AGENDA OF THE TAX INCREMENTAL DISTRICTS JOINT REVIEW COMMITTEE

FRIDAY, SEPTEMBER 27, 2019, 2:30 PM
CITY HALL, ROOM 604

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 August 19, 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. Report on municipal action to adopt Affordable Housing Extension Resolution for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

4. Report on municipal 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. Report on municipal action to adopt an Affordable Housing Extension Resolution for TID Eight (8), Henry and Morrow Streets.

7. Report on municipal 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. Report on municipal 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. Report on municipal action to adopt an Affordable Housing Extension Resolution for TID Twelve (12), I-43 Commercial Development.

11. Report on municipal 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. Report on municipal 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
September 27, 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

The decision must be based on the following criteria:

1. Would the desired development occur without tax increment financing? *No.*
2. Are the economic benefits of new development greater than the cost of improvements? *Yes.*
3. Are the economic benefits of new development greater than the tax increments to be paid by property owners in overlying districts? *Yes.*

RECOMMENDATION

Adopt a Territory Amendment Resolution and amend the Project Plan for TID Five (5), East and West Downtown.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6.2 - TID - TID 5 - Resolution - 190927 - Territory Amendment
2. 6.2 - TID - TID 5 - Project Plan - Amended - 190927 - JRB

RESOLUTION 19-01
REGARDING A TERRITORY AMENDMENT FOR
TAX INCREMENT DISTRICT NUMBER FIVE (5),
EAST AND WEST DOWNTOWN ("TID 5")

September 27, 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, on Monday, August 19, 2019, the Joint Review Board (JRB) of the City of Green Bay convened to elect a Chair, select a public member to the Board, and discuss the proposed Territory Amendment Resolution and amended Project Plan; 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, on Tuesday, August 20, 2019, the RDA approved a Territory Amendment Resolution and amendment the Project Plan for TID 5; and

WHEREAS, on Tuesday, September 17, 2019, the Common Council of the City of Green Bay approved a Territory Amendment Resolution and amendment the Project Plan for TID 5; 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 Joint Review Board 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 ___________________

JOINT REVIEW BOARD OF THE
CITY OF GREEN BAY

By: ____
Diana Ellenbecker, Chair

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 27 September 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*
Bradley Klingsporn, *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*
Barbara Dorff, *District 1*
Veronica Corpus-Dax, *District 2*
Andy Nicholson, *District 3*
Craig Stevens, *District 5*
Kathy Lefebvre, *District 6*
Randy Scannell, *District 7*
Chris Wery, *District 8*
Brian Johnson, *District 9*
John S. VanderLeest, *District 11*
Jesse Brunette, *District 12*

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*

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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 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

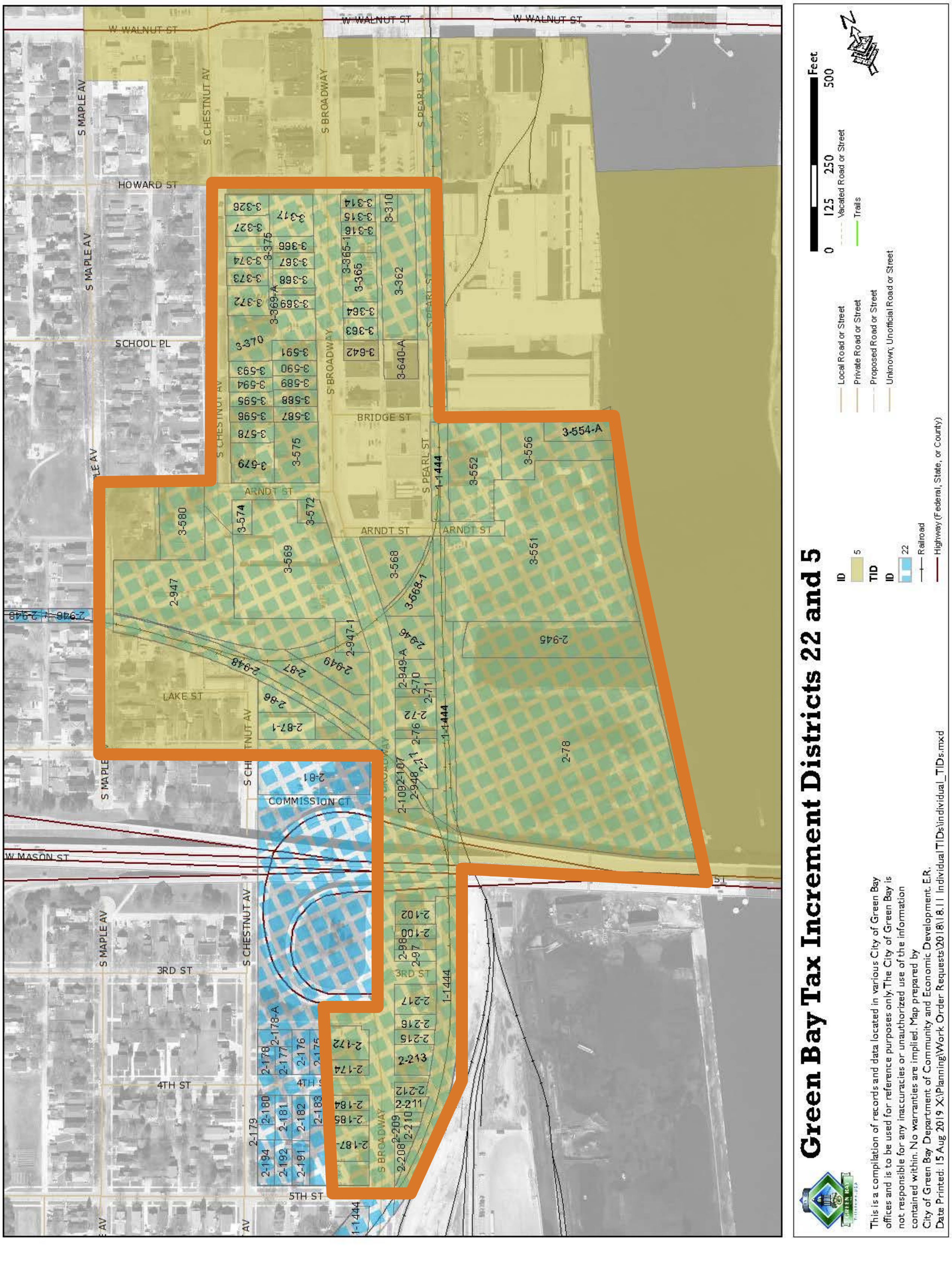
6.6.2. are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and

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

Law Department

Vanessa R. Chavez
City Attorney

September 13, 2019

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

RE: Certification of Amended Project Plan
Tax Increment District No. 5
City of Green Bay, Brown County, Wisconsin

This opinion relates to the compliance of the proposed amended project plan for Tax Increment District No. 5, City of Green Bay, Brown County, Wisconsin (hereinafter "District") with the requirements of §66.1105(4), Wis. Stats.

The Community and Economic Development Department has drafted an amended project plan for the District. Pursuant to statutory requirements, a public hearing was held before the Redevelopment Authority at which interested parties were afforded a reasonable opportunity to express their views on the proposed project plan amendment [§66.1105(4)(e), Wis. Stats.]. This hearing was held on August 20, 2019. Resolutions adopting the amended project plan and subtracting territory from the District will be considered by the Common Council on the evening of September 17, 2019.

I have examined the amended project plan and find that, together with the original project plan, it is complete and complies with the requirements of §66.1105(4)(f), Wis. Stats. This opinion is provided pursuant to §66.1105(4)(f), Wis. Stats.

Thank you for your attention to this matter.

Sincerely,

Vanessa R. Chavez
City Attorney

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

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
2-70	515 S BROADWAY		$ -	$ -	$ -
2-71	517 S BROADWAY		$ -	$ -	$ -
2-72	519 S BROADWAY		$ 43,200	$ 88,400	$ 131,600
2-76	525 S BROADWAY		$ -	$ -	$ -
2-77	531 S BROADWAY		$ -	$ -	$ -
2-78	100 W MASON ST		$ -	$ -	$ -
2-86	410 CLINTON ST		$ 30,300	$ 27,300	$ 57,600
2-87	S BROADWAY		$ -	$ -	$ -
2-88	502 CLINTON ST	0.14	$ 10,000	$ 4,700	$ 14,700
2-89	504 CLINTON ST	0.14	$ 10,000	$ 59,900	$ 69,900
2-90	508 CLINTON ST	0.14	$ 10,000	$ 69,700	$ 79,700
2-91	514 CLINTON ST	0.14	$ 10,000	$ 83,100	$ 93,100
2-92	516 CLINTON ST	0.17	$ 12,000	$ 67,800	$ 79,800
2-93	517 LAKE ST	0.09	$ 2,100	$ -	$ 2,100
2-94	505 LAKE ST	0.21	$ 14,000	$ 27,500	$ 41,500
2-95	520 S CHESTNUT AVE	0.07	$ 4,500	$ 5,200	$ 9,700
2-97	723 S BROADWAY		$ 10,900	$ 3,100	$ 14,000
2-98	719 S BROADWAY		$ 10,900	$ 74,400	$ 85,300

1-1444	S ASHLAND AVE		$ -	$ -	$ -
2-100	715 S BROADWAY		$ 13,800	$ 108,200	$ 122,000
2-102	709 S BROADWAY		$ 21,400	$ 286,500	$ 307,900
2-107	S BROADWAY		$ -	$ -	$ -
2-109	613 S BROADWAY		$ -	$ -	$ -
2-172	818 S BROADWAY		$ 31,700	$ 88,400	$ 120,100
2-174	822 S BROADWAY		$ 14,500	$ 13,400	$ 27,900
2-184	824 S BROADWAY		$ 14,600	$ 48,800	$ 63,400
2-185	828 S BROADWAY		$ 8,700	$ 73,500	$ 82,200
2-187-A	836 S BROADWAY		$ 34,700	$ 64,800	$ 99,500
2-188	840 S BROADWAY		$ 33,700	$ 129,100	$ 162,800
2-208	837 S BROADWAY		$ 8,900	$ 35,300	$ 44,200
2-209	833 S BROADWAY		$ 9,200	$ -	$ 9,200
2-210	829 S BROADWAY		$ 9,500	$ -	$ 9,500
2-211	825 S BROADWAY		$ 10,200	$ -	$ 10,200
2-212	823 S BROADWAY		$ 11,000	$ 73,100	$ 84,100
2-213	821 S BROADWAY		$ 25,900	$ 131,700	$ 157,600
2-215	813 S BROADWAY		$ 13,600	$ 69,800	$ 83,400
2-216	809 S BROADWAY		$ 14,100	$ -	$ 14,100
2-217	801 S BROADWAY		$ 28,700	$ 50,700	$ 79,400

