AGENDA OF THE TAX INCREMENTAL DISTRICTS JOINT REVIEW COMMITTEE

MONDAY, AUGUST 19, 2019, 4:00 PM
CITY HALL, ROOM 207

A. Roll Call.

1. Members:
   Diana Ellenbecker, City of Green Bay
   Chad Weininger, Brown County
   Cale Pulczinski, Green Bay Area Public Schools
   Bob Mathews, Northeast Wisconsin Technical College
   Brent Weycker, Citizen Member

B. Approval of the Agenda.

C. Approval of Minutes.

1. Approval of the minutes from the June 27, 2019 meeting.

D. Regular Business.

1. Consideration with possible action to adopt a Territory Amendment Resolution and amend the Project Plan for TID Five (5), East and West Downtown. The proposal seeks to remove parcels from TID 5 that are generally located in the area east of S. Maple Street, south of Howard Street, west of the Fox River, and north of Fifth (5th) Street.
2. Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.
3. Consideration with possible action to adopt an Affordable Housing Extension Resolution for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.
4. Consideration with possible action to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

5. Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Eight (8), Henry and Morrow Streets.
6. Consideration with possible action to adopt an Affordable Housing Extension Resolution for TID Eight (8), Henry and Morrow Streets.
7. Consideration with possible action to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Eight (8), Henry and Morrow Streets.
8. Consideration with possible action to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Nine (9), State Highway 54/57 Business Park.
9. Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Twelve (12), I-43 Commercial Development.
10. Consideration with possible action to adopt an Affordable Housing Extension Resolution for TID Twelve (12), I-43 Commercial Development.
11. Consideration with possible action to adopt a Termination Resolution for the dissolution of a TID Plan, for the closure of TID Twelve (12), I-43 Commercial Development.
12. Consideration with possible action to adopt a Resolution amending the Project Plan for TID Thirteen (13), Downtown Redevelopment. The proposed costs include projects within the proposed boundary and within a one-half (1/2) mile radius of the proposed boundary of the TID.
13. Consideration with possible action to adopt a Territory Amendment Resolution and amend the Project Plan for TID Fourteen (14), North Broadway Redevelopment. The proposal seeks to add parcels that are generally east of Broadway, south of Mather Street, west of the Fox River, and north of Dousman Street.
14. Consideration with possible action to adopt a Standard Extension Resolution for TID Fourteen (14), North Broadway Redevelopment.
15. Consideration with possible action to adopt a Termination Resolution for the dissolution of a TID Plan, for the closure of TID Seventeen (17), 900 Block North Broadway.
16. Consideration with possible action to adopt a Creation Resolution to establish TID Number Twenty-Two (22), The Shipyard, and adopt the Project Plan. TID 22 is generally located in the area east of S. Maple Street, south of Howard Street, west of the Fox River, and north of Fifth (5th) Street. TID 22 will be classified as a blight elimination district based on the identification and classification of the property proposed to be included within the TID. Proposed projects include cash grants and loans to owners, lessees, or developers of property within the TID; road, pedestrian, bicycle, and other transportation improvements; potable water, sanitary sewer, and storm water infrastructure; public spaces and amenities; land acquisition, environmental remediation, structural rehabilitation, and new construction; and administration. The proposed costs include projects within the proposed boundary and within a one-half (1/2) mile radius of the proposed boundary of the TID.

17. Consideration with possible action to adopt a Creation Resolution to establish TID Number Twenty-Three (23), Legends District, and adopt the Project Plan. TID 23 is generally located in the area east of Holmgren Way, south of Lombardi Avenue, west of Bart Starr Drive, and north of Mike McCarthy Way. TID 23 will be classified as a blight elimination district based on the identification and classification of the property proposed to be included within the TID. Proposed projects include cash grants and loans to owners, lessees, or developers of property within the TID; road, pedestrian, bicycle, and other transportation improvements; potable water, sanitary sewer, and storm water infrastructure; public spaces and amenities; land acquisition, environmental remediation, structural rehabilitation, and new construction; and administration. The proposed costs include projects within the proposed boundary and within a one-half (1/2) mile radius of the proposed boundary of the TID.

E. Adjournment.

1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
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 Tax Incremental Districts Joint Review 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
Tax Incremental Districts Joint Review Committee of the City of Green Bay

MEETING DATE	PREPARED BY
August 19, 2019	Kevin J. Vonck, CED Director

AGENDA ITEM # D.1.

Consideration with possible action to adopt a Territory Amendment Resolution and amend the Project Plan for TID Five (5), East and West Downtown. The proposal seeks to remove parcels from TID 5 that are generally located in the area east of S. Maple Street, south of Howard Street, west of the Fox River, and north of Fifth (5th) Street.

BACKGROUND

Remove any parcel within TID 5 that falls within the boundary for TID 22, as identified within the Map and table in Appendix C. Amend the Legal Description in Appendix B to reflect the new TID 5 boundary.

RECOMMENDATION

Recommend the RDA and the City adopt a Territory Amendment Resolution and amend the Project Plan for TID Five (5), East and West Downtown. The proposal seeks to remove parcels from TID 5 that are generally located in the area east of S. Maple Street, south of Howard Street, west of the Fox River, and north of Fifth (5th) Street.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6.2 - TID - TID 5 - Resolution - 190819 - Territory Amendment
2. 6.2 - TID - TID 5 - Project Plan - Amended - 190819 - JRB

RESOLUTION 19-##
REGARDING A TERRITORY AMENDMENT FOR
TAX INCREMENT DISTRICT NUMBER FIVE (5),
EAST AND WEST DOWNTOWN ("TID 5")

September 17, 2019

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Five (5), East and West Downtown, ("TID 5") on December 21, 1999; and

WHEREAS, in accordance with Wis. Stats. §66.1105, the City and the Redevelopment Authority of the City of Green Bay ("RDA") desire to remove parcels from TID 5 that are generally located in the area east of S. Maple Street, south of Howard Street, west of the Fox River, and north of Fifth (5th) Street; and

WHEREAS, the Common Council of the City designated the RDA to perform all acts necessary to adopt a Territory Amendment Resolution and amend the Project Plan for TID 5 on Tuesday, July 16, 2019; and

WHEREAS, the RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:

1. On Tuesday, August 20, 2019, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed amendments to TID 5, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
2. On Wednesday, August 7, 2019, and Monday, August 12, 2019, published a notice of said public hearing in the Green Bay Press-Gazette; and
3. On Monday, August 5, 2019, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
4. On Monday, August 5, 2019, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and

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

1. An economic feasibility study; and
2. A detailed list of estimated project costs; and
3. 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
4. A map showing existing uses and conditions of real property within TID 5; and
5. A map showing proposed improvements and uses in TID 5; and
6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 5 will not exceed thirty-five percent (35%); and
7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
8. A list of estimated non-project costs; and
9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
10. A statement indicating how creation of TID 5 promotes the orderly development of the City; and
11. 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, to wit:

1. That "but for" the Territory Amendment to TID 5, the development projected to occur as detailed in the *Comprehensive Plan* would not occur in the manner desired by the City and RDA; and
2. TID 5 shall remain a blighted area district, as greater than fifty percent (50%) by area of the real property within the proposed Territory Amendment is in need of blight elimination thereby exceeding the fifty percent (50%) threshold as defined in Wis. Stats. §66.1337 (2m)(b); and
3. The proposed activities and project costs in the Amended Project Plan will continue to relate directly to blight elimination within TID 5 consistent with the purpose for which the District is created; and
4. The proposed activities and project costs in the Amended Project Plan are in concurrence with Wis. Stats. §66.1337, which enable the City to conduct specific blight elimination and rehabilitation and conservation work, including:
   - 4.1. A program of voluntary or compulsory repair and rehabilitation of buildings or other improvements; and
   - 4.2. 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
   - 4.3. Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out an urban renewal project; and
   - 4.4. 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
5. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in TID 5; and
6. The economic benefits of TID 5, as measured by increased property value, employment, and income,
   - 6.1. are greater than the cost of the improvements identified in the Amended Project Plan; and
   - 6.2. are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
7. The TID 5 Amended Project Plan is feasible and in conformity with the City *Comprehensive Plan*.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Green Bay adopts a Territory Amendment to Tax Increment District Number Five (5), East and West Downtown ("TID 5"), and amends the Project Plan.

Adopted __________________

Approved __________________

COMMON COUNCIL OF THE
CITY OF GREEN BAY

By: ______________________________________
Eric Genrich, Mayor

Attest: ______________________________________
Kris Teske, City Clerk

City of Green Bay
Department of Community and Economic Development

Tax Increment District Five (5)

East and West Downtown

Amended
PROJECT PLAN

City of Green Bay, Wisconsin
DRAFT 19 August 2019

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

Joint Review Board of the City of Green Bay
Diana Ellenbecker, *City of Green Bay*
Chad Weininger, *Brown County*
Cale Pulczinski, *Green Bay Area Public Schools*
Bob Mathews, *Northeast Wisconsin Technical College*
Brent Weycker, *Citizen Member*

Common Council of the City of Green Bay
Eric Genrich, *Mayor*
Mark Steuer, *President, District 10*
Bill Galvin, *Vice-President, District 4*
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Redevelopment Authority of the City of Green Bay
Gary Delveaux, *Chair*
Matt Schueller, *Vice Chair*
James Blumreich
Melanie Parma
Alderperson Barbara Dorff
Kathy Hinkfuss
Deby Dehn

This Project Plan was prepared by
Kevin J. Vonck, *Development Director*
Erin Roznik, *Design Specialist*
David Buck, *Principal Planner*
Diana Ellenbecker, *Finance Director*
Vanessa Chavez, *City Attorney*
Tom Giese, *Right-of-Way Specialist*

Table of Contents

Summary of Findings

1. In accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Five (5), East and West Downtown, ("TID 5") on December 21, 1999; and
2. In accordance with Wis. Stats. §66.1105, the City and the Redevelopment Authority of the City of Green Bay ("RDA") desire to remove parcels from TID 5 that are generally located in the area east of S. Maple Street, south of Howard Street, west of the Fox River, and north of Fifth (5th) Street; and
3. The Common Council of the City designated the RDA to perform all acts necessary to adopt a Territory Amendment Resolution and amend the Project Plan for TID 5 on Tuesday, July 16, 2019; and
4. The RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
    - 4.1. On Tuesday, August 20, 2019, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed amendments to TID 5, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
    - 4.2. On Wednesday, August 7, 2019, and Monday, August 12, 2019, published a notice of said public hearing in the Green Bay Press-Gazette; and
    - 4.3. On Monday, August 5, 2019, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
    - 4.4. On Monday, August 5, 2019, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
5. The Amended Project Plan meets all the requirements of Wis. Stats. §66.1105, to wit:
    - 5.1. An economic feasibility study; and
    - 5.2. A detailed list of estimated project costs; and
    - 5.3. 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
    - 5.4. A map showing existing uses and conditions of real property within TID 5; and
    - 5.5. A map showing proposed improvements and uses in TID 5; and
    - 5.6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 5 will not exceed thirty-five percent (35%); and
    - 5.7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
    - 5.8. A list of estimated non-project costs; and
    - 5.9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
    - 5.10. A statement indicating how creation of TID 5 promotes the orderly development of the City; and

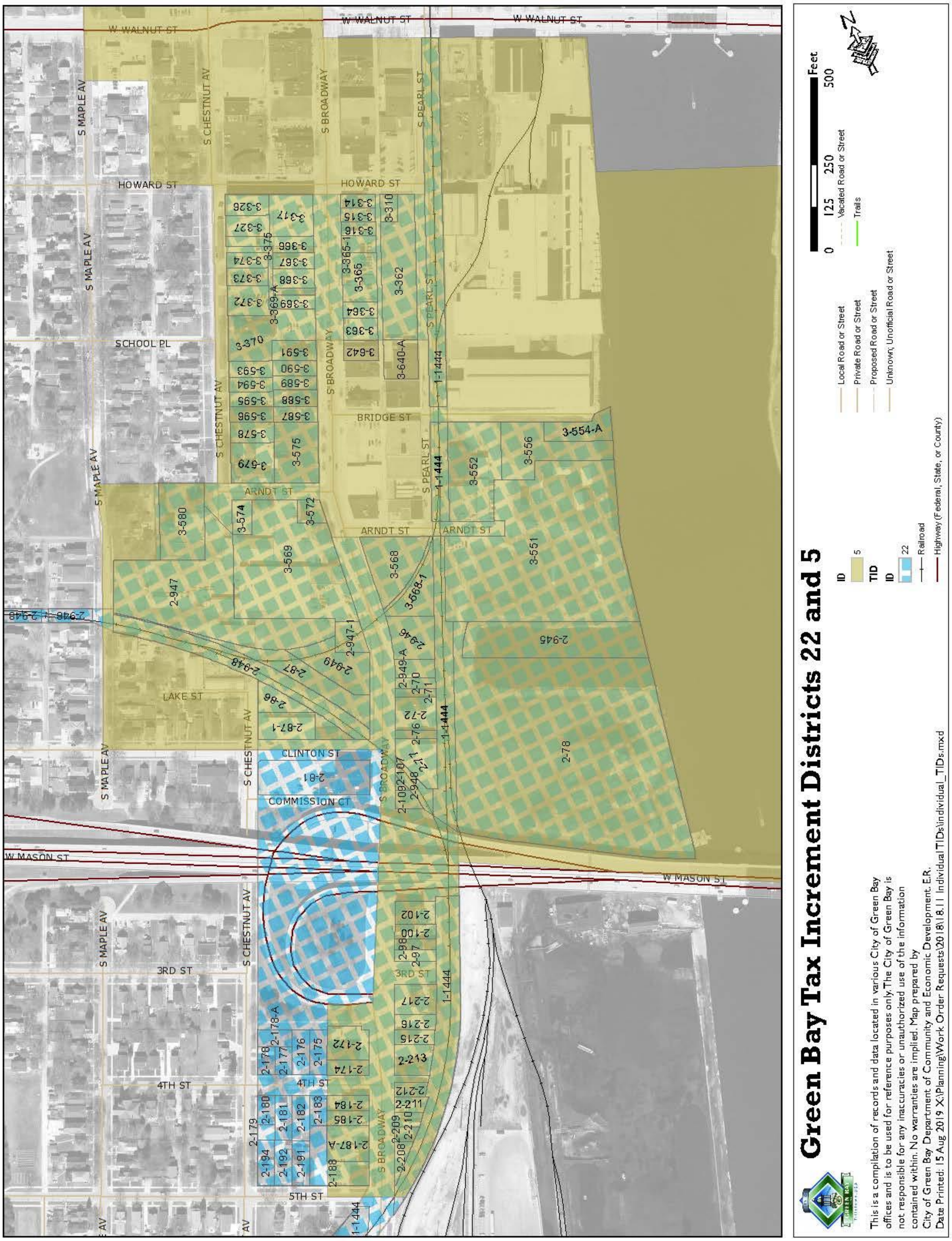
5.11. An opinion of the City Attorney that the Project Plan is complete and complies with Wis. Stats. §66.1105; and

6. The RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:
   6.1. That "but for" the Territory Amendment to TID 5, the development projected to occur as detailed in the *Comprehensive Plan* would not occur in the manner desired by the City and RDA; and
   6.2. TID 5 shall remain a blighted area district, as greater than fifty percent (50%) by area of the real property within the proposed Territory Amendment is in need of blight elimination thereby exceeding the fifty percent (50%) threshold as defined in Wis. Stats. §66.1337 (2m)(b); and
   6.3. The proposed activities and project costs in the Amended Project Plan will continue to relate directly to blight elimination within TID 5 consistent with the purpose for which the District is created; and
   6.4. The proposed activities and project costs in the Amended Project Plan are in concurrence with Wis. Stats. §66.1337, which enable the City to conduct specific blight elimination and rehabilitation and conservation work, including:
      6.4.1. A program of voluntary or compulsory repair and rehabilitation of buildings or other improvements; and
      6.4.2. 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
      6.4.3. Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out an urban renewal project; and
      6.4.4. 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
   6.5. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in TID 5; and
   6.6. The economic benefits of TID 5, as measured by increased property value, employment, and income,
      6.6.1. are greater than the cost of the improvements identified in the Amended Project Plan; and
      6.6.2. are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
   6.7. The TID 5 Amended Project Plan is feasible and in conformity with the City *Comprehensive Plan*.

Proposed Amendment

Remove any parcel within TID 5 that falls within the boundary for TID 22, as identified within the Map and table in Appendix C. Amend the Legal Description in Appendix B to reflect the new TID 5 boundary.

Map of Parcels to be Removed from TID 5



Appendix A: City Attorney Legal Opinion

TO BE INSERTED

Appendix B: Amended Legal Description for TID 5

TO BE INSERTED

Appendix C: Parcels to be Removed from TID 5 and Assessed Values

TAX PARCEL	ADDRESS	ACRES	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE
2-212	823 S BROADWAY		$ 11,000	$ 73,100	$ 84,100
2-208	837 S BROADWAY		$ 8,900	$ 35,300	$ 44,200
2-215	813 S BROADWAY		$ 13,600	$ 69,800	$ 83,400
2-213	821 S BROADWAY		$ 25,900	$ 131,700	$ 157,600
2-100	715 S BROADWAY		$ 13,800	$ 108,200	$ 122,000
2-98	719 S BROADWAY		$ 10,900	$ 74,400	$ 85,300
2-102	709 S BROADWAY		$ 21,400	$ 286,500	$ 307,900
3-369-A	226 S BROADWAY		$ 13,200	$ 65,200	$ 78,400
2-211	825 S BROADWAY		$ 10,200	$ -	$ 10,200
2-210	829 S BROADWAY		$ 9,500	$ -	$ 9,500
2-209	833 S BROADWAY		$ 9,200	$ -	$ 9,200
2-216	809 S BROADWAY		$ 14,100	$ -	$ 14,100
2-97	723 S BROADWAY		$ 10,900	$ 3,100	$ 14,000
3-374	219 S CHESTNUT AVE		$ -	$ -	$ -
3-373	223 S CHESTNUT AVE		$ -	$ -	$ -
3-372	225 S CHESTNUT AVE		$ -	$ -	$ -
3-369	228 S BROADWAY		$ -	$ -	$ -
3-368	220 S BROADWAY		$ -	$ -	$ -

3-367	218 S BROADWAY		$ -	$ -	$ -
3-365-1	S BROADWAY		$ -	$ -	$ -
3-365	217 S BROADWAY		$ -	$ -	$ -
3-364	223 S BROADWAY		$ 26,400	$ 600	$ 27,000
3-363	S BROADWAY		$ 34,700	$ 800	$ 35,500
3-362	301 S PEARL ST		$ 105,000	$ 14,300	$ 119,300
3-588	316 S BROADWAY		$ 33,000	$ 67,100	$ 100,100
3-591	300 S BROADWAY		$ 29,000	$ 147,800	$ 176,800
3-589	312 S BROADWAY		$ 7,800	$ -	$ 7,800
3-590	304 S BROADWAY		$ 8,600	$ -	$ 8,600
3-593	305 S CHESTNUT AVE		$ -	$ -	$ -
3-594	311 S CHESTNUT AVE		$ -	$ -	$ -
3-595	315 S CHESTNUT AVE		$ -	$ -	$ -
3-316	211 S BROADWAY		$ 22,000	$ 16,600	$ 38,600
2-217	801 S BROADWAY		$ 28,700	$ 50,700	$ 79,400
3-572	402 S BROADWAY		$ -	$ -	$ -
3-569	420 S BROADWAY		$ -	$ -	$ -
3-579	335 S CHESTNUT AVE		$ -	$ -	$ -
3-327	209 S CHESTNUT AVE		$ -	$ -	$ -
3-326	201 S CHESTNUT AVE		$ -	$ -	$ -

3-317	200 S BROADWAY		$ -	$ -	$ -
3-315	205 S BROADWAY		$ 22,300	$ -	$ 22,300
3-310	307 HOWARD ST		$ 22,300	$ -	$ 22,300
3-370	232 S BROADWAY		$ -	$ -	$ -
3-596	319 S CHESTNUT AVE		$ -	$ -	$ -
3-587	324 S BROADWAY		$ -	$ -	$ -
3-578	325 S CHESTNUT AVE		$ -	$ -	$ -
3-575	336 S BROADWAY		$ -	$ -	$ -
3-574	421 ARNDT ST		$ -	$ -	$ -
3-568-1	S BROADWAY		$ -	$ -	$ -
3-568	401 S BROADWAY		$ -	$ -	$ -
3-552	345 S PEARL ST		$ -	$ -	$ -
2-947	419 S MAPLE AVE		$ -	$ -	$ -
3-580	338 S CHESTNUT AVE		$ -	$ -	$ -
2-87-1	416 CLINTON ST		$ 35,600	$ 66,000	$ 101,600
2-86	410 CLINTON ST		$ 30,300	$ 27,300	$ 57,600
2-77	531 S BROADWAY		$ -	$ -	$ -
2-76	525 S BROADWAY		$ -	$ -	$ -
2-72	519 S BROADWAY		$ 43,200	$ 88,400	$ 131,600
2-109	613 S BROADWAY		$ -	$ -	$ -

2-107	S BROADWAY		$ -	$ -	$ -
2-71	517 S BROADWAY		$ -	$ -	$ -
2-70	515 S BROADWAY		$ -	$ -	$ -
2-949-A	511 S BROADWAY		$ -	$ -	$ -
2-947-1	504 S BROADWAY		$ -	$ -	$ -
2-172	818 S BROADWAY		$ 31,700	$ 88,400	$ 120,100
2-187-A	836 S BROADWAY		$ 34,700	$ 64,800	$ 99,500
2-188	840 S BROADWAY		$ 33,700	$ 129,100	$ 162,800
2-184	824 S BROADWAY		$ 14,600	$ 48,800	$ 63,400
2-185	828 S BROADWAY		$ 8,700	$ 73,500	$ 82,200
2-174	822 S BROADWAY		$ 14,500	$ 13,400	$ 27,900
1-1444	S ASHLAND AVE		$ -	$ -	$ -
2-78	100 W MASON ST		$ -	$ -	$ -
2-945	S PEARL ST		$ -	$ -	$ -
3-551	239 ARNDT ST		$ -	$ -	$ -
3-556	119 BRIDGE ST		$ -	$ -	$ -
3-554-A	101 BRIDGE ST		$ -	$ -	$ -
3-366	S BROADWAY		$ -	$ -	$ -
3-375	211 S CHESTNUT AVE		$ -	$ -	$ -
2-946	505 S BROADWAY		$ -	$ -	$ -

3-314	201 S BROADWAY		$ 22,000	$ 113,000	$ 135,000
2-948	S CHESTNUT AVE		$ -	$ -	$ -
2-87	S BROADWAY		$ -	$ -	$ -
2-949	506 S BROADWAY		$ -	$ -	$ -
82	TOTAL	0.00	$ 781,400	$ 1,857,900	$ 2,639,300

Report to the
Tax Incremental Districts Joint Review Committee of the City of Green Bay

MEETING DATE	PREPARED BY
August 19, 2019	Kevin J. Vonck, CED Director

AGENDA ITEM # D.2.

Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

BACKGROUND

Amend the Non-Project Costs section of the TID 7 Project Plan to include an allocation, in an amount not to exceed one million dollars ($1,000,000.00), from TID 7 to Tax Increment District Number Nine (9), State Highway 54/57 Business Park ("TID 9"), for the purposes of industrial development in TID 9, which is consistent with the purpose for which TID 9 was created.

RECOMMENDATION

Recommend the RDA and the City adopt an Allocation Amendment Resolution and amend the Project Plan for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6.2 - TID - TID 7 - Resolution - 190819 - Allocation Amendment
2. 6.2 - TID - TID 7 - Project Plan - Amended - 190819 - JRB

RESOLUTION 19-##
REGARDING AN ALLOCATION AMENDMENT FOR
TAX INCREMENT DISTRICT NUMBER SEVEN (7),
ASHLAND AVENUE AND LOMBARDI AVENUE CORRIDORS ("TID 7")

September 17, 2019

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Seven (7), Ashland Avenue and Lombardi Avenue Corridors ("TID 7"), on January 15, 2002; and

WHEREAS, the Common Council of the City designated the Redevelopment Authority of the City of Green Bay ("RDA") to perform all acts necessary to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 7 on Tuesday, July 16, 2019; and

WHEREAS, the RDA proposed allocating excess incremental property taxes from TID 7 to Tax Increment District Number Nine (9), State Highway 54/57 Business Park ("TID 9"); and

WHEREAS, the RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:

1. On Tuesday, August 20, 2019, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed amendments to TID 7, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
2. On Wednesday, August 7, 2019, and Monday, August 12, 2019, published a notice of said public hearing in the Green Bay Press-Gazette; and
3. On Monday, August 5, 2019, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
4. On Monday, August 5, 2019, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and

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

1. An economic feasibility study; and
2. A detailed list of estimated project costs; and
3. 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
4. A map showing existing uses and conditions of real property within TID 7; and
5. A map showing proposed improvements and uses in TID 7; and
6. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
7. A list of estimated non-project costs; and
8. A statement relating to the proposed method for the relocation of any persons to be displaced; and
9. A statement indicating how creation of TID 7 promotes the orderly development of the City; and
10. An opinion of the City Attorney that the Amended 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, to wit:

1. The Amended Project Plan demonstrates that TID 7 has accumulated aggregate incremental property taxes greater than the amount of total project costs; and
2. In accordance with Wis. Stats. §66.1105(6)(f)3, that TID 7 has satisfied all of its current year debt service and project cost obligations; and
3. Prior to the mandatory termination date of October 7, 2026, TID 9 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and
4. Wis. Stats. §66.1105 permits the City to donate surplus funds from TID 7 to TID 9; and
5. That "but for" the adoption of an Allocation Amendment, the development projected to occur in both TID 7 and TID 9, as detailed in the City *Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
6. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in both TID 7 and TID 9; and
7. The economic benefits of both TID 7 and TID 9, as measured by increased property value, employment, and income,
   7.1. Are greater than the cost of the improvements identified in the respective Project Plans; and
   7.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
8. The TID 7 and TID 9 Project Plans are feasible and in conformity with the City *Comprehensive Plan*.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Green Bay amends the Non-Project Costs section of the TID 7 Project Plan to include an allocation, in an amount not to exceed one million dollars ($1,000,000.00), from TID 7 to TID 9, for the purposes of industrial development in TID 9, which is consistent with the purpose for which TID 9 was created; and

BE IT FINALLY RESOLVED that the City is hereby authorized to transfer such funds as specified herein.

