residential homes have been subdivided into rental units. Widespread use of historic urban fill poses environmental challenges to redevelopment.

Tax Incremental District Number Twenty (TID 20)

Under Wisconsin Statues 66.1105, the property taxes paid each year on the increase in equalized value of a TID may be used by the City to pay the costs of redevelopment projects within the TID. The incremental value is determined by taking the current value of the TID and deducting the value in the TID that existed when the TID was created. All taxes levied upon the incremental (or increased) value by the City, School District, County, and Vocational School District are allocated to the City for direct payment of project costs or the payment of debt service on bonds used to finance project costs. Expenses may be incurred for the implementation for the approved project plan and completion of the project outlined therein up to five (5) years before the (not extended) maximum life of the TID.

TID 20 is being created in order to provide a mechanism to overcome challenges associated with blighted parcels that deter private investment and the additional costs associated with the rehabilitation of existing structures and parcels, environmental cleanup and remediation, and a lack of amenities that encourage pedestrian and bicycle traffic. Of the 6.834 total acres of real property within TID 20, 3.52 acres, or 51.5 %, are in need of rehabilitation or conservation work.

Map 1 shows the location of TID 20 within the city, while **Map 2** shows its detailed boundaries. The legal description for TID 20 is attached as **Appendix B**. TID 20 has thirty-three (33) parcels totaling 9.024 acres: 6.834 acres of real property and 2.19 acres of public road right-of-way. **Table 1** and **Map 3** show the distribution of zoning categories, while **Table 2** and **Map 4** show the distribution of land uses. **Map 5** shows parcels in need of rehabilitation or conservation work. **Tables 4-6** describe anticipated projects and **Map 6** depicts said project locations.

Zoning	Acres	Percentage
Office Residential (OR)	3.239	35.89%
General Commercial (C1)	3.112	34.49%
Downtown One (D1)	0.483	5.35%
Road Right-of-Way	2.190	24.27%
TOTAL	**9.024**	**100%**

Table 1. Zoning distribution.

Land use	Acres	Percentage
Residential, Single-Family	1.796	19.90%
Commercial	2.159	23.93%
Vacant, Green	0.642	7.11%
Vacant, Parking	0.984	10.90%
Former Educational, Vacant Structure	1.253	13.89%
Road Right-of-Way	2.190	24.27%
TOTAL	**9.024**	**100%**

Table 2. Land use distribution.

In 2018, TID 20 had a combined assessment of $4,837,400. This equates to $ 707,843 per taxable acre or $536,059 for taxable and non-taxable acres. **Appendix C** provides a listing of all parcels and assessed values within the TID.

TIF Capacity Analysis

Wisconsin Statutes 66.1105 (4)(gm)(4)(c)., defines a limit on the equalized property value that may be located within municipal TID's. The equalized value of taxable property of the new district plus the value increment of all existing districts does not exceed twelve percent (12%) of the total equalized value of taxable property within the municipality. As shown in **Table 3**, the existing capacity in the City is more than satisfactory to permit the creation of TID 20, as the addition of TID 20 will only raise the percent of equalized value in TID's from 5.35% to 5.43%.

Measure	Amount as of January 1, 2018
Equalized value of the City of Green Bay	$6,603,759,000
Total existing TID increment	$353,507,500
Percent equalized value within total existing TID increment	5.35%
Equalized value of proposed TID 20 @ 100% estimated ratio	$4,837,400
Total value for twelve percent (12%) test	$358,344,900
New percent equalized value within TIDs, including TID 20	5.43%

Table 3. Tax increment finance capacity.

Project Costs

Specific Projects

The City may encumber funds to implement the following projects. This list is not meant to be a budget or an appropriation of funds for specific projects. All costs are estimates based on the best information available. The City reserves the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Common Council, without amending the Plan. All improvements are designed to be applied within the boundaries of TID 20, which can be seen on **Map 6**.

Improvement #1	Incentives: grants and loans
Details	money to offset project costs, including property acquisition, parcel assembly, site preparation, construction, and infrastructure (transportation, water, sewer, stormwater, utilities) on projects that eliminate blight, rehabilitate parcels, or conserve parcels
Purpose	provide a source of gap funding for projects on parcels with more development challenges (e.g. brownfields remediation)
Allocation	$3,000,000.00
Disbursement	applied as needed, assistance preferred through an annual post-project reimbursement (i.e. PayGo); the amount of financial assistance in any given year shall not exceed eighty percent (80%) of the annual incremental taxes for the impacted parcels and the period over which the financial assistance shall be applied or disbursed shall not exceed twenty (20) years

Improvement #2	Infrastructure: pedestrian and bicycle
Details	sidewalks, paved trails, bicycle lanes, cycle tracks, and crossing improvements (e.g. medians, markings, signs, signals)
Purpose	attract more residents from adjacent neighborhoods to the area through enhancements that allow for people of all ages and abilities to travel by foot or bicycle through the corridor; specifically look at improvements to crossing Main Street (State Highway 141) and Webster Avenue
Allocation	$500,000.00
Disbursement	within first fifteen (15) years and positive TID balance; apply when funds can be leveraged through external grants through the Wisconsin Department of Transportation; a portion may be covered under a bond issue

Improvement #3	Infrastructure: stormwater
Details	filtration, infiltration, retention and detention facilities
Purpose	increase capacity for additional development and redevelopment
Allocation	$500,000.00
Disbursement	within first fifteen (15) years and positive TID balance; integrate public and private projects when possible to minimize costs; a portion may be covered under a bond issue

Improvement #4	Infrastructure: streets
Details	repair and reconstruct streets
Purpose	scheduled maintenance and replacement of streets
Allocation	$500,000.00
Disbursement	within first fifteen (15) years and positive TID balance; before applying, consider appropriateness of TID funds, wheel tax funds, and/or general levy funds

Improvement #5	Infrastructure: public space and amenities
Details	pocket parks, landscaping, wayfinding signs, banners, flags, public art, benches, bus stop enhancements, shelters, and other amenities deemed acceptable
Purpose	leverage existing assets to create a strong identity and brand for the district; foster a sense of attachment for local residents and businesses
Allocation	$500,000.00
Disbursement	within first fifteen (15) years and positive TID balance; apply under leadership of local businesses and residents after enough reserve funds have been accumulated

Improvement #6	Administration
Details	funds directed towards City staff for time used on marketing, research, analysis, and managing the TID, including contractual services for site-specific environmental investigations, and architectural, structural, and civil engineering
Purpose	cover administrative costs from the appropriate source
Allocation	$1,000,000.00
Disbursement	annual payments through the life of the TID, with annual reductions to account for more work up front getting projects off the ground

Other Eligible Projects

The following is a general list of potential public works and other projects for which the City may encumber funds in conjunction with this Plan. This list is provided to provide options for projects that may not be identified at present, but may become necessary in the future. Again, the City reserves the right to implement only those projects that remain viable as the Plan period proceeds.

1. Property, right-of-way, and easement acquisition
    a. Property acquisition for development or redevelopment
    b. Property acquisition for conservancy
    c. Acquisition of right-of-way
    d. Acquisition of easements
    e. Relocation costs
2. Site preparation activities
    a. Environmental audits and remediation
    b. Demolition
    c. Site grading

3. Utilities
    a. Sanitary sewer system improvements
    b. Water system improvements
    c. Stormwater management system improvements
    d. Other utilities, including electric service, gas service, and communications infrastructure
4. Streets and streetscape
    a. Street improvements
    b. Streetscaping and landscaping
    c. Pedestrian and bicycle infrastructure
    d. Development incentives including grants and loans
5. Administrative costs, including those paid to the City or consultants for services rendered
6. Financing costs
7. Projects outside TID 20 provided that
    a. The project area is located within the corporate boundary of the City of Green Bay; and
    b. The Joint Review Board approves the project.

Economic Feasibility

This section demonstrates that the proposed TID 20 is economically feasible, given that:

1. The City expects to have cash available to pay for project costs as they are incurred or has the means to secure the necessary financing.
2. The City expects to complete the projects in one or more phases, and can adjust the timing of implementation as needed to coincide with the pace of private development.
3. The development anticipated to occur as a result of implementing this Plan will generate sufficient property tax increment to pay for the costs of the projects.

Financial audits will be done in accordance with Wisconsin Statutes 66.46.

Financing Methods

TID 20 will function primarily as a "pay as you go" TID, meaning the City will plan completion of projects based on the availability of increment, though it may also obtain funding in the form of:

1. Cash received from grants or other sources
2. Cash received from a “donor” TID with excess increment above and beyond its project costs
3. General obligation bonds or notes, so long as the principal amount of general obligation debt is not greater than five percent (5%) of its total equalized value (including increment values)
4. Notes issued to developers
5. Tax increment revenue bonds from the City Redevelopment Authority (RDA)
6. Lease revenue bonds from the RDA
7. Utility revenue bonds

Projected Property Tax Increment

The development anticipated to occur as a result of implementing this Plan will generate sufficient property tax increment to pay for the costs of the projects. **Map 6** depicts which areas are anticipated for developed activity. The City believes that there are three (3) major projects, with a high probability of being completed in the next few years (given preliminary discussions with interested parties), that will serve as catalysts for additional development within and surrounding the TID.

Redevelopment Site A: Whitney School. A developer intends to completely renovate the historic Whitney School into twenty-three (23) market-rate rental apartments of one (1) or two (2) bedrooms, with refurbished terrazzo floors, new appliances, high-efficiency heating and cooling, and entertainment and fitness amenities. The developer also intends to construct twelve (12) new two (2)-story residential townhomes along the perimeter of the property, surrounding a robust green courtyard in the center.

The project supports our community and economic development strategy because it adds new structures using latest codes; invests in a neighborhood with above-average police calls; reduces imperviousness, enhances the natural landscape, and encourages travel by foot, bicycle, and transit; interacts positively with adjacent properties, the neighborhood, and community; rehabilitates a historically-significant structure; expands the range of residential real estate products and housing choices.

Attribute	Land value	Improvement value	Total value	Annual property taxes
Current value			$810,300.00	$18,466.00
Estimated new value			$5,140,000.00	$116,960.00
Incremental value			$4,329,700.00	$98,494.00

Table 4. Projected increment for Site A.

Redevelopment Site B: Whitney Park Townhomes (Phase IV). A developer intends to complete a project, which includes the demolition of existing structures, followed by the construction of four (4) owner-occupied residential two (2)-story townhomes (with a full basement), each approximately one thousand, four hundred (1,400) sq. ft. in size, with three (3) bedrooms, two and one-half (2½) bathrooms, and a two (2)-stall garage.

The project aligns with our departmental vision of developing a community because it remediates environmental contamination from the parcel; enhances the physical landscape; encourages human-powered movement; interacts positively with adjacent properties and the neighborhood; and expands our range of residential and commercial real estate products.

Attribute	Land value	Improvement value	Total value	Annual property taxes
Current value			$118,200.00	$2,693.00
Estimated new value			$846,000.00	$19,280.00
Incremental value			$727,800.00	$16,587.00

Table 5. Projected increment for Site B.

Redevelopment Site C: Main Street Mixed-Use Development. A developer intends to complete a project, which includes construction of a three (3)-story, mixed use building with approximately six thousand three hundred (6,300) sq. ft. of retail space on the ground floor, twenty (20) one (1) and two (2)-bedroom market-rate residential apartment units on the second and third floors, and twenty (20) underground parking spaces.

The project aligns with our departmental vision of developing a community that is safe, healthy, connected, and loved, as it remediates environmental contamination from the parcel; enhances the physical landscape; includes high-performance design elements, mechanical systems, and interior finishes; encourages human-powered movement; interacts positively with adjacent properties and the neighborhood; and expands our range of residential and commercial real estate products.

Attribute	Land value	Improvement value	Total value	Annual property taxes
Current value			$0.00	$0.00
Estimated new value			$2,300,000.00	$52,417.00
Incremental value			$2,300,000.00	$52,417.00

Table 6. Projected increment for Site C.

Given the catalytic nature of these projects, there is good probability that additional redevelopment will occur, thus generating additional increment. Should this happen, City staff, along with the Common Council, will explore possibilities for additional public improvements beyond the scope of those mentioned herein.

TID 20 Pro Forma

The entire pro forma can be found in **Appendix D**, and is built on the following assumptions:

1. Development at the catalytic sites will be phased over multiple calendar years
2. New Increment is a conservative estimate of what can be created at each site
3. When New Increment is created in year one (1), it will be accounted for in an assessment in year two (2), and will be accounted for as revenue in year three (3)
4. The Property Tax Rate remains constant at $22.79 per $1,000 of assessed value
5. Incentives: PayGo expenditures are dependent on actual increment created
6. Infrastructure: Debt Service expenditures are payments for borrowing at an interest rate of four percent (4.0%)

The pro forma shows that TID 20 will be sufficiently funded to complete listed projects before the legal termination of the district. If this should occur, distribution of the surplus funds will be made in accordance with Wisconsin Statutes.

Required Documentation

Relocation

The City will provide relocation benefits and assistance to the extent necessary as required by Wisconsin Statutes Chapter 32. Generally, relocation occurs where a person or business is displaced from real property as a direct result of eminent domain proceedings commenced by the City against the subject property. Relocation services will be provided by City specialists with funds provided through TIF, the City or the City of Green Bay Redevelopment Authority.

Non-Project Costs

In the event that TID 20 demonstrates that it has sufficient revenues to pay for all incurred project costs and sufficient surplus revenues to pay for some or all eligible costs in other municipal TIDs, the district may become a donor to other active TIDs.

Promotion of Orderly Growth

Land use development in the city is guided by the *Comprehensive Plan*, adopted by the Common Council in 2003. Development of the plan relied heavily on the participation of the citizens of the city. The plan is in compliance with the State of Wisconsin's Smart Growth requirements, and provides city leaders with a guide to use while assessing policy and development proposals.

This Project Plan for TID 20 is developed in compliance with these plans and general City policies in order to promote orderly and consistent growth. **Map 6** shows areas of pending redevelopment.