2-263	522 CLINTON ST	0.05	$ 5,400	$ 65,800	$ 71,200
2-264	535 S MAPLE	0.10	$ 9,200	$ 47,400	$ 56,600
2-265	527 S MAPLE	0.15	$ 11,200	$ 51,200	$ 62,400
2-266	521 S MAPLE	0.15	$ 11,200	$ 53,400	$ 64,600
2-267	509 S MAPLE	0.15	$ -	$ -	$ -
2-268	501 S MAPLE	0.21	$ 19,600	$ 89,400	$ 109,000
2-87-1	416 CLINTON ST		$ 35,600	$ 66,000	$ 101,600
2-93-A	519 LAKE ST	0.09	$ 7,100	$ 23,900	$ 31,000
2-945	S PEARL ST		$ -	$ -	$ -
2-946	505 S BROADWAY		$ -	$ -	$ -
2-947	419 S MAPLE AVE		$ -	$ -	$ -
2-947-1	504 S BROADWAY		$ -	$ -	$ -
2-948	S CHESTNUT AVE		$ -	$ -	$ -
2-949	506 S BROADWAY		$ -	$ -	$ -
2-949-A	511 S BROADWAY		$ -	$ -	$ -
2-94-A	515 LAKE ST	0.13	$ 9,400	$ 5,700	$ 15,100
3-1144-B	339 S MAPLE	0.17	$ 11,600	$ 67,000	$ 78,600
3-1144-B-1	411 S MAPLE	0.31	$ 22,000	$ 53,600	$ 75,600
3-1144-B-2	403 S MAPLE	0.16	$ 11,500	$ 88,600	$ 100,100
3-310	307 HOWARD ST		$ 22,300	$ -	$ 22,300

3-314	201 S BROADWAY		$ 22,000	$ 113,000	$ 135,000
3-315	205 S BROADWAY		$ 22,300	$ -	$ 22,300
3-316	211 S BROADWAY		$ 22,000	$ 16,600	$ 38,600
3-317	200 S BROADWAY		$ -	$ -	$ -
3-326	201 S CHESTNUT AVE		$ -	$ -	$ -
3-327	209 S CHESTNUT AVE		$ -	$ -	$ -
3-345	315 S BROADWAY	0.10	$ 12,400	$ 111,200	$ 123,600
3-362	301 S PEARL ST		$ 105,000	$ 14,300	$ 119,300
3-363	S BROADWAY		$ 34,700	$ 800	$ 35,500
3-364	223 S BROADWAY		$ 26,400	$ 600	$ 27,000
3-365	217 S BROADWAY		$ -	$ -	$ -
3-365-1	S BROADWAY		$ -	$ -	$ -
3-366	S BROADWAY		$ -	$ -	$ -
3-367	218 S BROADWAY		$ -	$ -	$ -
3-368	220 S BROADWAY		$ -	$ -	$ -
3-369	228 S BROADWAY		$ -	$ -	$ -
3-369-A	226 S BROADWAY		$ 13,200	$ 65,200	$ 78,400
3-370	232 S BROADWAY		$ -	$ -	$ -
3-372	225 S CHESTNUT AVE		$ -	$ -	$ -
3-373	223 S CHESTNUT AVE		$ -	$ -	$ -

3-374	219 S CHESTNUT AVE		$ -	$ -	$ -
3-375	211 S CHESTNUT AVE		$ -	$ -	$ -
3-551	239 ARNDT ST		$ -	$ -	$ -
3-552	345 S PEARL ST		$ -	$ -	$ -
3-554-A	101 BRIDGE ST		$ -	$ -	$ -
3-556	119 BRIDGE ST		$ -	$ -	$ -
3-559	301 BRIDGE ST	0.65	$ 23,400	$ 244,800	$ 268,200
3-562	325 S BROADWAY	0.13	$ 10,700	$ 1,600	$ 12,300
3-563	327 S BROADWAY	0.39	$ 32,100	$ 52,500	$ 84,600
3-563-1	339 S BROADWAY	0.12	$ 22,400	$ 165,000	$ 187,400
3-568	401 S BROADWAY		$ -	$ -	$ -
3-568-1	S BROADWAY		$ -	$ -	$ -
3-569	420 S BROADWAY		$ -	$ -	$ -
3-572	402 S BROADWAY		$ -	$ -	$ -
3-574	421 ARNDT ST		$ -	$ -	$ -
3-575	336 S BROADWAY		$ -	$ -	$ -
3-578	325 S CHESTNUT AVE		$ -	$ -	$ -
3-579	335 S CHESTNUT AVE		$ -	$ -	$ -
3-580	338 S CHESTNUT AVE		$ -	$ -	$ -
3-587	324 S BROADWAY		$ -	$ -	$ -

3-588	316 S BROADWAY		$ 33,000	$ 67,100	$ 100,100
3-589	312 S BROADWAY		$ 7,800	$ -	$ 7,800
3-590	304 S BROADWAY		$ 8,600	$ -	$ 8,600
3-591	300 S BROADWAY		$ 29,000	$ 147,800	$ 176,800
3-593	305 S CHESTNUT AVE		$ -	$ -	$ -
3-594	311 S CHESTNUT AVE		$ -	$ -	$ -
3-595	315 S CHESTNUT AVE		$ -	$ -	$ -
3-596	319 S CHESTNUT AVE		$ -	$ -	$ -
3-640	310 S PEARL ST	0.18	$ 15,100	$ 106,400	$ 121,500
3-640-A	306 PEARL ST	0.26	$ 21,400	$ 114,800	$ 136,200
3-642	301 S BROADWAY	0.13	$ 32,500	$ 149,400	$ 181,900
3-643	307 S BROADWAY	0.10	$ 24,200	$ 107,300	$ 131,500
3-644	309 S BROADWAY	0.10	$ 24,200	$ 2,200	$ 26,400
110	TOTAL	4.92	$ 1,190,600	$ 3,777,000	$ 4,967,600

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

MEETING DATE	PREPARED BY
September 27, 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

The decision must be based on the following criteria:

1. Would the desired development occur without tax increment financing? *No.*
2. Are the economic benefits of new development greater than the cost of improvements? *Yes.*
3. Are the economic benefits of new development greater than the tax increments to be paid by property owners in overlying districts? *Yes.*

RECOMMENDATION

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 - 190927 - Allocation Amendment
2. 6.2 - TID - TID 7 - Project Plan - Amended - 190927 - JRB

Joint Review Board
of the City of Green Bay

RESOLUTION 19-02
REGARDING AN ALLOCATION AMENDMENT FOR
TAX INCREMENT DISTRICT NUMBER SEVEN (7),
ASHLAND AVENUE AND LOMBARDI AVENUE CORRIDORS ("TID 7")

September 27, 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, on Monday, August 19, 2019, the Joint Review Board (JRB) of the City of Green Bay convened to elect a Chair, select a public member to the Board, and discuss the proposed Allocation Amendment Resolution and amended Project Plan; 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, on Tuesday, August 20, 2019, the RDA approved an Allocation Amendment Resolution and amendment the Project Plan for TID 7; and

WHEREAS, on Tuesday, September 17, 2019, the Common Council of the City of Green Bay approved a Allocation Amendment Resolution and amendment the Project Plan for TID 7; 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. 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 7 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 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 Joint Review Board 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 ________________

JOINT REVIEW BOARD OF THE
CITY OF GREEN BAY

By: ______________________________
Diana Ellenbecker, Chair

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
27 September 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*
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Kathy Lefebvre, *District 6*
Randy Scannell, *District 7*
Chris Wery, *District 8*
Brian Johnson, *District 9*
John S. VanderLeest, *District 11*
Jesse Brunette, *District 12*

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*

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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 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

Law Department

Vanessa R. Chavez
City Attorney

September 13, 2019

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

RE: Certification of Amended Project Plan
Tax Increment District No. 7
City of Green Bay, Brown County, Wisconsin

This opinion relates to the compliance of the proposed amended project plan for Tax Increment District No. 7, City of Green Bay, Brown County, Wisconsin (hereinafter "District") with the requirements of §66.1105(4), Wis. Stats.

The Community and Economic Development Department has drafted an amended project plan for the District. Pursuant to statutory requirements, a public hearing was held before the Redevelopment Authority at which interested parties were afforded a reasonable opportunity to express their views on the proposed project plan amendment [§66.1105(4)(e), Wis. Stats.]. This hearing was held on August 20, 2019. Resolutions adopting the amended project plan and authorizing allocation of positive tax increments from the District will be considered by the Common Council on the evening of September 17, 2019.

I have examined the amended project plan and find that, together with the original project plan, it is complete and complies with the requirements of §66.1105(4)(f), Wis. Stats. This opinion is provided pursuant to §66.1105(4)(f), Wis. Stats.

Thank you for your attention to this matter.

Sincerely,

Vanessa

Vanessa R. Chavez
City Attorney

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

Report to the

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

MEETING DATE	PREPARED BY
September 27, 2019	Kevin J. Vonck, CED Director

AGENDA ITEM # D.3.

Report on municipal action to adopt Affordable Housing Extension Resolution for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

BACKGROUND

To be discussed at meeting.

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6.2 - TID - TID 7 - Resolution - 190917 - Affordable Housing Extension

Common Council
of the City of Green Bay

RESOLUTION
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
September 27, 2019	Kevin J. Vonck, CED Director

AGENDA ITEM # D.4.

Report on municipal 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

To be discussed at meeting.

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6.2 - TID - TID 7 - Resolution - 190917 - Termination

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Tax Incremental District Termination

City of Green Bay
(Town, Village, City) (Municipality)

Resolution Number 19-##

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
September 27, 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

The decision must be based on the following criteria:

1. Would the desired development occur without tax increment financing? *No.*
2. Are the economic benefits of new development greater than the cost of improvements? *Yes.*
3. Are the economic benefits of new development greater than the tax increments to be paid by property owners in overlying districts? *Yes.*

RECOMMENDATION

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 - 190927 - Allocation Amendment
2. 6.2 - TID - TID 8 - Project Plan - Amended - 190927 - JRB

Joint Review Board
of the City of Green Bay

RESOLUTION 19-03
REGARDING AN ALLOCATION AMENDMENT FOR
TAX INCREMENT DISTRICT NUMBER EIGHT (8),
HENRY AND MORROW STREETS ("TID 8")

September 27, 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, on Monday, August 19, 2019, the Joint Review Board (JRB) of the City of Green Bay convened to elect a Chair, select a public member to the Board, and discuss the proposed Allocation Amendment Resolution and amended Project Plan; 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, on Tuesday, August 20, 2019, the RDA approved an Allocation Amendment Resolution and amendment the Project Plan for TID 8; and

WHEREAS, on Tuesday, September 17, 2019, the Common Council of the City of Green Bay approved a Allocation Amendment Resolution and amendment the Project Plan for TID 8; 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 Joint Review Board 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 Joint Review Board 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 ___________________

JOINT REVIEW BOARD OF THE
CITY OF GREEN BAY

By: ____
Diana Ellenbecker, Chair

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
27 September 2019

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(p) 920.448.3400 (f) 920.448.3426 greenbaywi.gov

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Appendix A: City Attorney Legal Opinion 6

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

Law Department

Vanessa R. Chavez
City Attorney

September 13, 2019

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

RE: Certification of Amended Project Plan
Tax Increment District No. 8
City of Green Bay, Brown County, Wisconsin

This opinion relates to the compliance of the proposed amended project plan for Tax Increment District No. 8, City of Green Bay, Brown County, Wisconsin (hereinafter "District") with the requirements of §66.1105(4), Wis. Stats.