Adopted _________________

Approved _________________

COMMON COUNCIL OF THE
CITY OF GREEN BAY

By: ______________________________________
Eric Genrich, Mayor

Attest: ______________________________________
Kris Teske, City Clerk

City of Green Bay
Department of Community and Economic Development

Tax Increment District Seven (7)

Ashland Avenue and Lombardi Avenue Corridors

Amended
PROJECT PLAN

City of Green Bay, Wisconsin
DRAFT 19 August 2019

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

Joint Review Board of the City of Green Bay
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Kathy Hinkfuss
Deby Dehn

This Project Plan was prepared by
Kevin J. Vonck, *Development Director*
Erin Roznik, *Design Specialist*
David Buck, *Principal Planner*
Diana Ellenbecker, *Finance Director*
Vanessa Chavez, *City Attorney*
Tom Giese, *Right-of-Way Specialist*

Table of Contents

Summary of Findings

1. In accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Seven (7), Ashland Avenue and Lombardi Avenue Corridors ("TID 7"), on January 15, 2002; and
2. The Common Council of the City designated the Redevelopment Authority of the City of Green Bay ("RDA") to perform all acts necessary to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 7 on Tuesday, July 16, 2019; and
3. The RDA proposed allocating excess incremental property taxes from TID 7 to Tax Increment District Number Nine (9), State Highway 54/57 Business Park ("TID 9"); and
4. The RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
   - 4.1. On Tuesday, August 20, 2019, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed amendments to TID 7, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
   - 4.2. On Wednesday, August 7, 2019, and Monday, August 12, 2019, published a notice of said public hearing in the Green Bay Press-Gazette; and
   - 4.3. On Monday, August 5, 2019, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
   - 4.4. On Monday, August 5, 2019, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
5. The Amended Project Plan meets all the requirements of Wis. Stats. §66.1105, to wit:
   - 5.1. An economic feasibility study; and
   - 5.2. A detailed list of estimated project costs; and
   - 5.3. 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
   - 5.4. A map showing existing uses and conditions of real property within TID 7; and
   - 5.5. A map showing proposed improvements and uses in TID 7; and
   - 5.6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 7 will not exceed thirty-five percent (35%); and
   - 5.7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
   - 5.8. A list of estimated non-project costs; and
   - 5.9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
   - 5.10. A statement indicating how creation of TID 7 promotes the orderly development of the City; and
   - 5.11. An opinion of the City Attorney that the Project Plan is complete and complies with Wis. Stats. §66.1105; and
6. The RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:
   - 6.1. The Amended Project Plan demonstrates that TID 7 has accumulated aggregate incremental property taxes greater than the amount of total project costs; and

6.2. In accordance with Wis. Stats. §66.1105(6)(f)3, that TID 7 has satisfied all of its current year debt service and project cost obligations; and
6.3. Prior to the mandatory termination date of October 7, 2026, TID 9 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and
6.4. Wis. Stats. §66.1105 permits the City to donate surplus funds from TID 7 to TID 9; and
6.5. That "but for" the adoption of an Allocation Amendment, the development projected to occur in both TID 7 and TID 9, as detailed in the City *Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
6.6. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in both TID 7 and TID 9; and
6.7. The economic benefits of both TID 7 and TID 9, as measured by increased property value, employment, and income,
    6.7.1. Are greater than the cost of the improvements identified in the respective Project Plans; and
    6.7.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
6.8. The TID 7 and TID 9 Project Plans are feasible and in conformity with the City *Comprehensive Plan*.

Proposed Amendment

Amend the Non-Project Costs section of the TID 7 Project Plan to include an allocation, in an amount not to exceed one million dollars ($1,000,000.00), from TID 7 to Tax Increment District Number Nine (9), State Highway 54/57 Business Park ("TID 9"), for the purposes of industrial development in TID 9, which is consistent with the purpose for which TID 9 was created.

Appendix A: City Attorney Legal Opinion

TO BE INSERTED

Report to the
Tax Incremental Districts Joint Review Committee of the City of Green Bay

MEETING DATE	PREPARED BY
August 19, 2019	Kevin J. Vonck, CED Director

AGENDA ITEM # D.3.

Consideration with possible action to adopt an Affordable Housing Extension Resolution for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

BACKGROUND

Prior to December 1, 2020, TID 7 will have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs, and in accordance with Wis. Stats. §66.1105, shall be required to close. Wis. Stats. §66.1105(6)(g) permits the City to extend the life of a TID that is required to close for one (1) additional year, so long as all incremental property taxes from such additional year are used to improve housing stock within the City so long as no less than seventy-five percent (75%) of said incremental property taxes from such additional year shall be allocated to affordable housing projects, with affordable being defined as housing that costs no more than thirty percent (30%) of the gross monthly income of a household.

Even with the Affordable Housing Extension, TID 7 will close before its mandatory termination date of January 15, 2029.

RECOMMENDATION

Recommend the RDA and City adopt an Affordable Housing Extension Resolution for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6.2 - TID - TID 7 - Resolution - 190819 - Affordable Housing Extension

Common Council
of the City of Green Bay

RESOLUTION 19-##
REGARDING AN AFFORDABLE HOUSING EXTENSION FOR TAX INCREMENT DISTRICT NUMBER SEVEN (7), ASHLAND AVENUE AND LOMBARDI AVENUE CORRIDORS ("TID 7")

September 17, 2019

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Seven (7) ("TID 7") on January 15, 2002; and

WHEREAS, prior to December 1, 2020, TID 7 will have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs, and in accordance with Wis. Stats. §66.1105, shall be required to close; and

WHEREAS, Wis. Stats. §66.1105(6)(g) permits the City to extend the life of a TID that is required to close for one (1) additional year, so long as all incremental property taxes from such additional year are used to improve housing stock within the City; and

WHEREAS, no less than seventy-five percent (75%) of said incremental property taxes from such additional year shall be allocated to affordable housing projects, with affordable being defined as housing that costs no more than thirty percent (30%) of the gross monthly income of a household.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Green Bay extends the life of TID 7 for one (1) additional year, until December 1, 2021, for the purposes of improving housing stock within the City; and

BE IT FURTHER RESOLVED that the City shall allocate no less than seventy-five percent (75%) of said incremental property taxes from such additional year to affordable housing projects; and

BE IT FINALLY RESOLVED that the City adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID 7, effective December 1, 2021.

Adopted __________________

Approved __________________

COMMON COUNCIL OF THE
CITY OF GREEN BAY

By: ______________________________________
Eric Genrich, Mayor

Attest: ______________________________________
Kris Teske, City Clerk

Report to the
Tax Incremental Districts Joint Review Committee of the City of Green Bay

MEETING DATE	PREPARED BY
August 19, 2019	Kevin J. Vonck, CED Director

AGENDA ITEM # D.4.

Consideration with possible action to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

BACKGROUND

Sufficient property tax increment will be collected as of the 2020 tax roll, payable in 2021, to cover TID 7 project costs, and thus should be closed before its mandatory termination date of January 15, 2029.

RECOMMENDATION

Recommend RDA and the City adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6.2 - TID - TID 7 - Resolution - 190819 - Termination

Save Print Clear

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Tax Incremental District Termination

City of Green Bay Resolution Number 19-##
(Town, Village, City) (Municipality)

Termination of Tax Incremental District (TID) # 7 and authorization to: *(check one)*

- [x] Distribute excess increment to overlying taxing districts
- [ ] Transfer all remaining debts to the municipality

WHEREAS, the City of Green Bay created TID # 7 on 01-15-2002 (mm-dd-yyyy), and adopted a project plan in the same year, and

WHEREAS, all TID # 7 projects were completed in the prescribed allowed time; and:

- [x] WHEREAS, sufficient increment was collected as of the 2020 (year) tax roll, payable 2021 (year), to cover TID # 7 project costs.
- [ ] WHEREAS, insufficient increment was collected to cover project costs.

THEREFORE BE IT RESOLVED, that the City of Green Bay does dissolve/terminate TID # 7 ; and

BE IT FURTHER RESOLVED, that the City Clerk shall notify the Wisconsin Department of Revenue (DOR), within sixty (60) days of this resolution or prior to the deadline of April 15, 2021 (year), whichever comes first, that the TID has been terminated; and

BE IT FURTHER RESOLVED, that the City Clerk shall sign the required DOR final accounting form (PE-223) agreeing on a date by which the City shall submit final accounting information to DOR; and:

- [x] BE IT FURTHER RESOLVED, that the City Treasurer shall distribute any excess increment collected after providing for ongoing expenses of the TID, to the affected taxing districts with proportionate shares to be determined by the final audit by the City 's auditors, ______________________ .
- [ ] BE IT FURTHER RESOLVED, that the City of Green Bay shall accept all remaining debts for TID # 7 as determined by the final audit by the Municipality's auditors, ______________________ .

Adopted this 17 day of September , 2019 (year)

Resolution introduced and adoption moved by alderperson ______________________

Motion for adoption seconded by alderperson ______________________

On roll call motion passed by a vote of ______ ayes to ______ nays

ATTEST:

______________________ Mayor/Head of Government Signature

______________________ Clerk Signature

Report to the
Tax Incremental Districts Joint Review Committee of the City of Green Bay

MEETING DATE	PREPARED BY
August 19, 2019	Kevin J. Vonck, CED Director

AGENDA ITEM # D.5.

Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Eight (8), Henry and Morrow Streets.

BACKGROUND

Amend the Non-Project Costs section of the TID 8 Project Plan to include an allocation, in an amount not to exceed one million, five hundred thousand dollars ($1,500,000.00), from TID 8 to TID 9, for the purposes of industrial development in TID 9, which is consistent with the purpose for which TID 9 was created.

Amend the Non-Project Costs section of the TID 8 Project Plan to include an allocation, in an amount not to exceed one hundred thousand dollars ($100,000.00), from TID 8 to TID 17, for the purposes of blight elimination in TID 17, which is consistent with the purpose for which TID 17 was created.

RECOMMENDATION

Recommend RDA and the City adopt an Allocation Amendment Resolution and amend the Project Plan for TID Eight (8), Henry and Morrow Streets.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6.2 - TID - TID 8 - Resolution - 190819 - Allocation Amendment
2. 6.2 - TID - TID 8 - Project Plan - Amended - 190819 - JRB

RESOLUTION 19-##
REGARDING AN ALLOCATION AMENDMENT FOR
TAX INCREMENT DISTRICT NUMBER EIGHT (8),
HENRY AND MORROW STREETS ("TID 8")

September 17, 2019

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Eight (8), Henry and Morrow Streets ("TID 8"), on August 20, 2002; and

WHEREAS, the Common Council of the City designated the Redevelopment Authority of the City of Green Bay ("RDA") to perform all acts necessary to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 8 on Tuesday, July 16, 2019; and

WHEREAS, the RDA proposed allocating excess incremental property taxes from TID 8 to Tax Increment District Number Nine (9), State Highway 54/57 Business Park ("TID 9") and from TID 8 to Tax Increment District Number Seventeen (17), 900 Block North Broadway ("TID 17"); and

WHEREAS, the RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
1. On Tuesday, August 20, 2019, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed amendments to TID 8, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
2. On Wednesday, August 7, 2019, and Monday, August 12, 2019, published a notice of said public hearing in the Green Bay Press-Gazette; and
3. On Monday, August 5, 2019, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
4. On Monday, August 5, 2019, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and

WHEREAS, the Amended Project Plan meets all the requirements of Wis. Stats. §66.1105, to wit:
1. An economic feasibility study; and
2. A detailed list of estimated project costs; and
3. 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
4. A map showing existing uses and conditions of real property within TID 8; and
5. A map showing proposed improvements and uses in TID 8; and
6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 8 will not exceed thirty-five percent (35%); and
7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
8. A list of estimated non-project costs; and
9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
10. A statement indicating how creation of TID 8 promotes the orderly development of the City; and
11. An opinion of the City Attorney that the Amended 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, to wit:

1. The Amended Project Plan demonstrates that TID 8 has accumulated aggregate incremental property taxes greater than the amount of total project costs; and
2. In accordance with Wis. Stats. §66.1105(6)(f)3, that TID 8 has satisfied all of its current year debt service and project cost obligations; and
3. Prior to the mandatory termination date of October 7, 2026, TID 9 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and
4. Prior to the mandatory termination date of September 2, 2035, TID 17 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and
5. Wis. Stats. §66.1105 permits the City to donate surplus funds from TID 8 to TID 9 and/or TID 17; and
6. That "but for" the adoption of an Allocation Amendment, the development projected to occur in both TID 8, TID 9, and TID 17, as detailed in the City *Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
7. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in both TID 8, TID 9, and TID 17; and
8. The economic benefits of both TID 8, TID 9, and TID 17, as measured by increased property value, employment, and income,
    - 8.1. Are greater than the cost of the improvements identified in the respective Project Plans; and
    - 8.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
9. The TID 8, TID 9, and TID 17 Project Plans are feasible and in conformity with the City *Comprehensive Plan*.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Green Bay amends the Non-Project Costs section of the TID 8 Project Plan to include an allocation, in an amount not to exceed one million, five hundred thousand dollars ($1,500,000.00), from TID 8 to TID 9, for the purposes of industrial development in TID 9, which is consistent with the purpose for which TID 9 was created; and

BE IT FURTHER RESOLVED that the Common Council of the City of Green Bay amends the Non-Project Costs section of the TID 8 Project Plan to include an allocation, in an amount not to exceed one hundred thousand dollars ($100,000.00), from TID 8 to TID 17, for the purposes of blight elimination in TID 17, which is consistent with the purpose for which TID 17 was created; and

BE IT FINALLY RESOLVED that the City is hereby authorized to transfer such funds as specified herein.

Adopted __________________

Approved __________________

COMMON COUNCIL OF THE
CITY OF GREEN BAY

By: ____
Eric Genrich, Mayor

Attest: ____
Kris Teske, City Clerk

City of Green Bay
Department of Community and Economic Development

Tax Increment District Eight (8)

Henry and Morrow Streets

Amended
PROJECT PLAN

City of Green Bay, Wisconsin
DRAFT 19 August 2019

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Erin Roznik, *Design Specialist*
David Buck, *Principal Planner*
Diana Ellenbecker, *Finance Director*
Vanessa Chavez, *City Attorney*
Tom Giese, *Right-of-Way Specialist*

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Summary of Findings

1. In accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Eight (8), Henry and Morrow Streets ("TID 8"), on August 20, 2002; and
2. The Common Council of the City designated the Redevelopment Authority of the City of Green Bay ("RDA") to perform all acts necessary to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 7 on Tuesday, July 16, 2019; and
3. The RDA proposed allocating excess incremental property taxes from TID 8 to Tax Increment District Number Nine (9), State Highway 54/57 Business Park ("TID 9") and from TID 8 to Tax Increment District Number Seventeen (17), 900 Block North Broadway ("TID 17"); and
4. The RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
   - 4.1. On Tuesday, August 20, 2019, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed amendments to TID 7, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
   - 4.2. On Wednesday, August 7, 2019, and Monday, August 12, 2019, published a notice of said public hearing in the Green Bay Press-Gazette; and
   - 4.3. On Monday, August 5, 2019, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
   - 4.4. On Monday, August 5, 2019, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
5. The Amended Project Plan meets all the requirements of Wis. Stats. §66.1105, to wit:
   - 5.1. An economic feasibility study; and
   - 5.2. A detailed list of estimated project costs; and
   - 5.3. 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
   - 5.4. A map showing existing uses and conditions of real property within TID 8; and
   - 5.5. A map showing proposed improvements and uses in TID 8; and
   - 5.6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 8 will not exceed thirty-five percent (35%); and
   - 5.7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
   - 5.8. A list of estimated non-project costs; and
   - 5.9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
   - 5.10. A statement indicating how creation of TID 8 promotes the orderly development of the City; and
   - 5.11. An opinion of the City Attorney that the Amended Project Plan is complete and complies with Wis. Stats. §66.1105; and
6. The RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:
   - 6.1. The Amended Project Plan demonstrates that TID 8 has accumulated aggregate incremental property taxes greater than the amount of total project costs; and

6.2. In accordance with Wis. Stats. §66.1105(6)(f)3, that TID 8 has satisfied all of its current year debt service and project cost obligations; and
6.3. Prior to the mandatory termination date of October 7, 2026, TID 9 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and
6.4. Prior to the mandatory termination date of September 2, 2035, TID 17 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and
6.5. Wis. Stats. §66.1105 permits the City to donate surplus funds from TID 8 to TID 9 and/or TID 17; and
6.6. That "but for" the adoption of an Allocation Amendment, the development projected to occur in both TID 8, TID 9, and TID 17, as detailed in the City *Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
6.7. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in both TID 8, TID 9, and TID 17; and
6.8. The economic benefits of both TID 8, TID 9, and TID 17, as measured by increased property value, employment, and income,
    6.8.1. Are greater than the cost of the improvements identified in the respective Project Plans; and
    6.8.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
6.9. The TID 8, TID 9, and TID 17 Project Plans are feasible and in conformity with the City *Comprehensive Plan*.

Proposed Amendment

Amend the Non-Project Costs section of the TID 8 Project Plan to include an allocation, in an amount not to exceed one million, five hundred thousand dollars ($1,500,000.00), from TID 8 to TID 9, for the purposes of industrial development in TID 9, which is consistent with the purpose for which TID 9 was created.

Amend the Non-Project Costs section of the TID 8 Project Plan to include an allocation, in an amount not to exceed one hundred thousand dollars ($100,000.00), from TID 8 to TID 17, for the purposes of blight elimination in TID 17, which is consistent with the purpose for which TID 17 was created.

Appendix A: City Attorney Legal Opinion

TO BE INSERTED

Report to the

Tax Incremental Districts Joint Review Committee of the City of Green Bay

MEETING DATE	PREPARED BY
August 19, 2019	Kevin J. Vonck, CED Director

AGENDA ITEM # D.6.

Consideration with possible action to adopt an Affordable Housing Extension Resolution for TID Eight (8), Henry and Morrow Streets.

BACKGROUND

Prior to December 1, 2020, TID 8 will have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs, and in accordance with Wis. Stats. §66.1105, shall be required to close. Wis. Stats. §66.1105(6)(g) permits the City to extend the life of a TID that is required to close for one (1) additional year, so long as all incremental property taxes from such additional year are used to improve housing stock within the City so long as no less than seventy-five percent (75%) of said incremental property taxes from such additional year shall be allocated to affordable housing projects, with affordable being defined as housing that costs no more than thirty percent (30%) of the gross monthly income of a household.

Even with the Affordable Housing Extension, TID 8 will close before its mandatory termination date of August 20, 2029.

RECOMMENDATION

Recommend RDA and the City adopt an Affordable Housing Extension Resolution for TID Eight (8), Henry and Morrow Streets.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6.2 - TID - TID 8 - Resolution - 190819 - Affordable Housing Extension

RESOLUTION 19-##
REGARDING AN AFFORDABLE HOUSING EXTENSION FOR TAX INCREMENT DISTRICT NUMBER EIGHT (8), HENRY AND MORROW STREETS ("TID 8")

September 17, 2019

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Eight (8) ("TID 8") on August 20, 2002; and

WHEREAS, prior to December 1, 2020, TID 8 will have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs, and in accordance with Wis. Stats. §66.1105, shall be required to close; and

WHEREAS, Wis. Stats. §66.1105(6)(g) permits the City to extend the life of a TID that is required to close for one (1) additional year, so long as all incremental property taxes from such additional year are used to improve housing stock within the City; and

WHEREAS, no less than seventy-five percent (75%) of said incremental property taxes from such additional year shall be allocated to affordable housing projects, with affordable being defined as housing that costs no more than thirty percent (30%) of the gross monthly income of a household.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Green Bay extends the life of TID 8 for one (1) additional year, until December 1, 2021, for the purposes of improving housing stock within the City; and

BE IT FURTHER RESOLVED that the City shall allocate no less than seventy-five percent (75%) of said incremental property taxes from such additional year to affordable housing projects; and

BE IT FINALLY RESOLVED that the City adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID 8, effective December 1, 2021.

Adopted __________________

Approved __________________

COMMON COUNCIL OF THE CITY OF GREEN BAY

By: ________________________________
Eric Genrich, Mayor

Attest: ________________________________
Kris Teske, City Clerk

Report to the

Tax Incremental Districts Joint Review Committee of the City of Green Bay

MEETING DATE	PREPARED BY
August 19, 2019	Kevin J. Vonck, CED Director

AGENDA ITEM # D.7.

Consideration with possible action to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Eight (8), Henry and Morrow Streets.

BACKGROUND

Sufficient property tax increment will be collected as of the 2020 tax roll, payable in 2021, to cover TID 8 project costs, and thus should be closed before its mandatory termination date of August 20, 2029.

RECOMMENDATION

Recommend RDA and the City adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Eight (8), Henry and Morrow Streets.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6.2 - TID - TID 8 - Resolution - 190819 - Termination Resolution

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Tax Incremental District Termination

City of Green Bay Resolution Number 19-##
(Town, Village, City) (Municipality)

Termination of Tax Incremental District (TID) # 8 and authorization to: *(check one)*

☑ Distribute excess increment to overlying taxing districts

☐ Transfer all remaining debts to the municipality

WHEREAS, the City of Green Bay created TID # 8 on 08-20-2002 (mm-dd-yyyy), and adopted a project plan in the same year, and

WHEREAS, all TID # 8 projects were completed in the prescribed allowed time; and:

☑ WHEREAS, sufficient increment was collected as of the 2020 (year) tax roll, payable 2021 (year), to cover TID # 8 project costs.

☐ WHEREAS, insufficient increment was collected to cover project costs.

THEREFORE BE IT RESOLVED, that the City of Green Bay does dissolve/terminate TID # 8 ; and

BE IT FURTHER RESOLVED, that the City Clerk shall notify the Wisconsin Department of Revenue (DOR), within sixty (60) days of this resolution or prior to the deadline of April 15, 2021 (year), whichever comes first, that the TID has been terminated; and

BE IT FURTHER RESOLVED, that the City Clerk shall sign the required DOR final accounting form (PE-223) agreeing on a date by which the City shall submit final accounting information to DOR; and:

☑ BE IT FURTHER RESOLVED, that the City Treasurer shall distribute any excess increment collected after providing for ongoing expenses of the TID, to the affected taxing districts with proportionate shares to be determined by the final audit by the City 's auditors, ______________________ .

☐ BE IT FURTHER RESOLVED, that the City of Green Bay shall accept all remaining debts for TID # 8 as determined by the final audit by the Municipality's auditors, ______________________ .

Adopted this 17 day of September, 2019 (year)

Resolution introduced and adoption moved by alderperson ______________________

Motion for adoption seconded by alderperson ______________________

On roll call motion passed by a vote of ______ ayes to ______ nays

ATTEST:

____
Mayor/Head of Government Signature

____
Clerk Signature

Report to the

Tax Incremental Districts Joint Review Committee of the City of Green Bay

MEETING DATE	PREPARED BY
August 19, 2019	Kevin J. Vonck, CED Director

AGENDA ITEM # D.8.

Consideration with possible action to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Nine (9), State Highway 54/57 Business Park.

BACKGROUND

Sufficient property tax increment will be collected as of the 2020 tax roll, payable in 2021, to cover TID 9 project costs, and thus should be closed before its mandatory termination date of October 7, 2026.

RECOMMENDATION

Recommend RDA and the City adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Nine (9), State Highway 54/57 Business Park.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6.2 - TID - TID 9 - Resolution - 190819 - Termination

100 North Jefferson Street, Green Bay, Wisconsin 54301-5026
greenbaywi.gov

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Tax Incremental District Termination

City of Green Bay Resolution Number 19-##
(Town, Village, City) (Municipality)

Termination of Tax Incremental District (TID) # 9 and authorization to: *(check one)*

☑ Distribute excess increment to overlying taxing districts

☐ Transfer all remaining debts to the municipality

WHEREAS, the City of Green Bay created TID # 9 on 10-07-2003 (mm-dd-yyyy), and adopted a project plan in the same year, and

WHEREAS, all TID # 9 projects were completed in the prescribed allowed time; and:

☑ WHEREAS, sufficient increment was collected as of the 2020 (year) tax roll, payable 2021 (year), to cover TID # 9 project costs.

☐ WHEREAS, insufficient increment was collected to cover project costs.

THEREFORE BE IT RESOLVED, that the City of Green Bay does dissolve/terminate TID # 9 ; and

BE IT FURTHER RESOLVED, that the City Clerk shall notify the Wisconsin Department of Revenue (DOR), within sixty (60) days of this resolution or prior to the deadline of April 15, 2021 (year), whichever comes first, that the TID has been terminated; and

BE IT FURTHER RESOLVED, that the City Clerk shall sign the required DOR final accounting form (PE-223) agreeing on a date by which the City shall submit final accounting information to DOR; and:

☑ BE IT FURTHER RESOLVED, that the City Treasurer shall distribute any excess increment collected after providing for ongoing expenses of the TID, to the affected taxing districts with proportionate shares to be determined by the final audit by the City 's auditors, ______________________.

☐ BE IT FURTHER RESOLVED, that the City of Green Bay shall accept all remaining debts for TID # 9 as determined by the final audit by the Municipality's auditors, ______________________.

Adopted this 17 day of September, 2019 (year)

Resolution introduced and adoption moved by alderperson ______________________

Motion for adoption seconded by alderperson ______________________

On roll call motion passed by a vote of ______ ayes to ______ nays

ATTEST:

____
Mayor/Head of Government Signature

____
Clerk Signature

Report to the

Tax Incremental Districts Joint Review Committee of the City of Green Bay

MEETING DATE	PREPARED BY
August 19, 2019	Kevin J. Vonck, CED Director

AGENDA ITEM # D.9.

Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Twelve (12), I-43 Commercial Development.

BACKGROUND

Amend the Non-Project Costs section of the TID 12 Project Plan to include an allocation, in an amount not to exceed five hundred thousand dollars ($500,000.00), from TID 12 to TID 9, for the purposes of industrial development in TID 9, which is consistent with the purpose for which TID 9 was created.