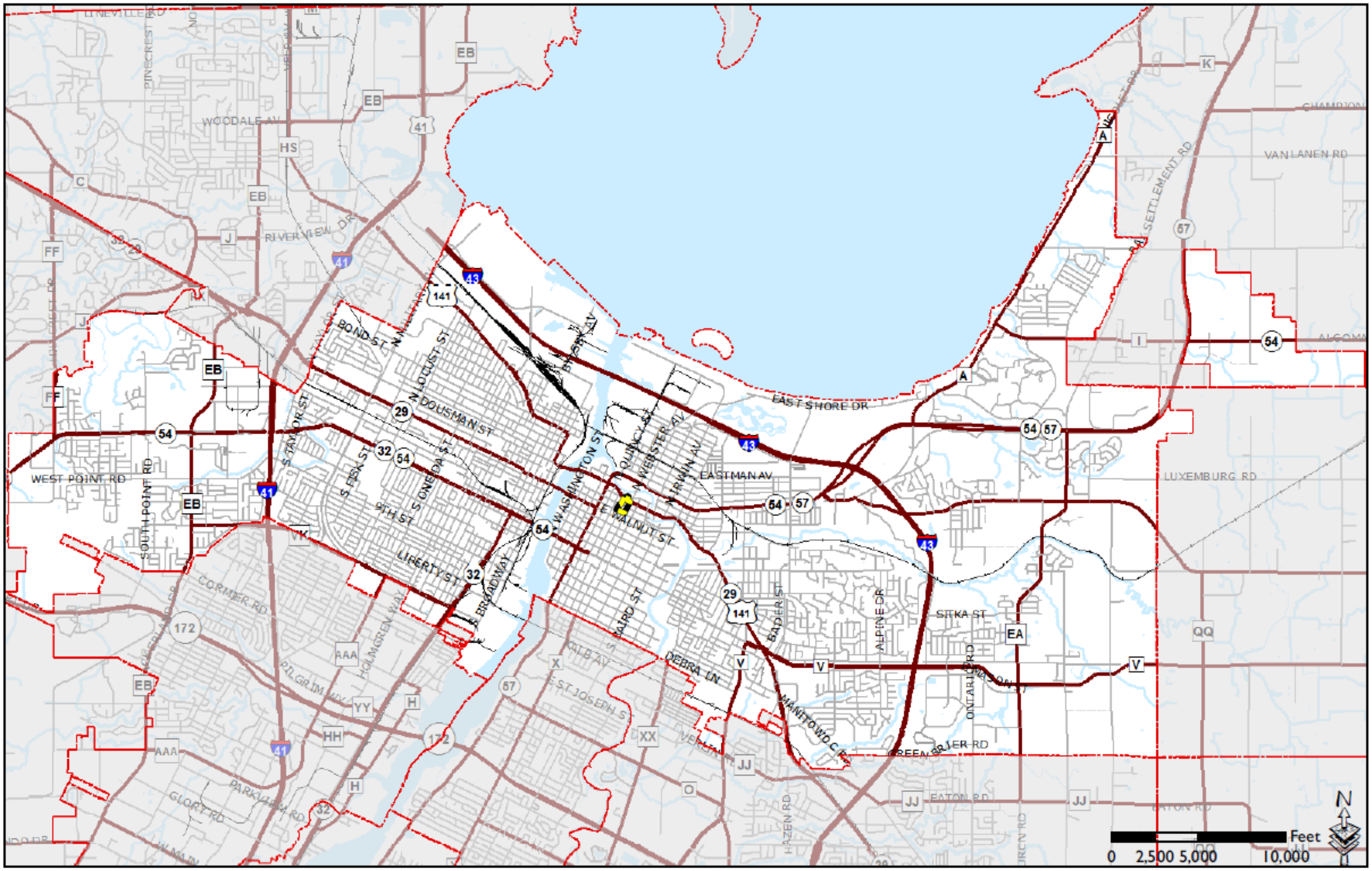
Proposed Changes to City Plans and Ordinances

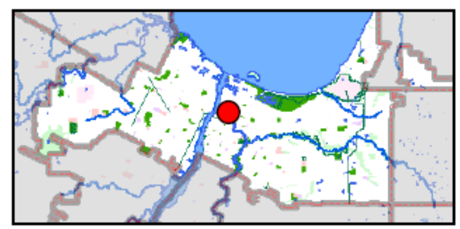
Master Plan. The City updated its Comprehensive Plan in 2003. The planned uses in the TID 20 are consistent with existing planning documents and have been incorporated into future planning documents. This TID plan is also consistent with the implementation elements of the Authenticity Downtown Plan completed in 2014.

Official Map. All streets included in the TID 20 Plan area are included on the official Map for the City of Green Bay as adopted subdivisions.

Zoning. Several parcels within TID 20 may require a rezoning or the creation of Planned Unit Development (PUD). The zoning classifications and standards that will be used in the any zoning amendment will be consistent with the City Comprehensive Plan and the Authenticity Downtown Plan.

Building Codes. City building codes will not be changed to accommodate TID 20 activities.

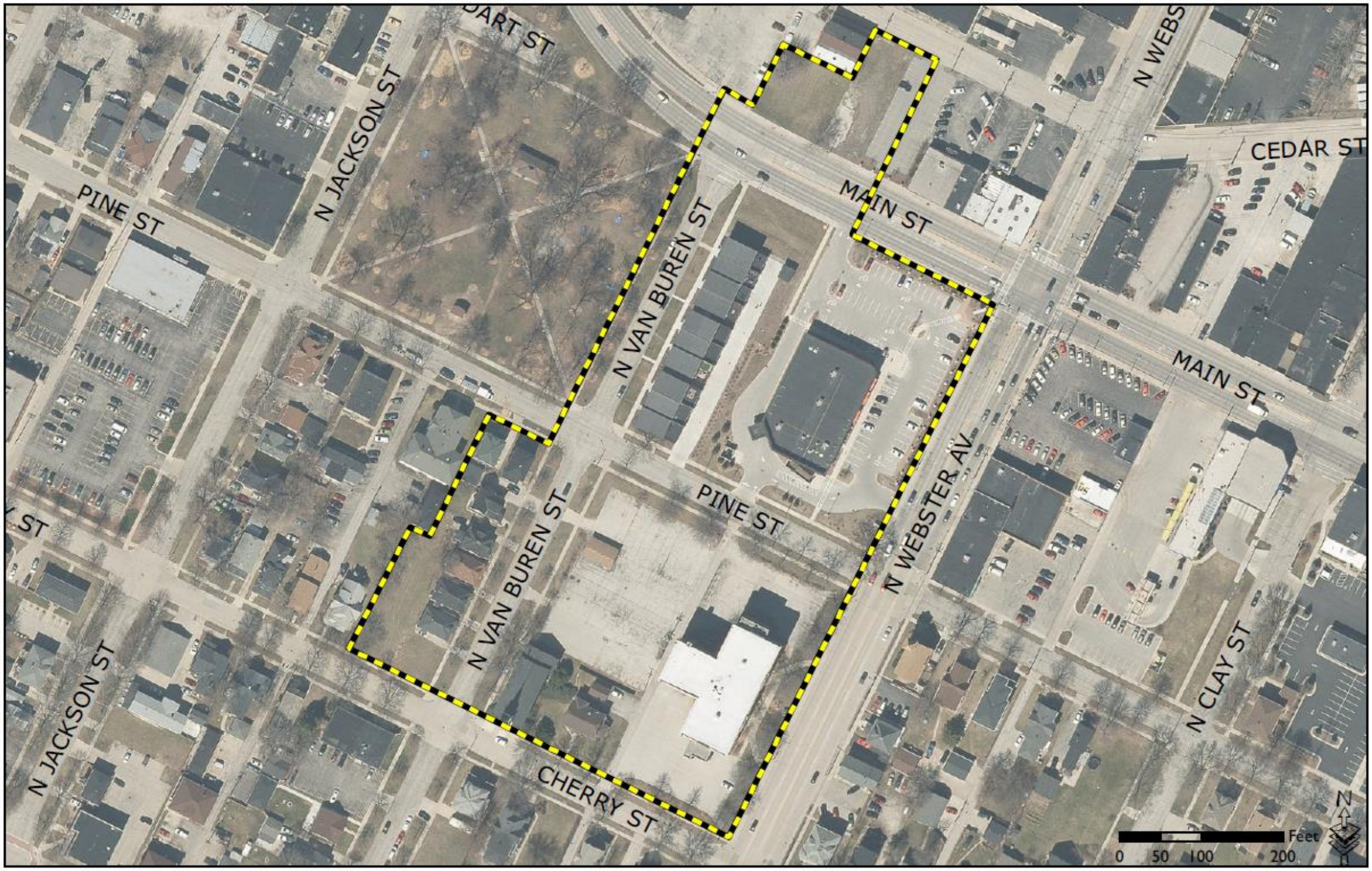




TID 20 Map 1: Location in City of Green Bay

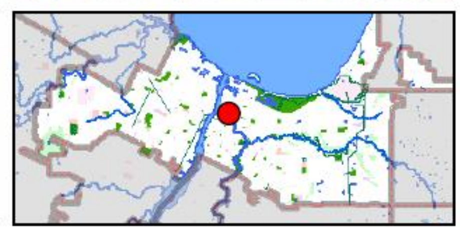
TID 20 Boundary

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R.
Date Printed: 28 Aug 2018 X:\Planning\Work Order Requests\2018\18.11 Individual TIDs\TID 20\TID 20.mxd



TID 20 Map 2: Boundary

TID 20 Boundary



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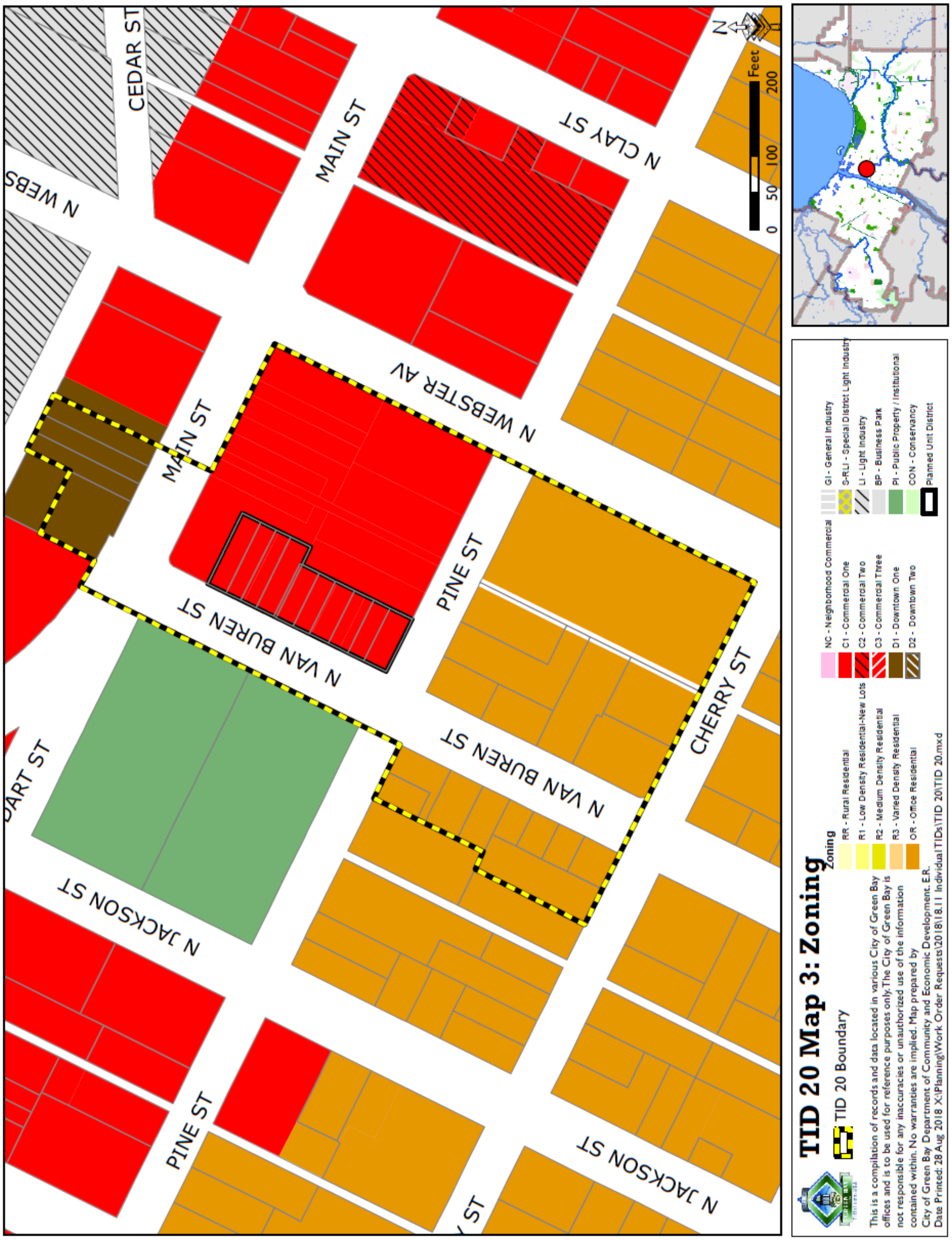
TID 20 Map 3: Zoning
TID 20 Boundary
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Date Printed: 28 Aug 2018 X:\Planning\Work Order Requests\2018\18.11 Individual TIDs\TID 20\TID 20.mxd
Zoning
RR - Rural Residential
R1 - Low Density Residential-New Lots
R2 - Medium Density Residential
R3 - Varied Density Residential
OR - Office Residential
NC - Neighborhood Commercial
C1 - Commercial One
C2 - Commercial Two
C3 - Commercial Three
D1 - Downtown One
D2 - Downtown Two
GI - General Industry
S-RLI - Special District Light Industry
LI - Light Industry
BP - Business Park
PI - Public Property / Institutional
CON - Conservancy
Planned Unit District
Feet
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100
200
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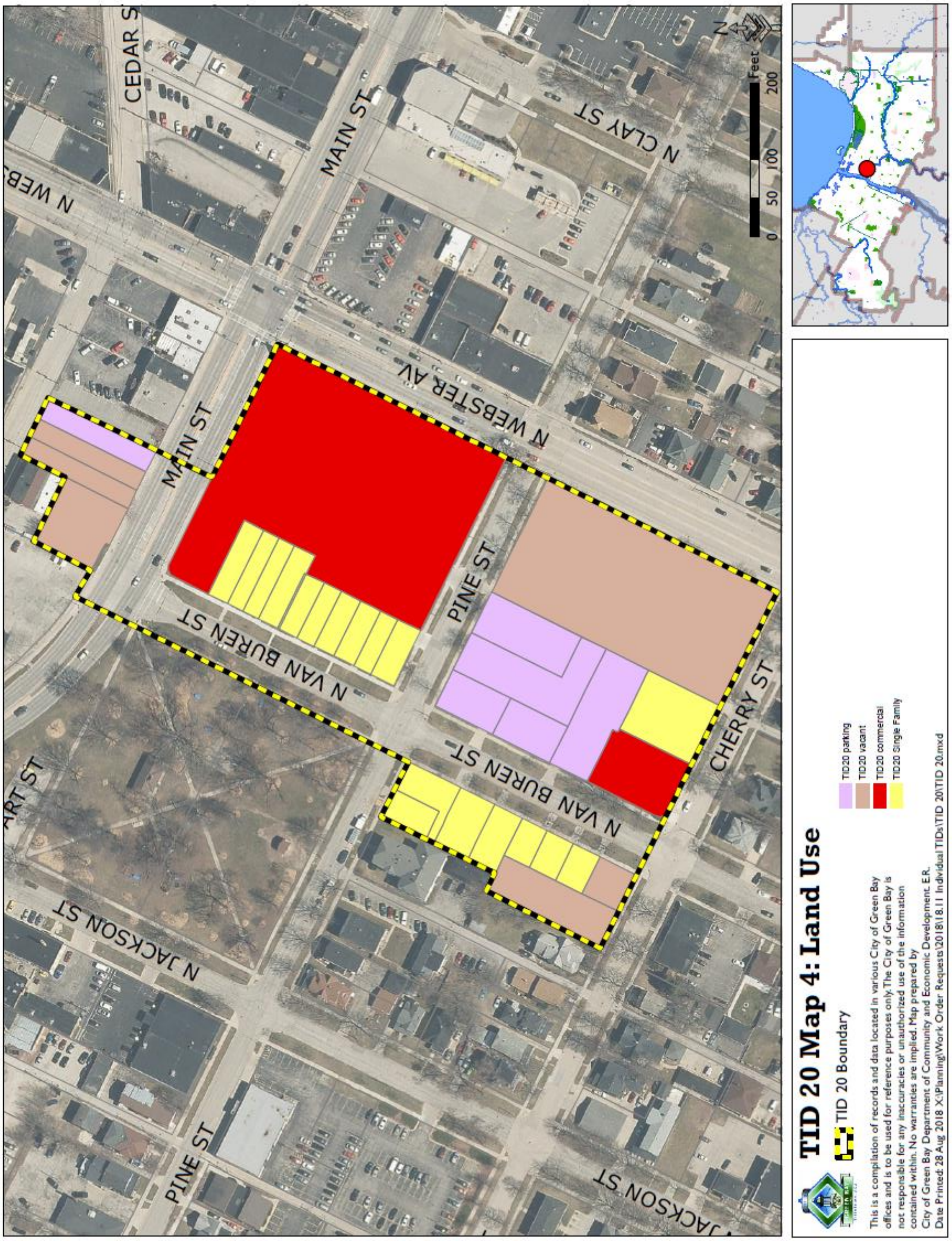
CEDAR ST
N WEBS
MAIN ST
N CLAY ST
N WEBSTER AV
MAIN ST
PINE ST
N VAN BUREN ST
N VAN BUREN ST
CHERRY ST
N JACKSON ST
PINE ST
N JACKSON ST