The Community and Economic Development Department has drafted an amended project plan for the District. Pursuant to statutory requirements, a public hearing was held before the Redevelopment Authority at which interested parties were afforded a reasonable opportunity to express their views on the proposed project plan amendment [§66.1105(4)(e), Wis. Stats.]. This hearing was held on August 20, 2019. Resolutions adopting the amended project plan and authorizing allocation of positive tax increments from the District will be considered by the Common Council on the evening of September 17, 2019.

I have examined the amended project plan and find that, together with the original project plan, it is complete and complies with the requirements of §66.1105(4)(f), Wis. Stats. This opinion is provided pursuant to §66.1105(4)(f), Wis. Stats.

Thank you for your attention to this matter.

Sincerely,

Vanessa

Vanessa R. Chavez
City Attorney

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

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

MEETING DATE	PREPARED BY
September 27, 2019	Kevin J. Vonck, CED Director

AGENDA ITEM # D.6.

Report on municipal action to adopt an Affordable Housing Extension Resolution for TID Eight (8), Henry and Morrow Streets.

BACKGROUND

To be discussed at meeting.

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6.2 - TID - TID 8 - Resolution - 190917 - Affordable Housing Extension

Common Council
of the City of Green Bay

RESOLUTION
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
September 27, 2019	Kevin J. Vonck, CED Director

AGENDA ITEM # D.7.

Report on municipal 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

To be discussed at meeting.

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6.2 - TID - TID 8 - Resolution - 190917 - 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) # 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
September 27, 2019	Kevin J. Vonck, CED Director

AGENDA ITEM # D.8.

Report on municipal 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

To be discussed at meeting.

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6.2 - TID - TID 9 - Resolution - 190917 - Termination

Save Print Clear

Tab to navigate.

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)*

- [x] 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:

- [x] 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:

- [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 # 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
September 27, 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

The decision must be based on the following criteria:

1. Would the desired development occur without tax increment financing? *No.*
2. Are the economic benefits of new development greater than the cost of improvements? *Yes.*
3. Are the economic benefits of new development greater than the tax increments to be paid by property owners in overlying districts? *Yes.*

RECOMMENDATION

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 12 - Resolution - 190927 - Allocation Amendment
2. 6.2 - TID - TID 12 - Project Plan - Amended - 190927 - JRB

RESOLUTION 19-04
REGARDING AN ALLOCATION AMENDMENT FOR
TAX INCREMENT DISTRICT NUMBER TWELVE (12),
I-43 COMMERCIAL DEVELOPMENT ("TID 12")

September 27, 2019

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Twelve (12), I-43 Commercial Development ("TID 12"), 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 an Allocation Amendment Resolution and amend the Project Plan for TID 12 on Tuesday, July 16, 2019; and

WHEREAS, the RDA proposed allocating excess incremental property taxes from TID 12 to Tax Increment District Number Nine (9), State Highway 54/57 Business Park ("TID 9"); and

WHEREAS, on Monday, August 19, 2019, the Joint Review Board (JRB) of the City of Green Bay convened to elect a Chair, select a public member to the Board, and discuss the proposed Allocation Amendment Resolution and amended Project Plan; 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 12, 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, on Tuesday, August 20, 2019, the RDA approved an Allocation Amendment Resolution and amendment the Project Plan for TID 12; and

WHEREAS, on Tuesday, September 17, 2019, the Common Council of the City of Green Bay approved a Allocation Amendment Resolution and amendment the Project Plan for TID 12; 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 12; and
5. A map showing proposed improvements and uses in TID 12; and

6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 12 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 12 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 12 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 12 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 12 to TID 9; and
5. That "but for" the adoption of an Allocation Amendment, the development projected to occur in both TID 12 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 12 and TID 9; and
7. The economic benefits of both TID 12 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 12 and TID 9 Project Plans are feasible and in conformity with the City *Comprehensive Plan*.

NOW, THEREFORE, BE IT RESOLVED that the Joint Review Board of the City of Green Bay amends 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; and

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

Adopted __________________

Approved __________________

JOINT REVIEW BOARD OF THE
CITY OF GREEN BAY

By: ______________________________________
Diana Ellenbecker, Chair

City of Green Bay
Department of Community and Economic Development

Tax Increment District Twelve (12)

I-43 Commercial Development

Amended
PROJECT PLAN

City of Green Bay, Wisconsin
27 September 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*
Bradley Klingsporn, *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*
Barbara Dorff, *District 1*
Veronica Corpus-Dax, *District 2*
Andy Nicholson, *District 3*
Craig Stevens, *District 5*
Kathy Lefebvre, *District 6*
Randy Scannell, *District 7*
Chris Wery, *District 8*
Brian Johnson, *District 9*
John S. VanderLeest, *District 11*
Jesse Brunette, *District 12*

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*

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Appendix A: City Attorney Legal Opinion 6

Summary of Findings

1. In accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Twelve (12), I-43 Commercial Development ("TID 12"), 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 an Allocation Amendment Resolution and amend the Project Plan for TID 12 on Tuesday, July 16, 2019; and
3. The RDA proposed allocating excess incremental property taxes from TID 12 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 12; and
   - 5.5. A map showing proposed improvements and uses in TID 12; and
   - 5.6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 12 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 12 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 12 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 12 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 12 to TID 9; and
   - 6.5. That "but for" the adoption of an Allocation Amendment, the development projected to occur in both TID 12 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 12 and TID 9; and
   - 6.7. The economic benefits of both TID 12 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 12 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 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.

Appendix A: City Attorney Legal Opinion

Law Department

Vanessa R. Chavez
City Attorney

September 13, 2019

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

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

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

The Community and Economic Development Department has drafted an amended project plan for the District. Pursuant to statutory requirements, a public hearing was held before the Redevelopment Authority at which interested parties were afforded a reasonable opportunity to express their views on the proposed project plan amendment [§66.1105(4)(e), Wis. Stats.]. This hearing was held on August 20, 2019. Resolutions adopting the amended project plan and authorizing allocation of positive tax increments from the District will be considered by the Common Council on the evening of September 17, 2019.

I have examined the amended project plan and find that, together with the original project plan, it is complete and complies with the requirements of §66.1105(4)(f), Wis. Stats. This opinion is provided pursuant to §66.1105(4)(f), Wis. Stats.

Thank you for your attention to this matter.

Sincerely,

Vanessa

Vanessa R. Chavez
City Attorney

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

Common Council
of the City of Green Bay

RESOLUTION
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
September 27, 2019	Kevin J. Vonck, CED Director

AGENDA ITEM # D.11.

Report on municipal 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

To be discussed at meeting.

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6.2 - TID - TID 12 - Resolution - 190917 - Termination

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Tax Incremental District Termination

City of Green Bay
(Town, Village, City) (Municipality)

Resolution Number 19-##

Termination of Tax Incremental District (TID) # 12 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 # 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:

☑ 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:

☑ 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
September 27, 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

The decision must be based on the following criteria:

1. Would the desired development occur without tax increment financing? *No.*
2. Are the economic benefits of new development greater than the cost of improvements? *Yes.*
3. Are the economic benefits of new development greater than the tax increments to be paid by property owners in overlying districts? *Yes.*

RECOMMENDATION

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.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6.2 - TID - TID 13 - Resolution - 190927 - Project Plan Amendment
2. 6.2 - TID - TID 13 - Project Plan - Amended - 190927 - JRB

Joint Review Board
of the City of Green Bay

RESOLUTION 19-05
REGARDING AN ALLOCATION AMENDMENT FOR TAX INCREMENT DISTRICT NUMBER THIRTEEN (13), DOWNTOWN REDEVELOPMENT ("TID 13")

September 27, 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 a 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, on Monday, August 19, 2019, the Joint Review Board (JRB) of the City of Green Bay convened to elect a Chair, select a public member to the Board, and discuss the proposed Resolution and amended Project Plan; 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, on Tuesday, August 20, 2019, the RDA approved a Resolution to amend the Project Plan for TID 13; and

WHEREAS, on Tuesday, September 17, 2019, the Common Council of the City of Green Bay approved a Resolution to amend the Project Plan for TID 13; 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

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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 Joint Review Board 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 __________________

JOINT REVIEW BOARD OF THE
CITY OF GREEN BAY

By: ____
Diana Ellenbecker, Chair

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
27 September 2019

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Joint Review Board of the City of Green Bay
Diana Ellenbecker, *City of Green Bay*
Bradley Klingsporn, *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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Mark Steuer, *President, District 10*
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Barbara Dorff, *District 1*
Veronica Corpus-Dax, *District 2*
Andy Nicholson, *District 3*
Craig Stevens, *District 5*
Kathy Lefebvre, *District 6*
Randy Scannell, *District 7*
Chris Wery, *District 8*
Brian Johnson, *District 9*
John S. VanderLeest, *District 11*
Jesse Brunette, *District 12*

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*

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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 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

Law Department

Vanessa R. Chavez
City Attorney

September 13, 2019

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

RE: Certification of Amended Project Plan
Tax Increment District No. 13
City of Green Bay, Brown County, Wisconsin

This opinion relates to the compliance of the proposed amended project plan for Tax Increment District No. 13, City of Green Bay, Brown County, Wisconsin (hereinafter "District") with the requirements of §66.1105(4), Wis. Stats.

The Community and Economic Development Department has drafted an amended project plan for the District. Pursuant to statutory requirements, a public hearing was held before the Redevelopment Authority at which interested parties were afforded a reasonable opportunity to express their views on the proposed project plan amendment [§66.1105(4)(e), Wis. Stats.]. This hearing was held on August 20, 2019. Resolutions adopting the amended project plan for the District will be considered by the Common Council on the evening of September 17, 2019.