RECOMMENDATION

Recommend the RDA and City adopt an Allocation Amendment Resolution and amend the Project Plan for TID Twelve (12), I-43 Commercial Development.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6.2 - TID - TID 7 - Resolution - 190819 - Allocation Amendment
2. 6.2 - TID - TID 7 - Project Plan - Amended - 190819 - JRB

RESOLUTION 19-##
REGARDING AN ALLOCATION AMENDMENT FOR
TAX INCREMENT DISTRICT NUMBER SEVEN (7),
ASHLAND AVENUE AND LOMBARDI AVENUE CORRIDORS ("TID 7")

September 17, 2019

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Seven (7), Ashland Avenue and Lombardi Avenue Corridors ("TID 7"), on January 15, 2002; and

WHEREAS, the Common Council of the City designated the Redevelopment Authority of the City of Green Bay ("RDA") to perform all acts necessary to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 7 on Tuesday, July 16, 2019; and

WHEREAS, the RDA proposed allocating excess incremental property taxes from TID 7 to Tax Increment District Number Nine (9), State Highway 54/57 Business Park ("TID 9"); and

WHEREAS, the RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:

1. On Tuesday, August 20, 2019, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed amendments to TID 7, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
2. On Wednesday, August 7, 2019, and Monday, August 12, 2019, published a notice of said public hearing in the Green Bay Press-Gazette; and
3. On Monday, August 5, 2019, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
4. On Monday, August 5, 2019, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and

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

1. An economic feasibility study; and
2. A detailed list of estimated project costs; and
3. 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
4. A map showing existing uses and conditions of real property within TID 7; and
5. A map showing proposed improvements and uses in TID 7; and
6. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
7. A list of estimated non-project costs; and
8. A statement relating to the proposed method for the relocation of any persons to be displaced; and
9. A statement indicating how creation of TID 7 promotes the orderly development of the City; and
10. An opinion of the City Attorney that the Amended 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, to wit:

1. The Amended Project Plan demonstrates that TID 7 has accumulated aggregate incremental property taxes greater than the amount of total project costs; and
2. In accordance with Wis. Stats. §66.1105(6)(f)3, that TID 7 has satisfied all of its current year debt service and project cost obligations; and
3. Prior to the mandatory termination date of October 7, 2026, TID 9 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and
4. Wis. Stats. §66.1105 permits the City to donate surplus funds from TID 7 to TID 9; and
5. That "but for" the adoption of an Allocation Amendment, the development projected to occur in both TID 7 and TID 9, as detailed in the City *Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
6. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in both TID 7 and TID 9; and
7. The economic benefits of both TID 7 and TID 9, as measured by increased property value, employment, and income,
   7.1. Are greater than the cost of the improvements identified in the respective Project Plans; and
   7.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
8. The TID 7 and TID 9 Project Plans are feasible and in conformity with the City *Comprehensive Plan*.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Green Bay amends the Non-Project Costs section of the TID 7 Project Plan to include an allocation, in an amount not to exceed one million dollars ($1,000,000.00), from TID 7 to TID 9, for the purposes of industrial development in TID 9, which is consistent with the purpose for which TID 9 was created; and

BE IT FINALLY RESOLVED that the City is hereby authorized to transfer such funds as specified herein.

Adopted ________________

Approved ________________

COMMON COUNCIL OF THE
CITY OF GREEN BAY

By: ________________________________
Eric Genrich, Mayor

Attest: ________________________________
Kris Teske, City Clerk

City of Green Bay
Department of Community and Economic Development

Tax Increment District Seven (7)

Ashland Avenue and Lombardi Avenue Corridors

Amended PROJECT PLAN

City of Green Bay, Wisconsin

DRAFT 19 August 2019

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

Joint Review Board of the City of Green Bay
Diana Ellenbecker, *City of Green Bay*
Chad Weininger, *Brown County*
Cale Pulczinski, *Green Bay Area Public Schools*
Bob Mathews, *Northeast Wisconsin Technical College*
Brent Weycker, *Citizen Member*

Common Council of the City of Green Bay
Eric Genrich, *Mayor*
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Gary Delveaux, *Chair*
Matt Schueller, *Vice Chair*
James Blumreich
Melanie Parma
Alderperson Barbara Dorff
Kathy Hinkfuss
Deby Dehn

This Project Plan was prepared by
Kevin J. Vonck, *Development Director*
Erin Roznik, *Design Specialist*
David Buck, *Principal Planner*
Diana Ellenbecker, *Finance Director*
Vanessa Chavez, *City Attorney*
Tom Giese, *Right-of-Way Specialist*

Table of Contents

Summary of Findings

1. In accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Seven (7), Ashland Avenue and Lombardi Avenue Corridors ("TID 7"), on January 15, 2002; and
2. The Common Council of the City designated the Redevelopment Authority of the City of Green Bay ("RDA") to perform all acts necessary to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 7 on Tuesday, July 16, 2019; and
3. The RDA proposed allocating excess incremental property taxes from TID 7 to Tax Increment District Number Nine (9), State Highway 54/57 Business Park ("TID 9"); and
4. The RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
    - 4.1. On Tuesday, August 20, 2019, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed amendments to TID 7, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
    - 4.2. On Wednesday, August 7, 2019, and Monday, August 12, 2019, published a notice of said public hearing in the Green Bay Press-Gazette; and
    - 4.3. On Monday, August 5, 2019, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
    - 4.4. On Monday, August 5, 2019, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
5. The Amended Project Plan meets all the requirements of Wis. Stats. §66.1105, to wit:
    - 5.1. An economic feasibility study; and
    - 5.2. A detailed list of estimated project costs; and
    - 5.3. 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
    - 5.4. A map showing existing uses and conditions of real property within TID 7; and
    - 5.5. A map showing proposed improvements and uses in TID 7; and
    - 5.6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 7 will not exceed thirty-five percent (35%); and
    - 5.7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
    - 5.8. A list of estimated non-project costs; and
    - 5.9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
    - 5.10. A statement indicating how creation of TID 7 promotes the orderly development of the City; and
    - 5.11. An opinion of the City Attorney that the Project Plan is complete and complies with Wis. Stats. §66.1105; and
6. The RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:
    - 6.1. The Amended Project Plan demonstrates that TID 7 has accumulated aggregate incremental property taxes greater than the amount of total project costs; and

6.2. In accordance with Wis. Stats. §66.1105(6)(f)3, that TID 7 has satisfied all of its current year debt service and project cost obligations; and
6.3. Prior to the mandatory termination date of October 7, 2026, TID 9 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and
6.4. Wis. Stats. §66.1105 permits the City to donate surplus funds from TID 7 to TID 9; and
6.5. That "but for" the adoption of an Allocation Amendment, the development projected to occur in both TID 7 and TID 9, as detailed in the City *Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
6.6. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in both TID 7 and TID 9; and
6.7. The economic benefits of both TID 7 and TID 9, as measured by increased property value, employment, and income,
    6.7.1. Are greater than the cost of the improvements identified in the respective Project Plans; and
    6.7.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
6.8. The TID 7 and TID 9 Project Plans are feasible and in conformity with the City *Comprehensive Plan*.

Proposed Amendment

Amend the Non-Project Costs section of the TID 7 Project Plan to include an allocation, in an amount not to exceed one million dollars ($1,000,000.00), from TID 7 to Tax Increment District Number Nine (9), State Highway 54/57 Business Park ("TID 9"), for the purposes of industrial development in TID 9, which is consistent with the purpose for which TID 9 was created.

Appendix A: City Attorney Legal Opinion

TO BE INSERTED

Report to the
Tax Incremental Districts Joint Review Committee of the City of Green Bay

MEETING DATE	PREPARED BY
August 19, 2019	Kevin J. Vonck, CED Director

AGENDA ITEM # D.10.

Consideration with possible action to adopt an Affordable Housing Extension Resolution for TID Twelve (12), I-43 Commercial Development.

BACKGROUND

Prior to December 1, 2021, TID 12 will have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs, and in accordance with Wis. Stats. §66.1105, shall be required to close. Wis. Stats. §66.1105(6)(g) permits the City to extend the life of a TID that is required to close for one (1) additional year, so long as all incremental property taxes from such additional year are used to improve housing stock within the City so long as no less than seventy-five percent (75%) of said incremental property taxes from such additional year shall be allocated to affordable housing projects, with affordable being defined as housing that costs no more than thirty percent (30%) of the gross monthly income of a household.

Even with the Affordable Housing Extension, TID 7 will close before its mandatory termination date of September 6, 2025.

RECOMMENDATION

Recommend RDA and the City adopt an Affordable Housing Extension Resolution for TID Twelve (12), I-43 Commercial Development.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6.2 - TID - TID 12 - Resolution - 190819 - Affordable Housing Extension

RESOLUTION 19-##
REGARDING AN AFFORDABLE HOUSING EXTENSION FOR TAX INCREMENT DISTRICT NUMBER TWELVE (12), I-43 COMMERCIAL DEVELOPMENT ("TID 12")

September 17, 2019

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Twelve (12) ("TID 12") on September 6, 2005; and

WHEREAS, prior to December 1, 2021, TID 12 will have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs, and in accordance with Wis. Stats. §66.1105, shall be required to close; and

WHEREAS, Wis. Stats. §66.1105(6)(g) permits the City to extend the life of a TID that is required to close for one (1) additional year, so long as all incremental property taxes from such additional year are used to improve housing stock within the City; and

WHEREAS, no less than seventy-five percent (75%) of said incremental property taxes from such additional year shall be allocated to affordable housing projects, with affordable being defined as housing that costs no more than thirty percent (30%) of the gross monthly income of a household.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Green Bay extends the life of TID 12 for one (1) additional year, until December 1, 2022, for the purposes of improving housing stock within the City; and

BE IT FURTHER RESOLVED that the City shall allocate no less than seventy-five percent (75%) of said incremental property taxes from such additional year to affordable housing projects; and

BE IT FINALLY RESOLVED that the City adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID 12, effective December 1, 2022.

Adopted __________________

Approved __________________

COMMON COUNCIL OF THE CITY OF GREEN BAY

By: ____________________________________
Eric Genrich, Mayor

Attest: ____________________________________
Kris Teske, City Clerk

Report to the
Tax Incremental Districts Joint Review Committee of the City of Green Bay

MEETING DATE	PREPARED BY
August 19, 2019	Kevin J. Vonck, CED Director

AGENDA ITEM # D.11.

Consideration with possible action to adopt a Termination Resolution for the dissolution of a TID Plan, for the closure of TID Twelve (12), I-43 Commercial Development.

BACKGROUND

Sufficient property tax increment will be collected as of the 2021 tax roll, payable in 2022, to cover TID 12 project costs, and thus should be closed before its mandatory termination date of September 6, 2025.

RECOMMENDATION

Recommend RDA and the City adopt a Termination Resolution for the dissolution of a TID Plan, for the closure of TID Twelve (12), I-43 Commercial Development.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6.2 - TID - TID 12 - Resolution - 190819 - Termination Resolution

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Tax Incremental District Termination

City of Green Bay Resolution Number 19-##

(Town, Village, City) (Municipality)

Termination of Tax Incremental District (TID) # 12 and authorization to: *(check one)*

- [x] Distribute excess increment to overlying taxing districts
- [ ] Transfer all remaining debts to the municipality

WHEREAS, the City of Green Bay created TID # 12 on 09-06-2005 (mm-dd-yyyy), and adopted a project plan in the same year, and

WHEREAS, all TID # 12 projects were completed in the prescribed allowed time; and:

- [x] WHEREAS, sufficient increment was collected as of the 2021 (year) tax roll, payable 2022 (year), to cover TID # 12 project costs.
- [ ] WHEREAS, insufficient increment was collected to cover project costs.

THEREFORE BE IT RESOLVED, that the City of Green Bay does dissolve/terminate TID # 12 ; and

BE IT FURTHER RESOLVED, that the City Clerk shall notify the Wisconsin Department of Revenue (DOR), within sixty (60) days of this resolution or prior to the deadline of April 15, 2022 (year), whichever comes first, that the TID has been terminated; and

BE IT FURTHER RESOLVED, that the City Clerk shall sign the required DOR final accounting form (PE-223) agreeing on a date by which the City shall submit final accounting information to DOR; and:

- [x] BE IT FURTHER RESOLVED, that the City Treasurer shall distribute any excess increment collected after providing for ongoing expenses of the TID, to the affected taxing districts with proportionate shares to be determined by the final audit by the City 's auditors, __________ .
- [ ] BE IT FURTHER RESOLVED, that the City of Green Bay shall accept all remaining debts for TID # 12 as determined by the final audit by the Municipality's auditors, __________ .

Adopted this 17 day of September , 2019 (year)

Resolution introduced and adoption moved by alderperson __________

Motion for adoption seconded by alderperson __________

On roll call motion passed by a vote of ____ ayes to ____ nays

ATTEST:

__________ Mayor/Head of Government Signature

__________ Clerk Signature

Report to the
Tax Incremental Districts Joint Review Committee of the City of Green Bay

MEETING DATE	PREPARED BY
August 19, 2019	Kevin J. Vonck, CED Director

AGENDA ITEM # D.12.

Consideration with possible action to adopt a Resolution amending the Project Plan for TID Thirteen (13), Downtown Redevelopment. The proposed costs include projects within the proposed boundary and within a one-half (1/2) mile radius of the proposed boundary of the TID.

BACKGROUND

Amend the Project Plan, Section A., Improvement Number Eight (#8): Parking Infrastructure, to include acquisition of the property east of Monroe Avenue, south of Pine Street, West of Quincy Street, and north of Cherry Street, commonly known as the Associated Bank Parking Lot.

RECOMMENDATION

Recommend RDA and the City adopt a Resolution amending the Project Plan for TID Thirteen (13), Downtown Redevelopment

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6.2 - TID - TID 13 - Resolution - 190819 - Project Plan Amendment
2. 6.2 - TID - TID 13 - Project Plan - Amended - 190819 - JRB

Common Council
of the City of Green Bay

RESOLUTION 19-##
REGARDING AN ALLOCATION AMENDMENT FOR
TAX INCREMENT DISTRICT NUMBER THIRTEEN (13),
DOWNTOWN REDEVELOPMENT ("TID 13")

September 17, 2019

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Thirteen (13), Downtown Redevelopment ("TID 13"), on September 6, 2005; and

WHEREAS, the Common Council of the City designated the Redevelopment Authority of the City of Green Bay ("RDA") to perform all acts necessary to adopt Resolution amending the Project Plan for TID 13 on Tuesday, July 16, 2019; and

WHEREAS, the RDA proposed adding project costs within the existing boundary of TID 13 and within a one-half (1/2) mile radius of the boundary of TID 13; and

WHEREAS, the RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
1. On Tuesday, August 20, 2019, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed amendments to TID 13, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
2. On Wednesday, August 7, 2019, and Monday, August 12, 2019, published a notice of said public hearing in the Green Bay Press-Gazette; and
3. On Monday, August 5, 2019, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
4. On Monday, August 5, 2019, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and

WHEREAS, the Amended Project Plan meets all the requirements of Wis. Stats. §66.1105, to wit:
1. An economic feasibility study; and
2. A detailed list of estimated project costs; and
3. 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
4. A map showing existing uses and conditions of real property within TID 13; and
5. A map showing proposed improvements and uses in TID 13; and
6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 7 will not exceed thirty-five percent (35%); and
7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
8. A list of estimated non-project costs; and
9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
10. A statement indicating how creation of TID 13 promotes the orderly development of the City; and
11. An opinion of the City Attorney that the Amended 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, to wit:

1. The Amended Project Plan demonstrates that TID 13 will accumulate aggregate incremental property taxes greater than the amount of total project costs before its mandatory termination date of September 6, 2032; and
2. Project Plan, Section A., Improvement Number Eight (#8) identifies parking infrastructure as an existing public works improvement and project cost; and
3. Wis. Stats. §66.1105 permits the City to add project costs within the existing boundary of TID 13 and within a one-half (1/2) mile radius of the boundary of TID 13; and
4. That "but for" the adoption of an amendment to the Project Plan, the development projected to occur in TID 13, as detailed in the City *Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
5. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in TID 13; and
6. The economic benefits of TID 13, as measured by increased property value, employment, and income,
   6.1. Are greater than the cost of the improvements identified in the Amended Project Plan; and
   6.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
7. The TID 13 Amended Project Plan is feasible and in conformity with the City *Comprehensive Plan*.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Green Bay amends the Project Plan, Section A., Improvement Number Eight (#8): Parking Infrastructure, to include acquisition of the property east of Monroe Avenue, south of Pine Street, West of Quincy Street, and north of Cherry Street, commonly known as the Associated Bank Parking Lot; and

BE IT FINALLY RESOLVED that the City is hereby authorized to allocate funds toward such project costs, in accordance with the Amended Project Plan, as specified herein.

Adopted __________________

Approved __________________

COMMON COUNCIL OF THE
CITY OF GREEN BAY

By: ____
Eric Genrich, Mayor

Attest: ____
Kris Teske, City Clerk

City of Green Bay
Department of Community and Economic Development

Tax Increment District Thirteen (13)

Downtown Redevelopment

Amended PROJECT PLAN

City of Green Bay, Wisconsin
DRAFT 19 August 2019

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

Joint Review Board of the City of Green Bay
Diana Ellenbecker, *City of Green Bay*
Chad Weininger, *Brown County*
Cale Pulczinski, *Green Bay Area Public Schools*
Bob Mathews, *Northeast Wisconsin Technical College*
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Redevelopment Authority of the City of Green Bay
Gary Delveaux, *Chair*
Matt Schueller, *Vice Chair*
James Blumreich
Melanie Parma
Alderperson Barbara Dorff
Kathy Hinkfuss
Deby Dehn

This Project Plan was prepared by
Kevin J. Vonck, *Development Director*
Erin Roznik, *Design Specialist*
David Buck, *Principal Planner*
Diana Ellenbecker, *Finance Director*
Vanessa Chavez, *City Attorney*
Tom Giese, *Right-of-Way Specialist*

Table of Contents

Summary of Findings

1. In accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Thirteen (13), Downtown Redevelopment ("TID 13"), on September 6, 2005; and
2. The Common Council of the City designated the Redevelopment Authority of the City of Green Bay ("RDA") to perform all acts necessary to adopt Resolution amending the Project Plan for TID 13 on Tuesday, July 16, 2019; and
3. The RDA proposed adding project costs within the existing boundary of TID 13 and within a one-half (1/2) mile radius of the boundary of TID 13; and
4. The RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
    - 4.1. On Tuesday, August 20, 2019, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed amendments to TID 7, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
    - 4.2. On Wednesday, August 7, 2019, and Monday, August 12, 2019, published a notice of said public hearing in the Green Bay Press-Gazette; and
    - 4.3. On Monday, August 5, 2019, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
    - 4.4. On Monday, August 5, 2019, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
5. The Amended Project Plan meets all the requirements of Wis. Stats. §66.1105, to wit:
    - 5.1. An economic feasibility study; and
    - 5.2. A detailed list of estimated project costs; and
    - 5.3. 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
    - 5.4. A map showing existing uses and conditions of real property within TID 13; and
    - 5.5. A map showing proposed improvements and uses in TID 13; and
    - 5.6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 7 will not exceed thirty-five percent (35%); and
    - 5.7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
    - 5.8. A list of estimated non-project costs; and
    - 5.9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
    - 5.10. A statement indicating how creation of TID 13 promotes the orderly development of the City; and
    - 5.11. An opinion of the City Attorney that the Amended Project Plan is complete and complies with Wis. Stats. §66.1105; and
6. The RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:
    - 6.1. The Amended Project Plan demonstrates that TID 13 will accumulate aggregate incremental property taxes greater than the amount of total project costs before its mandatory termination date of September 6, 2032; and

6.2. Project Plan, Section A., Improvement Number Eight (#8) identifies parking infrastructure as an existing public works improvement and project cost; and
6.3. Wis. Stats. §66.1105 permits the City to add project costs within the existing boundary of TID 13 and within a one-half (1/2) mile radius of the boundary of TID 13; and
6.4. That "but for" the adoption of an amendment to the Project Plan, the development projected to occur in TID 13, as detailed in the City *Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
6.5. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in TID 13; and
6.6. The economic benefits of TID 13, as measured by increased property value, employment, and income,
  6.6.1. Are greater than the cost of the improvements identified in the Amended Project Plan; and
  6.6.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
6.7. The TID 13 Amended Project Plan is feasible and in conformity with the City *Comprehensive Plan*.

Proposed Amendment

Amend the Project Plan, Section A., Improvement Number Eight (#8): Parking Infrastructure, to include acquisition of the property east of Monroe Avenue, south of Pine Street, West of Quincy Street, and north of Cherry Street, commonly known as the Associated Bank Parking Lot.

Appendix A: City Attorney Legal Opinion

TO BE INSERTED

Report to the
Tax Incremental Districts Joint Review Committee of the City of Green Bay

MEETING DATE	PREPARED BY
August 19, 2019	Kevin J. Vonck, CED Director

AGENDA ITEM # D.13.

Consideration with possible action to adopt a Territory Amendment Resolution and amend the Project Plan for TID Fourteen (14), North Broadway Redevelopment. The proposal seeks to add parcels that are generally east of Broadway, south of Mather Street, west of the Fox River, and north of Dousman Street.

BACKGROUND

Add parcels as specified in the Amended Project Plan.

RECOMMENDATION

Recommend RDA and the City adopt a Territory Amendment Resolution and amend the Project Plan for TID Fourteen (14), and amend the Project Plan, including changing the title to The Rail Yard.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6.2 - TID - TID 14 - Resolution - 190819 - Territory Amendment
2. 6.2 - TID - TID 14 - Project Plan - Amended - 190819 - JRB

RESOLUTION 19-##
REGARDING A TERRITORY AMENDMENT FOR
TAX INCREMENT DISTRICT NUMBER FOURTEEN (14),
THE RAIL YARD ("TID 14")

September 17, 2019

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Fourteen (14), North Broadway Redevelopment, ("TID 14") on September 16, 2006; and

WHEREAS, the City and Redevelopment Authority of the City of Green Bay ("RDA") have concluded that a number of parcels generally located east of Broadway, south of Mather Street, west of the Fox River, and north of Dousman Street, and generally adjacent to TID 14, are not attaining their highest and best land use based on the *Comprehensive Plan*; and

WHEREAS, that "but for" the addition of such parcels into a Tax Increment District ("TID"), the future land uses identified in the *Comprehensive Plan* would not occur in the manner desired by the City and RDA; and

WHEREAS, the Common Council of the City designated the RDA to perform all acts necessary to adopt a Territory Amendment Resolution and amend the Project Plan for TID 14 on Tuesday, July 16, 2019; and

WHEREAS, the RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
1. On Tuesday, August 20, 2019, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed amendments to TID 14, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
2. On Wednesday, August 7, 2019, and Monday, August 12, 2019, published a notice of said public hearing in the Green Bay Press-Gazette; and
3. On Monday, August 5, 2019, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
4. On Monday, August 5, 2019, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and

WHEREAS, the Project Plan meets all the requirements of Wis. Stats. §66.1105, to wit:
1. An economic feasibility study; and
2. A detailed list of estimated project costs; and
3. 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
4. A map showing existing uses and conditions of real property within TID 14; and
5. A map showing proposed improvements and uses in TID 14; and
6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 14 will not exceed thirty-five percent (35%); and
7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
8. A list of estimated non-project costs; and
9. A statement relating to the proposed method for the relocation of any persons to be displaced; and

10. A statement indicating how creation of TID 14 promotes the orderly development of the City; and
11. 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, to wit:

1. That "but for" the Territory Amendment to TID 14, the development projected to occur as detailed in the *Comprehensive Plan* would not occur in the manner desired by the City and RDA because of challenges associated with:
   1.1. Additional costs associated with environmental remediation and mitigation; and/or
   1.2. Additional costs associated with rehabilitation and historic preservation; and/or
   1.3. Blighted parcels and the stigma of certain neighborhoods caused by disinvestment; and/or
   1.4. The lack of traditional financing options for forward-thinking projects; and
2. The equalized value of taxable property of TID 14 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
3. TID 14 shall be a blighted area district, as
      3.1.1. One hundred percent (100%) by area of the real property within the proposed Territory Amendment is in need of blight elimination thereby exceeding the fifty percent (50%) threshold as defined in Wis. Stats. §66.1337 (2m)(b); and
      3.1.2. One hundred percent (100%) by area of the real property within TID 14, is in need of blight elimination thereby exceeding the fifty percent (50%) threshold as defined in Wis. Stats. §66.1337 (2m)(b); and
4. The proposed activities and project costs in the Project Plan relate directly to blight elimination within TID 14 consistent with the purpose for which the District is created; and
5. The proposed activities and project costs in the Project Plan are in concurrence with Wis. Stats. §66.1337, which enable the City to conduct specific blight elimination and rehabilitation and conservation work, including:
   5.1. A program of voluntary or compulsory repair and rehabilitation of buildings or other improvements; and
   5.2. 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
   5.3. Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out an urban renewal project; and
   5.4. 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
6. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in TID 14; and
7. The economic benefits of TID 14, as measured by increased property value, employment, and income,
   7.1. are greater than the cost of the improvements identified in the Project Plan; and
   7.2. are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
8. The TID 14 Project Plan is feasible and in conformity with the City *Comprehensive Plan*; and

WHEREAS, the area within and around TID 14 has been more commonly referred to The Rail Yard.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Green Bay adopts a Territory Amendment to Tax Increment District Number Fourteen (14) ("TID 14") and amends the Project Plan, including changing the title to The Rail Yard.