TID 20 Map 4: Land Use
TID 20 Boundary
TID20 parking
TID20 vacant
TID20 commercial
TID20 Single Family
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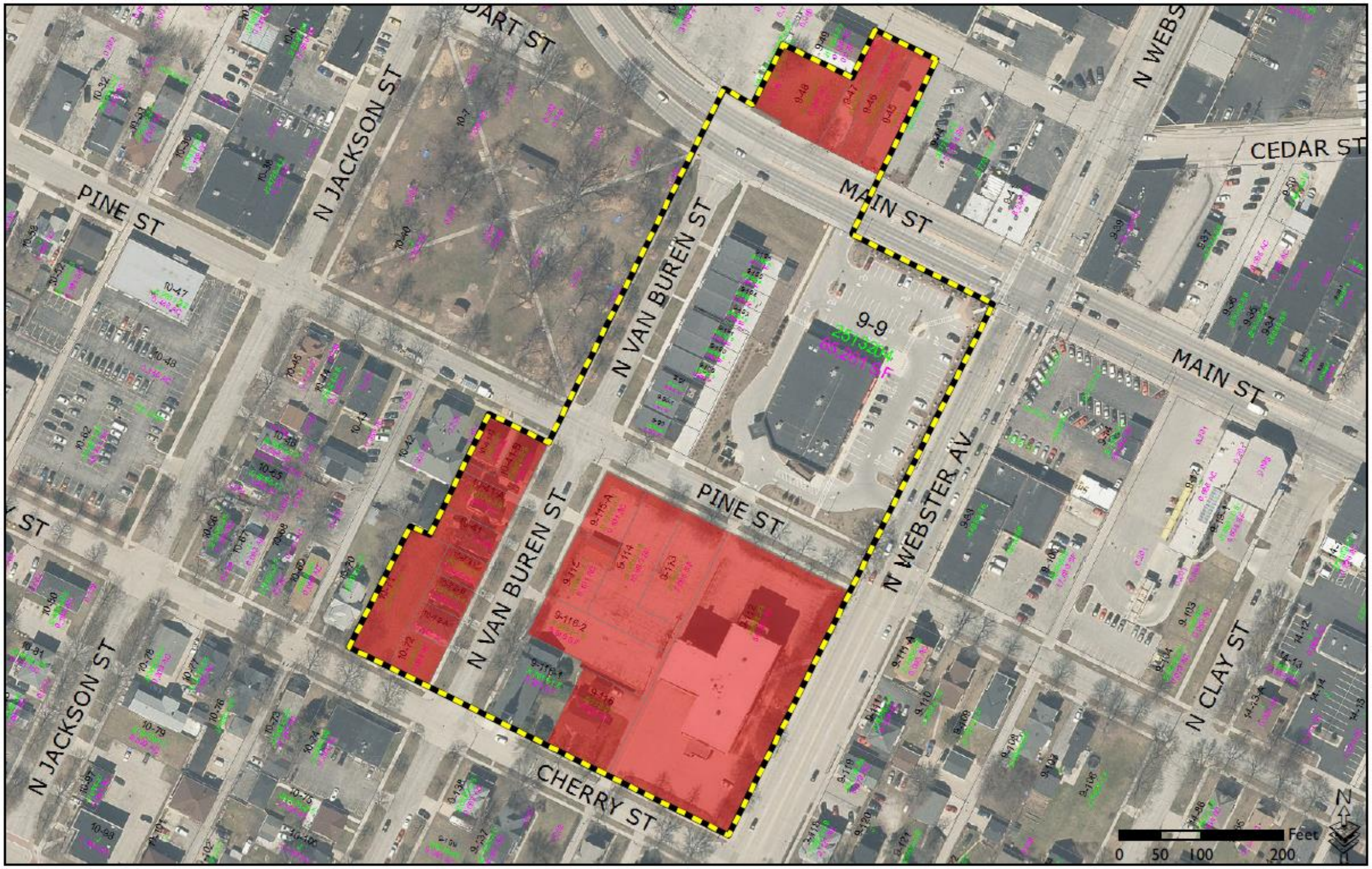
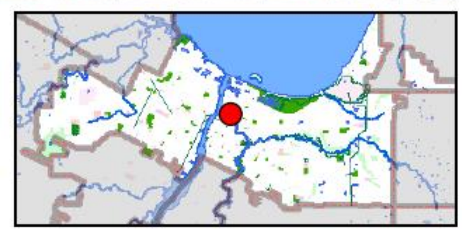


TID 20 Map 5: Rehabilitation or Conservation Parcels

TID 20 Boundary

Rehabilitation or Conservation Parcels
Makes up 3.52 acres (51.5%) of the entire TID area



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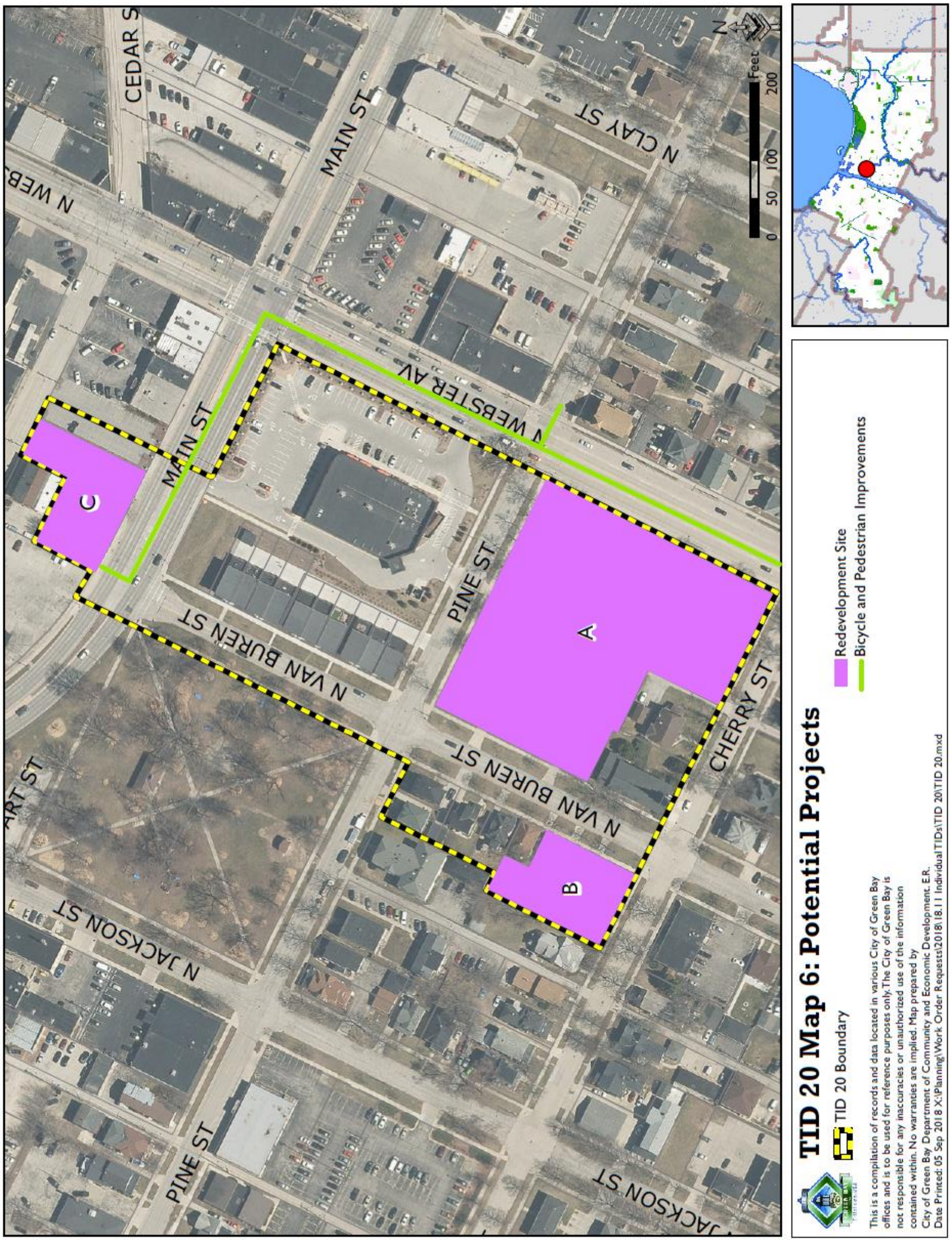
TID 20 Map 6: Potential Projects
TID 20 Boundary
Redevelopment Site
Bicycle and Pedestrian Improvements
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City of Green Bay Department of Community and Economic Development. E.R.
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A
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C
MAIN ST
N WEBSTER AV
PINE ST
N VAN BUREN ST
CHERRY ST
N JACKSON ST
N CLAY ST
CEDAR S
N WEB

Appendix A: City Attorney Legal Opinion

Law Department

Vanessa R. Chavez
City Attorney

September 20, 2018

Mayor and Common Council
of the City of Green Bay
100 N. Jefferson Street
Green Bay, WI 54301

RE: Certification of Project Plan
Tax Increment District No. 20
City of Green Bay, Brown County, Wisconsin

This opinion relates to the compliance of the proposed project plan for Tax Increment District No. 20, City of Green Bay, Brown County, Wisconsin (hereinafter "District") with the requirements of §66.1105(4), Wis. Stats.

The Community and Economic Development Department has drafted a project plan for the District. Pursuant to statutory requirements, a public hearing was held before the Redevelopment Authority at which interested parties were afforded a reasonable opportunity to express their views on the proposed project plan [§66.1105(4)(e), Wis. Stats.]. This hearing was held on September 10, 2018. Resolutions adopting the project plan and creating the District will be considered by the Common Council on the evening of September 25, 2018.

I have examined the project plan and find that it is complete and complies with the requirements of §66.1105(4)(f), Wis. Stats., and, in particular, it contains the following:

1. A statement listing the kind, number and location of all proposed public works or improvements within the District and those located outside of the District to the extent provided in §66.1105(2)(f)1.k., Wis. Stats.

2. An economic feasibility study.

3. A detailed list of estimated project costs.

4. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred.

5. A map showing existing uses and conditions of real property within the District.

100 North Jefferson Street ϖGreen Bay, WI. 54301 ϖ 920 448 3080 ϖ Fax 920 448 3081 ϖ
World Wide Web http://www.greenbaywi.gov

6. A map showing proposed improvements and uses in the District.

7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes, and City ordinances, if any.

8. A list of estimated non-project costs.

9. A statement relating to the proposed method for the relocation of any persons to be displaced.

10. A statement indicating how the District promotes the orderly development of the City.

Thank you for your attention to this matter.

Sincerely,

Vanessa R. Chavez
City Attorney

Appendix B: Legal Description for TID 20

That part of Lots 214, 215, 216, 496, 497, 498, 499, 500, 501, 502, 503, 560, 561, 565, 566, and 567, according to the recorded Plat of Navarino;

ALSO that part of Lots 1, 2 and 3, according to the recorded plat of Whitney Park Townhomes;

ALSO that part of Lots 5, 6, 7 and 8, according to the recorded plat of Whitney Park Townhomes First Addition;

ALSO that part of Lot 1, Certified Survey Map Number 1737, as filed in Volume 7 of Certified Survey Maps, Page 171, (being part of Lots 563 and 546, according to the recorded Plat of Navarino);

ALSO that part of Lots 1 and 2, Certified Survey Map Number 2244, as filed in Volume 10 of Certified Survey Maps, Page 155, (being part of Lots 562, 563 and 564, according to the recorded Plat of Navarino);

ALSO that part of Lot 1, Certified Survey Map Number 8098, as filed in Volume 56 of Certified Survey Maps, Page 185, (being part of Lots 169, 170, 171, 172, 173, 174, 412, 413, 414, 415 and 416, according to the recorded Plat of Navarino);

ALSO that part of Lots 1, 2 and 3, Certified Survey Map Number 8329, as filed in Volume 58 of Certified Survey Maps, Page 212, (being part of Lots 411 and 412, according to the recorded Plat of Navarino);

ALSO that part of the adjacent Street Rights Of Way Dedicated To The Public;

ALSO that part of the adjacent Vacated Street and Alley Rights Of Way;

All located in the City of Green Bay, Brown County, Wisconsin, described as follows:

Beginning at the southeast corner of Lot 567, according to the recorded Plat of Navarino;
thence N63°-41'-47"W, 516.04 feet, along the north rights-of-way line of Cherry Street, to the southwest corner of Lot 560, according to the recorded Plat of Navarino;
thence N26°-25'-16"E, 165.47 feet, along the west line of said Lot 560 to the northwest corner of said Lot 560;
thence S63°-41'-55"E, 26.57 feet, along the north line of said Lot 560, to the southwest corner of the east one-half of Lot 503, according to the recorded Plat of Navarino;
thence N26°-25'-20"E, 165.47 feet, along the west line of said east one-half of Lot 503, to the northwest corner of said east one-half of Lot 503;
thence S63°-42'-02"E, 79.71 feet, along the north line of said Lots 503 and 502, according to the recorded Plat of Navarino, to the northeast corner of said Lot 502, (also being the intersection of the south rights-of-way line of Pine Street with the west rights-of-way line of N Van Buren Street);

thence N26°-25'-32"E, 484.32 feet along said west rights-of-way line of N Van Buren Street and the extension thereof, to the north rights-of-way line of Main Street;
thence S54°-11'-09"E, 40.10 feet, along said north line of Main Street, to the centerline of the Vacated N Van Buren Street rights-of-way;
thence N26°-25'-32"E, 83.75 feet, along said centerline of the Vacated N Van Buren Street rights-of-way, a point on the westerly extension of the north line of the south 90 feet of Lot 216, according to the recorded Plat of Navarino;
thence S63°-40'-11"E, 92.64 feet, along said north line of the south 90 feet of Lot 216 and extension thereof, to the northeast corner of said south 90 feet of Lot 216;
thence N26°-25'-25"E, 65.00 feet along the west line of Lot 215, according to the recorded Plat of Navarino, to the northwest corner of said Lot 215;
thence S63°-40'-11"E, 83.15 feet, along the north line of Lots 215 and 214, according to the recorded Plat of Navarino, to the northeast corner of the west one-half of said Lot 214;
thence S26°-25'-11"W, 234.98 feet, along the east line of said west one-half of said Lot 214 and the southerly extension thereof, to the north line of Lot 1, said Certified Survey Map Number 8098;
thence S63°-49'-33"E, 193.98 feet, along the north line of said Lot 1, Certified Survey Map Number 8098, to the northeast corner of said Lot 1, Certified Survey Map Number 8098;
thence S26°-22'-54"W, 331.49 feet along the east line of said Lot 1, Certified Survey Map Number 8098, to the southeast corner of said Lot 1, Certified Survey Map Number 8098;
thence S26°-19'-47"W, 60.30 feet to the northeast corner of Lot 496, according to the recorded Plat of Navarino;
thence S26°-24'-50"W, 330.97 feet along the east line of Lots 496 and 567 according to the recorded Plat of Navarino, to the point of beginning.