I have examined the amended project plan and find that, together with the original project plan, it is complete and complies with the requirements of §66.1105(4)(f), Wis. Stats. This opinion is provided pursuant to §66.1105(4)(f), Wis. Stats.

Thank you for your attention to this matter.

Sincerely,

Vanessa

Vanessa R. Chavez
City Attorney

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World Wide Web http://www.greenbaywi.gov

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

MEETING DATE	PREPARED BY
September 27, 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

The decision must be based on the following criteria:

1. Would the desired development occur without tax increment financing? *No.*
2. Are the economic benefits of new development greater than the cost of improvements? *Yes.*
3. Are the economic benefits of new development greater than the tax increments to be paid by property owners in overlying districts? *Yes.*

RECOMMENDATION

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.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6.2 - TID - TID 14 - Resolution - 190927 - Territory Amendment
2. 6.2 - TID - TID 14 - Project Plan - Amended - 190927 - JRB

Joint Review Board
of the City of Green Bay

RESOLUTION 19-06
REGARDING A TERRITORY AMENDMENT FOR
TAX INCREMENT DISTRICT NUMBER FOURTEEN (14),
THE RAIL YARD ("TID 14")

September 27, 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, on Monday, August 19, 2019, the Joint Review Board (JRB) of the City of Green Bay convened to elect a Chair, select a public member to the Board, and discuss the proposed Territory Amendment Resolution and amended Project Plan; 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, on Tuesday, August 20, 2019, the RDA approved a Territory Amendment Resolution and amendment the Project Plan for TID 5; and

WHEREAS, on Tuesday, September 17, 2019, the Common Council of the City of Green Bay approved a Territory Amendment Resolution and amendment the Project Plan for TID 5; 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 Joint Review Board 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 ___________________

JOINT REVIEW BOARD OF THE
CITY OF GREEN BAY

By: ____
Diana Ellenbecker, Chair

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 17 September 2019

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Joint Review Board of the City of Green Bay
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Bradley Klingsporn, *Brown County*
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Kathy Hinkfuss
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This Project Plan was prepared by
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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 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

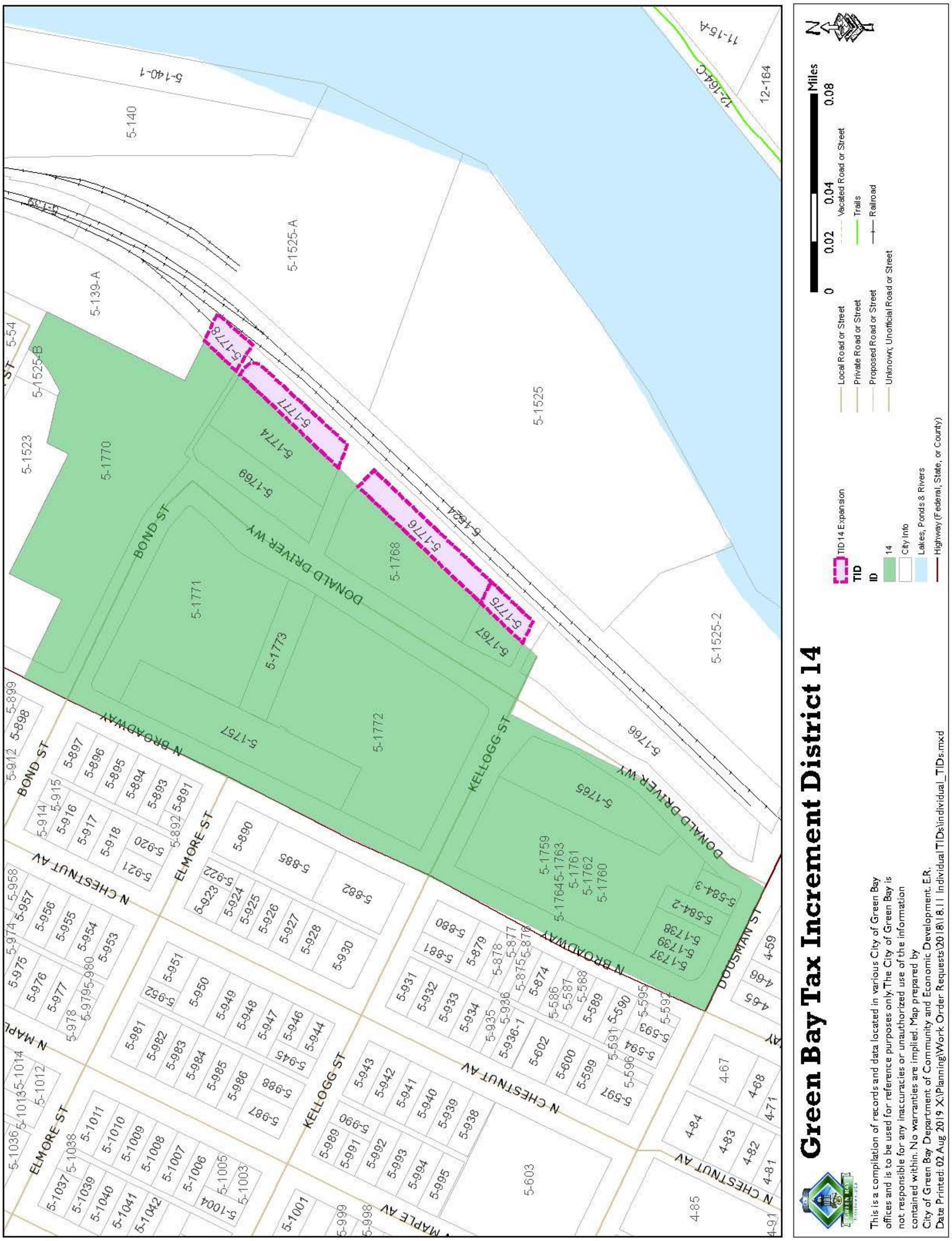
7.7.2. are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and

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. Change the name of the district from "North Broadway Redevelopment" to "The Rail Yard".

Map of Parcels to be Added to TID 14



Appendix A: City Attorney Legal Opinion

Law Department

Vanessa R. Chavez
City Attorney

September 13, 2019

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

RE: Certification of Amended Project Plan
Tax Increment District No. 14
City of Green Bay, Brown County, Wisconsin

This opinion relates to the compliance of the proposed amended project plan for Tax Increment District No. 14, City of Green Bay, Brown County, Wisconsin (hereinafter "District") with the requirements of §66.1105(4), Wis. Stats.

The Community and Economic Development Department has drafted an amended project plan for the District. Pursuant to statutory requirements, a public hearing was held before the Redevelopment Authority at which interested parties were afforded a reasonable opportunity to express their views on the proposed project plan amendment [§66.1105(4)(e), Wis. Stats.]. This hearing was held on August 20, 2019. Resolutions adopting the amended project plan and adding territory to the District will be considered by the Common Council on the evening of September 17, 2019.

I have examined the amended project plan and find that, together with the original project plan, it is complete and complies with the requirements of §66.1105(4)(f), Wis. Stats. This opinion is provided pursuant to §66.1105(4)(f), Wis. Stats.

Thank you for your attention to this matter.

Sincerely,

Vanessa R. Chavez
City Attorney

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

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
September 27, 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

The decision must be based on the following criteria:

1. Would the desired development occur without tax increment financing? *No.*
2. Are the economic benefits of new development greater than the cost of improvements? *Yes.*
3. Are the economic benefits of new development greater than the tax increments to be paid by property owners in overlying districts? *Yes.*

RECOMMENDATION

Adopt a Standard Extension Resolution for TID Fourteen (14), North Broadway Redevelopment.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6.2 - TID - TID 14 - Resolution - 190927 - Standard Extension

Joint Review Board
of the City of Green Bay

RESOLUTION 19-07
REGARDING A STANDARD EXTENSION FOR
TAX INCREMENT DISTRICT NUMBER FOURTEEN (14),
THE RAIL YARD ("TID 14")

September 27, 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.

WHEREAS, the Common Council of the City designated the RDA to perform all acts necessary to adopt a Standard Extension Resolution for TID 14 on Tuesday, July 16, 2019; and

WHEREAS, on Monday, August 19, 2019, the Joint Review Board (JRB) of the City of Green Bay convened to elect a Chair, select a public member to the Board, and discuss the proposed Standard Extension Resolution; and

WHEREAS, on Tuesday, August 20, 2019, the RDA approved a Standard Extension Resolution for TID 14; and

WHEREAS, on Tuesday, September 17, 2019, the Common Council of the City of Green Bay approved a Standard Extension Resolution for TID 14; and

NOW, THEREFORE, BE IT RESOLVED that the Joint Review Board 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 ________________

JOINT REVIEW BOARD OF THE
CITY OF GREEN BAY

By: ______________________________
Diana Ellenbecker, Chair

Report to the

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

MEETING DATE	PREPARED BY
September 27, 2019	Kevin J. Vonck, CED Director

AGENDA ITEM # D.15.

Report on municipal 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

To be discussed at meeting.

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6.2 - TID - TID 17 - Resolution - 190917 - Termination

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Tax Incremental District Termination

City of Green Bay
(Town, Village, City) (Municipality)

Resolution Number 19-##

Termination of Tax Incremental District (TID) # 17 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 # 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:

- [x] 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:

- [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 # 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
September 27, 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

The decision must be based on the following criteria:

1. Would the desired development occur without tax increment financing? *No.*
2. Are the economic benefits of new development greater than the cost of improvements? *Yes.*
3. Are the economic benefits of new development greater than the tax increments to be paid by property owners in overlying districts? *Yes.*

In accordance with Wis. Stats. §66.1105(4)(i), the local legislative body shall provide the JRB with the following information and projections:

1. The specific items that constitute the project costs, the total dollar amount of these project costs to be paid with the tax increments, and the amount of tax increments to be generated over the life of the tax incremental district.

The Project Plan identifies twenty-one million, five hundred thousand dollars ($21,500,000.00) worth of project costs to be paid with tax increments. The City estimates that the TID will generate approximately twenty-one million, five hundred thousand dollars ($21,500,000.00) of cumulative tax increment during the life of the TID.

2. The amount of the value increment when the project costs in subd. 1. are paid in full and the tax incremental district is terminated.

The City estimates that the TID will generate forty-five million dollars ($45,000,000.00) of new property value increment upon its termination.

3. The reasons why the project costs in subd. 1. may not or should not be paid by the owners of property that benefits by improvements within the tax incremental district.