Adopted ___________________

Approved ___________________

COMMON COUNCIL OF THE
CITY OF GREEN BAY

By: ____
Eric Genrich, Mayor

Attest: ____
Kris Teske, City Clerk

City of Green Bay
Department of Community and Economic Development

Tax Increment District Fourteen (14)

The Rail Yard

Amended
PROJECT PLAN

City of Green Bay, Wisconsin
DRAFT 19 August 2019

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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Deby Dehn

This Project Plan was prepared by
Kevin J. Vonck, *Development Director*
Erin Roznik, *Design Specialist*
David Buck, *Principal Planner*
Diana Ellenbecker, *Finance Director*
Vanessa Chavez, *City Attorney*
Tom Giese, *Right-of-Way Specialist*

Table of Contents

Summary of Findings

1. In accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Fourteen (14), North Broadway Redevelopment, ("TID 14") on September 16, 2006; and
2. The City and Redevelopment Authority of the City of Green Bay ("RDA") have concluded that a number of parcels generally located east of Broadway, south of Mather Street, west of the Fox River, and north of Dousman Street, and generally adjacent to TID 14, are not attaining their highest and best land use based on the *Comprehensive Plan*; and
3. That "but for" the addition of such parcels into a Tax Increment District ("TID"), the future land uses identified in the *Comprehensive Plan* would not occur in the manner desired by the City and RDA; and
4. The Common Council of the City designated the RDA to perform all acts necessary to adopt a Territory Amendment Resolution and amend the Project Plan for TID 14 on Tuesday, July 16, 2019; and
5. The RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
    - 5.1. On Tuesday, August 20, 2019, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed amendments to TID 14, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
    - 5.2. On Wednesday, August 7, 2019, and Monday, August 12, 2019, published a notice of said public hearing in the Green Bay Press-Gazette; and
    - 5.3. On Monday, August 5, 2019, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
    - 5.4. On Monday, August 5, 2019, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
6. The Amended Project Plan meets all the requirements of Wis. Stats. §66.1105, to wit:
    - 6.1. An economic feasibility study; and
    - 6.2. A detailed list of estimated project costs; and
    - 6.3. 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
    - 6.4. A map showing existing uses and conditions of real property within TID 14; and
    - 6.5. A map showing proposed improvements and uses in TID 14; and
    - 6.6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 14 will not exceed thirty-five percent (35%); and
    - 6.7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
    - 6.8. A list of estimated non-project costs; and

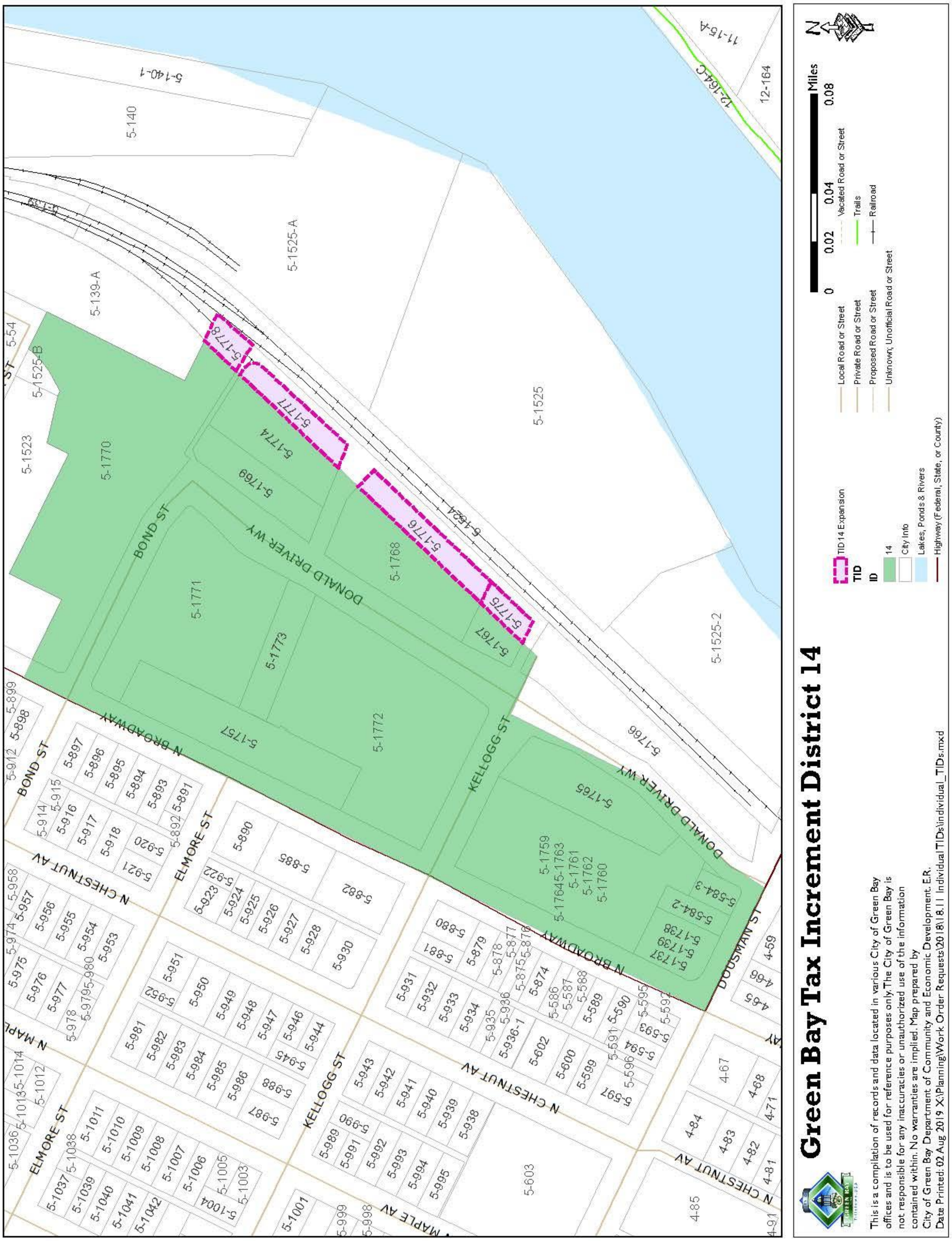
6.9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
6.10. A statement indicating how creation of TID 14 promotes the orderly development of the City; and
6.11. An opinion of the City Attorney that the Project Plan is complete and complies with Wis. Stats. §66.1105; and

7. The RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:
   7.1. That "but for" the Territory Amendment to TID 14, the development projected to occur as detailed in the *Comprehensive Plan* would not occur in the manner desired by the City and RDA because of challenges associated with:
      7.1.1. Additional costs associated with environmental remediation and mitigation; and/or
      7.1.2. Additional costs associated with rehabilitation and historic preservation; and/or
      7.1.3. Blighted parcels and the stigma of certain neighborhoods caused by disinvestment; and/or
      7.1.4. The lack of traditional financing options for forward-thinking projects; and
   7.2. The equalized value of taxable property of TID 14 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
   7.3. TID 14 shall be a blighted area district, as
      7.3.1.1. One hundred percent (100%) by area of the real property within the proposed Territory Amendment is in need of blight elimination thereby exceeding the fifty percent (50%) threshold as defined in Wis. Stats. §66.1337 (2m)(b); and
      7.3.1.2. One hundred percent (100%) by area of the real property within TID 14, is in need of blight elimination thereby exceeding the fifty percent (50%) threshold as defined in Wis. Stats. §66.1337 (2m)(b); and
   7.4. The proposed activities and project costs in the Project Plan relate directly to blight elimination within TID 14 consistent with the purpose for which the District is created; and
   7.5. The proposed activities and project costs in the Project Plan are in concurrence with Wis. Stats. §66.1337, which enable the City to conduct specific blight elimination and rehabilitation and conservation work, including:
      7.5.1. A program of voluntary or compulsory repair and rehabilitation of buildings or other improvements; and
      7.5.2. 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
      7.5.3. Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out an urban renewal project; and
      7.5.4. 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
   7.6. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in TID 14; and
   7.7. The economic benefits of TID 14, as measured by increased property value, employment, and income,
      7.7.1. are greater than the cost of the improvements identified in the Project Plan; and
      7.7.2. are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
   7.8. The TID 14 Project Plan is feasible and in conformity with the City *Comprehensive Plan*; and

Proposed Amendment

Add blighted parcels to TID 14, as identified within the Map and table in Appendix C. Amend the Legal Description in Appendix B to reflect the new TID 14 boundary, which includes a modification to align with the boundary of Tax Parcel 5-1766, 200 N. Dousman, which should be outside of the TID.

Map of Parcels to be Added to TID 14



Appendix A: City Attorney Legal Opinion

TO BE INSERTED

Appendix B: Amended Legal Description for TID 14

TO BE INSERTED

Appendix C: Parcels to be Added to TID 14 and Assessed Values

TAX PARCEL	ADDRESS	ACRES	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE
5-1775*	400 DONALD DRIVER WAY		$ -	$ -	$ -
5-1776*	430 DONALD DRIVER WAY		$ -	$ -	$ -
5-1777*	500 DONALD DRIVER WAY		$ -	$ -	$ -
5-1778*	BOND ST		$ -	$ -	$ -
4	TOTAL		$ -	$ -	$ -

**These parcels were one (1) parcel as of January 1, 2019.*

Report to the
Tax Incremental Districts Joint Review Committee of the City of Green Bay

MEETING DATE	PREPARED BY
August 19, 2019	Kevin J. Vonck, CED Director

AGENDA ITEM # D.14.

Consideration with possible action to adopt a Standard Extension Resolution for TID Fourteen (14), North Broadway Redevelopment.

BACKGROUND

Prior to the mandatory termination date of September 16, 2033, TID 14 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs. Wis. Stats. §66.1105 permits the City to extend the life of a TID that has insufficient aggregate incremental property taxes for three (3) additional years, so long as all incremental property taxes from such additional years are used to cover outstanding project costs.

RECOMMENDATION

Recommend RDA and the City adopt a Standard Extension Resolution for TID Fourteen (14), North Broadway Redevelopment, extending the life of TID 14 for three (3) additional years, until September 16, 2036, for the purposes of covering outstanding project costs.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6.2 - TID - TID 14 - Resolution - 190819 - Standard Extension

Common Council
of the City of Green Bay

RESOLUTION 19-##
REGARDING A STANDARD EXTENSION FOR
TAX INCREMENT DISTRICT NUMBER FOURTEEN (14),
THE RAIL YARD ("TID 14")

September 17, 2019

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Fourteen (14) ("TID 14") on September 16, 2006; and

WHEREAS, prior to the mandatory termination date of September 16, 2033, TID 14 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and

WHEREAS, Wis. Stats. §66.1105 permits the City to extend the life of a TID that has insufficient aggregate incremental property taxes for three (3) additional years, so long as all incremental property taxes from such additional years are used to cover outstanding project costs.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Green Bay extends the life of TID 14 for three (3) additional years, until September 16, 2036, for the purposes of covering outstanding project costs.

Adopted __________________

Approved __________________

COMMON COUNCIL OF THE
CITY OF GREEN BAY

By: ________________________________
Eric Genrich, Mayor

Attest: ________________________________
Kris Teske, City Clerk

Report to the
Tax Incremental Districts Joint Review Committee of the City of Green Bay

MEETING DATE	PREPARED BY
August 19, 2019	Kevin J. Vonck, CED Director

AGENDA ITEM # D.15.

Consideration with possible action to adopt a Termination Resolution for the dissolution of a TID Plan, for the closure of TID Seventeen (17), 900 Block North Broadway.

BACKGROUND

Sufficient property tax increment will be collected as of the 2020 tax roll, payable in 2021, to cover TID 17 project costs, and thus should be closed before its mandatory termination date of September 2, 2035.

RECOMMENDATION

Recommend RDA and the City adopt a Termination Resolution for the dissolution of a TID Plan, for the closure of TID Seventeen (17), 900 Block North Broadway.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6.2 - TID - TID 17 - Resolution - 190809 - Termination

Save Print Clear

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Tax Incremental District Termination

City of Green Bay Resolution Number 19-##
(Town, Village, City) (Municipality)

Termination of Tax Incremental District (TID) # 17 and authorization to: *(check one)*

☑ Distribute excess increment to overlying taxing districts

☐ Transfer all remaining debts to the municipality

WHEREAS, the City of Green Bay created TID # 17 on 09-02-2008 (mm-dd-yyyy), and adopted a project plan in the same year, and

WHEREAS, all TID # 17 projects were completed in the prescribed allowed time; and:

☑ WHEREAS, sufficient increment was collected as of the 2019 (year) tax roll, payable 2020 (year), to cover TID # 17 project costs.

☐ WHEREAS, insufficient increment was collected to cover project costs.

THEREFORE BE IT RESOLVED, that the City of Green Bay does dissolve/terminate TID # 17 ; and

BE IT FURTHER RESOLVED, that the City Clerk shall notify the Wisconsin Department of Revenue (DOR), within sixty (60) days of this resolution or prior to the deadline of April 15, 2020 (year), whichever comes first, that the TID has been terminated; and

BE IT FURTHER RESOLVED, that the City Clerk shall sign the required DOR final accounting form (PE-223) agreeing on a date by which the City shall submit final accounting information to DOR; and:

☑ BE IT FURTHER RESOLVED, that the City Treasurer shall distribute any excess increment collected after providing for ongoing expenses of the TID, to the affected taxing districts with proportionate shares to be determined by the final audit by the City 's auditors, ______________________ .

☐ BE IT FURTHER RESOLVED, that the City of Green Bay shall accept all remaining debts for TID # 17 as determined by the final audit by the Municipality's auditors, ______________________ .

Adopted this 17 day of September , 2019 (year)

Resolution introduced and adoption moved by alderperson ______________________

Motion for adoption seconded by alderperson ______________________

On roll call motion passed by a vote of ______ ayes to ______ nays

ATTEST:

______________________ Mayor/Head of Government Signature

______________________ Clerk Signature

Report to the
Tax Incremental Districts Joint Review Committee of the City of Green Bay

MEETING DATE	PREPARED BY
August 19, 2019	Kevin J. Vonck, CED Director

AGENDA ITEM # D.16.

Consideration with possible action to adopt a Creation Resolution to establish TID Number Twenty-Two (22), The Shipyard, and adopt the Project Plan. TID 22 is generally located in the area east of S. Maple Street, south of Howard Street, west of the Fox River, and north of Fifth (5th) Street. TID 22 will be classified as a blight elimination district based on the identification and classification of the property proposed to be included within the TID. Proposed projects include cash grants and loans to owners, lessees, or developers of property within the TID; road, pedestrian, bicycle, and other transportation improvements; potable water, sanitary sewer, and storm water infrastructure; public spaces and amenities; land acquisition, environmental remediation, structural rehabilitation, and new construction; and administration. The proposed costs include projects within the proposed boundary and within a one-half (1/2) mile radius of the proposed boundary of the TID.

BACKGROUND

In accordance with the Comprehensive Plan, the City of Green Bay ("City") and Redevelopment Authority of the City of Green Bay ("RDA") seek to create a more safe, productive, accessible, and innovative community in order to generate economic activity and tax base. The City and RDA have concluded that the area generally located in the area east of S. Maple Street, south of Howard Street, west of the Fox River, and north of Fifth (5th) Street is not attaining its highest and best land use based on the Comprehensive Plan. But for the creation of a Tax Increment District ("TID"), the future land uses identified in the Comprehensive Plan would not occur in the manner desired by the City and RDA.

RECOMMENDATION

Recommend RDA and the City adopt a Creation Resolution to establish TID Number Twenty-Two (22), The Shipyard, and adopt the Project Plan.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6.2 - TID - TID 22 - Resolution - 190819 - Creation
2. 6.2 - TID - TID 22 - Project Plan - 190819 - JRB

100 North Jefferson Street, Green Bay, Wisconsin 54301-5026
greenbaywi.gov

Common Council
of the City of Green Bay

RESOLUTION 19-##
REGARDING THE CREATION OF
TAX INCREMENT DISTRICT NUMBER TWENTY-TWO (22),
THE SHIPYARD ("TID 22")
AND ADOPTION OF THE PROJECT PLAN

September 17, 2019

WHEREAS, In accordance with the Comprehensive Plan, the City of Green Bay ("City") and Redevelopment Authority of the City of Green Bay ("RDA") seek to create a more safe, productive, accessible, and innovative community in order to generate economic activity and tax base; and

WHEREAS, the City and RDA have concluded that the area generally located in the area east of S. Maple Street, south of Howard Street, west of the Fox River, and north of Fifth (5th) Street is not attaining its highest and best land use based on the Comprehensive Plan; and

WHEREAS, that "but for" the creation of a Tax Increment District ("TID"), the future land uses identified in the Comprehensive Plan would not occur in the manner desired by the City and RDA; and

WHEREAS, the Common Council of the City designated the RDA to perform all acts necessary, including the preparation of a Project Plan, for the creation of Tax Increment District Number Twenty-Two (22): The Shipyard ("TID 22"), on Tuesday, July 16, 2019; and

WHEREAS, the RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
1. On Tuesday, August 20, 2019, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed creation of TID 22, in which interested parties were afforded reasonable opportunity to express their views on the proposed Project Plan; and
2. On Wednesday, August 7, 2019, and Monday August 12, 2019, published a notice of said public hearing in the Green Bay Press-Gazette; and
3. On Monday, August 5, 2019, mailed, by first-class certified mail, owners of property identified by the Project Plan as in need of blight elimination said identification of property and a notice of said public hearing; and
4. On Monday, August 5, 2019, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
5. On Monday, August 5, 2019, made a hard copy of the Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and

WHEREAS, the Project Plan meets all the requirements of Wis. Stats. §66.1105, to wit:
1. An economic feasibility study; and
2. A detailed list of estimated project costs; and
3. 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
4. A map showing existing uses and conditions of real property within TID 22; and
5. A map showing proposed improvements and uses in TID 22; and

6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 22 will not exceed thirty-five percent (35%).
7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
8. A list of estimated non-project costs; and
9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
10. A statement indicating how creation of TID 22 promotes the orderly development of the City; and
11. 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, to wit:

1. That "but for" the creation of a TID, the development projected to occur as detailed in the Comprehensive Plan would not occur in the manner desired by the City and RDA because of challenges associated with:
   1.1. Additional costs associated with environmental remediation and mitigation; and/or
   1.2. Additional costs associated with rehabilitation and historic preservation; and/or
   1.3. Blighted parcels and the stigma of certain neighborhoods caused by disinvestment; and/or
   1.4. The lack of traditional financing options for forward-thinking projects; and
2. The equalized value of taxable property of TID 22 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
3. TID 22 shall be a blighted area district, as ninety-four percent (94%), or fifty-two and thirty-two hundredths (52.32) of the fifty-five and fifty-one hundredths (55.51), total acres of the real property within TID 22 is in need of blight elimination, thereby exceeding the fifty percent (50%) threshold as defined in Wis. Stats. §66.1337 (2m)(b); and
4. The proposed activities and project costs in the Project Plan relate directly to blight elimination within TID 22 consistent with the purpose for which the District is created; and
5. The proposed activities and project costs in the Project Plan are in concurrence with Wis. Stats. §66.1337, which enable the City to conduct specific blight elimination and rehabilitation and conservation work, including:
   5.1. A program of voluntary or compulsory repair and rehabilitation of buildings or other improvements; and
   5.2. 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
   5.3. Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out an urban renewal project; and
   5.4. 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
6. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in TID 22; and
7. The economic benefits of TID 22, as measured by increased property value, employment, and income,
   7.1. are greater than the cost of the improvements identified in the Project Plan; and
   7.2. are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
8. The TID 22 Project Plan is feasible and in conformity with the City Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Green Bay hereby creates Tax Increment District Number Twenty-Two (22), The Shipyard ("TID 22"), and adopts the Project Plan.

Adopted ____________________

Approved ____________________

COMMON COUNCIL OF THE
CITY OF GREEN BAY

By: ____
Eric Genrich, Mayor

Attest: ____
Kris Teske, City Clerk

City of Green Bay
Department of Community and Economic Development

Tax Increment District Twenty-Two (22)

The Shipyard

PROJECT PLAN

City of Green Bay, Wisconsin
DRAFT 19 August 2019

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

Joint Review Board of the City of Green Bay
Diana Ellenbecker, *City of Green Bay*
Chad Weininger, *Brown County*
Cale Pulczinski, *Green Bay Area Public Schools*
Bob Mathews, *Northeast Wisconsin Technical College*
Brent Weycker, *Citizen Member*

Common Council of the City of Green Bay
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Redevelopment Authority of the City of Green Bay
Gary Delveaux, *Chair*
Matt Schueller, *Vice Chair*
James Blumreich
Melanie Parma
Alderperson Barbara Dorff
Kathy Hinkfuss
Deby Dehn

This Project Plan was prepared by
Kevin J. Vonck, *Development Director*
Erin Roznik, *Design Specialist*
David Buck, *Principal Planner*
Diana Ellenbecker, *Finance Director*
Vanessa Chavez, *City Attorney*
Tom Giese, *Right-of-Way Specialist*

Table of Contents

Summary of Findings

1. In accordance with the *Comprehensive Plan*, the City of Green Bay ("City") and Redevelopment Authority of the City of Green Bay ("RDA") seek to create a more safe, productive, accessible, and innovative community in order to generate economic activity and tax base; and
2. The City and RDA have concluded that the area generally located in the area east of S. Maple Street, south of Howard Street, west of the Fox River, and north of Fifth (5th) Street is not attaining its highest and best land use based on the *Comprehensive Plan*; and
3. That "but for" the creation of a Tax Increment District ("TID"), the future land uses identified in the *Comprehensive Plan* would not occur in the manner desired by the City and RDA; and
4. The Common Council of the City designated the RDA to perform all acts necessary, including the preparation of a Project Plan, for the creation of Tax Incremental District Number Twenty-Two (22): The Shipyard ("TID 22"), on Tuesday, July 16, 2019; and
5. The RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
   - 5.1. On Tuesday, August 20, 2019, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed creation of TID 22, in which interested parties were afforded reasonable opportunity to express their views on the proposed Project Plan; and
   - 5.2. On Wednesday, August 7, 2019, and Monday August 12, 2019, published a notice of said public hearing in the Green Bay Press-Gazette; and
   - 5.3. On Monday, August 5, 2019, mailed, by first-class certified mail, owners of property identified by the Project Plan as in need of blight elimination said identification of property and a notice of said public hearing; and
   - 5.4. On Monday, August 5, 2019, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
   - 5.5. On Monday, August 5, 2019, made a hard copy of the Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
6. The Project Plan meets all the requirements of Wis. Stats. §66.1105, to wit:
   - 6.1. An economic feasibility study; and
   - 6.2. A detailed list of estimated project costs; and
   - 6.3. 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
   - 6.4. A map showing existing uses and conditions of real property within TID 22; and
   - 6.5. A map showing proposed improvements and uses in TID 22; and
   - 6.6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 22 will not exceed thirty-five percent (35%).
   - 6.7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
   - 6.8. A list of estimated non-project costs; and
   - 6.9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
   - 6.10. A statement indicating how creation of TID 22 promotes the orderly development of the City; and
   - 6.11. An opinion of the City Attorney that the Project Plan is complete and complies with Wis. Stats. §66.1105; and
7. The RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:
   - 7.1. That "but for" the creation of a TID, the development projected to occur as detailed in the *Comprehensive Plan* would not occur in the manner desired by the City and RDA because of challenges associated with:
     - 7.1.1. Additional costs associated with environmental remediation and mitigation; and/or
     - 7.1.2. Additional costs associated with rehabilitation and historic preservation; and/or
     - 7.1.3. Blighted parcels and the stigma of certain neighborhoods caused by disinvestment; and/or
     - 7.1.4. The lack of traditional financing options for forward-thinking projects; and

7.2. The equalized value of taxable property of TID 22 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

7.3. TID 22 shall be a blighted area district, as ninety-four percent (94%), or fifty-two and thirty-two hundredths (52.32) of the fifty-five and fifty-one hundredths (55.51), total acres of the real property within TID 22 is in need of blight elimination, thereby exceeding the fifty percent (50%) threshold as defined in Wis. Stats. §66.1337 (2m)(b); and

7.4. The proposed activities and project costs in the Project Plan relate directly to blight elimination within TID 22 consistent with the purpose for which the District is created; and

7.5. The proposed activities and project costs in the Project Plan are in concurrence with Wis. Stats. §66.1337, which enable the City to conduct specific blight elimination and rehabilitation and conservation work, including:

7.5.1. A program of voluntary or compulsory repair and rehabilitation of buildings or other improvements; and

7.5.2. 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

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

7.5.4. 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

7.6. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in TID 22; and

7.7. The economic benefits of TID 22, as measured by increased property value, employment, and income,

7.7.1. are greater than the cost of the improvements identified in the Project Plan; and

7.7.2. are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and

7.8. The TID 22 Project Plan is feasible and in conformity with the City *Comprehensive Plan*.

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. Green Bay Metro Transit operates thirteen full-service bus routes and paratransit services that provide over a million and a half rides annually in the metro area. Several miles of pedestrian and bicycle facilities enhance mobility and accessibility. 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 serve the Port and many industrial areas.

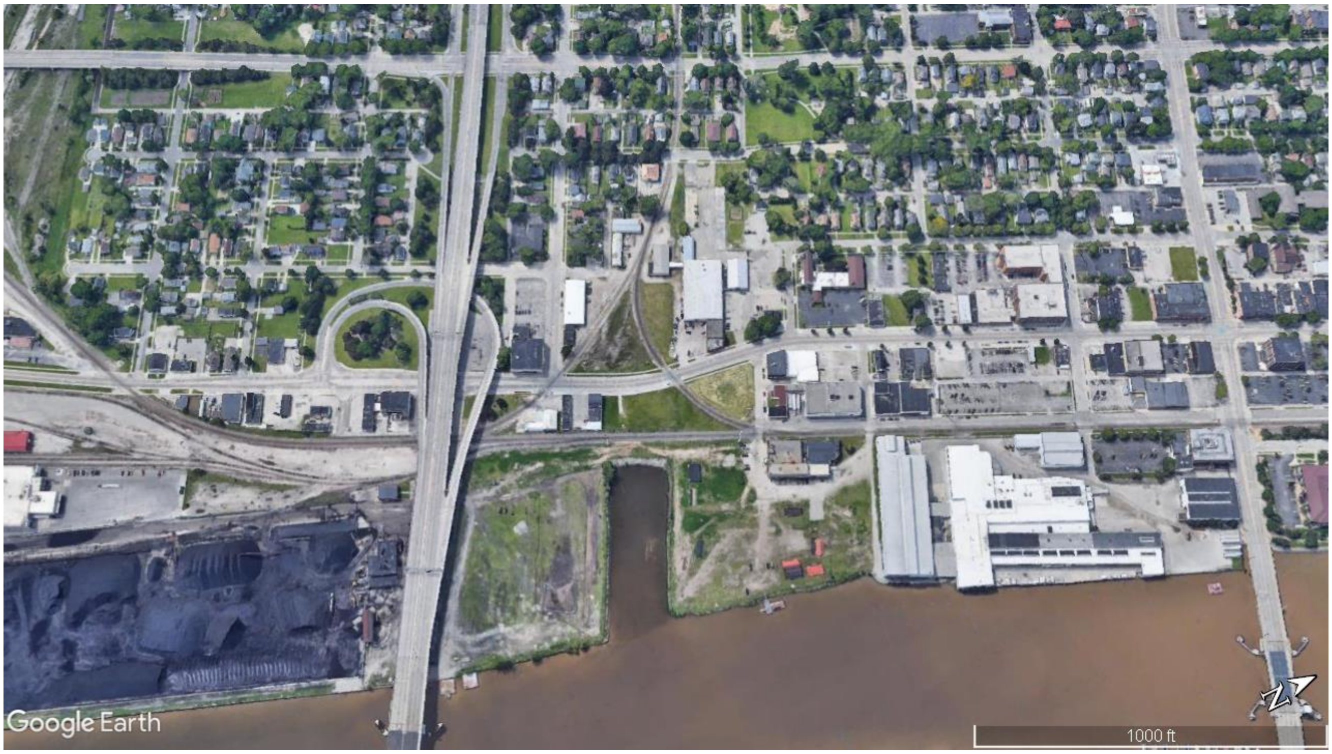
Programs that transform innovative ideas into viable businesses demonstrate a community commitment to helping entrepreneurs succeed. The Startup Hub, UWGB Small Business Development Center, NWTC Artisan and Business Center, and Brown County Culinary Kitchen have demonstrated success incubating businesses. 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. It 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 in the City.