Parcels affected being Tax Parcel numbers: 10-41, 10-41-A, 10-41-B, 10-41-C, 10-72, 10-72-A, 10-72-B, 10-72-C, 10-71, 9-112, 9-116-1, 9-9, 9-116, 9-159, 9-160, 9-161, 9-163, 9-164, 9-165, 9-166, 9-90, 9-90-1, 9-91, 9-113, 9-114, 9-115, 9-115-A, 9-116-2, 9-161-1, 9-45, 9-46, 9-47,
9-48.

Appendix C: TID 20 Parcels and Assessed Values

PARCEL	ADDRESS	ACRES	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE
10-41	219 N VAN BUREN ST	0.073	$ 7,500	$ 52,000	$ 59,500
10-41-A	223 N VAN BUREN ST	0.089	$ 9,200	$ 40,300	$ 49,500
10-41-B	832 PINE ST	0.081	$ 8,600	$ 59,100	$ 67,700
10-41-C	828 PINE ST	0.059	$ 6,700	$ 61,200	$ 67,900
10-72	829 CHERRY ST	0.064	$ -	$ -	$ -
10-72-A	205 N VAN BUREN ST	0.046	$ 5,900	$ 58,900	$ 64,800
10-72-B	211 N VAN BUREN ST	0.046	$ 5,900	$ 47,500	$ 53,400
10-72-C	215 N VAN BUREN ST	0.044	$ 5,600	$ 41,700	$ 47,300
10-71	827 CHERRY ST	0.202	$ -	$ -	$ -
9-112	215 N WEBSTER AV	1.253	$ 236,700	$ 314,200	$ 550,900
9-116-1	901 CHERRY ST	0.202	$ 36,600	$ 99,000	$ 135,600
9-9	930 MAIN ST	1.957	$ 468,900	$ 1,547,200	$ 2,016,100
9-116	909 CHERRY ST	0.203	$ 18,400	$ 111,100	$ 129,500
9-159	306 N VAN BUREN ST	0.052	$ 5,500	$ 155,300	$ 160,800
9-160	308 N VAN BUREN ST	0.045	$ 4,700	$ 124,800	$ 129,500
9-161	310 N VAN BUREN ST	0.047	$ 5,500	$ 146,800	$ 152,300
9-163	312 N VAN BUREN ST	0.068	$ 7,000	$ 136,700	$ 143,700
9-164	314 N VAN BUREN ST	0.055	$ 5,600	$ 134,200	$ 139,800
9-165	316 N VAN BUREN ST	0.055	$ 5,600	$ 116,900	$ 122,500
9-166	318 N VAN BUREN ST	0.67	$ 6,800	$ 136,600	$ 143,400
9-90	300 N VAN BUREN ST	0.061	$ 6,200	$ 146,800	$ 153,000
9-90-1	302 N VAN BUREN ST	0.045	$ 4,700	$ 124,800	$ 129,500
9-91	304 N VAN BUREN ST	0.052	$ 5,500	$ 146,800	$ 152,300
9-113	916 PINE ST	0.177	$ 31,000	$ 1,000	$ 32,000
9-114	908 PINE ST	0.249	$ 47,800	$ 1,000	$ 48,800
9-115	218 N VAN BUREN ST	0.101	$ 19,700	$ 4,200	$ 23,900
9-115-A	902 PINE ST	0.101	$ 19,700	$ 1,000	$ 20,700
9-116-2	214 N VAN BUREN ST	0.249	$ 41,600	$ 1,000	$ 42,600
9-161-1	310 N VAN BUREN ST	0.005	$ 400	$ -	$ 400
9-45	915 MAIN ST	0.107	$ -	$ -	$ -
9-46	913 MAIN ST	0.095	$ -	$ -	$ -
9-47	907 MAIN ST	0.095	$ -	$ -	$ -
9-48	901 MAIN ST	0.186	$ -	$ -	$ -
			$ 1,027,300	**$ 3,810,100**	**$ 4,837,400**

Appendix D: TID 20 Pro Forma

TID #		REVENUES			EXPENDITURES			TID BALANCE
20 | Whitney Park								
CREATED		PARCEL COUNT	BASE VALUE	TAX RATE	LOANS	PAYGO	MANAGEMENT	
Tuesday, September 18, 2018		14	$ 4,837,400.00	$ 22.79	$ -			
YEAR		NEW VALUE	INC VALUE	INC TAXES	DEBT SERVICE			
0	2018	$ 4,837,400	$ -	$ -	$ -	$ -	$ (53,000)	$ (53,000)
1	2019	$ 4,837,400	$ -	$ -	$ -	$ -	$ (51,700)	$ (104,700)
2	2020	$ 10,560,700	$ 5,723,300	$ -	$ -	$ -	$ (50,400)	$ (155,100)
3	2021	$ 11,220,700	$ 6,383,300	$ 130,434	$ -	$ (110,196)	$ (49,100)	$ (183,962)
4	2022	$ 11,880,700	$ 7,043,300	$ 145,475	$ -	$ (122,229)	$ (47,800)	$ (208,516)
5	2023	$ 12,540,700	$ 7,703,300	$ 160,517	$ -	$ (134,262)	$ (46,500)	$ (228,761)
6	2024	$ 12,540,700	$ 7,703,300	$ 175,558	$ -	$ (146,296)	$ (45,200)	$ (244,699)
7	2025	$ 12,540,700	$ 7,703,300	$ 175,558	$ -	$ (135,813)	$ (43,900)	$ (248,853)
8	2026	$ 12,540,700	$ 7,703,300	$ 175,558	$ -	$ (135,813)	$ (42,600)	$ (251,708)
9	2027	$ 12,540,700	$ 7,703,300	$ 175,558	$ -	$ (135,813)	$ (41,300)	$ (253,263)
10	2028	$ 12,540,700	$ 7,703,300	$ 175,558	$ -	$ (135,813)	$ (40,000)	$ (253,518)
11	2029	$ 12,540,700	$ 7,703,300	$ 175,558	$ -	$ (135,813)	$ (38,700)	$ (252,472)
12	2030	$ 12,540,700	$ 7,703,300	$ 175,558	$ -	$ (135,813)	$ (37,400)	$ (250,127)
13	2031	$ 12,540,700	$ 7,703,300	$ 175,558	$ -	$ (135,813)	$ (36,100)	$ (246,482)
14	2032	$ 12,540,700	$ 7,703,300	$ 175,558	$ -	$ (121,397)	$ (34,800)	$ (227,121)
15	2033	$ 12,540,700	$ 7,703,300	$ 175,558	$ -	$ (80,606)	$ (33,500)	$ (165,668)
16	2034	$ 12,540,700	$ 7,703,300	$ 175,558	$ -	$ (80,606)	$ (32,200)	$ (102,916)
17	2035	$ 12,540,700	$ 7,703,300	$ 175,558	$ -	$ (80,606)	$ (30,900)	$ (38,864)
18	2036	$ 12,540,700	$ 7,703,300	$ 175,558	$ -	$ (80,606)	$ (29,600)	$ 26,488
19	2037	$ 12,540,700	$ 7,703,300	$ 175,558	$ -	$ (80,606)	$ (28,300)	$ 93,140
20	2038	$ 12,540,700	$ 7,703,300	$ 175,558	$ -	$ (80,606)	$ (27,000)	$ 161,093
21	2039	$ 12,540,700	$ 7,703,300	$ 175,558	$ -	$ (80,606)	$ (25,700)	$ 230,345
22	2040	$ 12,540,700	$ 7,703,300	$ 175,558	$ -	$ (51,407)	$ (24,400)	$ 330,096
23	2041	$ 12,540,700	$ 7,703,300	$ 175,558	$ -	$ (35,536)	$ (23,100)	$ 447,018
24	2042	$ 12,540,700	$ 7,703,300	$ 175,558	$ -	$ (35,536)	$ (21,800)	$ 565,240
25	2043	$ 12,540,700	$ 7,703,300	$ 175,558	$ -	$ (18,208)	$ (20,500)	$ 702,091
26	2044	$ 12,540,700	$ 7,703,300	$ 175,558	$ -	$ -	$ (19,200)	$ 858,449
27	2045	$ 12,540,700	$ 7,703,300	$ 175,558	$ -	$ -	$ (17,900)	$ 1,016,107
TOTAL		$ 12,540,700	$ 7,703,300	$ 4,298,707	$ -	$ (2,290,000)	$ (992,600)	$ 1,016,107

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
September 25, 2018	Kevin J. Vonck, CED Director

AGENDA ITEM # D.4.

To recommend Common Council adopt a Resolution regarding the creation of blight elimination Tax Incremental District Twenty-One (TID 21): Green Bay Packaging and adoption of the Project Plan.

BACKGROUND

See attached Project Plan.

RECOMMENDATION

Common Council adopt a Resolution regarding the creation of blight elimination Tax Incremental District Twenty-One (TID 21): Green Bay Packaging and adoption of the Project Plan.

FISCAL IMPACT

The parcels in TID 21 currently have a cumulative base property value of $18,110,600.00. The City estimates that upon closure in 2045, TID 21 will have a new property value of $64,514,700.00, for an incremental property value of $46,404,100.00.

ATTACHMENTS

1. 6 - Fiscal - TID - TID 21 - 180925 - Project Plan - Council

City of Green Bay
Department of Community and Economic Development

Tax Incremental District Twenty-One (21)

Green Bay Packaging

PROJECT PLAN

City of Green Bay, Wisconsin
September 25, 2018

100 North Jefferson Street, Room 608, Green Bay, Wisconsin 54301-5026
(p) 920.448.3400 (f) 920.448.3426 greenbaywi.gov

Table of Contents

Summary of Findings

As required by Wisconsin Statutes 66.1105, and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made for the City of Green Bay Tax Incremental District Number Twenty-One (TID 21):

1. That "but for" the creation of TID 21, the development projected to occur as detailed in this Plan would not occur in the manner desired by the City because of challenges associated with:
    a. Additional costs associated with environmental cleanup and remediation; and
    b. Additional costs associated with the rehabilitation of existing structures and parcels; and
    c. Blighted parcels that deter private investment.
2. The equalized value of taxable property of TID 21 plus the value increment of all existing tax increment districts does not exceed twelve percent (12%) of the total equalized value of taxable property within the municipality.
3. 96%, by area (75 of the 78 total acres), of the real property within TID 21 is in need of blight elimination, thereby exceeding the fifty percent (50%) threshold as defined in Wisconsin Statutes 66.1337 (2m)(b).
4. The proposed activities in this Plan are in concurrence with Wisconsin Statues 66.1337, which enable the City to conduct specific activities in a blight elimination district; including:
    a. A program of voluntary or compulsory repair and rehabilitation of buildings or other improvements; and
    b. Acquisition of real property and demolition, removal or rehabilitation of buildings and improvements on the property where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, reduce traffic hazards, eliminate obsolete or other uses detrimental to the public welfare, to otherwise remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities; and
    c. Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out an urban renewal project; and
    d. The disposition, for uses in accordance with the objectives of the urban renewal project, of any property acquired in the area of the project.
5. The project costs in this Plan relate directly to rehabilitating or conserving parcels within TID 21 consistent with the purpose for which the District is created.
6. The economic benefits of TID 21, as measured by increased property value, employment, and (business and personal) income, more than compensate for the cost of the improvements.
7. The benefits of the proposal are greater than the anticipated tax increments to be paid by property owners in overlying taxing jurisdictions.
8. The improvement of the area is likely to enhance significantly the value of substantially all of the other real property in TID 21.
9. The TID 21 Project Plan is feasible and in conformity with the City Comprehensive Plan.
10. The City Attorney has signed an opinion (located in **Appendix A**) advising that this Project Plan is complete and complies with the law.

Description of the Proposed District

The City of Green Bay

The City of Green Bay is the economic hub of northeastern Wisconsin, and the flagship city of a combined metropolitan region of nearly 700,000 people. It is the "north star" in a chain of great cities, including Chicago and Milwaukee, which line the western shore of Lake Michigan. The City is in an excellent position to build on past success and flourish well into the future.

Demographically, the City and metropolitan region have sustained steady population growth over the last few decades. Population is projected to increase, primarily through natural growth. Inbound migration is primarily from adjacent counties and other parts of the state. The number and percentage of residents with at least a college degree has increased over the last decade.

As for commerce, the largest three industries are manufacturing, health care and social assistance, and retail trade. Employment continues to grow since the 2008 recession and is projected to increase. The City continues to be an employment magnet, with more employees coming in from other communities than residents leaving for employment elsewhere. The City continues to leverage the substantial assets and significant competitive advantage it has in its strongest traded industry clusters: agriculture and food processing; paper, packaging, and printing; advanced manufacturing; and transportation and logistics.

A robust transportation infrastructure provides excellent opportunities to move people and goods efficiently. Two interstate highways connect the City to Milwaukee, Chicago, and points south, while a four-lane state highway connects to St. Paul, Minneapolis, and points west. National, state, county, and local roads, along with several miles of pedestrian and bicycle facilities, provide sufficient mobility and access to points in between. Green Bay Metro Transit operates thirteen full-service bus routes, a handful of limited-service routes, and paratransit services that provide over a million and a half rides annually in the metro area. The Austin Straubel International Airport (GRB) serves more than 600,000 passengers and ships 310,000 pounds of freight cargo annually though forty daily flights operated by three commercial airlines and two fixed-based operators. The Port of Green Bay moves nearly two million metric tons of cargo through fourteen docks located along a three-mile stretch of the Fox River. Two rail carriers (one international and one regional) serve the Port and many industrial areas.

Programs that transform innovative ideas into viable businesses demonstrate a community commitment to helping entrepreneurs succeed. The Advance Business and Manufacturing Center, UWGB Small Business Development Center, NWTC Artisan and Business Center, and Brown County Culinary Kitchen have demonstrated success incubating businesses. Because entrepreneurs are highly likely to remain in the community in which they launched their company, the City continues to develop complementary programs that can accelerate and expand these startups into high-growth firms. Foreign Trade Zone #167 allows merchandise to be imported, assembled, and repackaged with other components without formal customs entry procedures or import duties.

The City offers residents a diverse range of housing options, with over forty neighborhood associations strengthening the community fabric. Award-winning public schools, reputable institutions of higher education (the University of Wisconsin-Green Bay and Northeastern Wisconsin Technical College), and low crime rates make the community an excellent choice to call home.

The City delivers ample opportunities for outdoor recreation through its seventy parks and trails, including Bay Beach Amusement Park and Wildlife Sanctuary, the City Deck (an urban boardwalk along the Fox River), the Green Bay Botanical Garden, and the Joannes Family and Resch Aquatic Centers. The City is also home to Lambeau Field and the Packers Hall of Fame.