That "but for" the creation of the TID, the development projected to occur as detailed in this Plan would not occur in a timely manner, in a manner desired by the City, or occur at all, because of: 1) Additional costs associated with environmental remediation and mitigation; and/or 2) Additional costs associated with rehabilitation and historic preservation; and/or 3) Blighted parcels and the stigma of certain neighborhoods caused by disinvestment; and/or 4) The lack of traditional financing options for forward-thinking projects. That being said, TID increment should not pay for project costs, specifically incentives (grants and loans), to a recipient that fails to demonstrate that "but for" the use of public funds, the development projected to occur as detailed in the Project Plan would not occur in the manner desired by the City.

4. The share of the projected tax increments in subd. 1. estimated to be paid by the owners of taxable property in each of the taxing jurisdictions overlying the tax incremental district.

The City estimates the 2019 combined tax levy to be allocated among the taxing jurisdictions as follows:
- *40% Green Bay Area Public Schools*
- *40% City of Green Bay*
- *17% Brown County*
- *3% Northeast Wisconsin Technical College*
- *0% State of Wisconsin*

5. The benefits that the owners of taxable property in the overlying taxing jurisdictions will receive to compensate them for their share of the projected tax increments in subd. 4.

The TID enhances the community economic climate. As properties in the TID become more attractive in which to invest and conduct business, the amount of money circulating in the local market increases, which has a positive impact beyond the TID. When the TID has met all obligations and dissolves, the overlying taxing jurisdictions will receive additional revenue based on forty-five million dollars ($45,000,000.00) of value increment.

RECOMMENDATION

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 - 190927 - Creation
2. 6.2 - TID - TID 22 - Project Plan - 190927 - JRB

Joint Review Board
of the City of Green Bay

RESOLUTION 19-08
REGARDING THE CREATION OF
TAX INCREMENT DISTRICT NUMBER TWENTY-TWO (22),
THE SHIPYARD ("TID 22")
AND ADOPTION OF THE PROJECT PLAN

September 27, 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, on Monday, August 19, 2019, the Joint Review Board (JRB) of the City of Green Bay convened to elect a Chair, select a public member to the Board, and discuss adopting a Resolution creating TID 22 and adopting the Project Plan; 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, on Tuesday, August 20, 2019, the RDA approved a Resolution creating TID 22 and adopting the Project Plan; and

WHEREAS, on Tuesday, September 17, 2019, the Common Council of the City of Green Bay approved a Resolution creating TID 22 and adopting the Project Plan; 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 Joint Review Board 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 __________________

JOINT REVIEW BOARD OF THE
CITY OF GREEN BAY

By: _______________________________________
Diana Ellenbecker, Chair

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
27 September 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*
Bradley Klingsporn, *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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Mark Steuer, *President, District 10*
Bill Galvin, *Vice-President, District 4*
Barbara Dorff, *District 1*
Veronica Corpus-Dax, *District 2*
Andy Nicholson, *District 3*
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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*

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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.

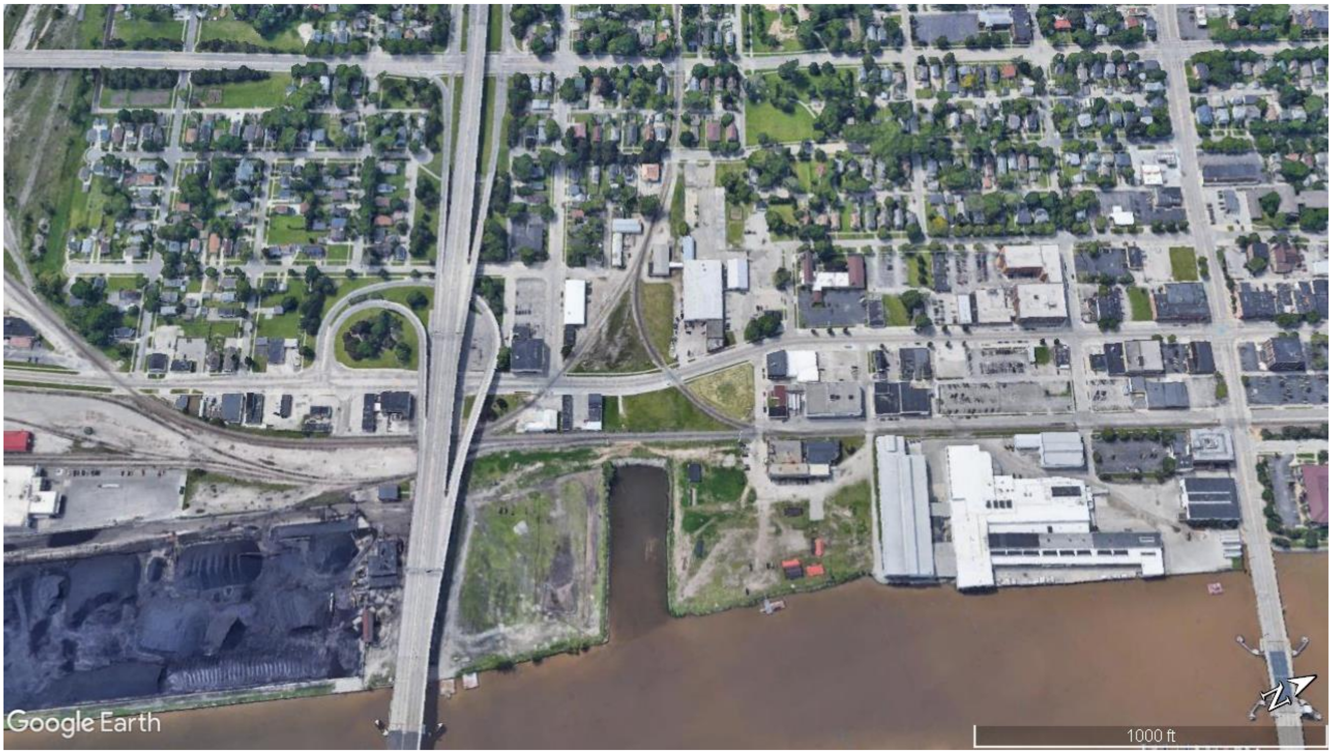
Programs that transform innovative ideas into viable businesses demonstrate a community commitment to helping entrepreneurs succeed. The Startup Hub, UWGB Small Business Development Center, NWTC Artisan and Business Center, and Brown County Culinary Kitchen have demonstrated success incubating businesses. 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 thirteen and fourteen hundredths (13.14) acres of public road right-of-way, for a total size of sixty-eight and sixty-five hundredths (68.65) 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 two million, nine hundred eight-eight thousand, six hundred dollars ($2,988,600.00). This equates to fifty-three thousand, eight hundred thirty-nine dollars ($53,839.00) per taxable acre or forty-three thousand, five hundred thirty-three dollars ($43,533.00) 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	plan to reconstruct in 2020, 2021, or 2022; 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	plan to construct Fox River trails in 2020, 2021, or 2022; 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	plan to construct lift station(s) in 2020; integrate public and private projects when possible to minimize costs; a portion may be covered under a bond

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, primarily in 2019, 2020, and 2021; 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

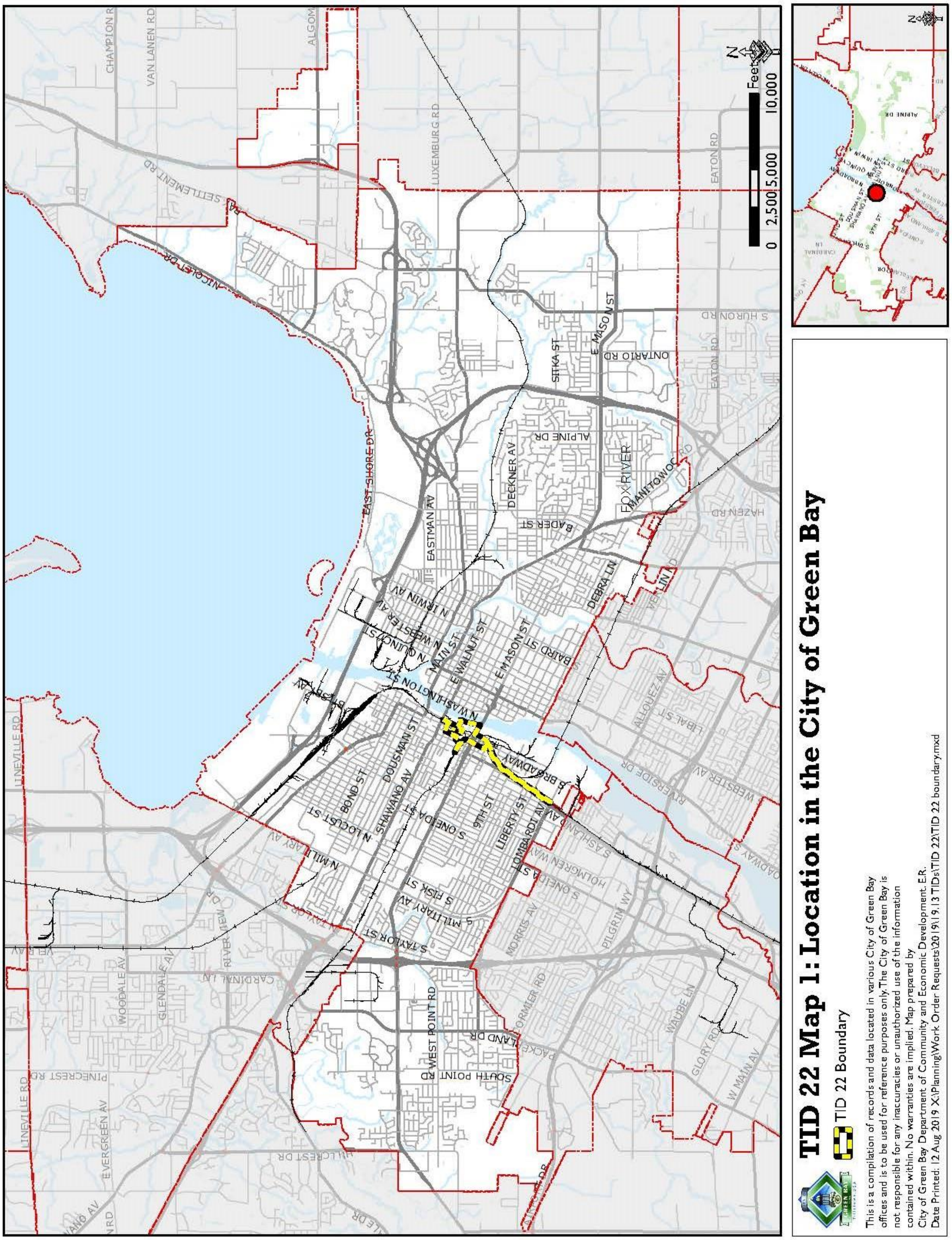
Master Plan. The City updated its *Comprehensive Plan* in 2003. The planned uses in the TID 22 are consistent with existing planning documents and have been incorporated into future planning documents. This TID plan is also consistent with the implementation elements of *the Shipyard Investment Strategy*. The proposed future land uses are identified within **Map 7**.