An urban renaissance is occurring across the nation as people are rediscovering the economic and cultural advantages of cities. The City of Green Bay is well-positioned to capitalize on this trend and welcomes prospective residents, businesses, and investors to our community.

The District / Neighborhood



The Shipyard is located in the central part of the City, on the west side of the Fox River, general in the area east of S. Maple Street, south of Howard Street, west of the Fox River, and north of Fifth (5th) Street.

From the 1880's through the 1970's, the district was thriving with river-dependent industrial businesses that provided decent working-class jobs to residents who lived in the adjacent neighborhoods to the west. Similar to other "rust belt" cities in the Midwest, Green Bay was forced to transform its manufacturing-based economy toward a services-based economy over the past decades. Many residents became unemployed and the industrial properties became blighted brownfield sites that continue to pose an environmental risk and block public access to the river. This disinvestment has spread to residential and commercial areas within the neighborhood, which now has the highest concentration of poverty and unemployment in the City.

Seeking a catalyst project to revitalize the area, the RDA and City are undertaking a major redevelopment project that involves remediating brownfields and repurposing vacant and underused structures. The catalyst for development involves the construction of a signature public recreation and entertainment facility at 100 W. Mason Street (Parcel 2-78) along with related public improvements. The RDA and City will also inject one million dollars ($1,000,000) in the adjacent neighborhood over the next three (3) years, using a combination of Neighborhood Enhancement, Community Development Block Grant (CDBG), and HOME Investment Partnership (HOME) funds. The RDA and City Council provided a roadmap to allocating these monies through its adoption of the *Shipyard Investment Strategy* in 2019.

While most of the land north of Mason Street will be transitioning to more commercial, recreational, and residential uses, most of the river frontage south of Mason Street will remain dedicated to heavy manufacturing, transportation, and port-related uses. The City is also cultivating an entrepreneurship cluster within the neighborhood around Broadway and Ninth Street by permitting more intensive manufacturing and industrial arts home-based businesses.

Tax Increment District Number Twenty-Two (TID 22)

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 22 is being created in order to provide a mechanism to overcome challenges related to the additional costs associated with environmental remediation and mitigation; additional costs associated with rehabilitation and historic preservation; blighted parcels and the stigma of certain neighborhoods caused by disinvestment; and the lack of traditional financing options for forward-thinking projects.

Of the fifty-five and fifty-one hundredths (55.51) total acres of real property within TID 22, fifty-two and thirty-two hundredths (52.32) acres, or ninety-four percent (94%), are in need of blight elimination.

Map 1 shows the location of TID 22 within the city, while **Map 2** shows its detailed boundaries. The legal description for TID 22 is attached as **Appendix B**. TID 22 has ninety-six (96) parcels totaling fifty-five and fifty-one hundredths (55.51) acres of real property and ## acres of public road right-of-way, for a total size of ## acres. **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
D-2 – Downtown Two	19.65	35.40%
GI – General Industry	16.53	29.78%
LI – Light Industry	5.41	9.74%
D-1 – Downtown One	5.31	9.56%
C-1 – Commercial One	2.73	4.91%
PI – Public Property / Institutional	2.67	4.80%
OR – Office Residential	1.65	2.98%
R-3 – Varied Density Residential	1.32	2.38%
C-2 – Commercial Two	0.24	0.44%

Table 1. Zoning distribution.

Land use	Acres	Percentage
travel or movement	22.73	40.94%
natural resources-related	17.35	31.26%
industrial, manufacturing, and waste-related	6.24	11.24%
shopping, business, and trade	6.16	11.10%
residential	1.30	2.34%
mass assembly of people	1.16	2.09%
social, institutional, and infrastructure-related	0.57	1.02%

Table 2. Land use distribution.

The estimated percentage of land devoted to retail uses within the territory of TID 23 will not exceed thirty-five percent (35%).

In 2019, TID 22 had a combined assessment of $2,988,600. This equates to $53,839 per taxable acre or $## for taxable and non-taxable acres. **Appendix C** provides a listing of all parcels and assessed values within the TID.

TIF Capacity Analysis

Wis. Stats. §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 22, as the addition of TID 22 will only raise the percent of equalized value in TID's from 5.35% to 5.40%.

Measure	Amount as of January 1, 2019
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 22 @ 94.4% estimated ratio	$3,179,362
Total value for twelve percent (12%) test	$356,686,862
New percent equalized value within TIDs, including TID 22	5.40%

Table 3. Tax increment finance capacity.

Project Costs

The Department of Community and Economic Development works to link and leverage our natural, built, human, and social assets in order to generate valuable products, services, and experiences within the City.

The City supports development projects that make our community more:

1. safe; projects that
    1.1. remove blighted and neglected properties with high complaint and/or police call volumes
    1.2. remediate environmental contamination and/or enhance the physical (soil, water, air) landscape
    1.3. strengthen and/or expand public water, sewer, stormwater, and other utility infrastructure
    1.4. eliminate and/or reduce transportation hazards
2. productive; projects that
    2.1. rehabilitate and/or build new structures with high-performance designs, systems, and finishes
    2.2. create a significantly higher per acre property value than adjacent properties and the City average
    2.3. generate property taxes greater than the cost of providing infrastructure and services
    2.4. generate job opportunities for smart and skilled individuals
3. accessible; projects that
    3.1. rehabilitate and/or build new structures for individuals of all ages and abilities
    3.2. are located in places easy to reach on foot, bicycle, or transit
    3.3. strengthen and/or expand non-motorized transportation networks
    3.4. generate job opportunities for individuals of all ages, abilities, and incomes
4. innovative; projects that
    4.1. expand our range of (residential, commercial, and industrial) real estate products
    4.2. are designed and built with options for conversion to alternative uses in the future
    4.3. create and/or enhance unique public spaces, amenities, and art
    4.4. support disruptive startups and high-growth, second-stage companies

Specific Projects

In order for the City to consider if a development project is eligible for a TIF incentive, the City asks that interested developers submit a proposal that includes the following elements:

1. preliminary concept plan for the project that identifies:
    1.1. location of all proposed structures
    1.2. transportation infrastructure, including pedestrian and bicycle networks
    1.3. utility infrastructure, including stormwater management
    1.4. any infrastructure or land that will be dedicated to the public
2. preliminary construction documents:
    2.1. floor plans
    2.2. full-color elevations for all sides of all proposed structures
    2.3. descriptions of all exterior building materials
    2.4. descriptions and photographic examples of interior finishes
3. preliminary budget with sources and uses
    3.1. proposed sources, including equity and financing commitments
    3.2. construction budget: detail hard and soft costs
    3.3. extraordinary expenses for which TIF is requested
    3.4. projected sales and/or rental income; including those already secured
4. supporting documentation
    4.1. construction timetable
    4.2. description of developer: principals, members, and officers
    4.3. list of past projects and references
    4.4. appraisal, market analysis, comparable projects

It is also important to note that the City support projects completed by a trusted developer who:

1. will contribute equity no less than twenty percent (20%) of "hard" project costs;
2. will demonstrate ability to obtain financing and insurance coverage;
3. is a corporation in good standing with no pending litigation or default; and
4. has good references and/or previous 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 22, 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 historically-significant structures
Purpose	provide a source of gap funding for projects on parcels with more development challenges (e.g. brownfields remediation)
Allocation	$8,000,000
Disbursement	applied as needed; up front grants should be reserved for public improvements, significant environmental remediation, or substantial geotechnical work, otherwise all assistance should be through an annual post-project reimbursement (i.e. PayGo); the amount of financial assistance in any given year should not exceed fifty (50%) of the annual incremental taxes for the impacted parcels

Improvement #2	Infrastructure: streets
Details	reconstruct streets identified in the district, namely, Pearl Street, Arndt Street, and Bridge Street; consider extension of Arndt from Broadway west to Maple Street or Ashland Avenue
Purpose	enhance access and development potential of larger parcels; improve vehicular traffic circulation
Allocation	$1,500,000
Disbursement	coordinate reconstruction of Pearl Street needs with CN (owns right-of-way); before applying, consider if larger-scale developments are better served by private or public infrastructure; a portion may be covered under a bond issue

Improvement #3	Infrastructure: pedestrian and bicycle
Details	sidewalks, paved trails along the Fox River, bicycle lanes, cycle tracks, and crossing improvements (e.g. medians, markings, signs, signals) both across Broadway and the CN rail tracks
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
Allocation	$500,000
Disbursement	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 #4	Infrastructure: stormwater
Details	filtration, infiltration, retention and detention facilities
Purpose	increase capacity for additional development; alleviate flooding, primarily due to location on top of historic river bed
Allocation	$500,000
Disbursement	integrate public and private projects when possible to minimize costs; a portion may be covered under a bond issue

Improvement #5	The Shipyard
Details	construct a signature waterfront outdoor entertainment and recreation facility, with a great lawn for concerts and festivals, urban beach, modern playground and splash pad, dog park, beer garden, and shipping container park for pop-up food, beverage, and retail businesses
Purpose	activate a site with environmental and geotechnical challenges that has been vacant for forty (40) years to catalyze private investment in the district
Allocation	$8,000,000
Disbursement	borrow as funds are needed; explore funding alternatives with financial institutions; seek external grants to offset capital costs; seek private investment and sponsorship to offset operation and maintenance costs

Improvement #6	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
Disbursement	coordinate with On Broadway Business Improvement District (BID); apply under leadership of local businesses and residents after enough reserve funds have been accumulated

Improvement #7	Property Acquisition
Details	strategic purchase of parcels critical to future development
Purpose	to ensure future development is consistent with the City *Comprehensive Plan* and the *Shipyard Investment Strategy*; assemble properties to facilitate larger-scale development projects
Allocation	$1,500,000
Disbursement	there is potential for properties to be condemned (through due process and just compensation) for urban renewal, however, the City and the RDA do not anticipate any condemnation

Improvement #8	Administration
Details	funds directed towards City staff for time used on marketing, research, analysis, and managing the TID
Purpose	cover administrative costs from the appropriate source
Allocation	$1,000,000
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 for development, redevelopment, or conservancy
2. relocation costs related to property, right-of-way, and easement acquisition
3. public infrastructure improvements that will ultimately be dedicated for public service, including,
   - 3.1. road, pedestrian, and bicycle improvements
   - 3.2. sanitary sewer, storm sewer, and potable water and wastewater mains and laterals, and storm water management facilities
   - 3.3. telephone, high-speed cable, and related technology infrastructure
   - 3.4. natural gas, electrical power, and other public utilities
   - 3.5. any related engineering, grading, erosion control, and landscaping
   - 3.6. any related land acquisitions and anticipated and intentional corrections to adjacent property affected by the public improvements, including grading
4. site preparation activities of private parcels, including
   - 4.1. environmental remediation, and asbestos abatement
   - 4.2. demolition and clearing of structures
   - 4.3. related engineering, grading, erosion control, and landscaping
5. administrative costs, including those paid to the City or consultants for services rendered
6. financing costs
7. projects within one-half (1/2) mile radius of the boundary of TID 22 provided that
   - 7.1. The project area is located within the corporate boundary of the City of Green Bay
   - 7.2. The project produces land uses identified in the Comprehensive Plan that would otherwise not occur in the manner desired by the City and RDA

Economic Feasibility

This section demonstrates that the proposed TID 22 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 Wis. Stats. §66.46.

City Financial Strength

In 2019, Moody's assigned the City of Green Bay an Aa3 rating, noting its sizeable tax base that serves as the economic hub of northeastern Wisconsin and moderate pension burden. This high-grade rating implies that the City has a very strong capacity to meet its financial commitments.

Financing Methods

The City will offer the following types of financing alternatives and developer incentives (in preferred order):

1. up-front grants with cash from external grants or other sources
2. pay-as-you-go ("PAYGo") reimbursement derived from incremental property taxes
3. up-front grants from an existing balance in a the TID account
4. up-front grants from new bonds repaid through incremental property taxes
5. up-front grants from general obligation bonds repaid through general property taxes
6. City guarantee of private loans
7. up-front loans issued by the City
8. up-front grants with cash from a "donor" TID with excess increment

The City looks to continue its successful track record of public-private partnerships on future projects. We also support development projects through brownfields assessment assistance, our small business revolving loan fund, neighborhood enhancement funds, and façade and demolition grants.

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** shows the manner in which the area will be redeveloped. The City believes that there are four (4) 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. *Breakthrough @ The Shipyard*. Breakthrough, transportation energy and information strategy firm, intends to construct a modern, state-of-the-art office building of approximately forty thousand (40,000) square feet along with parking, landscaping, lighting, and other related improvements at 239 Arndt Street. They also anticipate expanding their building footprint within the next ten (10) years.

Attribute	Land value	Improvement value	Total value	Annual property taxes
Current value	$0	$0	$0	$0
Estimated new value	$1,300,000	$13,700,000	$15,000,000	$350,700
Incremental value	$1,300,000	$13,700,000	$15,000,000	$350,700

Table 4. Projected increment for Site A.

Redevelopment Site B. *Badger Sheet Metal*. Located at 402 and 420 S. Broadway and 419 S. Maple, this site of approximately four and six-tenths (4.6) acres is currently a partially-vacant manufacturing and storage facility. The property is located across the street from new Shipyard facilities and has great potential for large-scale residential, commercial, office, food, beverage, and entertainment uses.

Attribute	Land value	Improvement value	Total value	Annual property taxes
Current value	$0	$0	$0	$0
Estimated new value	$1,000,000	$19,000,000	$20,000,000	$467,600
Incremental value	$1,000,000	$19,000,000	$20,000,000	$467,600

Table 5. Projected increment for Site B.

Redevelopment Site C. *White Store*. Located at 606 S. Broadway, this site of approximately seven-tenths (0.7) of an acre is currently partially-vacant office and retail. Located across the street from new Shipyard facilities and highly-visible from Mason Street, with traffic counts of thirty-eight thousand (38,000) vehicles per day, there is great potential for residential, commercial, office, food, beverage, and entertainment uses.

Attribute	Land value	Improvement value	Total value	Annual property taxes
Current value	$0	$0	$0	$0
Estimated new value	$300,000	$4,700,000	$5,000,000	$116,900
Incremental value	$300,000	$4,700,000	$5,000,000	$116,900

Table 6. Projected increment for Site C.

Redevelopment Site D. *Fourth (4th) and Chestnut*. Located at 414 and 418 Fourth (4th) Street and 815 and 821 Chestnut Street, this site of approximately six-tenths (0.6) of an acre is currently undeveloped. Located down the street from new Shipyard facilities, there is great potential for commercial and/or residential uses.

Attribute	Land value	Improvement value	Total value	Annual property taxes
Current value	$0	$0	$0	$0
Estimated new value	$300,000	$2,300,000	$2,500,000	$58,450
Incremental value	$300,000	$2,300,000	$2,500,000	$58,450

Table 7. Projected increment for Site D.

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 22 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 $23.38 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 and one-half percent (4.5%)
7. Administration annual payments are through the life of the TID, with annual reductions to account for more work up front getting projects off the ground

The pro forma shows that TID 22 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 Wis. Stats. §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 RDA.

Non-Project Costs

In the event that TID 22 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 22 is developed in compliance with these plans and general City policies in order to promote orderly and consistent growth. **Map 6** shows the manner in which the area will be redeveloped.

Proposed Changes to City Plans and Ordinances

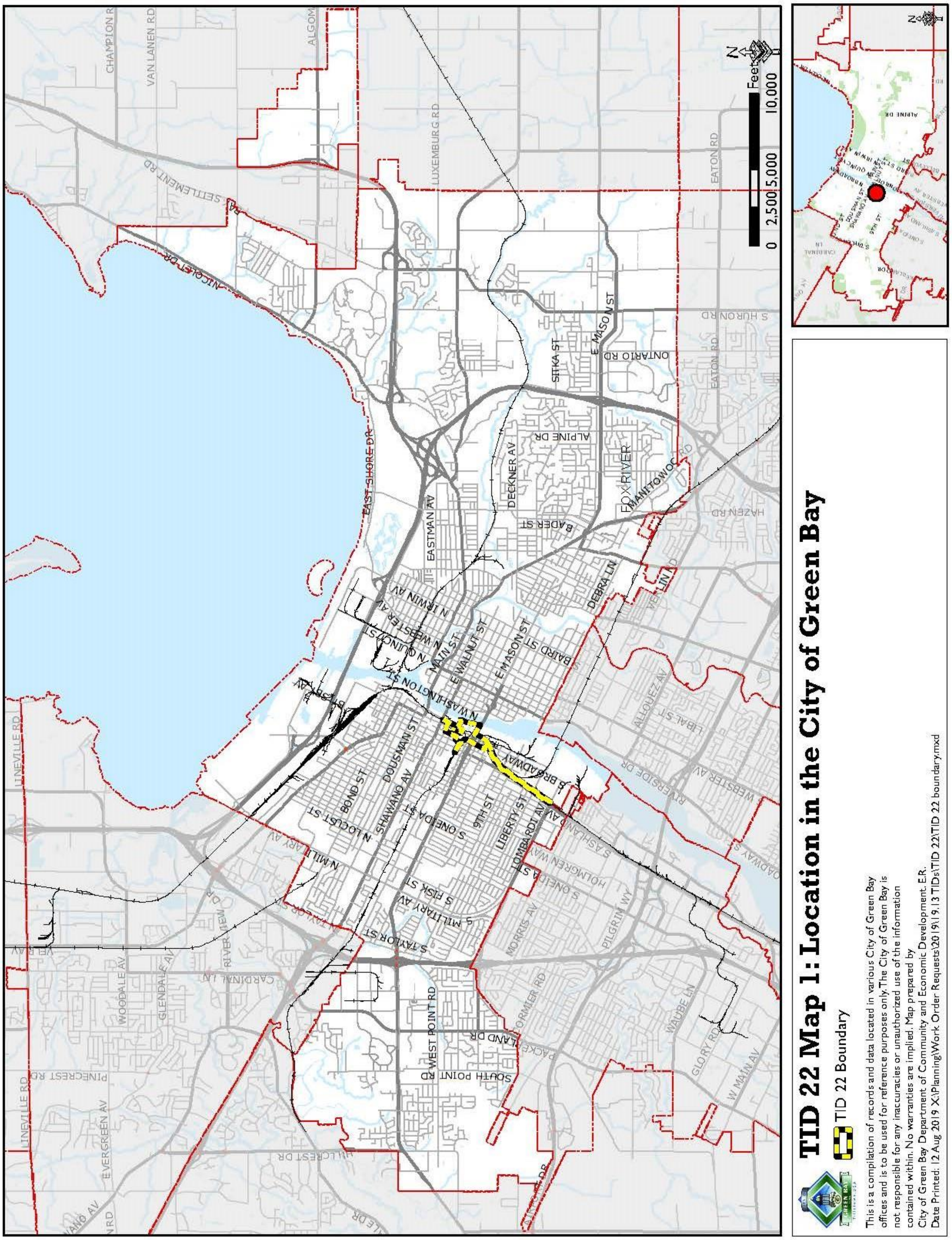
Master Plan. The City updated its *Comprehensive Plan* in 2003. The planned uses in the TID 22 are consistent with existing planning documents and have been incorporated into future planning documents. This TID plan is also consistent with the implementation elements of *the Shipyard Investment Strategy*.

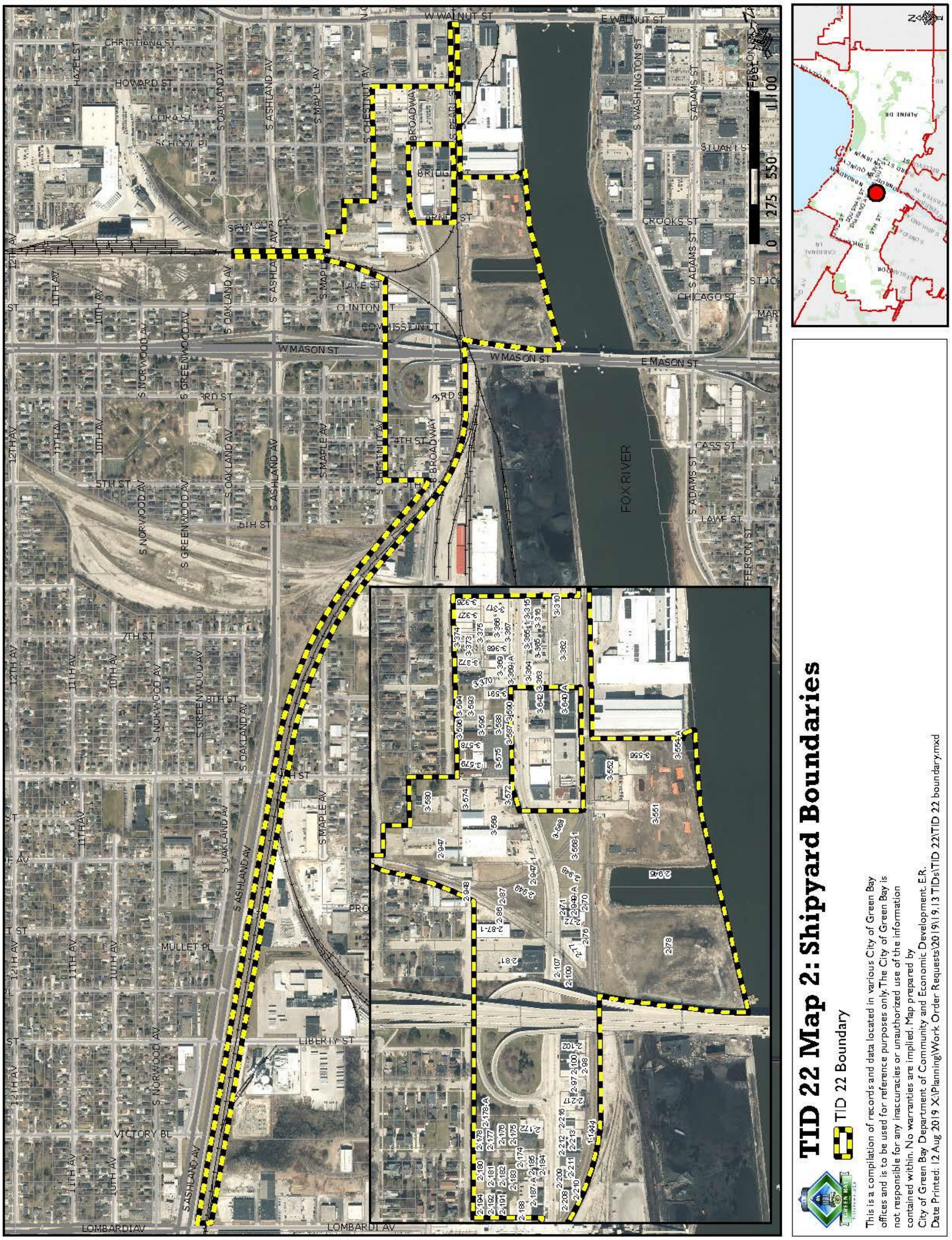
Official Map. All streets included in the TID 22 Plan area are included on the official Map for the City of Green Bay as adopted subdivisions. Should redevelopment projects cause a realignment of Pearl Street, Arndt Street, Bridge Street, or another affected street, the City will take the required procedural actions to review such amendments.