The City hosts hundreds of cultural events, including those provided by local theatre organizations and civic symphony, at the Meyer Theatre, the Weidner Center for the Performing Arts, the ART Garage, and the recently-expanded KI Convention Center. The Neville Public Museum, the Children's Museum of Green Bay, the Automobile Gallery, and Hazelwood Historic House are also within the City.

Demographic, economic, and technological changes makes us more mobile than ever in terms of where we choose to live and build a career or a business. We encourage people to invest their resources in Green Bay by collaboratively creating and communicating that we are a community that offers both outstanding economic opportunities and a vibrant quality of life. As our region grows in population, so will our level of economic productivity and prosperity.

The District / Neighborhood

The Green Bay Packaging neighborhood is northeast of the downtown central business district. It is centered along Quincy Street, which serves a number of large-scale industrial facilities, primarily in the production of paper and packaging products. It lies just east of the Fox River; just south of Interstate 43; and just west of Webster Avenue, a mixed-use corridor that runs north-to-south through the City.

The primary landowner in this neighborhood, Green Bay Packaging Inc., which was started in 1933, is a family-owned, vertically-integrated company with facilities in fourteen (14) states, including corrugated container plants, recycled and virgin linerboard mills, specialty converting operations, timberlands and a sawmill.

Most of the facilities and equipment within the operation are greater than fifty (50) years old and show signs of dilapidation, deterioration, age, and obsolescence, including (in some cases) inadequate provision for ventilation, light air, sanitation, open spaces, and/or the existence of conditions which endanger life or property by fire and other causes. The City seeks to make investments in this area to eliminate this blight.

Tax Incremental District Number Twenty-One (TID 21)

Under Wisconsin Statues 66.1105, the property taxes paid each year on the increase in equalized value of a TID may be used by the City to pay the costs of redevelopment projects within the TID. The incremental value is determined by taking the current value of the TID and deducting the value in the TID that existed when the TID was created. All taxes levied upon the incremental (or increased) value by the City, School District, County, and Vocational School District are allocated to the City for direct payment of project costs or the payment of debt service on bonds used to finance project costs. Expenses may be incurred for the implementation for the approved project plan and completion of the project outlined therein up to five (5) years before the (not extended) maximum life of the TID.

TID 21 is being created in order to provide a mechanism to overcome challenges associated with blighted parcels that deter private investment and the additional costs associated with the rehabilitation of existing structures and parcels, environmental cleanup and remediation, and a lack of amenities that encourage pedestrian and bicycle traffic. Of the 78 total acres of real property within TID 21, 75 acres, or 96 %, are in need of blight elimination.

Map 1 shows the location of TID 21 within the city, while **Map 2** shows its detailed boundaries. The legal description for TID 21 is attached as **Appendix B**. TID 21 has ten (10) parcels totaling 82.5 acres: 77.75 acres of real property and 4.75 acres of public road right-of-way. **Table 1** and **Map 3** show the distribution of zoning categories, while **Table 2** and **Map 4** show the distribution of land uses. **Map 5** shows parcels in need of blight elimination.

Zoning	Acres	Percentage
General Industrial (GI)	77.75	94.24%
Road Right-of-Way	4.75	5.76%
Total	**82.50**	**100%**

Table 1. Zoning distribution.

Land use	Acres	Percentage
Industrial	71.824	87.06%
Industrial, Parking	2.696	3.27%
Office	3.229	3.91%
Road Right-of-Way	4.750	5.76%
Total	**82.500**	**100%**

Table 2. Land use distribution.

In 2018, TID 21 had a combined assessment of $18,110,600. This equates to 232,934 per taxable acre or $219,522 for taxable and non-taxable acres. **Appendix C** provides a listing of all parcels and assessed values within the TID.

TIF Capacity Analysis

Wisconsin Statutes 66.1105 (4)(gm)(4)(c)., defines a limit on the equalized property value that may be located within municipal TIDs. The equalized value of taxable property of the new district plus the value increment of all existing districts does not exceed twelve percent (12%) of the total equalized value of taxable property within the municipality. As shown in **Table 3**, the existing capacity in the City is more than satisfactory to permit the creation of TID 21, as the addition of TID 21 will only raise the percent of equalized value in TIDs from 5.43 % to 5.70 %.

Measure	Amount as of January 1, 2017
Equalized value of the City of Green Bay	$6,603,759,000
Total existing TID increment	$353,507,500
Percent equalized value within total existing TID increment	5.43%
Equalized value of proposed TID 21 @ 100% estimated ratio	$18,110,600
Total value for twelve percent (12%) test	$376,455,500
New percent equalized value within TIDs, including TID 21	5.70%

Table 3. Tax increment finance capacity.

Project Costs

Specific Projects

The City may encumber funds to implement the following projects. This list is not meant to be a budget or an appropriation of funds for specific projects. All costs are estimates based on the best information available. The City reserves the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Common Council, without amending the Plan. All improvements are designed to be applied within the boundaries of TID 21.

Improvement #1	Incentives: grants and loans
Details	money to offset project costs, including property acquisition, parcel assembly, site preparation, construction, and infrastructure (transportation, water, sewer, stormwater, utilities) on projects that eliminate blight, rehabilitate parcels, or conserve parcels
Purpose	provide a source of gap funding for projects on parcels with more development challenges (e.g. brownfields remediation)
Allocation	$23,000,000.00
Disbursement	applied through an annual post-project reimbursement (i.e. PayGo); the amount of financial assistance in any given year shall not exceed ninety percent (90%) of the annual incremental taxes for the impacted parcels

Improvement #2	Infrastructure: pedestrian and bicycle
Details	sidewalks, paved trails, bicycle lanes, cycle tracks, and crossing improvements (e.g. medians, markings, signs, signals)
Purpose	attract more residents from adjacent neighborhoods to the area through enhancements that allow for people of all ages and abilities to travel by foot or bicycle through the corridor; specifically look at improvements to crossing Main Street (State Highway 141) and Webster Avenue
Allocation	$500,000.00
Disbursement	within first fifteen (15) years and positive TID balance; apply when funds can be leveraged through external grants through the Wisconsin Department of Transportation; a portion may be covered under a bond issue

Improvement #3	Infrastructure: stormwater
Details	filtration, infiltration, retention and detention facilities
Purpose	increase capacity for additional development and redevelopment
Allocation	$500,000.00
Disbursement	within first fifteen (15) years and positive TID balance; integrate public and private projects when possible to minimize costs; a portion may be covered under a bond issue

Improvement #4	Infrastructure: streets
Details	repair and reconstruct streets
Purpose	scheduled maintenance and replacement of streets
Allocation	$500,000.00
Disbursement	within first fifteen (15) years and positive TID balance; before applying, consider appropriateness of TID funds, wheel tax funds, and/or general levy funds

Improvement #5	Infrastructure: public space and amenities
Details	pocket parks, landscaping, wayfinding signs, banners, flags, public art, benches, bus stop enhancements, shelters, and other amenities deemed acceptable
Purpose	leverage existing assets to create a strong identity and brand for the district; foster a sense of attachment for local residents and businesses
Allocation	$500,000.00
Disbursement	within first fifteen (15) years and positive TID balance; apply under leadership of local businesses and residents after enough reserve funds have been accumulated

Improvement #6	Administration
Details	funds directed towards City staff for time used on marketing, research, analysis, and managing the TID, including contractual services for site-specific environmental investigations, and architectural, structural, and civil engineering
Purpose	cover administrative costs from the appropriate source
Allocation	$1,000,000.00
Disbursement	annual payments through the life of the TID, with annual reductions to account for more work up front getting projects off the ground

Other Eligible Projects

The following is a general list of potential public works and other projects for which the City may encumber funds in conjunction with this Plan. This list is provided to provide options for projects that may not be identified at present, but may become necessary in the future. Again, the City reserves the right to implement only those projects that remain viable as the Plan period proceeds.

1. Property, right-of-way, and easement acquisition
    a. Property acquisition for development or redevelopment
    b. Property acquisition for conservancy
    c. Acquisition of right-of-way
    d. Acquisition of easements
    e. Relocation costs
2. Site preparation activities
    a. Environmental audits and remediation
    b. Demolition
    c. Site grading
3. Utilities
    a. Sanitary sewer system improvements
    b. Water system improvements
    c. Stormwater management system improvements
    d. Other utilities, including electric service, gas service, and communications infrastructure
4. Streets and streetscape
    a. Street improvements
    b. Streetscaping and landscaping
    c. Pedestrian and bicycle infrastructure
    d. Development incentives including grants and loans
5. Administrative costs, including those paid to the City or consultants for services rendered
6. Financing costs
7. Projects outside TID 21 provided that
    a. The project area is located within the corporate boundary of the City of Green Bay; and
    b. The Joint Review Board approves the project.

Economic Feasibility

This section demonstrates that the proposed TID 21 is economically feasible, given that:

1. The City expects to have cash available to pay for project costs as they are incurred or has the means to secure the necessary financing.
2. The City expects to complete the projects in one or more phases, and can adjust the timing of implementation as needed to coincide with the pace of private development.
3. The development anticipated to occur as a result of implementing this Plan will generate sufficient property tax increment to pay for the costs of the projects.

Financial audits will be done in accordance with Wisconsin Statutes 66.46.

Financing Methods

TID 21 will function primarily as a "pay as you go" TID, meaning the City will plan completion of projects based on the availability of increment, though it may also obtain funding in the form of:

1. Cash received from grants or other sources
2. Cash received from a “donor” TID with excess increment above and beyond its project costs
3. General obligation bonds or notes, so long as the principal amount of general obligation debt is not greater than five percent (5%) of its total equalized value (including increment values)
4. Notes issued to developers
5. Tax increment revenue bonds from the City Redevelopment Authority (RDA)
6. Lease revenue bonds from the RDA
7. Utility revenue bonds

Projected Property Tax Increment

The development anticipated to occur as a result of implementing this Plan will generate sufficient property tax increment to pay for the costs of the projects. The City believes that there is one (1) major project, with a high probability of being completed in the next few years (given preliminary discussions with interested parties), that will serve as catalysts for additional development within and surrounding the TID.

Redevelopment Site A: Green Bay Packaging. Developer intends to complete a project, which includes construction of a new, state-of-the art liner board and medium paper mill, which also includes demolition of the existing mill; soil remediation and disposal; engineering, grading, erosion control, and landscaping; construction and relocation of sanitary sewer, storm sewer, and potable water and wastewater mains and laterals; construction and relocation of storm water management facilities; construction and relocation of telephone, high-speed cable, and related technology infrastructure; construction and relocation of natural gas, electrical power, and other public utilities.

Attribute	Land value	Improvement value	Total value	Annual property taxes
Current value			$18,107,000.00	$412,658.00
Estimated new value			$64,511,100.00	$1,470,207.00
Incremental value			$46,404,100.00	$1,057,549.00

Table 4. Projected increment for Site A.

Given the catalytic nature of this project, there is good probability that additional redevelopment will occur, thus generating additional increment. Should this happen, City staff, along with the Common Council, will explore possibilities for additional public improvements beyond the scope of those mentioned herein.

TID 21 Pro Forma

The entire pro forma can be found in **Appendix D**, and is built on the following assumptions:

1. Development at the catalytic sites will be phased over multiple calendar years
2. New Increment is a conservative estimate of what can be created at each site
3. When New Increment is created in year one (1), it will be accounted for in an assessment in year two (2), and will be accounted for as revenue in year three (3)
4. The Property Tax Rate remains constant at $22.79 per $1,000 of assessed value
5. Incentives: PayGo expenditures are dependent on actual increment created
6. Infrastructure: Debt Service expenditures are payments for borrowing at an interest rate of four percent (4.0%)

The pro forma shows that TID 21 will be sufficiently funded to complete listed projects before the legal termination of the district. If this should occur, distribution of the surplus funds will be made in accordance with Wisconsin Statutes.

Required Documentation

Relocation

The City will provide relocation benefits and assistance to the extent necessary as required by Wisconsin Statutes Chapter 32. Generally, relocation occurs where a person or business is displaced from real property as a direct result of eminent domain proceedings commenced by the City against the subject property. Relocation services will be provided by City specialists with funds provided through TIF, the City or the City of Green Bay Redevelopment Authority.

Non-Project Costs

In the event that TID 21 demonstrates that it has sufficient revenues to pay for all incurred project costs and sufficient surplus revenues to pay for some or all eligible costs in other municipal TIDs, the district may become a donor to other active TIDs.

Promotion of Orderly Growth

Land use development in the city is guided by the *Comprehensive Plan*, adopted by the Common Council in 2003. Development of the plan relied heavily on the participation of the citizens of the city. The plan is in compliance with the State of Wisconsin's Smart Growth requirements, and provides city leaders with a guide to use while assessing policy and development proposals.

This Project Plan for TID 21 is developed in compliance with these plans and general City policies in order to promote orderly and consistent growth.

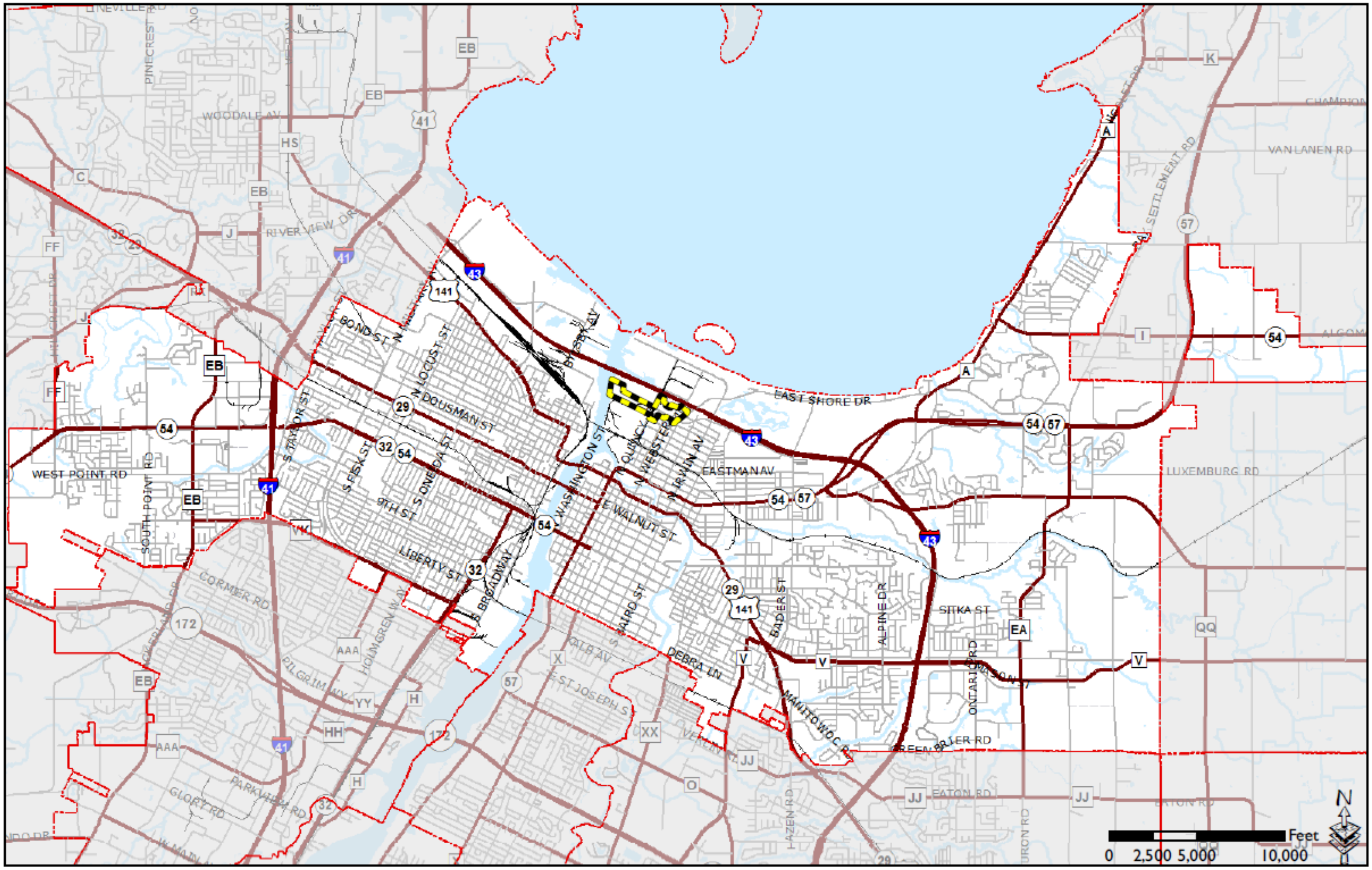
Proposed Changes to City Plans and Ordinances

Master Plan. The City updated its Comprehensive Plan in 2003. The planned uses in the TID 21 are consistent with existing planning documents and have been incorporated into future planning documents.