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*. Proposed changes are identified within **Map 8**.

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
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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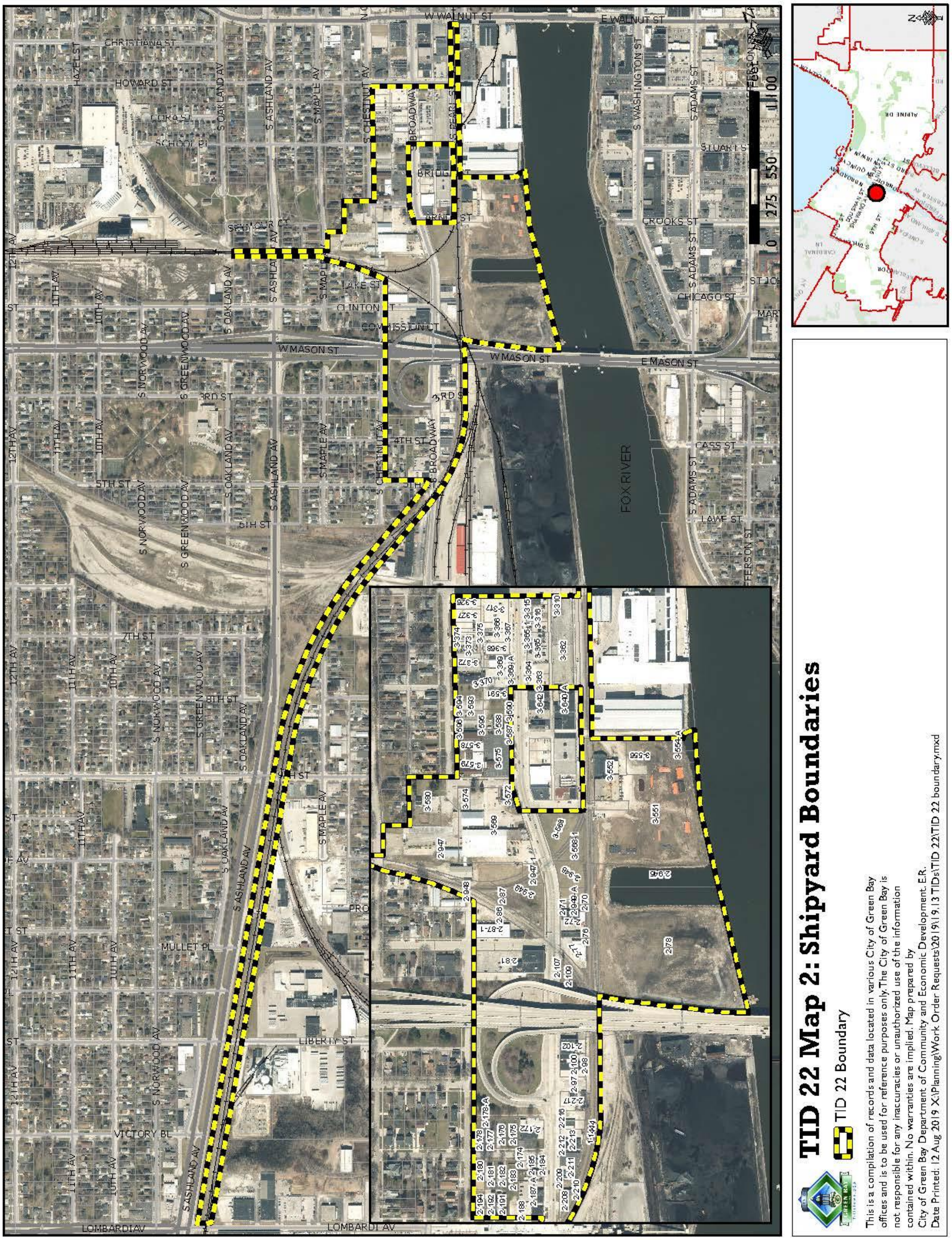
TID 22 Map 2: Shipyard Boundaries
TID 22 Boundary
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FOX RIVER
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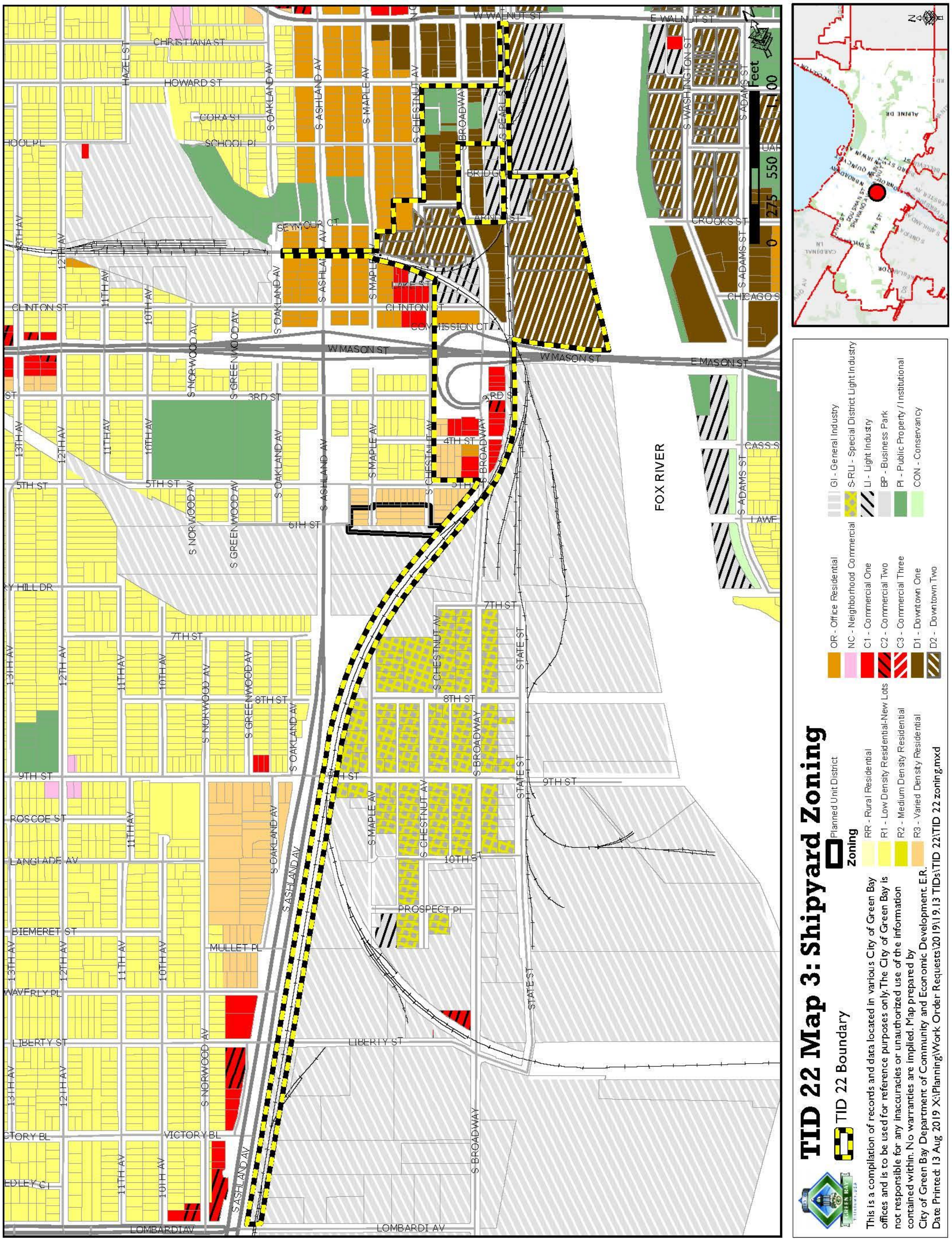
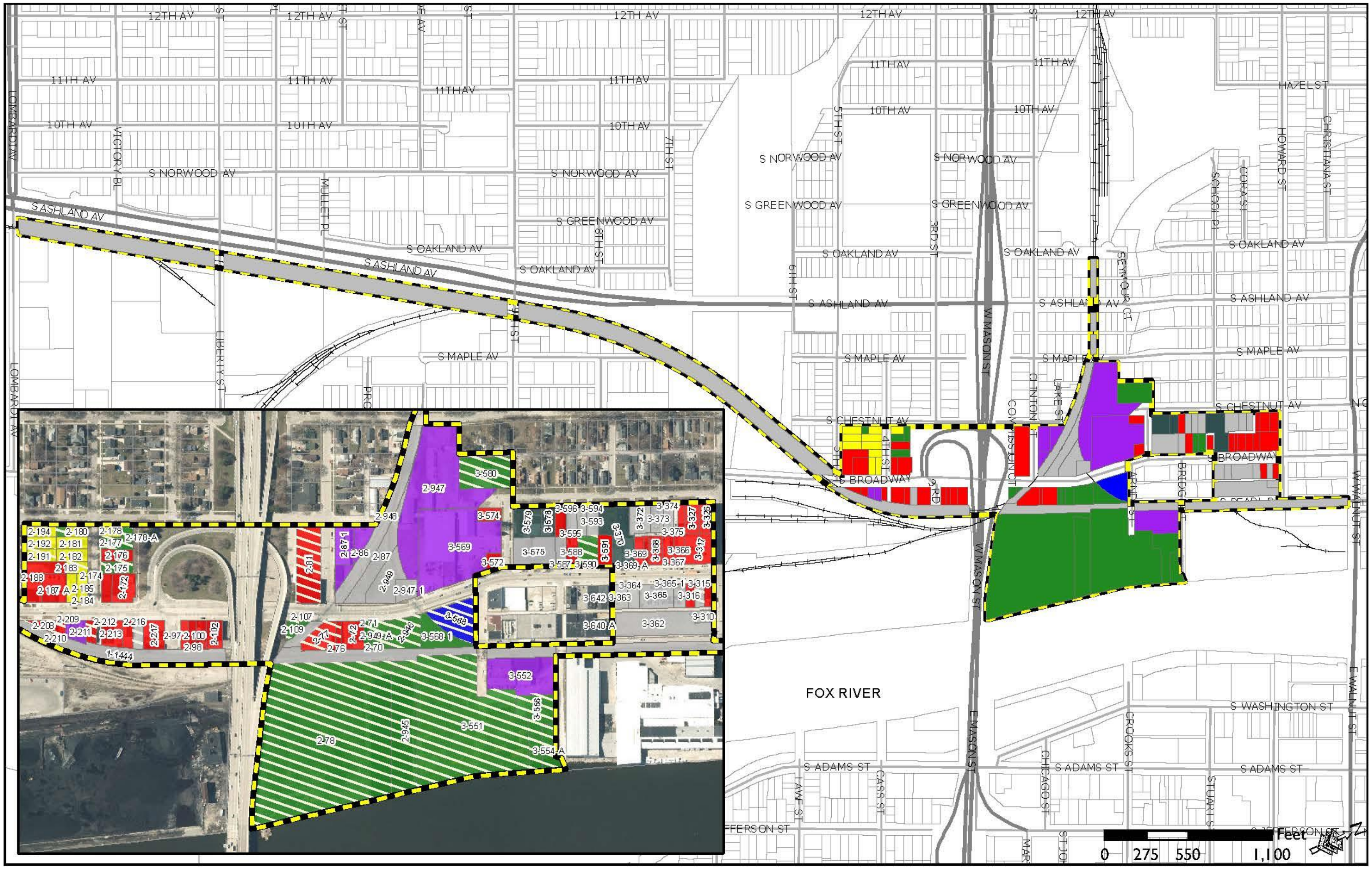
S ASHLAND AV
S OAKLAND AV
S CHESTNUT AV
BROADWAY
S MAPLE AV
S NORWOOD AV
S GREENWOOD AV
S WASHINGTON ST
S ADAMS ST
LOMBARDI AV
CHRISTIANA ST
HOWARD ST
SCHOOL PL
LAKE ST
CLINTON ST
CROOKS ST
CHICAGO ST
CASS ST
LAWE ST
MULLET PL
LIBERTY ST
VICTORY BL
5TH ST
7TH ST
8TH ST
12TH AV
11TH AV
10TH AV