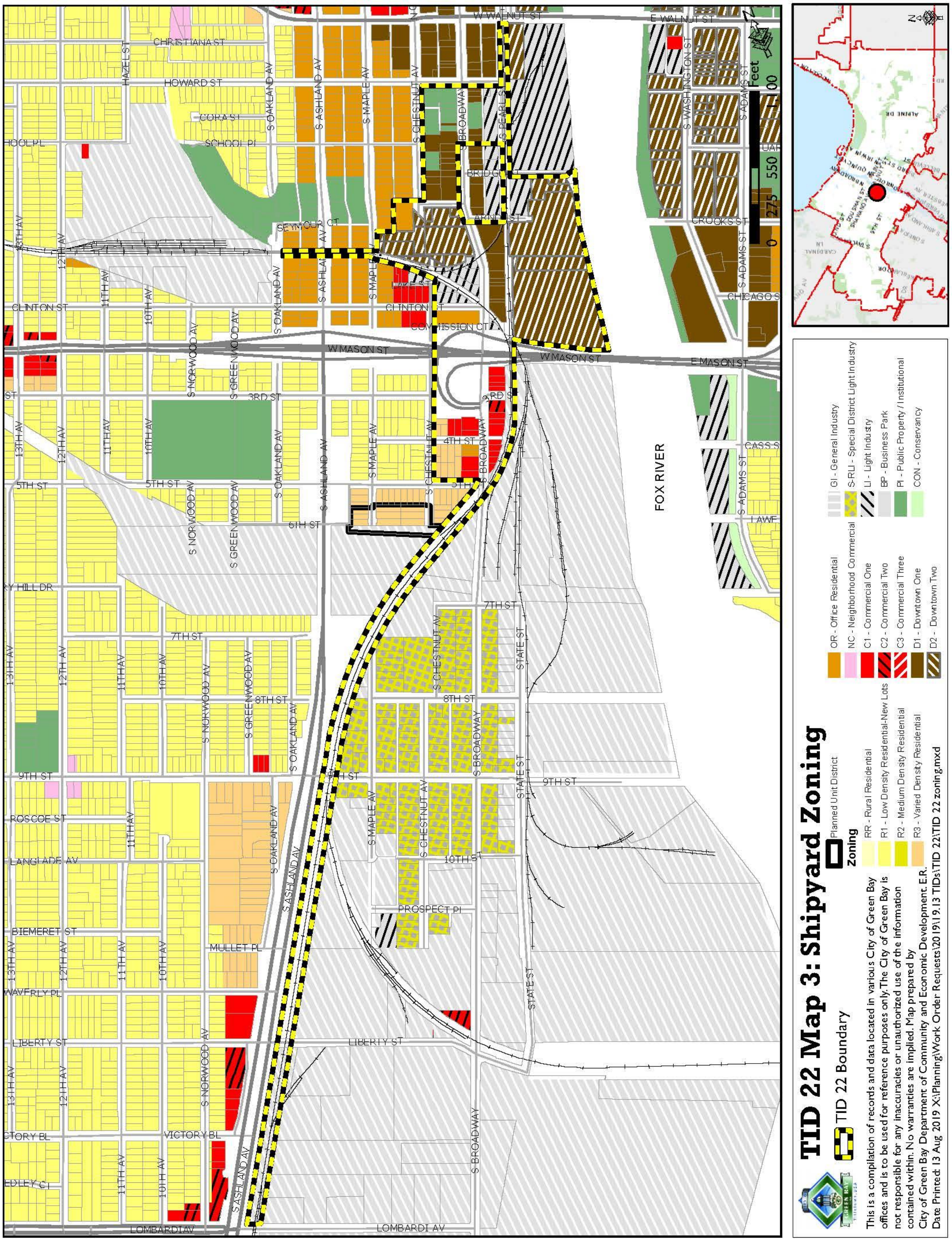
Zoning. Several parcels within TID 22 may require a rezoning or the creation of Planned Unit Development (PUD). The zoning classifications and standards that will be used in the any zoning amendment will be consistent with the City *Comprehensive Plan* and the *Shipyard Investment Strategy*.

Building Codes. City building codes will not be changed to accommodate TID 22 activities.

Maps


TID 22 Map 1: Location in the City of Green Bay
TID 22 Boundary
0 2,500 5,000 10,000 Feet
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: 12 Aug 2019 X:\Planning\Work Order Requests\2019\19.13 TIDs\TID 22\TID 22 boundary.mxd


TID 22 Map 2: Shipyard Boundaries
TID 22 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: 12 Aug 2019 X:\Planning\Work Order Requests\2019\19.13 TIDs\TID 22\TID 22 boundary.mxd
FOX RIVER
W WALNUT ST
E WALNUT ST
W MASON ST
E MASON ST
S ASHLAND AV
S OAKLAND AV
S CHESTNUT AV
BROADWAY
S MAPLE AV
S NORWOOD AV
S GREENWOOD AV
LOMBARDI AV
S WASHINGTON ST
S ADAMS ST
0 275 550 1,100 Feet



TID 22 Map 3: Shipyard Zoning
TID 22 Boundary
Planned Unit District
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
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: 13 Aug 2019 X:\Planning\Work Order Requests\2019\19.13 TIDs\TID 22\TID 22 zoning.mxd
FOX RIVER
W MASON ST
E MASON ST
W WALNUT ST
E WALNUT ST
S ASHLAND AV
S BROADWAY
S CHESTNUT AV
LOMBARDI AV
Feet
0 275 550 1,100


TID 22 Map 4: Shipyard Land Use
TID 22 Boundary
Travel or Movement
Natural Resources-Related
Industr., Manuf., and Waste-Related
Shopping, Business, and Trade
Residential
Mass Assembly of People
Social, Inst., or Infr. Related
Vacant
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Date Printed: 12 Aug 2019 X:\Planning\Work Order Requests\2019\19.13 TIDs\TID 22\TID 22 land use.mxd
0 275 550 1,100 Feet
FOX RIVER
W MASON ST
E MASON ST
W WALNUT ST
E WALNUT ST
S ASHLAND AV
LOMBARDI AV


TID 22 Map 5: Shipyard Blighted Parcels
TID 22 Boundary
Blighted Parcels
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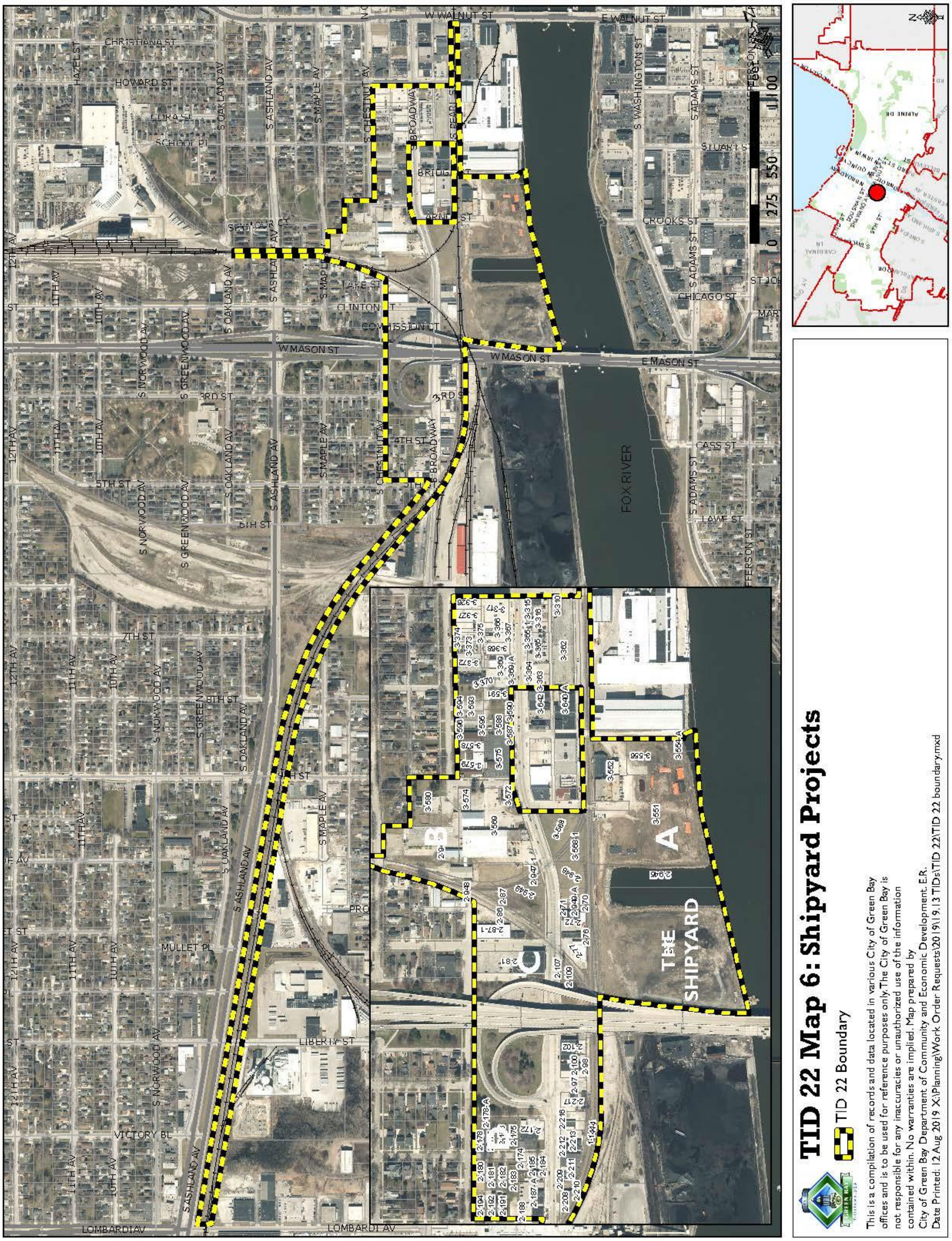
Date Printed: 13 Aug 2019 X:\Planning\Work Order Requests\2019\19.13 TIDs\TID 22\TID 22 blight.mxd
0 275 550 1,100 Feet
W WALNUT ST
E WALNUT ST
W MASON ST
E MASON ST
FOX RIVER
S BROADWAY
S CHESTNUT AV
S ASHLAND AV
S OAKLAND AV
LOMBARDI AV


TID 22 Map 6: Shipyard Projects
TID 22 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: 12 Aug 2019 X:\Planning\Work Order Requests\2019\19.13 TIDs\TID 22\TID 22 boundary.mxd
FOX RIVER
THE SHIPYARD
A
B
C
W WALNUT ST
E WALNUT ST
W MASON ST
E MASON ST
LOMBARDI AV
S ASHLAND AV
S BROADWAY

Appendix A: City Attorney Legal Opinion

TO BE INSERTED

Appendix B: Legal Description for TID 22

TO BE INSERTED

Appendix C: TID 22 Parcels and Assessed Values

TAX PARCEL	ADDRESS	ACRES	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE
2-70	515 S BROADWAY	0.09	$ -	$ -	$ -
2-71	517 S BROADWAY	0.06	$ -	$ -	$ -
2-72	519 S BROADWAY	0.26	$ 43,200	$ 88,400	$ 131,600
2-76	525 S BROADWAY	0.07	$ -	$ -	$ -
2-77	531 S BROADWAY	0.30	$ -	$ -	$ -
2-78	100 W MASON ST	7.97	$ -	$ -	$ -
2-81	606 S BROADWAY	0.74	$ -	$ -	$ -
2-86	410 CLINTON ST	0.31	$ 30,300	$ 27,300	$ 57,600
2-87	S BROADWAY	0.58	$ -	$ -	$ -
2-97	723 S BROADWAY	0.09	$ 10,900	$ 3,100	$ 14,000
2-98	719 S BROADWAY	0.09	$ 10,900	$ 74,400	$ 85,300
1-1444	S ASHLAND AVE	16.53	$ -	$ -	$ -
2-100	715 S BROADWAY	0.11	$ 13,800	$ 108,200	$ 122,000
2-102	709 S BROADWAY	0.18	$ 21,400	$ 286,500	$ 307,900
2-107	S BROADWAY	0.02	$ -	$ -	$ -
2-109	613 S BROADWAY	0.08	$ -	$ -	$ -
2-172	818 S BROADWAY	0.27	$ 31,700	$ 88,400	$ 120,100
2-174	822 S BROADWAY	0.12	$ 14,500	$ 13,400	$ 27,900

2-175	414 FOURTH ST	0.15	$ -	$ -	$ -
2-176	418 FOURTH ST	0.15	$ -	$ -	$ -
2-177	FOURTH ST	0.09	$ -	$ -	$ -
2-178	821 S CHESTNUT AVE	0.09	$ 8,300	$ 57,300	$ 65,600
2-178-A	815 S CHESTNUT AVE	0.12	$ -	$ -	$ -
2-179	833 S CHESTNUT AVE	0.05	$ -	$ -	$ -
2-180	425 FOURTH ST	0.10	$ -	$ -	$ -
2-181	421 FOURTH ST	0.15	$ 10,400	$ 55,000	$ 65,400
2-182	417 FOURTH ST	0.15	$ 10,600	$ 64,300	$ 74,900
2-183	413 FOURTH ST	0.10	$ 7,100	$ -	$ 7,100
2-184	824 S BROADWAY	0.12	$ 14,600	$ 48,800	$ 63,400
2-185	828 S BROADWAY	0.12	$ 8,700	$ 73,500	$ 82,200
2-187-A	836 S BROADWAY	0.29	$ 34,700	$ 64,800	$ 99,500
2-188	840 S BROADWAY	0.40	$ 33,700	$ 129,100	$ 162,800
2-191	418 FIFTH ST	0.15	$ 10,600	$ 66,700	$ 77,300
2-192	422 FIFTH ST	0.15	$ -	$ -	$ -
2-194	426 FIFTH ST	0.15	$ 10,600	$ 48,400	$ 59,000
2-208	837 S BROADWAY	0.09	$ 8,900	$ 35,300	$ 44,200
2-209	833 S BROADWAY	0.06	$ 9,200	$ -	$ 9,200
2-210	829 S BROADWAY	0.08	$ 9,500	$ -	$ 9,500

2-211	825 S BROADWAY	0.09	$ 10,200	$ -	$ 10,200
2-212	823 S BROADWAY	0.09	$ 11,000	$ 73,100	$ 84,100
2-213	821 S BROADWAY	0.22	$ 25,900	$ 131,700	$ 157,600
2-215	813 S BROADWAY	0.12	$ 13,600	$ 69,800	$ 83,400
2-216	809 S BROADWAY	0.12	$ 14,100	$ -	$ 14,100
2-217	801 S BROADWAY	0.24	$ 28,700	$ 50,700	$ 79,400
2-87-1	416 CLINTON ST	0.30	$ 35,600	$ 66,000	$ 101,600
2-945	0 PEARL ST	1.27	$ -	$ -	$ -
2-946	505 S BROADWAY	0.36	$ -	$ -	$ -
2-947	419 S MAPLE AVE	2.31	$ -	$ -	$ -
2-947-1	504 S BROADWAY	0.18	$ -	$ -	$ -
2-948	S CHESTNUT AVE	1.55	$ -	$ -	$ -
2-949	506 S BROADWAY	0.47	$ -	$ -	$ -
2-949-A	511 S BROADWAY	0.15	$ -	$ -	$ -
3-310	307 HOWARD ST	0.09	$ 22,300	$ -	$ 22,300
3-314	201 S BROADWAY	0.09	$ 22,000	$ 113,000	$ 135,000
3-315	205 S BROADWAY	0.09	$ 22,300	$ -	$ 22,300
3-316	211 S BROADWAY	0.09	$ 22,000	$ 16,600	$ 38,600
3-317	200 S BROADWAY	0.35	$ -	$ -	$ -
3-326	201 S CHESTNUT AVE	0.18	$ -	$ -	$ -

3-327	209 S CHESTNUT AVE	0.18	$	-	$	-	$	-
3-362	301 S PEARL ST	0.88	$	105,000	$	14,300	$	119,300
3-363	S BROADWAY	0.15	$	34,700	$	800	$	35,500
3-364	223 S BROADWAY	0.11	$	26,400	$	600	$	27,000
3-365	217 S BROADWAY	0.33	$	-	$	-	$	-
3-365-1	S BROADWAY	0.11	$	-	$	-	$	-
3-366	S BROADWAY	0.14	$	-	$	-	$	-
3-367	218 S BROADWAY	0.13	$	-	$	-	$	-
3-368	220 S BROADWAY	0.15	$	-	$	-	$	-
3-369	228 S BROADWAY	0.11	$	-	$	-	$	-
3-369-A	226 S BROADWAY	0.05	$	13,200	$	65,200	$	78,400
3-370	232 S BROADWAY	0.65	$	-	$	-	$	-
3-372	225 S CHESTNUT AVE	0.25	$	-	$	-	$	-
3-373	223 S CHESTNUT AVE	0.14	$	-	$	-	$	-
3-374	219 S CHESTNUT AVE	0.12	$	-	$	-	$	-
3-375	211 S CHESTNUT AVE	0.09	$	-	$	-	$	-
3-551	239 ARNDT ST	4.67	$	-	$	-	$	-
3-552	345 S PEARL ST	0.96	$	-	$	-	$	-
3-554-A	101 BRIDGE ST	0.29	$	-	$	-	$	-
3-556	119 BRIDGE ST	0.70	$	-	$	-	$	-

3-568	401 S BROADWAY	0.57	$ -	$ -	$ -
3-568-1	S BROADWAY	0.37	$ -	$ -	$ -
3-569	420 S BROADWAY	2.20	$ -	$ -	$ -
3-572	402 S BROADWAY	0.11	$ -	$ -	$ -
3-574	421 ARNDT ST	0.13	$ -	$ -	$ -
3-575	336 S BROADWAY	0.51	$ -	$ -	$ -
3-578	325 S CHESTNUT AVE	0.17	$ -	$ -	$ -
3-579	335 S CHESTNUT AVE	0.34	$ -	$ -	$ -
3-580	338 S CHESTNUT AVE	0.67	$ -	$ -	$ -
3-587	324 S BROADWAY	0.13	$ -	$ -	$ -
3-588	316 S BROADWAY	0.15	$ 33,000	$ 67,100	$ 100,100
3-589	312 S BROADWAY	0.12	$ 7,800	$ -	$ 7,800
3-590	304 S BROADWAY	0.13	$ 8,600	$ -	$ 8,600
3-591	300 S BROADWAY	0.17	$ 29,000	$ 147,800	$ 176,800
3-593	305 S CHESTNUT AVE	0.14	$ -	$ -	$ -
3-594	311 S CHESTNUT AVE	0.12	$ -	$ -	$ -
3-595	315 S CHESTNUT AVE	0.13	$ -	$ -	$ -
3-596	319 S CHESTNUT AVE	0.13	$ -	$ -	$ -
96	TOTAL	55.51	$ 839,000	$ 2,149,600	$ 2,988,600

numbers are assessed values as of January 1, 2019, except for
numbers in italics are assessed values as of January 1, 2018

Appendix D: TID 22 Pro Forma

TID #		REVENUES			EXPENDITURES			TID BALANCE
22 | The Shipyard								
CREATED		PARCEL COUNT	BASE VALUE	TAX RATE	LOANS	PAYGO	MANAGEMENT	
Tuesday, September 17, 2019		24	$ -	$ 23.38	$ 8,500,000			
YEAR		NEW VALUE	INC VALUE	INC TAXES	DEBT SERVICE			
0	2019	$ -	$ -	$ -	$ -	$ -	$ (53,000)	$ (53,000)
1	2020	$ -	$ -	$ -	$ (270,000)	$ -	$ (51,700)	$ (374,700)
2	2021	$ -	$ -	$ -	$ (650,000)	$ -	$ (50,400)	$ (1,075,100)
3	2022	$ 9,100,000	$ 9,100,000	$ -	$ (650,000)	$ (46,252)	$ (49,100)	$ (1,820,452)
4	2023	$ 9,200,000	$ 9,200,000	$ 212,758	$ (650,000)	$ (46,252)	$ (47,800)	$ (2,351,746)
5	2024	$ 9,300,000	$ 9,300,000	$ 215,096	$ (650,000)	$ (46,252)	$ (46,500)	$ (2,879,402)
6	2025	$ 36,900,000	$ 36,900,000	$ 217,434	$ (650,000)	$ (367,727)	$ (45,200)	$ (3,724,895)
7	2026	$ 37,000,000	$ 37,000,000	$ 862,722	$ (650,000)	$ (367,727)	$ (43,900)	$ (3,923,800)
8	2027	$ 37,100,000	$ 37,100,000	$ 865,060	$ (650,000)	$ (367,727)	$ (42,600)	$ (4,119,067)
9	2028	$ 37,200,000	$ 37,200,000	$ 867,398	$ (650,000)	$ (367,727)	$ (41,300)	$ (4,310,696)
10	2029	$ 37,300,000	$ 37,300,000	$ 869,736	$ (650,000)	$ (367,727)	$ (40,000)	$ (4,498,687)
11	2030	$ 43,400,000	$ 43,400,000	$ 872,074	$ (650,000)	$ (451,895)	$ (38,700)	$ (4,767,208)
12	2031	$ 43,500,000	$ 43,500,000	$ 1,014,692	$ (650,000)	$ (451,895)	$ (37,400)	$ (4,891,811)
13	2032	$ 43,600,000	$ 43,600,000	$ 1,017,030	$ (650,000)	$ (451,895)	$ (36,100)	$ (5,012,776)
14	2033	$ 43,700,000	$ 43,700,000	$ 1,019,368	$ (650,000)	$ (451,895)	$ (34,800)	$ (5,130,103)
15	2034	$ 43,800,000	$ 43,800,000	$ 1,021,706	$ (650,000)	$ (451,895)	$ (33,500)	$ (5,243,792)
16	2035	$ 43,900,000	$ 43,900,000	$ 1,024,044	$ (650,000)	$ (451,895)	$ (32,200)	$ (5,353,843)
17	2036	$ 44,000,000	$ 44,000,000	$ 1,026,382	$ (650,000)	$ (451,895)	$ (30,900)	$ (5,460,256)
18	2037	$ 44,100,000	$ 44,100,000	$ 1,028,720	$ (650,000)	$ (321,475)	$ (29,600)	$ (5,432,611)
19	2038	$ 44,200,000	$ 44,200,000	$ 1,031,058	$ (650,000)	$ (321,475)	$ (28,300)	$ (5,401,328)
20	2039	$ 44,300,000	$ 44,300,000	$ 1,033,396	$ (650,000)	$ (321,475)	$ (27,000)	$ (5,366,407)
21	2040	$ 44,400,000	$ 44,400,000	$ 1,035,734	$ (380,000)	$ -	$ (25,700)	$ (4,736,373)
22	2041	$ 44,500,000	$ 44,500,000	$ 1,038,072	$ -	$ -	$ (24,400)	$ (3,722,701)
23	2042	$ 44,600,000	$ 44,600,000	$ 1,040,410	$ -	$ -	$ (23,100)	$ (2,705,391)
24	2043	$ 44,700,000	$ 44,700,000	$ 1,042,748	$ -	$ -	$ (21,800)	$ (1,684,443)
25	2044	$ 44,800,000	$ 44,800,000	$ 1,045,086	$ -	$ -	$ (20,500)	$ (659,857)
26	2045	$ 44,900,000	$ 44,900,000	$ 1,047,424	$ -	$ -	$ (19,200)	$ 368,367
27	2046	$ 45,000,000	$ 45,000,000	$ 1,049,762	$ -	$ -	$ (17,900)	$ 1,400,229
TOTAL		**$ 45,000,000**	**$ 45,000,000**	**$ 21,497,910**	**$ (13,000,000)**	**$ (6,105,081)**	**$ (992,600)**	**$ 1,400,229**

Report to the
Tax Incremental Districts Joint Review Committee of the City of Green Bay

MEETING DATE	PREPARED BY
August 19, 2019	Kevin J. Vonck, CED Director

AGENDA ITEM # D.17.

Consideration with possible action to adopt a Creation Resolution to establish TID Number Twenty-Three (23), Legends District, and adopt the Project Plan. TID 23 is generally located in the area east of Holmgren Way, south of Lombardi Avenue, west of Bart Starr Drive, and north of Mike McCarthy Way. TID 23 will be classified as a blight elimination district based on the identification and classification of the property proposed to be included within the TID. Proposed projects include cash grants and loans to owners, lessees, or developers of property within the TID; road, pedestrian, bicycle, and other transportation improvements; potable water, sanitary sewer, and storm water infrastructure; public spaces and amenities; land acquisition, environmental remediation, structural rehabilitation, and new construction; and administration. The proposed costs include projects within the proposed boundary and within a one-half (1/2) mile radius of the proposed boundary of the TID.

BACKGROUND

In accordance with the Comprehensive Plan, the City of Green Bay ("City") and Redevelopment Authority of the City of Green Bay ("RDA") seek to create a more safe, productive, accessible, and innovative community in order to generate economic activity and tax base. The City and RDA have concluded that the generally located in the area east of Holmgren Way, south of Lombardi Avenue, west of Bart Starr Drive, and north of Mike McCarthy Way is not attaining its highest and best land use based on the Comprehensive Plan. But for the creation of a Tax Increment District ("TID"), the future land uses identified in the Comprehensive Plan would not occur in the manner desired by the City and RDA.

RECOMMENDATION

Recommend RDA and the City adopt a Creation Resolution to establish TID Number Twenty-Three (23), Legends District, and adopt the Project Plan.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6.2 - TID - TID 23 - Resolution - 190819 - Creation
2. 6.2 - TID - TID 23 - Project Plan - 190819 - JRB

Common Council
of the City of Green Bay

RESOLUTION 19-##
REGARDING THE CREATION OF
TAX INCREMENT DISTRICT NUMBER TWENTY-THREE (23),
LEGENDS DISTRICT ("TID 23")
AND ADOPTION OF THE PROJECT PLAN

September 17, 2019

WHEREAS, In accordance with the Comprehensive Plan, the City of Green Bay ("City") and Redevelopment Authority of the City of Green Bay ("RDA") seek to create a more safe, productive, accessible, and innovative community in order to generate economic activity and tax base; and

WHEREAS, the City and RDA have concluded that the generally located in the area east of Holmgren Way, south of Lombardi Avenue, west of Bart Starr Drive, and north of Mike McCarthy Way is not attaining its highest and best land use based on the *Comprehensive Plan*; and

WHEREAS, that "but for" the creation of a Tax Increment District ("TID"), the future land uses identified in the Comprehensive Plan would not occur in the manner desired by the City and RDA; and

WHEREAS, the Common Council of the City designated the RDA to perform all acts necessary, including the preparation of a Project Plan, for the creation of Tax Increment District Number Twenty-Three (23): Legends District ("TID 23"), on Tuesday, July 16, 2019; and

WHEREAS, the RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:

1. On Tuesday, August 20, 2019, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed creation of TID 23, in which interested parties were afforded reasonable opportunity to express their views on the proposed Project Plan; and
2. On Wednesday, August 7, 2019, and Monday August 12, 2019, published a notice of said public hearing in the Green Bay Press-Gazette; and
3. On Monday, August 5, 2019, mailed, by first-class certified mail, owners of property identified by the Project Plan as in need of blight elimination said identification of property and a notice of said public hearing; and
4. On Monday, August 5, 2019, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
5. On Monday, August 5, 2019, made a hard copy of the Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and

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

1. An economic feasibility study; and
2. A detailed list of estimated project costs; and
3. 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
4. A map showing existing uses and conditions of real property within TID 23; and
5. A map showing proposed improvements and uses in TID 23; and

6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 23 will not exceed thirty-five percent (35%).
7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
8. A list of estimated non-project costs; and
9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
10. A statement indicating how creation of TID 23 promotes the orderly development of the City; and
11. 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, to wit:

1. That "but for" the creation of a TID, the development projected to occur as detailed in the Comprehensive Plan would not occur in the manner desired by the City and RDA because of challenges associated with:
   1.1. Additional costs associated with environmental remediation and mitigation; and/or
   1.2. Additional costs associated with rehabilitation and historic preservation; and/or
   1.3. Blighted parcels and the stigma of certain neighborhoods caused by disinvestment; and/or
   1.4. The lack of traditional financing options for forward-thinking projects; and
2. The equalized value of taxable property of TID 23 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
3. TID 23 shall be a blighted area district, as one hundred percent (100%) – thirty-four and seven-hundredths (34.07) of thirty-four and seven-hundredths (34.07) acres – of the real property within TID 23 is in need of blight elimination, thereby exceeding the fifty percent (50%) threshold as defined in Wis. Stats. §66.1337 (2m)(b); and
4. The proposed activities and project costs in the Project Plan relate directly to blight elimination within TID 23 consistent with the purpose for which the District is created; and
5. The proposed activities and project costs in the Project Plan are in concurrence with Wis. Stats. §66.1337, which enable the City to conduct specific blight elimination and rehabilitation and conservation work, including:
   5.1. A program of voluntary or compulsory repair and rehabilitation of buildings or other improvements; and
   5.2. 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
   5.3. Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out an urban renewal project; and
   5.4. 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
6. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in TID 23; and
7. The economic benefits of TID 23, as measured by increased property value, employment, and income,
   7.1. are greater than the cost of the improvements identified in the Project Plan; and
   7.2. are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
8. The TID 23 Project Plan is feasible and in conformity with the City Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Green Bay hereby creates Tax Increment District Number Twenty-Three (23): Legends District ("TID 23"), and adopts the Project Plan.