Official Map. All streets included in the TID 21 Plan area are included on the official Map for the City of Green Bay as adopted subdivisions. Should redevelopment projects cause a realignment of Quincy Street, Radisson Street, or another affected street, the City will take the required procedural actions to review such amendments.

Zoning. Several parcels within TID 21 may require a rezoning or the creation of Planned Unit Development (PUD). The zoning classifications and standards that will be used in the any zoning amendment will be consistent with the City Comprehensive Plan.

Building Codes. City building codes will not be changed to accommodate TID 21 activities.



TID 21 Map 1: Location in City of Green Bay

TID 21 Boundary

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R.
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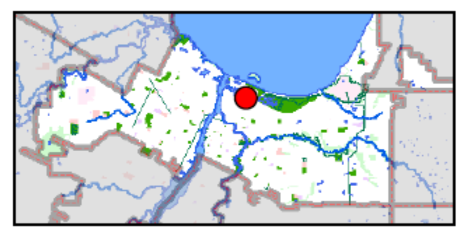

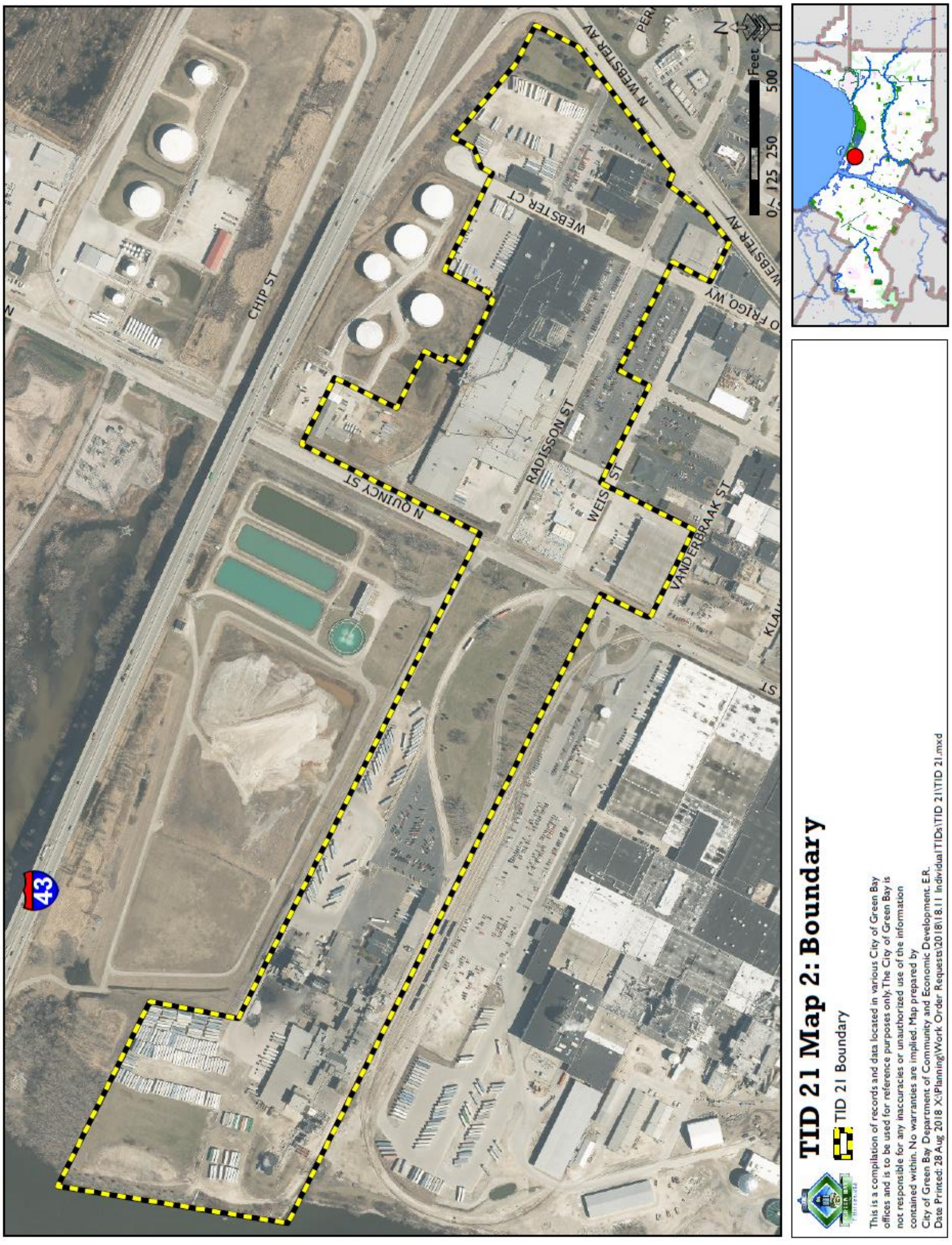
TID 21 Map 2: Boundary
TID 21 Boundary
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N QUINCY ST
CHIP ST
RADISSON ST
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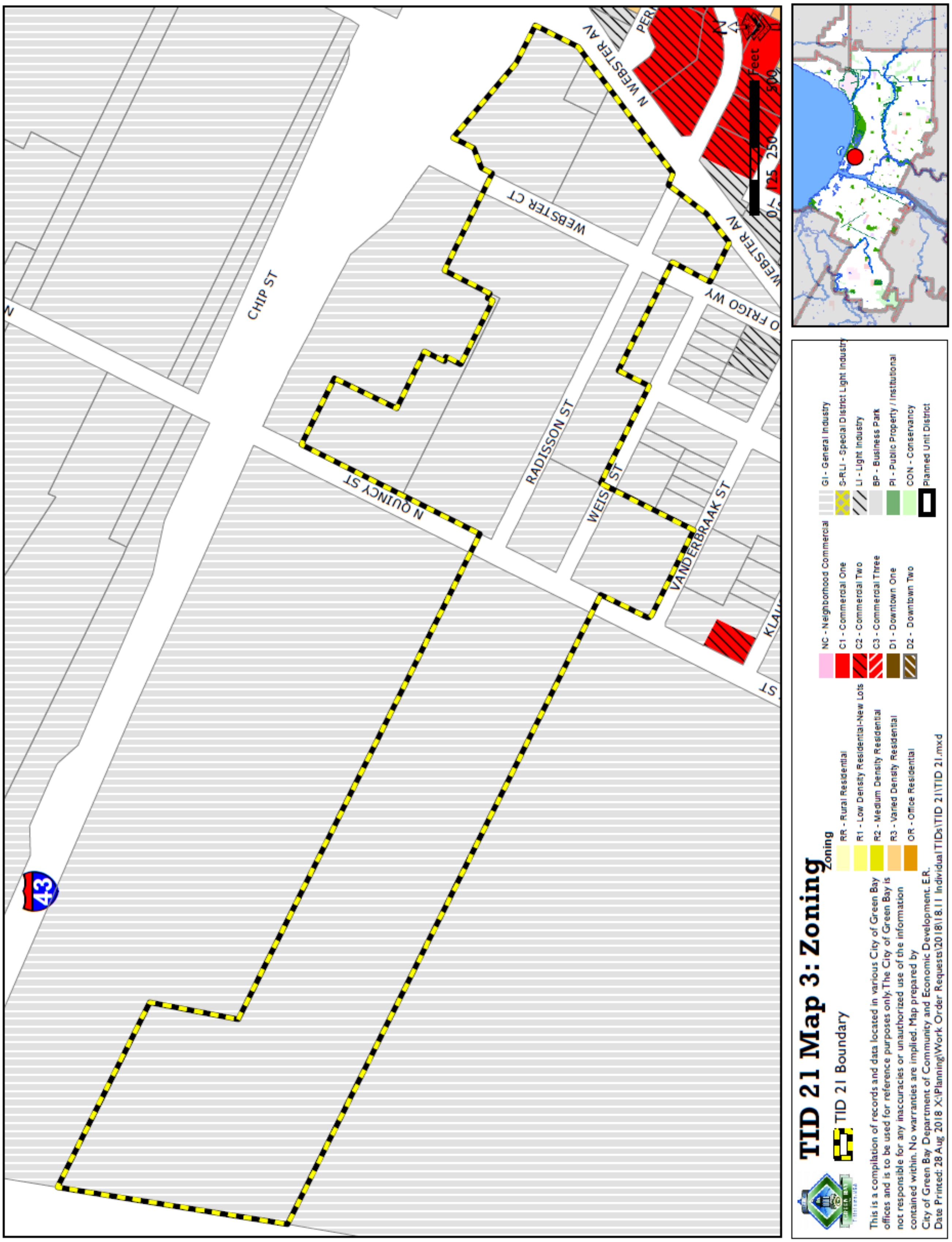
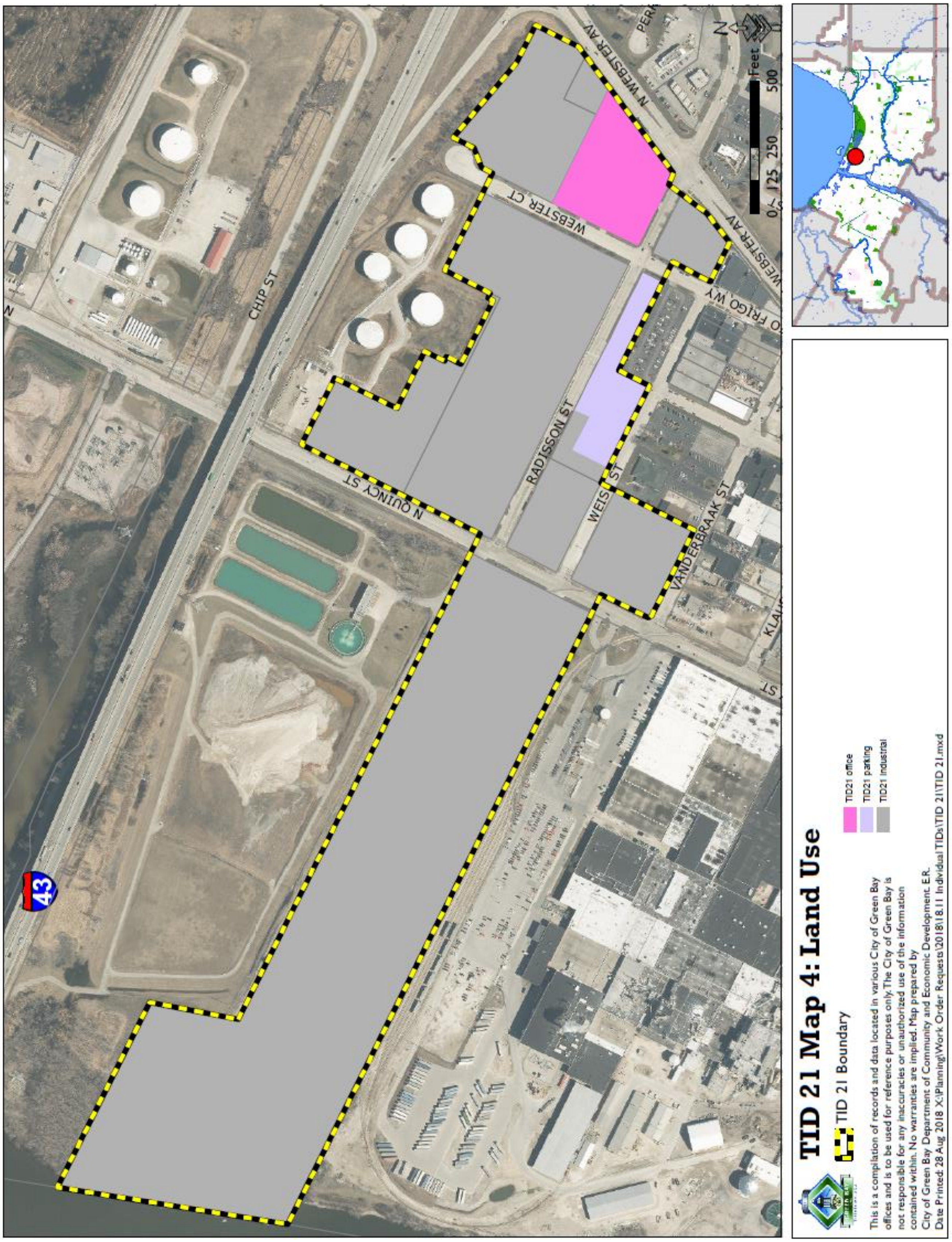
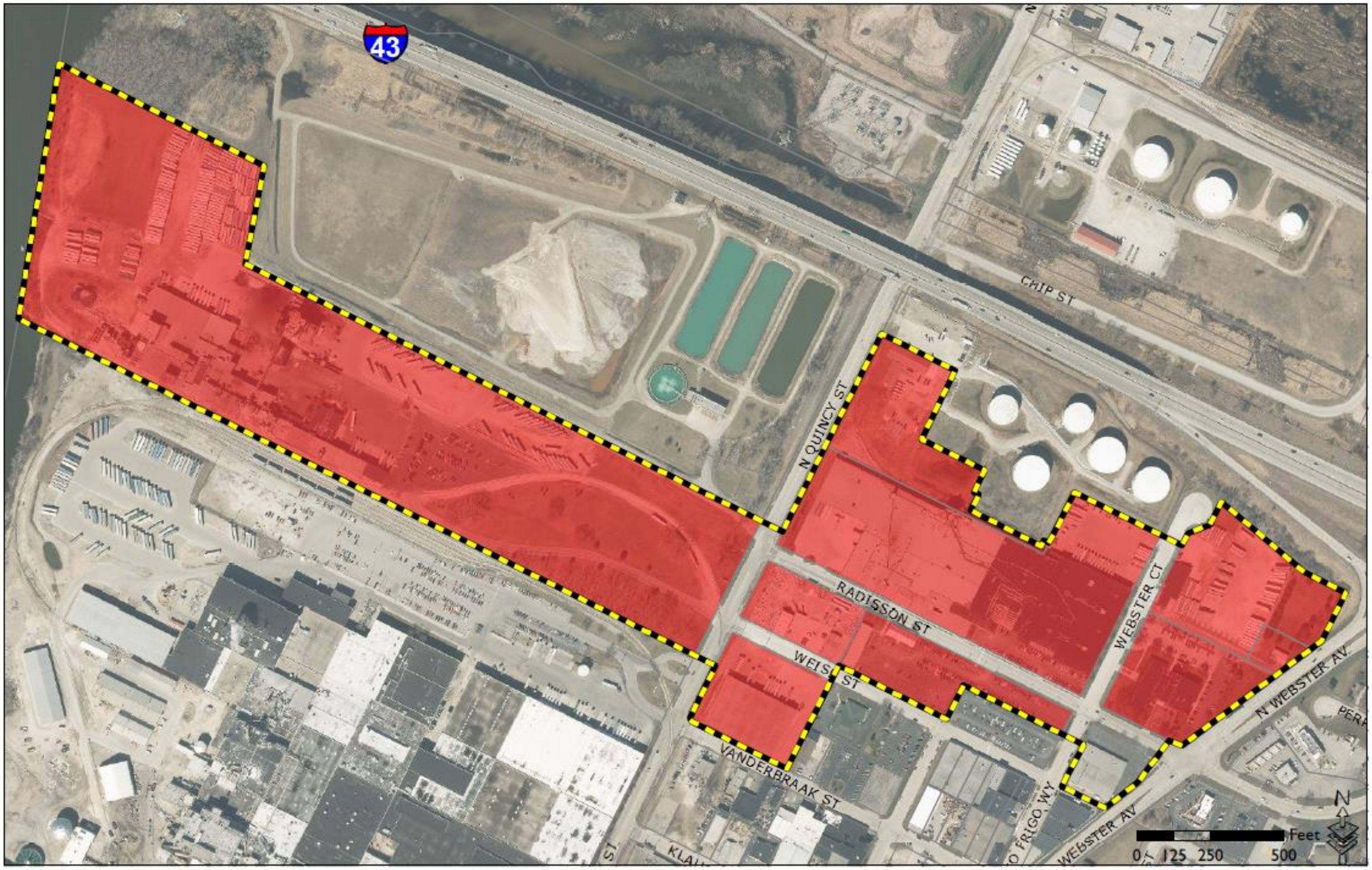