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
Feet
0 275 550 1,100
FOX RIVER
W WALNUT ST
E WALNUT ST
W MASON ST
E MASON ST
LOMBARDI AV
S ASHLAND AV
S BROADWAY
STATE ST
LIBERTY ST
9TH ST
7TH ST
8TH ST
5TH ST
6TH ST
CLINTON ST
HOWARD ST
CHRISTIANA ST
S CHESTNUT AV
S MAPLE AV
S OAKLAND AV
S NORWOOD AV
S GREENWOOD AV
S ADAMS ST
S WASHINGTON ST
CROOKS ST
CHICAGO ST
PROSPECT PL
MULLET PL
VICTORY BL
ROSCOE ST
LANGLADE AV
BIEMERET ST
10TH AV
11TH AV
12TH AV
13TH AV



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


TID 22 Map 5: Shipyard Blighted Parcels
TID 22 Boundary
Blighted Parcels
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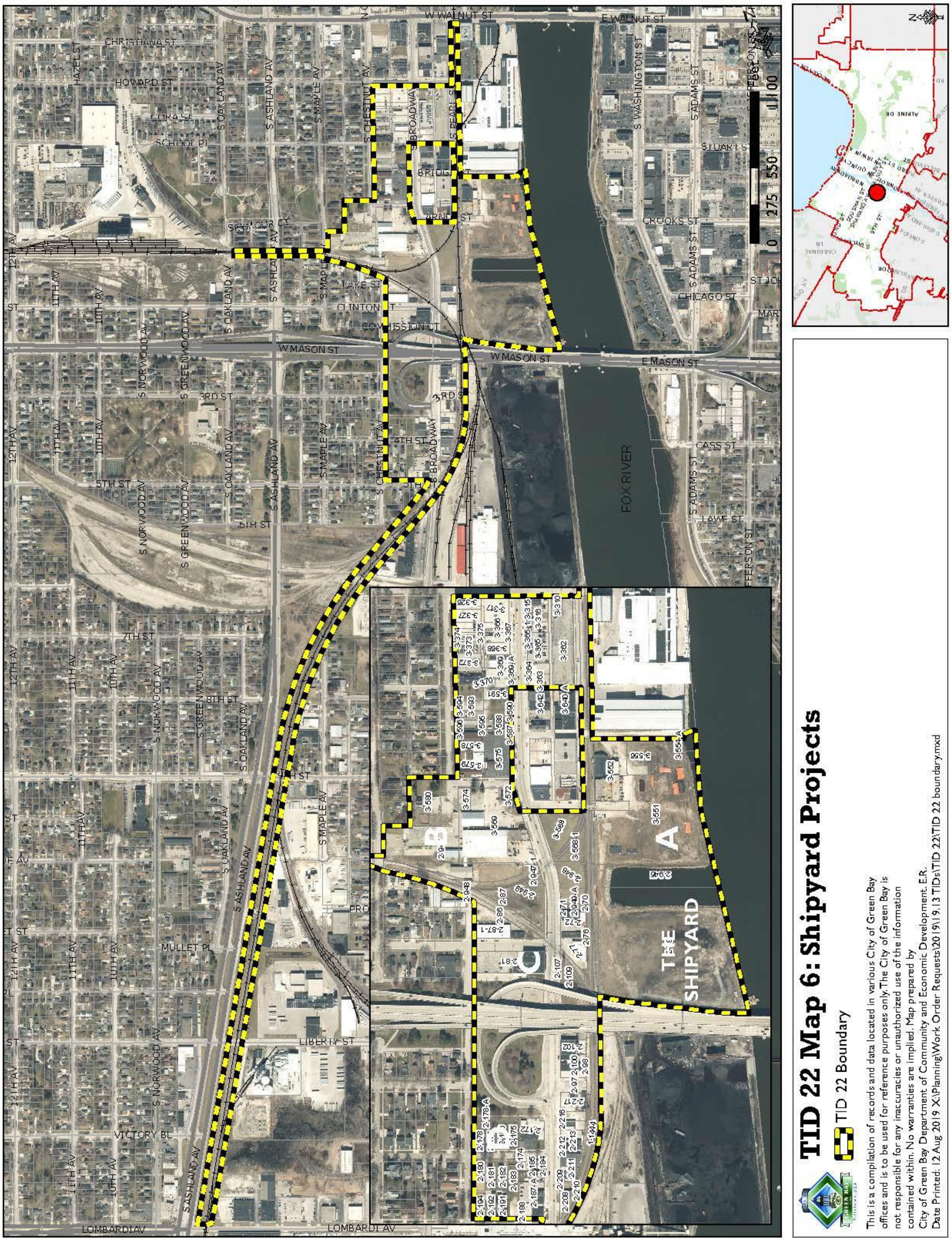
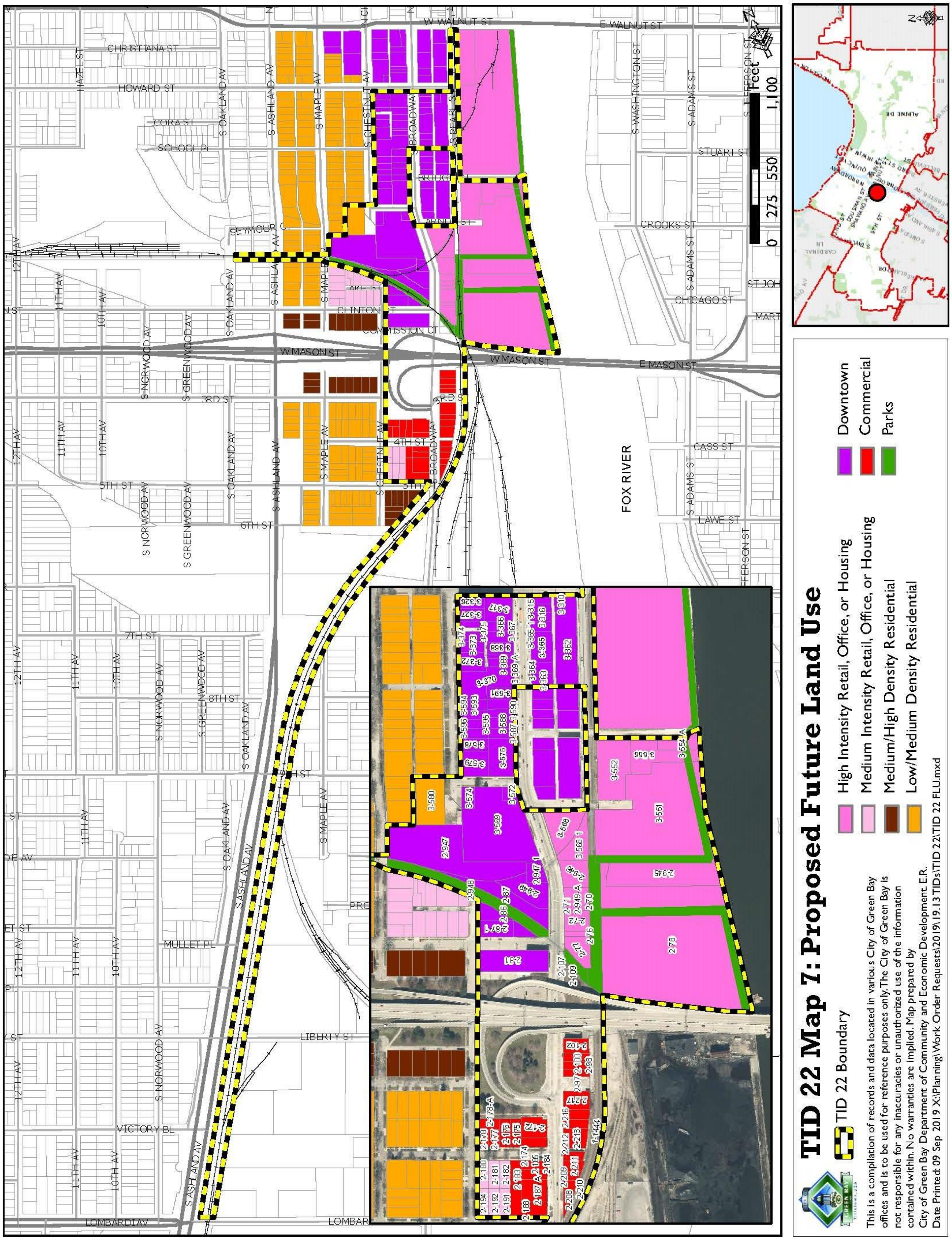
Date Printed: 13 Aug 2019 X:\Planning\Work Order Requests\2019\19.13 TIDs\TID 22\TID 22 blight.mxd
FOX RIVER
W MASON ST
E MASON ST
W WALNUT ST
E WALNUT ST
LOMBARDI AV