Adopted ____________________

Approved ____________________

COMMON COUNCIL OF THE
CITY OF GREEN BAY

By: ____
Eric Genrich, Mayor

Attest: ____
Kris Teske, City Clerk

City of Green Bay
Department of Community and Economic Development

Tax Increment District Twenty-Three (23)

Legends District

PROJECT PLAN

City of Green Bay, Wisconsin
DRAFT 19 August 2019

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

Joint Review Board of the City of Green Bay
Diana Ellenbecker, *City of Green Bay*
Chad Weininger, *Brown County*
Cale Pulczinski, *Green Bay Area Public Schools*
Bob Mathews, *Northeast Wisconsin Technical College*
Brent Weycker, *Citizen Member*

Common Council of the City of Green Bay
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Gary Delveaux, *Chair*
Matt Schueller, *Vice Chair*
James Blumreich
Melanie Parma
Alderperson Barbara Dorff
Kathy Hinkfuss
Deby Dehn

This Project Plan was prepared by
Kevin J. Vonck, *Development Director*
Erin Roznik, *Design Specialist*
David Buck, *Principal Planner*
Diana Ellenbecker, *Finance Director*
Vanessa Chavez, *City Attorney*
Tom Giese, *Right-of-Way Specialist*

Table of Contents

Summary of Findings

1. In accordance with the *Comprehensive Plan*, the City of Green Bay ("City") and Redevelopment Authority of the City of Green Bay ("RDA") seek to create a more safe, productive, accessible, and innovative community in order to generate economic activity and tax base; and
2. The City and RDA have concluded that the generally located in the area east of Holmgren Way, south of Lombardi Avenue, west of Bart Starr Drive, and north of Mike McCarthy Way is not attaining its highest and best land use based on the *Comprehensive Plan*; and
3. That "but for" the creation of a Tax Increment District (TID), the future land uses identified in the *Comprehensive Plan* would not occur in the manner desired by the City and RDA; and
4. The Common Council of the City designated the RDA to perform all acts necessary, including the preparation of a Project Plan, for the creation of Tax Incremental District Number Twenty-Three (23): Legends District ("TID 23"), on Tuesday, July 16, 2019; and
5. The RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
   - 5.1. On Tuesday, August 20, 2019, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed creation of TID 23, in which interested parties were afforded reasonable opportunity to express their views on the proposed Project Plan; and
   - 5.2. On Wednesday, August 7, 2019, and Monday, August 12, 2019, published a notice of said public hearing in the Green Bay Press-Gazette; and
   - 5.3. On Monday, August 5, 2019, mailed, by first-class certified mail, owners of property identified by the Project Plan as in need of rehabilitation work said identification of property and a notice of said public hearing; and
   - 5.4. On Monday, August 5, 2019, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
   - 5.5. On Monday, August 5, 2019, made a hard copy of the Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
6. The Project Plan meets all the requirements of Wis. Stats. §66.1105, to wit:
   - 6.1. An economic feasibility study; and
   - 6.2. A detailed list of estimated project costs; and
   - 6.3. 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
   - 6.4. A map showing existing uses and conditions of real property within TID 23; and
   - 6.5. A map showing proposed improvements and uses in TID 23; and
   - 6.6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 23 will not exceed thirty-five percent (35%).
   - 6.7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
   - 6.8. A list of estimated non-project costs; and
   - 6.9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
   - 6.10. A statement indicating how creation of TID 23 promotes the orderly development of the City; and
   - 6.11. An opinion of the City Attorney that the Project Plan is complete and complies with Wis. Stats. §66.1105; and
7. The RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:
   - 7.1. That "but for" the creation of a TID, the development projected to occur as detailed in the *Comprehensive Plan* would not occur in the manner desired by the City and RDA because of challenges associated with:
     - 7.1.1. Additional costs associated with environmental remediation and mitigation; and/or
     - 7.1.2. Additional costs associated with rehabilitation and historic preservation; and/or
     - 7.1.3. Blighted parcels and the stigma of certain neighborhoods caused by disinvestment; and/or
     - 7.1.4. The lack of traditional financing options for forward-thinking projects; and

7.2. The equalized value of taxable property of TID 23 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

7.3. TID 23 shall be a blighted area district, as one hundred percent (100%) – thirty-four and seven-hundredths (34.07) of thirty-four and seven-hundredths (34.07) acres – of the real property within TID 23 is in need of blight elimination, thereby exceeding the fifty percent (50%) threshold as defined in Wis. Stats. §66.1337 (2m)(b); and

7.4. The proposed activities and project costs in the Project Plan relate directly to blight elimination within TID 23 consistent with the purpose for which the District is created; and

7.5. The proposed activities and project costs in the Project Plan are in concurrence with Wis. Stats. §66.1337, which enable the City to conduct specific blight elimination and rehabilitation and conservation work, including:

 7.5.1. A program of voluntary or compulsory repair and rehabilitation of buildings or other improvements; and

 7.5.2. 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

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

 7.5.4. 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

7.6. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in TID 23; and

7.7. The economic benefits of TID 23, as measured by increased property value, employment, and income,

 7.7.1. are greater than the cost of the improvements identified in the Project Plan; and

 7.7.2. are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and

7.8. The TID 23 Project Plan is feasible and in conformity with the City *Comprehensive Plan*.

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. Green Bay Metro Transit operates thirteen full-service bus routes and paratransit services that provide over a million and a half rides annually in the metro area. Several miles of pedestrian and bicycle facilities enhance mobility and accessibility. 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 serve the Port and many industrial areas.

Programs that transform innovative ideas into viable businesses demonstrate a community commitment to helping entrepreneurs succeed. The Startup Hub, UWGB Small Business Development Center, NWTC Artisan and Business Center, and Brown County Culinary Kitchen have demonstrated success incubating businesses. 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. It 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 in the City.

An urban renaissance is occurring across the nation as people are rediscovering the economic and cultural advantages of cities. The City of Green Bay is well-positioned to capitalize on this trend and welcomes prospective residents, businesses, and investors to our community.

The District / Neighborhood

The Legends District is located in the south central part of the City, on the west side of the Fox River, generally in the area east of Holmgren Way, south of Lombardi Avenue, west of Bart Starr Drive, and north of Mike McCarthy Way, along the municipal boundary with the Village of Ashwaubenon.

First developed as an air strip in the 1930's, the district grew into an industrial center in the 1960's with the conversion of Ashland Avenue into US-41 (now I-41). The earliest businesses involved manufacturing, lumber, and transportation and logistics, of which a few continue to operate today. Expansion of the national sports and entertainment complex that includes Lambeau Field (81,000-seat outdoor stadium and home of the NFL Green Bay Packers), the Resch Center (9,800-seat indoor arena), and (in 2021) the Brown County Expo Center (with 120,000 square feet of event space), has provided greater opportunity to convert properties from industrial uses to more commercial and hospitality uses.

In response to this changing market, the City completed the *Legends District Master Plan* in 2017, which identified potential redevelopment opportunities in the district.

Tax Increment District Number Twenty-Three (TID 23)

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 22 is being created in order to provide a mechanism to overcome challenges related to the additional costs associated with environmental remediation and mitigation; additional costs associated with rehabilitation and historic preservation; blighted parcels and the stigma of certain neighborhoods caused by disinvestment; and the lack of traditional financing options for forward-thinking projects.

Of the thirty-four and seven-hundredths (34.07) total acres of real property within TID 23, thirty-four and seven-hundredths (34.07) acres, or one hundred percent (100%), are in need of blight elimination.

Map 1 shows the location of TID 23 within the city, while **Map 2** shows its detailed boundaries. The legal description for TID 23 is attached as **Appendix B**. TID 23 has ten (10) parcels totaling thirty-four and seven-hundredths (34.07) acres of real property and ## acres of public road right-of-way, for a total size of ## acres. **Table 1** and **Map 3** show the distribution of zoning categories, while **Table 2** and **Map 4** show the distribution of land use activities. **Map 5** shows parcels in need of blight elimination.

Zoning	Acres	Percentage
GI – General Industry	31.99	93.87%
C-2 – Commercial Two	1.37	4.02%
C1 – Commercial One	0.71	2.10%

Table 1. Zoning distribution.

Land use	Acres	Percentage
industrial, manufacturing, and waste-related	17.36	50.95%
travel or movement	9.00	26.42%
shopping, business, and trade	4.49	13.19%
social, institutional, and infrastructure	2.50	7.33%
leisure activities	0.72	2.10%

Table 2. Land use activity distribution.

The estimated percentage of land devoted to retail uses within the territory of TID 23 will not exceed thirty-five percent (35%).

On January 1, 2019, TID 23 had a combined assessment of $10,591,900. This equates to approximately $310,886 per taxable acre or $## for taxable and non-taxable acres. **Appendix C** provides a listing of all parcels and assessed values within the TID.

TIF Capacity Analysis

Wis. Stats. §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 23, as the addition of TID 23 will only raise the percent of equalized value in TID's from 5.35 % to 5.52 %.

Measure	Amount as of January 1, 2019
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 23 @ 94.4% estimated ratio	$11,220,233
Total value for twelve percent (12%) test	$364,727,733
New percent equalized value within TIDs, including TID 23	5.52%

Table 3. Tax increment finance capacity.

Project Costs

The Department of Community and Economic Development works to link and leverage our natural, built, human, and social assets in order to generate valuable products, services, and experiences within the City.

The City supports development projects that make our community more:

1. safe; projects that
    - 1.1. remove blighted and neglected properties with high complaint and/or police call volumes
    - 1.2. remediate environmental contamination and/or enhance the physical (soil, water, air) landscape
    - 1.3. strengthen and/or expand public water, sewer, stormwater, and other utility infrastructure
    - 1.4. eliminate and/or reduce transportation hazards
2. productive; projects that
    - 2.1. rehabilitate and/or build new structures with high-performance designs, systems, and finishes
    - 2.2. create a significantly higher per acre property value than adjacent properties and the City average
    - 2.3. generate property taxes greater than the cost of providing infrastructure and services
    - 2.4. generate job opportunities for smart and skilled individuals
3. accessible; projects that
    - 3.1. rehabilitate and/or build new structures for individuals of all ages and abilities
    - 3.2. are located in places easy to reach on foot, bicycle, or transit
    - 3.3. strengthen and/or expand non-motorized transportation networks
    - 3.4. generate job opportunities for individuals of all ages, abilities, and incomes
4. innovative; projects that
    - 4.1. expand our range of (residential, commercial, and industrial) real estate products
    - 4.2. are designed and built with options for conversion to alternative uses in the future
    - 4.3. create and/or enhance unique public spaces, amenities, and art
    - 4.4. support disruptive startups and high-growth, second-stage companies

Specific Projects

In order for the City to consider if a development project is eligible for a TIF incentive, the City asks that interested developers submit a proposal that includes the following elements:

1. preliminary concept plan for the project that identifies:
    - 1.1. location of all proposed structures
    - 1.2. transportation infrastructure, including pedestrian and bicycle networks
    - 1.3. utility infrastructure, including stormwater management
    - 1.4. any infrastructure or land that will be dedicated to the public
2. preliminary construction documents:
    - 2.1. floor plans

2.2. full-color elevations for all sides of all proposed structures
2.3. descriptions of all exterior building materials
2.4. descriptions and photographic examples of interior finishes
3. preliminary budget with sources and uses
3.1. proposed sources, including equity and financing commitments
3.2. construction budget: detail hard and soft costs
3.3. extraordinary expenses for which TIF is requested
3.4. projected sales and/or rental income; including those already secured
4. supporting documentation
4.1. construction timetable
4.2. description of developer: principals, members, and officers
4.3. list of past projects and references
4.4. appraisal, market analysis, comparable projects

It is also important to note that the City support projects completed by a trusted developer who:
1. will contribute equity no less than twenty percent (20%) of "hard" project costs;
2. will demonstrate ability to obtain financing and insurance coverage;
3. is a corporation in good standing with no pending litigation or default; and
4. has good references and/or previous 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 23, 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
Purpose	provide a source of gap funding for projects on parcels with more development challenges (e.g. brownfields remediation)
Allocation	$14,000,000
Disbursement	applied as needed, assistance should be through an annual post-project reimbursement (i.e. PayGo); the amount of financial assistance in any given year should not exceed eighty (80%) of the annual incremental taxes

Improvement #2	Infrastructure: streets
Details	construct additional streets identified in the *Legends District Master Plan*, namely the extension of Reggie White Way from Tony Canadeo Run to Mike McCarthy Way, between of Holmgren Way and Bart Starr Drive
Purpose	enhance access and development potential of larger block faces; improve vehicular traffic circulation
Allocation	$1,000,000
Disbursement	alignment needs to coordinate with the Village of Ashwaubenon; before applying, consider if larger-scale developments are better served by private or public infrastructure; a portion may be covered under a bond issue

Improvement #3	Infrastructure: pedestrian and bicycle
Details	sidewalks, bicycle lanes, cycle tracks, and crossing improvements (e.g. medians, markings, signs, signals) as identified in the *Legends District Master Plan*
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
Allocation	$500,000
Disbursement	alignment needs to coordinate with the Village of Ashwaubenon; 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 #4	Infrastructure: stormwater
Details	filtration, infiltration, retention and detention facilities
Purpose	increase capacity for additional development and redevelopment
Allocation	$500,000
Disbursement	development should be serviced by existing facilities, possible to coordinate with Village of Ashwaubenon; integrate public and private projects when possible to minimize costs; a portion may be covered under a bond issue

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	$1,000,000
Disbursement	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
Purpose	cover administrative costs from the appropriate source
Allocation	$1,000,000
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 for development, redevelopment, or conservancy
2. relocation costs related to property, right-of-way, and easement acquisition
3. public infrastructure improvements that will ultimately be dedicated for public service, including,
   - 3.1. road, pedestrian, and bicycle improvements
   - 3.2. sanitary sewer, storm sewer, and potable water and wastewater mains and laterals, and storm water management facilities
   - 3.3. telephone, high-speed cable, and related technology infrastructure
   - 3.4. natural gas, electrical power, and other public utilities
   - 3.5. any related engineering, grading, erosion control, and landscaping
   - 3.6. any related land acquisitions and anticipated and intentional corrections to adjacent property affected by the public improvements, including grading
4. site preparation activities of private parcels, including
   - 4.1. environmental remediation, and asbestos abatement
   - 4.2. demolition and clearing of structures
   - 4.3. related engineering, grading, erosion control, and landscaping
5. administrative costs, including those paid to the City or consultants for services rendered
6. financing costs
7. projects within one-half (1/2) mile radius of the boundary of TID 23 provided that
   - 7.1. The project area is located within the corporate boundary of the City of Green Bay
   - 7.2. The project produces land uses identified in the Comprehensive Plan that would otherwise not occur in the manner desired by the City and RDA

Economic Feasibility

This section demonstrates that the proposed TID 23 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 Wis. Stats. §66.46.

City Financial Strength

In 2019, Moody's assigned the City of Green Bay an Aa3 rating, noting its sizeable tax base that serves as the economic hub of northeastern Wisconsin and moderate pension burden. This high-grade rating implies that the City has a <u>very strong</u> capacity to meet its financial commitments.

Financing Methods

The City will offer the following types of financing alternatives and developer incentives (in preferred order):

1. up-front grants with cash from external grants or other sources
2. pay-as-you-go ("PAYGo") reimbursement derived from incremental property taxes
3. up-front grants from an existing balance in a the TID account
4. up-front grants from new bonds repaid through incremental property taxes
5. up-front grants from general obligation bonds repaid through general property taxes
6. City guarantee of private loans
7. up-front loans issued by the City
8. up-front grants with cash from a "donor" TID with excess increment

The City looks to continue its successful track record of public-private partnerships on future projects. We also support development projects through brownfields assessment assistance, our small business revolving loan fund, neighborhood enhancement funds, and façade and demolition grants.

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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** shows the manner in which the area will be redeveloped. The City believes that there are four (4) 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. *Legacy Hotel*. Located at 1004 Brett Favre Pass, this site of approximately three and one hundred twenty five thousandths (3.125) acres is currently a vacant restaurant. A Developer intends to complete a Project, which involves construction of a five (5)-story boutique, all-suites hotel of approximately ninety thousand (90,000) square feet, along with parking, landscaping, lighting and other related improvements.

Attribute	Land value	Improvement value	Total value	Annual property taxes
Current value	$816,000	$1,073,000	$1,889,900	$44,186
Estimated new value	$816,000	$11,184,000	$12,000,000	$280,560
Incremental value	$0	$10,111,000	$10,110,100	$236,374

Table 4. Projected increment for Site A.

Redevelopment Site B. *White Starr Parcels*. Located at 949 Tony Canadeo Run, this site of approximately six (6.0) acres, is primarily vacant land. There is great potential for large-scale multi-family residential as well as food, beverage, and entertainment uses in the future.

Attribute	Land value	Improvement value	Total value	Annual property taxes
Current value	$1,320,400	$97,300	$1,417,700	$33,145
Estimated new value	$1,320,400	$18,679,600	$20,000,000	$467,600
Incremental value	$0	$18,582,300	$18,582,300	$434,455

Table 5. Projected increment for Site B.

Redevelopment Site C. *Hudson-Sharp / Badger State Brewing*. Located at 975 Lombardi Avenue, this site of approximately thirteen and four-tenths (13.4) acres, currently active with manufacturing, brewery, event space, and surface parking uses. Property has high traffic counts, with over thirteen thousand (13,000) vehicles per day on Lombardi Avenue. There is great potential for large-scale mixed use redevelopment, including residential, retail, office, food, beverage, and entertainment uses in the future.

Attribute	Land value	Improvement value	Total value	Annual property taxes
Current value	$2,752,600	$3,135,200	$5,887,800	$137,656
Estimated new value	$2,752,600	$7,247,400	$10,000,000	$233,800
Incremental value	$0	$4,112,200	$4,112,200	$96,144

Table 6. Projected increment for Site C.

Redevelopment Site D. *Stadium View Parking Lot*. Located at 1023 Tony Canadeo Run, this site of approximately two and nine-tenths (2.9) acres, currently active with surface parking lot for restaurant, and event space uses. There is potential for residential, food, beverage, entertainment, and other commercial uses in the future.

Attribute	Land value	Improvement value	Total value	Annual property taxes
Current value	$391,400	$102,700	$494,100	$11,552
Estimated new value	$391,400	$4,608,600	$5,000,000	$116,900
Incremental value	$0	$4,505,900	$4,505,900	$105,348

Table 7. Projected increment for Site D.

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 23 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 $23.38 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 and one-half (4.5%) percent
7. Administration annual payments are through the life of the TID, with annual reductions to account for more work up front getting projects off the ground

The pro forma shows that TID 23 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 Wis. Stats. §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 (RDA).

Non-Project Costs

In the event that TID 23 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 23 is developed in compliance with these plans and general City policies in order to promote orderly and consistent growth. **Map 6** shows the manner in which the area will be redeveloped.

Proposed Changes to City Plans and Ordinances

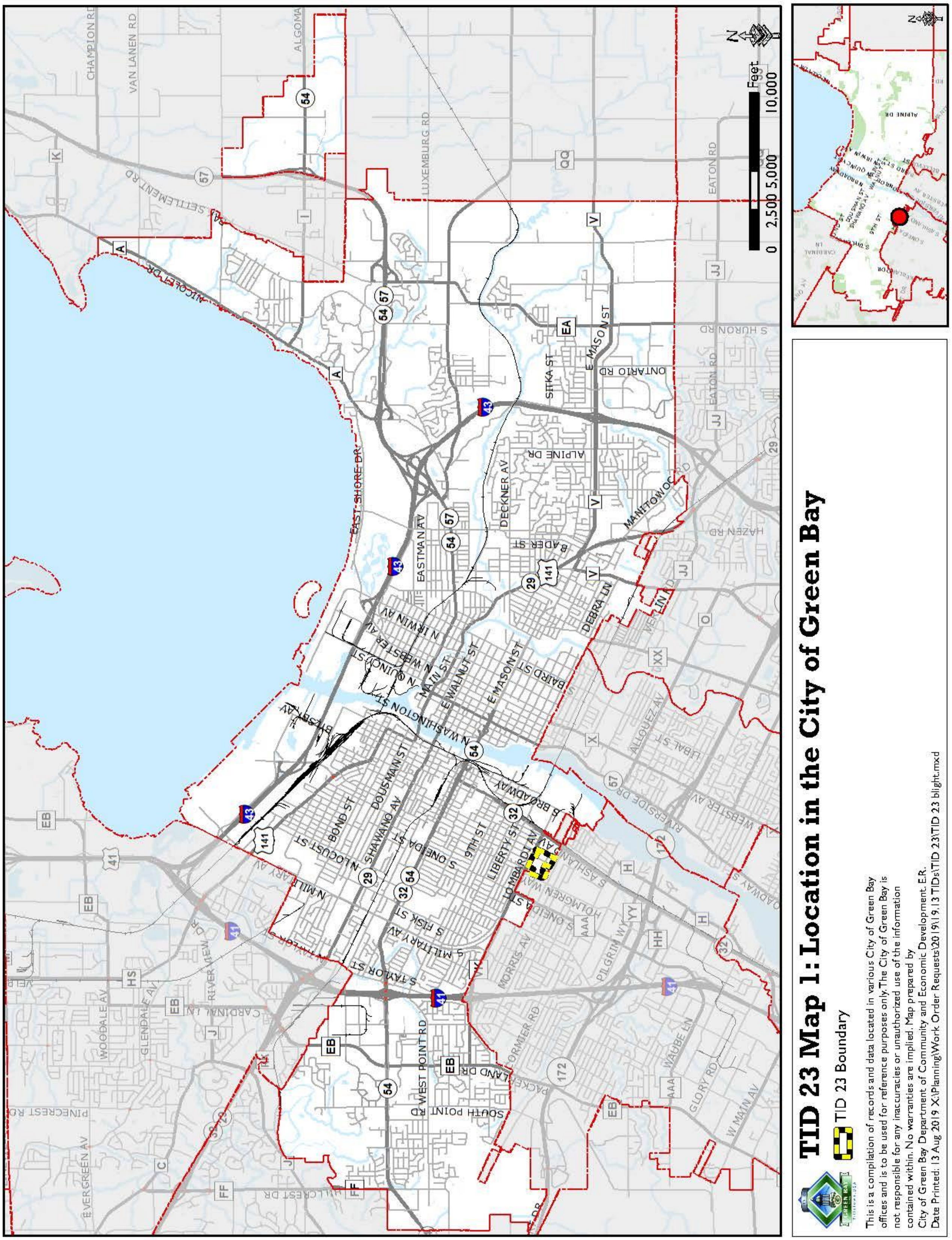
Master Plan. The City updated its *Comprehensive Plan* in 2003. The planned uses in the TID 23 are consistent with existing planning documents and have been incorporated into future planning documents. This TID plan is also consistent with the implementation elements of the *Legends District Master Plan*.

Official Map. All streets included in the TID 23 Plan area are included on the official Map for the City of Green Bay as adopted subdivisions. Should redevelopment projects cause a realignment of Reggie White Way, or another affected street, the City will take the required procedural actions to review such amendments.

Zoning. Several parcels within TID 23 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 *Legends District Master Plan*.

Building Codes. City building codes will not be changed to accommodate TID 23 activities.