TID 21 Map 3: Zoning
TID 21 Boundary
This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R.
Date Printed: 28 Aug 2018 X:\Planning\Work Order Requests\2018\18.11 Individual TIDs\TID 21\TID 21.mxd
Zoning
RR - Rural Residential
R1 - Low Density Residential-New Lots
R2 - Medium Density Residential
R3 - Varied Density Residential
OR - Office Residential
NC - Neighborhood Commercial
C1 - Commercial One
C2 - Commercial Two
C3 - Commercial Three
D1 - Downtown One
D2 - Downtown Two
GI - General Industry
S-RLI - Special District Light Industry
LI - Light Industry
BP - Business Park
PI - Public Property / Institutional
CON - Conservancy
Planned Unit District
CHIP ST
N QUINCY ST
WEBSTER CT
N WEBSTER AV
WEBSTER AV
RADISSON ST
WEISS ST
VANDERBRAAK ST
FRIGO WY
Feet
0 125 250 500


TID 21 Map 4: Land Use
TID 21 Boundary
TID21 office
TID21 parking
TID21 industrial
This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by
City of Green Bay Department of Community and Economic Development. E.R.
Date Printed: 28 Aug 2018 X:\Planning\Work Order Requests\2018\18.11 Individual TIDs\TID 21\TID 21.mxd
Feet
0 125 250 500
N WEBSTER AV
WEBSTER CT
WEBSTER AV
O FRIGO WY
RADISSON ST
WEISS ST
VANDERBRAAK ST
N QUINCY ST
CHIP ST
43



TID 21 Map 5: Blighted Parcels

TID 21 Boundary

Blighted Parcels
Makes up 74.5 acres (90.3%) of the entire TID area

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R.
Date Printed: 28 Aug 2018 X:\Planning\Work Order Requests\2018\18.11 Individual TIDs\TID 21\TID 21.mxd

Appendix A: City Attorney Legal Opinion

Law Department

Vanessa R. Chavez
City Attorney

September 20, 2018

Mayor and Common Council
of the City of Green Bay
100 N. Jefferson Street
Green Bay, WI 54301

RE: Certification of Project Plan
Tax Increment District No. 21
City of Green Bay, Brown County, Wisconsin

This opinion relates to the compliance of the proposed project plan for Tax Increment District No. 21, City of Green Bay, Brown County, Wisconsin (hereinafter "District") with the requirements of §66.1105(4), Wis. Stats.

The Community and Economic Development Department has drafted a project plan for the District. Pursuant to statutory requirements, a public hearing was held before the Redevelopment Authority at which interested parties were afforded a reasonable opportunity to express their views on the proposed project plan [§66.1105(4)(e), Wis. Stats.]. This hearing was held on September 10, 2018. Resolutions adopting the project plan and creating the District will be considered by the Common Council on the evening of September 25, 2018.

I have examined the project plan and find that it is complete and complies with the requirements of §66.1105(4)(f), Wis. Stats., and, in particular, it contains the following:

1. A statement listing the kind, number and location of all proposed public works or improvements within the District and those located outside of the District to the extent provided in §66.1105(2)(f)1.k., Wis. Stats.

2. An economic feasibility study.

3. A detailed list of estimated project costs.

4. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred.

5. A map showing existing uses and conditions of real property within the District.

100 North Jefferson Street ϖGreen Bay, WI. 54301 ϖ 920 448 3080 ϖ Fax 920 448 3081 ϖ
World Wide Web http://www.greenbaywi.gov

6. A map showing proposed improvements and uses in the District.

7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes, and City ordinances, if any.

8. A list of estimated non-project costs.

9. A statement relating to the proposed method for the relocation of any persons to be displaced.

10. A statement indicating how the District promotes the orderly development of the City.

Thank you for your attention to this matter.

Sincerely,

Vanessa R. Chavez
City Attorney

Appendix B: Legal Description for TID 21

That part of Lots 1 through 12, Block 89; AND that part of Lots 1 through 12, Block 76; AND that part of Lots 1 through 5 and Lots 9 through 12, Block 86; AND that part of Lots 1 through 6, Block 87; AND that part of Lots 1 through 12, Block 88; located in the recorded plat of Eastman's Addition;

ALSO That part of Lots 1, 2, 3, 26, 27, and 28, Block 100; AND that part of Lots 1 through 3, Block 101; AND that part of Lots 1 through 12, Block 102; AND that part of Lots 1 through 12, Block 103; AND that part of Lots 8 and 9, Block 104; AND that part of Lots 1 through 12, Block 107; AND that part of Lots 1 through 12, Block 108; AND that part of Lots 1 through 12, Block 113; located in the recorded plat of Business Men's Association Second Addition;

ALSO that part of Lot 2, Certified Survey Map Number 8905, as filed in Volume 63 of Certified Survey Maps, Page 240, (being part of Private Claim Number 1, East side of the Fox River, which is part of the Vacated Blocks 106, 109, 111 and 112, and Vacated Streets and Alleys located in the Business Men's Association Second Addition);

ALSO that part of Private Claim 1, East side of the Fox River;

ALSO that part of the adjacent Street Rights Of Way Dedicated To The Public;

ALSO that part of the adjacent Vacated Street and Alley Rights Of Way;

All located in the City of Green Bay, Brown County, Wisconsin, described as follows:

Beginning at the intersection of the north right-of-way line of VanderBraak Street and the centerline of the vacated N Jackson Street;
thence N 63°-32'-33"W, 357.31 feet along said north right-of-way line of VanderBraak Street;
thence N42°-30'-23"W, 13.93 feet along said north right-of-way line of VanderBraak Street, to the east right-of-way line of N Quincy Street;
thence N26°26'-47"E, 198.48 feet, along said east right-of-way line of N Quincy Street;
thence N63°-31'-28"W, 2638.67 feet, to the Combined Pierhead and Bulkhead Line along the east bank of the Fox River;
thence N09°-37'-27"E, 418.93 feet along said Combined Pierhead and Bulkhead Line;
thence continuing long said Combined Pierhead and Bulkhead Line, N08°-33'-27"E, 456.64 feet;
thence S63°-29'-38"E, 775.77 feet;
thence S11°-14'-38"W, 338.46 feet;
thence S63°-29'-38"E, 2035.64 feet, to the east right-of-way line of N Quincy Street;
thence N26°-26'-54"E, 750.46 feet, along said east right-of-way line of N Quincy Street, to the most northwesterly corner of said Lot 2, Certified Survey Map Number 8905;
thence S63°-29'-20"E, 279.53 feet, along a northerly line of said Lot 2, to a northerly corner of said Lot 2;
thence S26°-30'-40"W, 259.83 feet, along a northerly line of said Lot 2, to a northerly corner of said Lot 2;

thence S63°-29'-20"E, 240.08 feet, along a northerly line of said Lot 2, to a northerly corner of said Lot 2;
thence S26°-30'-40"W, 79.92 feet, along a northerly line of said Lot 2, to a northerly corner of said Lot 2;
thence S63°-29'-20"E, 18.42 feet, along a northerly line of said Lot 2, to a northerly corner of said Lot 2;
thence S26°-30-40"W, 62.58 feet, along a northerly line of said Lot 2, to a northerly corner of said Lot 2;
thence S63°-29'-20"E, 268.62 feet, along a northerly line of said Lot 2, to a northerly corner of said Lot 2;
thence N26°-26'-20"E, 20.00 feet, along a northerly line of said Lot 2, to a northerly corner of said Lot 2;
thence S63°-29'-20"E, 19.66 feet, along a northerly line of said Lot 2, to a northerly corner of said Lot 2;
thence N26°-26-22"E, 191.47 feet, along a northerly line of said Lot 2, to a northerly corner of said Lot 2;
thence S63°-28'-55"E, 404.76 feet along a northerly line of said Lot 2, and the easterly extension thereof, to the east right-of-way line of Webster Court;
thence N26°-26'-22"E, 46.74 feet, along said east right-of-way line of Webster Court;
thence continuing along said east right-of-way line of Webster Court, N68°-52'-26"E, 81.39 feet;
thence continuing along said east right-of-way line of Webster Court, N26°-26'-13"E, 86.92 feet, to the south right-of-way line of Interstate Highway 43:
thence S49°-51'-15"E, 364.98 feet along said south right-of-way line of Interstate Highway 43;
thence continuing along said south right-of-way line of Interstate Highway 43, S63°-37'-55"E, 158.74 feet, to the west right-of-way line of N Webster Avenue;
thence S26°-25'-10"W, 182.23 feet, along said west right-of-way line of N Webster Avenue;
thence continuing along said west right-of-way line of N Webster Avenue, S53°-06'-58"W, 159.98 feet;
thence continuing along said west right-of-way line of N Webster Avenue, S53°-12'-20"W, 436.40 feet;
thence continuing along said west right-of-way line of N Webster Avenue, S68°-50'-42"W, 80.93 feet;
thence continuing along said west right-of-way line of N Webster Avenue, S36°-57'-57"W, 113.81 feet;
thence continuing along said west right-of-way line of N Webster Avenue, S51°-35'-34"W, 110.49 feet;
thence continuing along said west right-of-way line of N Webster Avenue, S52°-20'-35"W, 33.26 feet, to the centerline of the vacated Weise Street right-of-way;
thence N63°-31'-19"W, 163.09 feet along said centerline of the vacated Weise Street right-of-way, to the east right-of-way line of Leo Frigo Way;
thence N26°-26'-22"E, 159.93 feet along said east right-of-way line of Leo Frigo Way;
thence N63°-30'-18"W, 450.18 feet to the centerline of the vacated N Van Buren Street right-of-way;
thence S26°-26'-06"W, 130.06 feet along said centerline of the vacated N Van Buren Street right-of-way, to the north right-of-way line of Weise Street;
thence N63°-31'-19"W, 410.27 feet, along said north right-of-way line of Weise Street, to the centerline of the vacated N Jackson Street right-of-way;
thence S26°-26'-27"W, 390.72 feet along said centerline of the vacated N Jackson Street right-of-way, to the point of beginning.

Parcels affected being Tax Parcel numbers: 20-494, 20-682, 20-308, 20-452-1, 20-464, 20-619, 20-650, 20-665, 20-678 and 20-684-A.

Appendix C: TID 21 Parcels and Assessed Values

PARCEL	ADDRESS	ACRES	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE
20-494	733 WEISE ST	1.806ac	$ 220,300	$ 181,300	$ 401,600
20-682	1910 N QUINCY ST	12.88ac	$ 281,000	$ 2,978,600	$ 3,259,600
20-308*	1500 N QUINCY ST	2.811ac	$ 138,800	$ 529,700	$ 668,500
20-452-1*	1600 LEO FRIGO WY	1.183ac	$ 70,100	$ 259,300	$ 329,400
20-464*	900 RADISSON ST	2.696ac	$ 133,100	$ 185,400	$ 318,500
20-619*	1802 WEBSTER CT	.449ac	$ 26,600	$ 29,600	$ 56,200
20-650*	1700 WEBSTER CT	3.229ac	$ 191,200	$ 1,670,600	$ 1,861,800
20-665*	1800 WEBSTER CT	4.319ac	$ 213,200	$ 248,700	$ 461,900
20-678*	831 RADISSON ST	11.645ac	$ 517,200	$ 4,899,600	$ 5,416,800
20-684-A*	1601 N QUINCY ST	36.731ac	$ 1,801,000	$ 3,535,300	$ 5,336,300
TOTAL			**$ 3,592,500**	**$ 14,518,100**	**$ 18,110,600**