Maps


TID 23 Map 1: Location in the City of Green Bay
TID 23 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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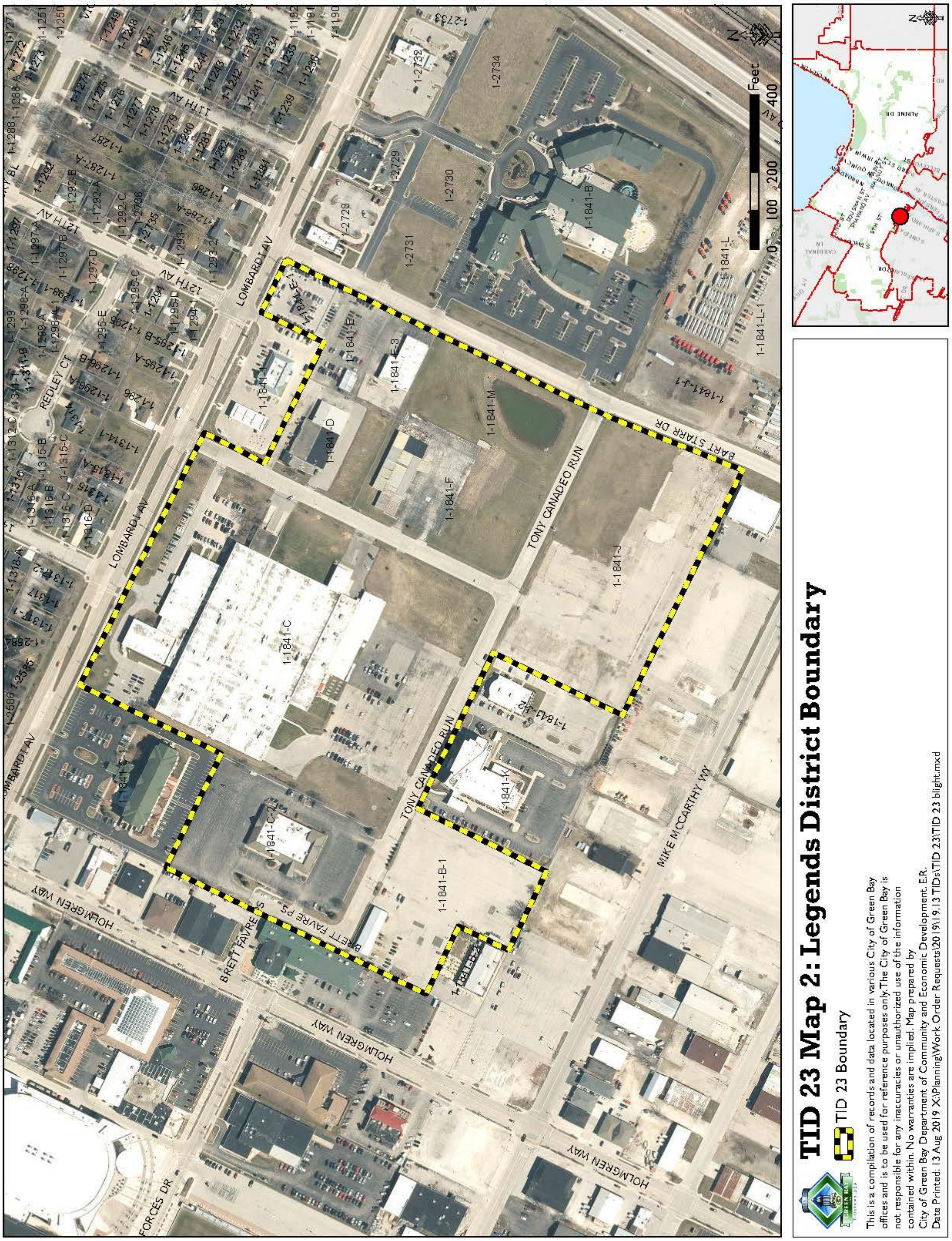
TID 23 Map 2: Legends District Boundary
TID 23 Boundary
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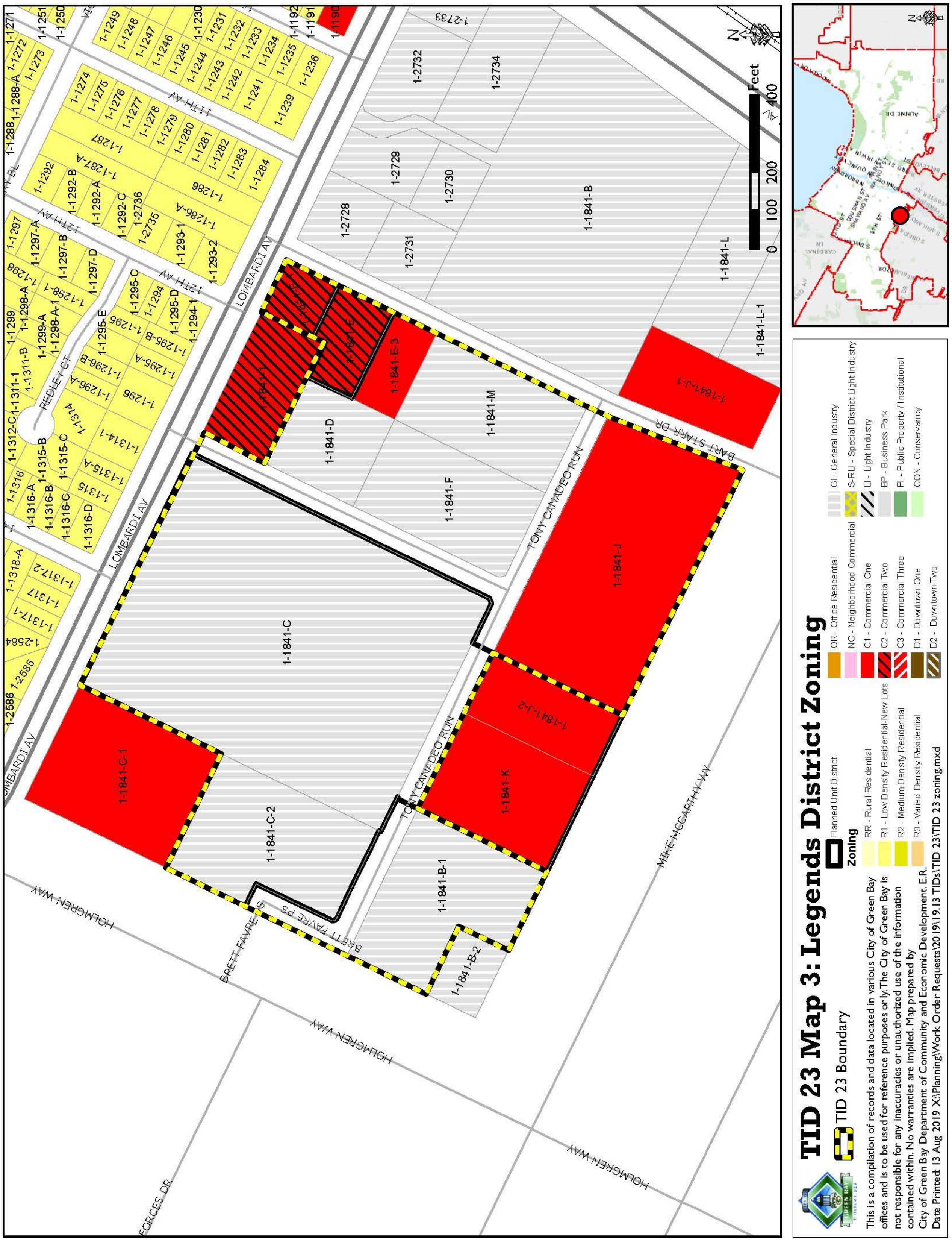
City of Green Bay Department of Community and Economic Development. E.R.
Date Printed: 13 Aug 2019 X:\Planning\Work Order Requests\2019\19.13 TIDs\TID 23\TID 23 blight.mxd
0 100 200 400 Feet
LOMBARDI AV
BART STARR DR
TONY CANADEO RUN
MIKE MCCARTHY WY
HOLMGREN WAY
BRETT FAVRE PS
REDLEY CT
11TH AV
12TH AV
ARCES DR


TID 23 Map 3: Legends District Zoning
TID 23 Boundary
Planned Unit District
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
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Date Printed: 13 Aug 2019 X:\Planning\Work Order Requests\2019\19.13 TIDs\TID 23\TID 23 zoning.mxd
Feet
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LOMBARDI AV
TONY CANADEO RUN
BART STARR DR
BRETT FAVRE PS
HOLMGREN WAY
MIKE MCCARTHY WY
REDLEY CT
11TH AV
12TH AV
1-1841-C
1-1841-C-1
1-1841-C-2
1-1841-B
1-1841-B-1
1-1841-B-2
1-1841-D
1-1841-F
1-1841-M
1-1841-J
1-1841-J-1
1-1841-J-2
1-1841-K
1-1841-L
1-1841-L-1
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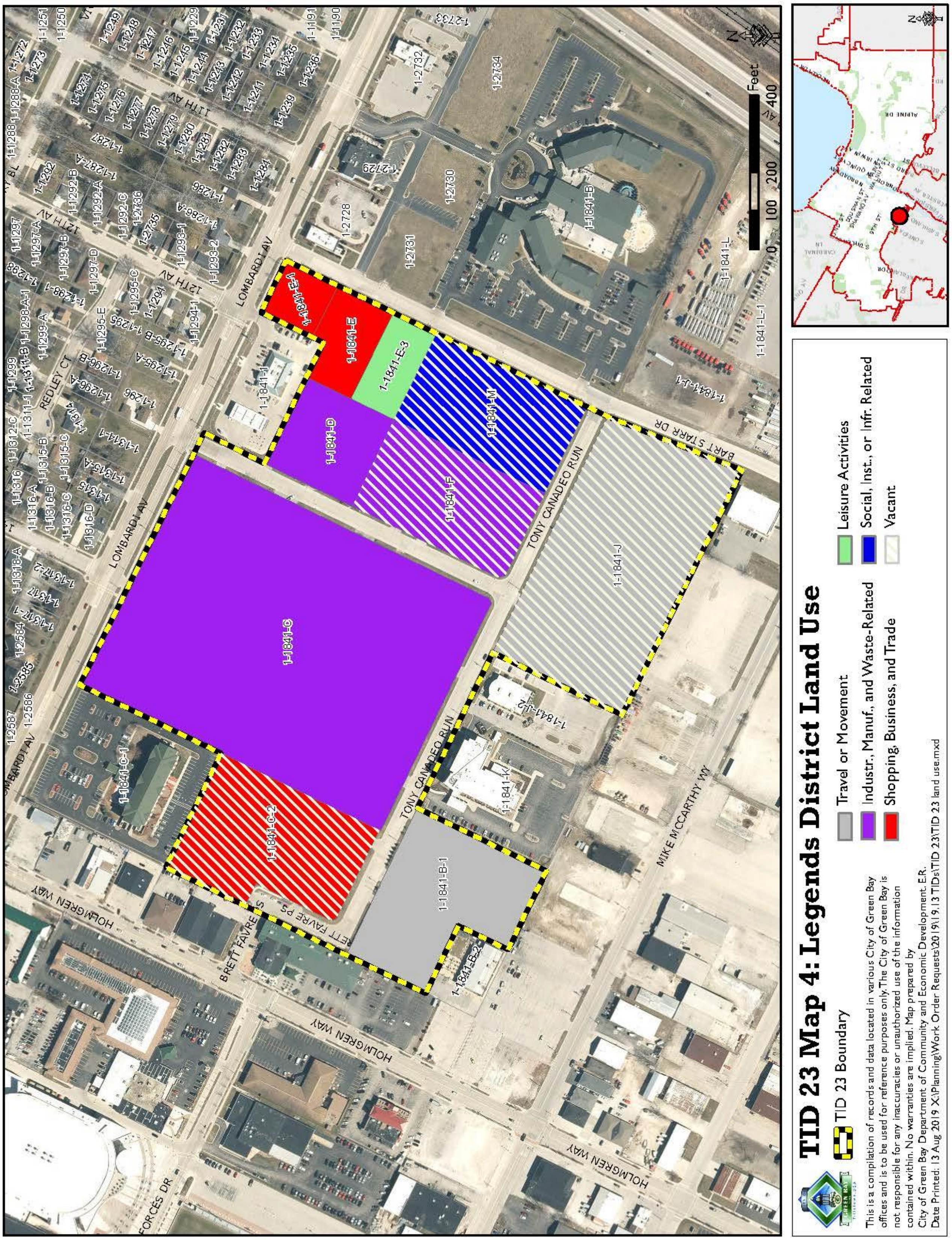
1-2734


TID 23 Map 4: Legends District Land Use
TID 23 Boundary
Travel or Movement
Industr., Manuf., and Waste-Related
Shopping, Business, and Trade
Leisure Activities
Social, Inst., or Infr. Related
Vacant
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Feet
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LOMBARDI AV
TONY CANADEO RUN
BART STARR DR
MIKE MCCARTHY WY
HOLMGREN WAY
BRETT FAVRE PS
1-1841-G
1-1841-C-2
1-1841-B-1
1-1841-J
1-1841-F
1-1841-M
1-1841-D
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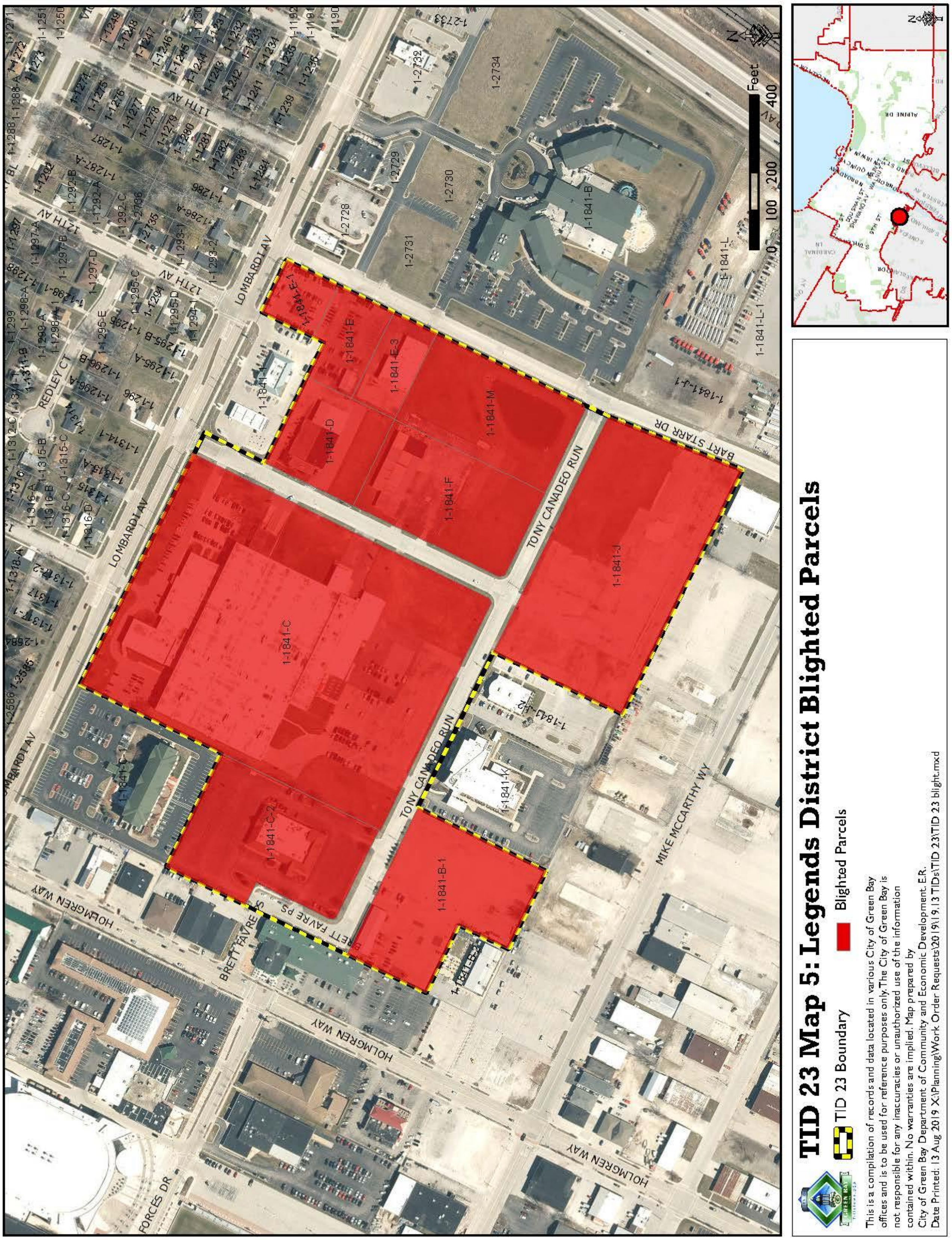
1-1841-B
1-1841-L


TID 23 Map 5: Legends District Blighted Parcels
TID 23 Boundary
Blighted Parcels
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Date Printed: 13 Aug 2019 X:\Planning\Work Order Requests\2019\19.13 TIDs\TID 23\TID 23 blight.mxd
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LOMBARDI AV
BART STARR DR
TONY CANADEO RUN
MIKE MCCARTHY WY
BRETT FAVRE PS
HOLMGREN WAY
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12TH AV
REDLEY CT
1-1841-C
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1-1841-B-1
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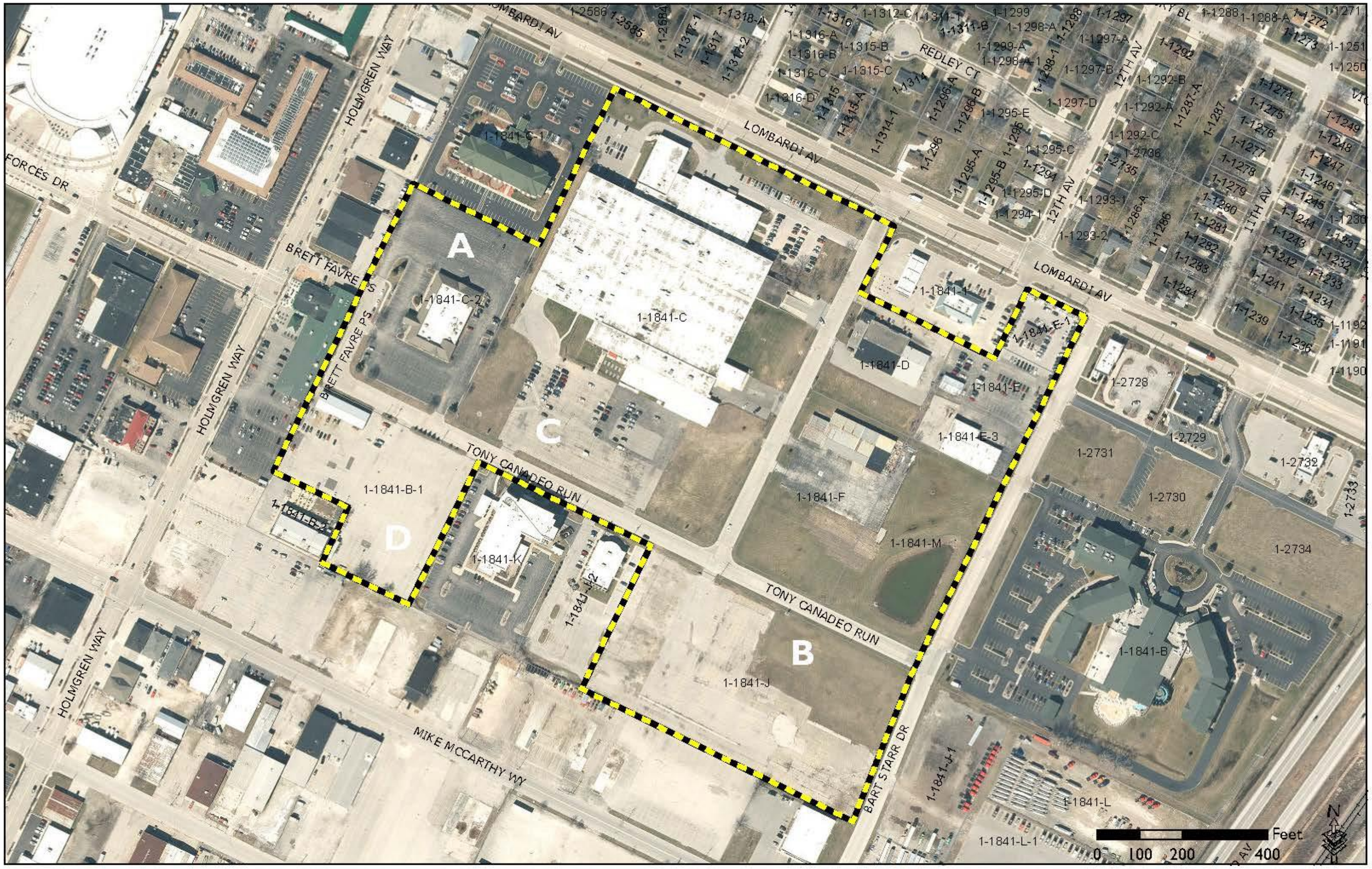

TID 23 Map 6: Legends District Projects

TID 23 Boundary

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Date Printed: 13 Aug 2019 X:\Planning\Work Order Requests\2019\19.13 TIDs\TID 23\TID 23 blight.mxd

Appendix A: City Attorney Legal Opinion

TO BE INSERTED

Appendix B: Legal Description for TID 23

TO BE INSERTED

Appendix C: TID 23 Parcels and Assessed Values

TAX PARCEL	ADDRESS	ACRES	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE
1-1841-B-1	1023 TONY CANADEO RUN	3.00	$ 391,400	$ 102,700	$ 494,100
1-1841-C	975 LOMBARDI AVE	13.39	$ *2,752,600*	$ *3,135,200*	$ *5,887,800*
1-1841-C-2	1004 BRETT FAVRE PASS	3.13	$ 816,300	$ 1,073,600	$ 1,889,900
1-1841-D	1921 REGGIE WHITE WAY	1.47	$ *193,800*	$ *179,700*	$ *373,500*
1-1841-E	1920 BART STARR DR	0.85	$ 102,700	$ 3,800	$ 106,500
1-1841-E-1	913 LOMBARDI AVE	0.52	$ 135,000	$ 38,700	$ 173,700
1-1841-E-3	1930 BART STARR DR	0.72	$ 93,800	$ 154,900	$ 248,700
1-1841-F	1945 REGGIE WHITE WAY	2.50	$ 326,600	$ 97,300	$ 423,900
1-1841-J	949 TONY CANADEO RUN	6.00	$ 863,200	$ -	$ 863,200
1-1841-M	1980 BART STARR DR	2.50	$ 130,600	$ -	$ 130,600
10	**TOTAL**	**34.07**	**$ 5,806,000**	**$ 4,785,900**	**$ 10,591,900**

numbers are assessed values as of January 1, 2019, except for
numbers in italics are assessed values as of January 1, 2018

Appendix D: TID 23 Pro Forma

TID #		REVENUES			EXPENDITURES			TID BALANCE
23 | Legends District								
CREATED		PARCEL COUNT	BASE VALUE	TAX RATE	LOANS	PAYGO	MANAGEMENT	
Tuesday, September 17, 2019		6	$ 9,689,500.00	$ 23.38	$ -			
YEAR		NEW VALUE	INC VALUE	INC TAXES	DEBT SERVICE			
0	2019	$ 9,689,500	$ -	$ -	$ -	$ -	$ (53,000)	$ (53,000)
1	2020	$ 9,689,500	$ -	$ -	$ -	$ -	$ (51,700)	$ (104,700)
2	2021	$ 22,381,900	$ 12,692,400	$ -	$ -	$ -	$ (50,400)	$ (155,100)
3	2022	$ 22,381,900	$ 12,692,400	$ 296,748	$ -	$ (237,399)	$ (49,100)	$ (144,850)
4	2023	$ 26,381,900	$ 16,692,400	$ 296,748	$ -	$ (312,215)	$ (47,800)	$ (208,117)
5	2024	$ 26,381,900	$ 16,692,400	$ 390,268	$ -	$ (312,215)	$ (46,500)	$ (176,563)
6	2025	$ 30,381,900	$ 20,692,400	$ 390,268	$ -	$ (387,031)	$ (45,200)	$ (218,525)
7	2026	$ 30,381,900	$ 20,692,400	$ 483,788	$ -	$ (387,031)	$ (43,900)	$ (165,668)
8	2027	$ 34,381,900	$ 24,692,400	$ 483,788	$ -	$ (461,847)	$ (42,600)	$ (186,326)
9	2028	$ 34,381,900	$ 24,692,400	$ 577,308	$ -	$ (461,847)	$ (41,300)	$ (112,164)
10	2029	$ 47,000,000	$ 37,310,500	$ 577,308	$ -	$ (697,856)	$ (40,000)	$ (272,712)
11	2030	$ 47,000,000	$ 37,310,500	$ 872,319	$ -	$ (697,856)	$ (38,700)	$ (136,948)
12	2031	$ 47,000,000	$ 37,310,500	$ 872,319	$ -	$ (697,856)	$ (37,400)	$ 116
13	2032	$ 47,000,000	$ 37,310,500	$ 872,319	$ -	$ (697,856)	$ (36,100)	$ 138,480
14	2033	$ 47,000,000	$ 37,310,500	$ 872,319	$ -	$ (697,856)	$ (34,800)	$ 278,144
15	2034	$ 47,000,000	$ 37,310,500	$ 872,319	$ -	$ (697,856)	$ (33,500)	$ 419,108
16	2035	$ 47,000,000	$ 37,310,500	$ 872,319	$ -	$ (697,856)	$ (32,200)	$ 561,372
17	2036	$ 47,000,000	$ 37,310,500	$ 872,319	$ -	$ (697,856)	$ (30,900)	$ 704,936
18	2037	$ 47,000,000	$ 37,310,500	$ 872,319	$ -	$ (697,856)	$ (29,600)	$ 849,800
19	2038	$ 47,000,000	$ 37,310,500	$ 872,319	$ -	$ (697,856)	$ (28,300)	$ 995,963
20	2039	$ 47,000,000	$ 37,310,500	$ 872,319	$ -	$ (697,856)	$ (27,000)	$ 1,143,427
21	2040	$ 47,000,000	$ 37,310,500	$ 872,319	$ -	$ (697,856)	$ (25,700)	$ 1,292,191
22	2041	$ 47,000,000	$ 37,310,500	$ 872,319	$ -	$ (508,756)	$ (24,400)	$ 1,631,354
23	2042	$ 47,000,000	$ 37,310,500	$ 872,319	$ -	$ (508,756)	$ (23,100)	$ 1,971,818
24	2043	$ 47,000,000	$ 37,310,500	$ 872,319	$ -	$ (508,756)	$ (21,800)	$ 2,313,581
25	2044	$ 47,000,000	$ 37,310,500	$ 872,319	$ -	$ (508,756)	$ (20,500)	$ 2,656,644
26	2045	$ 47,000,000	$ 37,310,500	$ 872,319	$ -	$ (508,756)	$ (19,200)	$ 3,001,007
27	2046	$ 47,000,000	$ 37,310,500	$ 872,319	$ -	$ (508,756)	$ (17,900)	$ 3,346,670
TOTAL		$ 47,000,000	$ 37,310,500	$ 18,325,658	$ -	$ (13,986,387)	$ (992,600)	$ 3,346,670