**parcels marked as manufacturing have 2017 values listed - 2018 values not yet available*

Appendix D: TID 21 Pro Forma

TID #		REVENUES			EXPENDITURES			TID BALANCE
21 | Green Bay Packaging		PARCEL COUNT	BASE VALUE	TAX RATE	LOANS	PAYGO	MANAGEMENT	
CREATED		10	$ 18,110,600.00	$ 22.79	$ -			
Tuesday, September 18, 2018								
YEAR		NEW VALUE	INC VALUE	INC TAXES	DEBT SERVICE			
0	2018	$ 18,110,600	$ -	$ -	$ -	$ -	$ (53,000)	$ (53,000)
1	2019	$ 18,110,600	$ -	$ -	$ -	$ -	$ (51,700)	$ (104,700)
2	2020	$ 18,110,600	$ -	$ -	$ -	$ -	$ (50,400)	$ (155,100)
3	2021	$ 64,514,700	$ 46,404,100	$ -	$ -	$ -	$ (49,100)	$ (204,200)
4	2022	$ 64,514,700	$ 46,404,100	$ 1,057,549	$ -	$ (951,794)	$ (47,800)	$ (146,245)
5	2023	$ 64,514,700	$ 46,404,100	$ 1,057,549	$ -	$ (953,794)	$ (46,500)	$ (88,990)
6	2024	$ 64,514,700	$ 46,404,100	$ 1,057,549	$ -	$ (953,794)	$ (45,200)	$ (30,434)
7	2025	$ 64,514,700	$ 46,404,100	$ 1,057,549	$ -	$ (953,794)	$ (43,900)	$ 29,421
8	2026	$ 64,514,700	$ 46,404,100	$ 1,057,549	$ -	$ (953,794)	$ (42,600)	$ 90,577
9	2027	$ 64,514,700	$ 46,404,100	$ 1,057,549	$ -	$ (953,794)	$ (41,300)	$ 153,032
10	2028	$ 64,514,700	$ 46,404,100	$ 1,057,549	$ -	$ (953,794)	$ (40,000)	$ 216,788
11	2029	$ 64,514,700	$ 46,404,100	$ 1,057,549	$ -	$ (953,794)	$ (38,700)	$ 281,843
12	2030	$ 64,514,700	$ 46,404,100	$ 1,057,549	$ -	$ (953,794)	$ (37,400)	$ 348,198
13	2031	$ 64,514,700	$ 46,404,100	$ 1,057,549	$ -	$ (953,794)	$ (36,100)	$ 415,854
14	2032	$ 64,514,700	$ 46,404,100	$ 1,057,549	$ -	$ (953,794)	$ (34,800)	$ 484,809
15	2033	$ 64,514,700	$ 46,404,100	$ 1,057,549	$ -	$ (953,794)	$ (33,500)	$ 555,065
16	2034	$ 64,514,700	$ 46,404,100	$ 1,057,549	$ -	$ (953,794)	$ (32,200)	$ 626,620
17	2035	$ 64,514,700	$ 46,404,100	$ 1,057,549	$ -	$ (953,794)	$ (30,900)	$ 699,476
18	2036	$ 64,514,700	$ 46,404,100	$ 1,057,549	$ -	$ (953,794)	$ (29,600)	$ 773,631
19	2037	$ 64,514,700	$ 46,404,100	$ 1,057,549	$ -	$ (953,794)	$ (28,300)	$ 849,087
20	2038	$ 64,514,700	$ 46,404,100	$ 1,057,549	$ -	$ (953,794)	$ (27,000)	$ 925,842
21	2039	$ 64,514,700	$ 46,404,100	$ 1,057,549	$ -	$ (953,794)	$ (25,700)	$ 1,003,897
22	2040	$ 64,514,700	$ 46,404,100	$ 1,057,549	$ -	$ (953,794)	$ (24,400)	$ 1,083,253
23	2041	$ 64,514,700	$ 46,404,100	$ 1,057,549	$ -	$ (953,794)	$ (23,100)	$ 1,163,908
24	2042	$ 64,514,700	$ 46,404,100	$ 1,057,549	$ -	$ (953,794)	$ (21,800)	$ 1,245,864
25	2043	$ 64,514,700	$ 46,404,100	$ 1,057,549	$ -	$ (953,794)	$ (20,500)	$ 1,329,119
26	2044	$ 64,514,700	$ 46,404,100	$ 1,057,549	$ -	$ (953,794)	$ (19,200)	$ 1,413,675
27	2045	$ 64,514,700	$ 46,404,100	$ 1,057,549	$ -	$ (953,794)	$ (17,900)	$ 1,499,530
TOTAL		$ 64,514,700	$ 46,404,100	$ 25,381,187	$ -	$ (22,889,056)	$ (992,600)	$ 1,499,530

**RESOLUTION APPROVING
A TERRITORY AMENDMENT TO
TAX INCREMENTAL DISTRICT NUMBER TWELVE (TID 12):
I-43 INDUSTRIAL PARK**

September 25, 2018

WHEREAS, pursuant to Wis. Stats. §66.1105; the City of Green Bay (herein “City”) has previously created Tax Incremental District Twelve (herein “TID 12”): I-43 Industrial Park; and

WHEREAS, the Common Council designated the Redevelopment Authority of the City of Green Bay (herein “RDA”) to perform all acts necessary for the adoption of a Territory Amendment to TID 12 on August 21, 2018; and

WHEREAS, in accordance with Wis. Stats. §66.1105:

a. The RDA held a public hearing on the proposed Territory Amendment of TID 12 on September 10, 2018, in which interested parties were afforded reasonable opportunity to express their views on the proposed Project Plan; and

b. A copy of the notice was sent by first class mail to the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College prior to publication of notice of said public hearing; and

d. The proposed Territory Amendment was posted on the City website and a hard copy was made available for public review in Room 608 of City Hall prior to publication of notice of said public hearing; and

e. A notice of said public hearing was published in the *Green Bay Press Gazette* on August 28, 2018 and September 3, 2018; and

WHEREAS, the amended Project Plan, meets all of the requirements of Wis. Stats. §66.1105, to wit:

a. A statement listing the kind, number and location of all proposed public works or improvements within TID 12 and those located outside of TID 12; and

b. An economic feasibility study; and

c. A detailed list of estimated project costs; and

d. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and

e. A map showing existing uses and conditions of real property within TID 12; and

f. A map showing proposed improvements and uses in TID 12; and

g. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and

h. A list of estimated non-project costs; and

i. A statement relating to the proposed method for the relocation of any persons to be displaced;

j. A statement indicating how creation of TID 12 promotes the orderly development of the City; and

k. An opinion of the City Attorney that the Project Plan is complete and complies with Wis. Stats. §66.1105; and

WHEREAS, the RDA makes the following findings as required by Wis. Stats. §66.1105:

a. That "but for" the adoption of a Territory Amendment to TID 12, the development projected to occur as detailed in this Plan would not occur in the manner desired by the City; and

b. The equalized value of taxable property of TID 12 plus the value increment of all existing tax increment districts does not exceed twelve percent (12%) of the total equalized value of taxable property within the municipality; and

c. The economic benefits of TID 12, as measured by increased property value, employment, and (business and personal) income, more than compensate for the cost of the improvements; and

d. The benefits of the proposal are greater than the anticipated tax increments to be paid by property owners in overlying taxing jurisdictions; and

e. The improvement of the area is likely to enhance significantly the value of substantially all of the other real property in TID 12; and

f. The TID 12 Project Plan is feasible and in conformity with the City Comprehensive Plan; and

g. The City Attorney has signed an opinion (located in Appendix A) advising that this Project Plan is complete and complies with the law.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Green Bay Wisconsin hereby adopts a Territory Amendment to Tax Incremental District Number 12: I-43 Industrial Park on January 1, 2018, and adopts the amended Project Plan.

Adopted ___________________________

Approved _________________________

____
James J. Schmitt, Mayor

____
Kris A. Teske, Clerk

KJV

Attachment – Project Plan

**RESOLUTION APPROVING CREATION OF
TAX INCREMENTAL DISTRICT NUMBER TWENTY (TID 20):
WHITNEY PARK,
AND ADOPTION OF PROJECT PLAN**

September 25, 2018

WHEREAS, the City of Green Bay Comprehensive Plan and the AuthentiCity Downtown Plan identify the Whitney Park neighborhood or as an area not achieving its highest and best land use based on economic conditions; and

WHEREAS, the creation of a Tax Increment Finance District provides a mechanism to overcome challenges associated with blighted parcels that deter private investment and the additional costs associated with rehabilitation and remediation; and

WHEREAS, the Common Council designated the Redevelopment Authority of the City of Green Bay (herein “RDA”) to perform all acts necessary for the creation of Tax Incremental District Number 20: Whitney Park (herein “TID 20”), on August 21, 2018; and

WHEREAS, in accordance with Wis. Stats. §66.1105:

a. The RDA held a public hearing on the proposed creation of TID 20 on September 10, 2018, in which interested parties were afforded reasonable opportunity to express their views on the proposed Project Plan; and

b. A copy of the notice was sent by first class mail to the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College prior to publication of notice of said public hearing; and

c. Owners of property identified by the Project Plan as in need of rehabilitation or conservation work received by first class certified mail notice of the public hearing and said identification of property prior to publication of notice of said public hearing; and

d. The Project Plan was posted on the City website and a hard copy was made available for public review in Room 608 of City Hall prior to publication of notice of said public hearing; and

e. A notice of said public hearing was published in the *Green Bay Press Gazette* on August 28, 2018 and September 3, 2018; and

WHEREAS, the Project Plan, meets all of the requirements of Wis. Stats. §66.1105, to wit:

a. A statement listing the kind, number and location of all proposed public works or improvements within TID 20 and those located outside of TID 20; and

b. An economic feasibility study; and

c. A detailed list of estimated project costs; and

d. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and

e. A map showing existing uses and conditions of real property within TID 20; and

f. A map showing proposed improvements and uses in TID 20; and

g. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and

h. A list of estimated non-project costs; and

i. A statement relating to the proposed method for the relocation of any persons to be displaced;

j. A statement indicating how creation of TID 20 promotes the orderly development of the City; and

k. An opinion of the City Attorney that the Project Plan is complete and complies with Wis. Stats. §66.1105; and

WHEREAS, the RDA makes the following findings as required by Wis. Stats. §66.1105:

a. That “but for” the creation of TID 20, the development projected to occur as detailed in this Plan would not occur in the manner desired by the City because of challenges associated with:

i. additional costs associated with environmental cleanup and remediation; and

ii. additional costs associated with the rehabilitation of existing structures and parcels; and

iii. blighted parcels that deter private investment; and

b. The equalized value of taxable property of TID 20 plus the value increment of all existing tax increment districts does not exceed twelve percent (12%) of the total equalized value of taxable property within the municipality; and

c. 51.5%, by area (3.250 of the 6.834 total acres), of the real property within TID 20 is in need of rehabilitation or conservation work, thereby exceeding the fifty percent (50%) threshold as defined in Wis. Stats. §66.1337 (2m)(b); and

d. The proposed activities in this Plan are in concurrence with Wis. Stats. §66.1337, which enable the City to conduct specific activities in a rehabilitation or conservation district; including:

i. a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements; and

ii. acquisition of real property and demolition, removal or rehabilitation of buildings and improvements on the property where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, reduce traffic hazards, eliminate obsolete or other uses detrimental to the public welfare, to otherwise remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities; and

iii. installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out an urban renewal project; and

iv. the disposition, for uses in accordance with the objectives of the urban renewal project, of any property acquired in the area of the project; and

e. The project costs in this Plan relate directly to rehabilitating or conserving parcels within TID 20 consistent with the purpose for which the District is created; and

f. The economic benefits of TID 20, as measured by increased property value, employment, and (business and personal) income, more than compensate for the cost of the improvements; and

g. The benefits of the proposal are greater than the anticipated tax increments to be paid by property owners in overlying taxing jurisdictions; and

h. The improvement of the area is likely to enhance significantly the value of substantially all of the other real property in TID 20; and

i. The TID 20 Project Plan is feasible and in conformity with the City Comprehensive Plan; and

j. The City Attorney has signed an opinion (located in Appendix A) advising that this Project Plan is complete and complies with the law.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Green Bay Wisconsin hereby creates Tax Incremental District Number 20: Whitney Park on January 1, 2018, and adopts the Project Plan.

Adopted ____________________________

Approved ___________________________

____
James J. Schmitt, Mayor

____
Kris A. Teske, Clerk

KJV

Attachment – Project Plan

RESOLUTION APPROVING CREATION OF TAX INCREMENTAL DISTRICT NUMBER TWENTY-ONE (TID 21): GREEN BAY PACKAGING, AND ADOPTION OF PROJECT PLAN

September 25, 2018

WHEREAS, the City of Green Bay Comprehensive Plan identifies the Olde North area of the City as an area not achieving its highest and best land use based on economic conditions; and

WHEREAS, the creation of a Tax Increment Finance District provides a mechanism to overcome challenges associated with blighted parcels that deter private investment and the additional costs associated with rehabilitation and remediation; and

WHEREAS, the Common Council designated the Redevelopment Authority of the City of Green Bay (herein "RDA") to perform all acts necessary for the creation of Tax Incremental District Number 21: Green Bay Packaging (herein "TID 21"), on August 21, 2018; and

WHEREAS, in accordance with Wis. Stats. §66.1105:

a. The RDA held a public hearing on the proposed creation of TID 21 on September 10, 2018, in which interested parties were afforded reasonable opportunity to express their views on the proposed Project Plan; and

b. A copy of the notice was sent by first class mail to the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College prior to publication of notice of said public hearing; and

c. Owners of property identified by the Project Plan as in need of blight elimination received by first class certified mail notice of the public hearing and said identification of property prior to publication of notice of said public hearing; and

d. The Project Plan was posted on the City website and a hard copy was made available for public review in Room 608 of City Hall prior to publication of notice of said public hearing; and

e. A notice of said public hearing was published in the *Green Bay Press Gazette* on August 28, 2018 and September 3, 2018; and

WHEREAS, the Project Plan, meets all of the requirements of Wis. Stats. §66.1105, to wit:

a. A statement listing the kind, number and location of all proposed public works or improvements within TID 21 and those located outside of TID 21; and

b. An economic feasibility study; and

c. A detailed list of estimated project costs; and

d. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and

e. A map showing existing uses and conditions of real property within TID 21; and

f. A map showing proposed improvements and uses in TID 21; and

g. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and

h. A list of estimated non-project costs; and

i. A statement relating to the proposed method for the relocation of any persons to be displaced;

j. A statement indicating how creation of TID 21 promotes the orderly development of the City; and

k. An opinion of the City Attorney that the Project Plan is complete and complies with Wis. Stats. §66.1105; and

WHEREAS, the RDA makes the following findings as required by Wis. Stats. §66.1105:

a. That “but for” the creation of TID 21, the development projected to occur as detailed in this Plan would not occur in the manner desired by the City because of challenges associated with:

i. additional costs associated with environmental cleanup and remediation; and

ii. additional costs associated with the rehabilitation of existing structures and parcels; and

iii. blighted parcels that deter private investment; and

b. The equalized value of taxable property of TID 21 plus the value increment of all existing tax increment districts does not exceed twelve percent (12%) of the total equalized value of taxable property within the municipality; and

c. 96%, by area (75 of the 78 total acres), of the real property within TID 21 is in need of blight elimination, thereby exceeding the fifty percent (50%) threshold as defined in Wis. Stats. §66.1337 (2m)(b); and

d. The proposed activities in this Plan are in concurrence with Wis. Stats. §66.1337, which enable the City to conduct specific activities in a blight elimination district; including:

i. a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements; and

ii. acquisition of real property and demolition, removal or rehabilitation of buildings and improvements on the property where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, reduce traffic hazards, eliminate obsolete or other uses detrimental to the public welfare, to otherwise remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities; and

iii. installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out an urban renewal project; and

iv. the disposition, for uses in accordance with the objectives of the urban renewal project, of any property acquired in the area of the project; and

e. The project costs in this Plan relate directly to rehabilitating or conserving parcels within TID 21 consistent with the purpose for which the District is created; and

f. The economic benefits of TID 21, as measured by increased property value, employment, and (business and personal) income, more than compensate for the cost of the improvements; and

g. The benefits of the proposal are greater than the anticipated tax increments to be paid by property owners in overlying taxing jurisdictions; and

h. The improvement of the area is likely to enhance significantly the value of substantially all of the other real property in TID 21; and

i. The TID 21 Project Plan is feasible and in conformity with the City Comprehensive Plan; and

j. The City Attorney has signed an opinion (located in Appendix A) advising that this Project Plan is complete and complies with the law.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Green Bay Wisconsin hereby creates Tax Incremental District Number 21: Green Bay Packaging on January 1, 2018, and adopts the Project Plan.

Adopted ___________________________

Approved __________________________

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James J. Schmitt, Mayor

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Kris A. Teske, Clerk

KJV

Attachment – Project Plan