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
W MASON ST
E MASON ST
W WALNUT ST
E WALNUT ST
LOMBARDI AV


TID 22 Map 7: Proposed Future Land Use
TID 22 Boundary
High Intensity Retail, Office, or Housing
Medium Intensity Retail, Office, or Housing
Medium/High Density Residential
Low/Medium Density Residential
Downtown
Commercial
Parks
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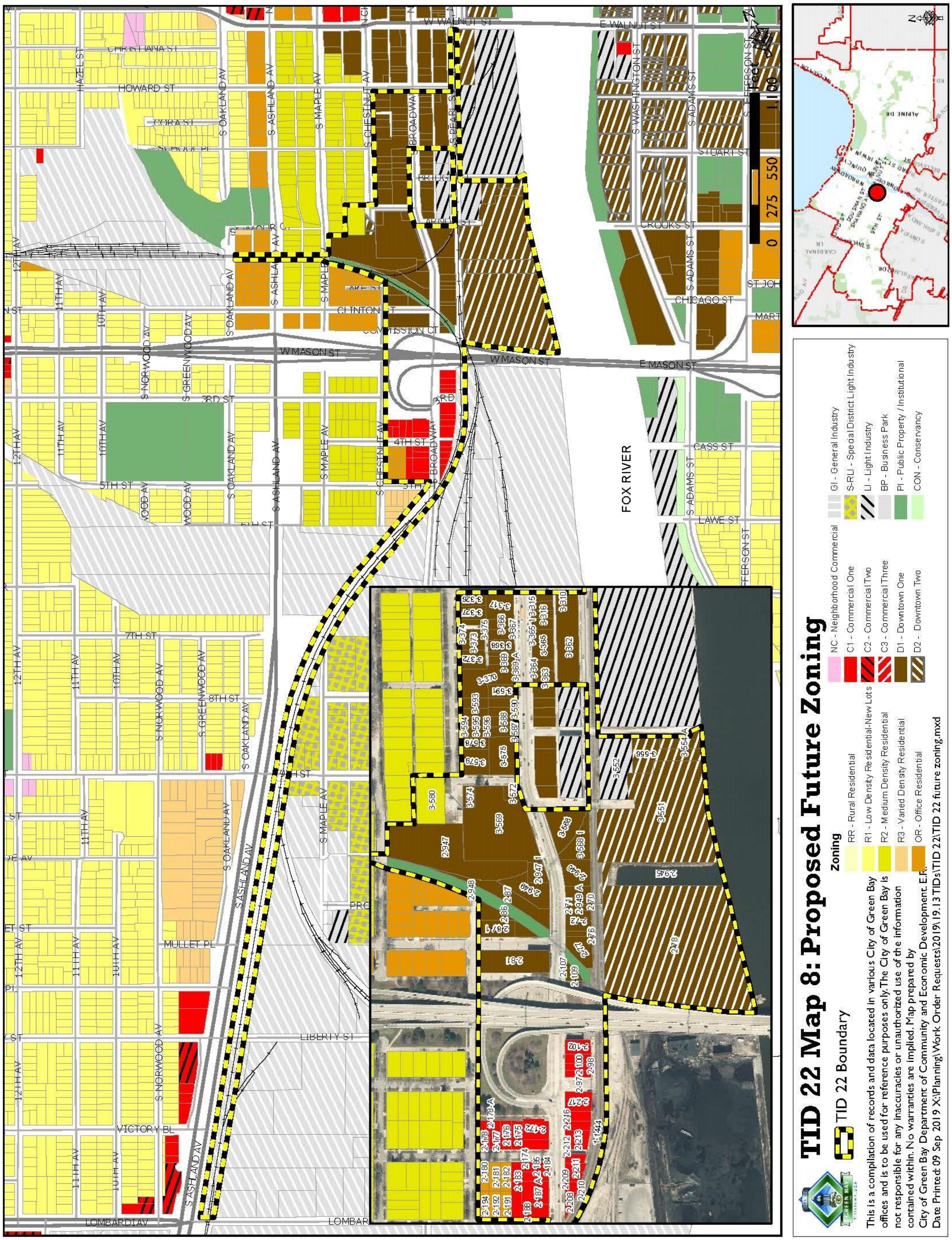
Date Printed: 09 Sep 2019 X:\Planning\Work Order Requests\2019\19.13 TIDs\TID 22\TID 22 FLU.mxd
FOX RIVER


TID 22 Map 8: Proposed Future Zoning
TID 22 Boundary
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: 09 Sep 2019 X:\Planning\Work Order Requests\2019\19.13 TIDs\TID 22\TID 22 future zoning.mxd
0 275 550 1,100 Feet
FOX RIVER
W WALNUT ST
E WALNUT ST
W MASON ST
E MASON ST
LOMBARDI AV
S ASHLAND AV
S OAKLAND AV
S CHESTNUT AV
S BROADWAY
S MAPLE AV
S ADAMS ST
S WASHINGTON ST
CHICAGO ST
CROOKS ST
HOWARD ST
CHRISTIANA ST
VICTORY BL
MULLET PL
LIBERTY ST
7TH ST
8TH ST
5TH ST
4TH ST
3RD ST

Appendix A: City Attorney Legal Opinion

Law Department

Vanessa R. Chavez
City Attorney

September 13, 2019

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

RE: Certification of Project Plan
Tax Increment District No. 22
City of Green Bay, Brown County, Wisconsin

This opinion relates to the compliance of the proposed project plan for Tax Increment District No. 22, City of Green Bay, Brown County, Wisconsin (hereinafter "District") with the requirements of §66.1105(4), Wis. Stats.

The Community and Economic Development Department has drafted a project plan for the District. Pursuant to statutory requirements, a public hearing was held before the Redevelopment Authority at which interested parties were afforded a reasonable opportunity to express their views on the proposed project plan [§66.1105(4)(e), Wis. Stats.]. This hearing was held on August 20, 2019. Resolutions adopting the project plan and creating the District will be considered by the Common Council on the evening of September 17, 2019.

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

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

2. An economic feasibility study.

3. A detailed list of estimated project costs.

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

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

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

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

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

8. A list of estimated non-project costs.

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

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

Thank you for your attention to this matter.

Sincerely,

Vanessa R. Chavez
City Attorney

Appendix B: Legal Description for TID 22

That part of the street right-of-way dedicated in the Original Plat of the Town of Fort Howard;

Also that part of Block 1, Arndt's Addition;

Also that part of Lots 1 through 5, Block 2, Arndt's Addition;

Also that part of Lots 1 through 5, Block 3, Arndt's Addition;

Also that part of Lots 1 through 4, Block 5, Arndt's Addition;

Also that part of Lots 1 through 6, Block 6, Arndt's Addition;

Also that part of Lots 1 through 6, Block 7, Arndt's Addition;

Also that part of Lot 1, Block 8, Arndt's Addition;

Also that part of Lots 7 through 16, Block 7, Arndt's Second Addition;

Also that part of Lots 11, 12, 13, 20, 21, 22 ,23, 24, 29 and 30, Callaghan's Addition;

Also that part of Lots 13 through 36, Christian Schwarz' Addition;

Also that part of Lots 1 through 9, J. L. Jorgensen's Addition;

Also that part of Lots 1 through 4,, and that part of Lots 1 through 8, Block A, and that part of Lots 6 through 10, Block 1, M. Seller's Addition;

Also that part of Block 1 Niels Hansen's Addition

Also that part of Lots 1 through 4 and Lots 10 through 12, Block B, C.L.A. Tank's First Addition;

Also that part of Lots 81 through 88, Block H, C.L.A. Tank's First Addition;

Also that part of Lots 103 through 116, Block I, C.L.A. Tank's First Addition;

Also that part of Lots 126 through 136, Block L, C.L.A. Tank's First Addition;

Also that part of Lot 6, Block 1, C.L.A. Tank's Third Addition;

Also that part of Private Claim 2, West Side of the Fox River;

Also that part of the Unsurveyed part of Private Claim 2, West Side of the Fox River;

Also that part of the Vacant Strip, West Side of the Fox River;

Also Lot 1, Brown County Certified Survey Map Number 4363 as recorded in Volume 27 of Certified Survey Maps, Page 247, as Document Number 1305912, (being part of Private Claim 2 West Side of the Fox River, and Lots 1 through 4, M. Seller's Addition);

Also that part of the adjacent Street Rights Of Way Dedicated to the Public;

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

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

Beginning at the northwest corner of Lot 125, Original Plat of the Town of Fort Howard, (also being the intersection of the south right-of-way line of W. Walnut Street with the east right-of-way line of the platted Pearl Street);

thence S24°-41'-30"W, 876.05 feet, along said east right-of-way line of the platted Pearl Street, to point on the centerline of the vacated School Place right-of-way;

thence N64°-09'-16"W, 374.79 feet, along said centerline of the vacated School Place right-of-way and the extension thereof to the west right-of-way line of S. Broadway;

thence S24°-45'-57"W, 413.37 feet, along said west right-of-way line of S. Broadway, to the north right-of-way line of Arndt Street;

thence S24°-55'-27"W, 50.01 feet, to the intersection of said west right-of-way line of S. Broadway with the south right-of-way line of Arndt Street, (being the northeast corner of Lot 4, Block 6, Arndt's Addition);

thence S07°-43'-56"W, 112.12 feet, along the west right-of-way line of S. Broadway, to the intersection with the westerly extension of Arndt Street (being the westerly extension of Block 5, Arndt's Addition);

thence S64°-17'-00"E, 292.80 feet, along said Block 5, Arndt's Addition and extension thereof, to the westerly right-of-way line of the WI Central LTD Railroad which lies within the platted Pearl Street right-of-way;

thence N24°-41-30"E, 569.42 feet along said westerly right-of-way line of the WI Central LTD Railroad, to the centerline of the vacated School Place right-of-way;

thence S64°-09'-16"E, 50.01 feet, along the extension of said vacated School Place right-of-way, to the east right-of-way line of the platted Pearl Street;

thence S24°-41'-30"W, 238.28 feet, along said east right-of-way line of the platted Pearl Street, to the south right-of-way of Bridge Street (being the northwest corner of Lot 5, Block 3, Arndt's Addition;

thence S64°-07'-18"E, 477.52 feet, along said south right-of-way line of Bridge Street, to the Combined Bulkhead and Pierhead line of the Fox River;

thence S22°-02'-10"W, 334.69 feet, along said Combined Bulkhead and Pierhead line of the Fox River, thence continuing along said Combined Bulkhead and Pierhead line of the Fox River, S12°-36-16"W, 936.31 feet;

thence continuing along said Combined Bulkhead and Pierhead line of the Fox River, S20°-03'-08"W, 23.49 feet, to the north right-of-way line of W. Mason Street (also being the southeast corner of Lot 1, Certified Survey Map Number 4363 as recorded in Volume 27 of Certified Survey Maps, Page 247);

thence N61°-54'-05"W, 123.35 feet, along the south line of said Lot 1, Certified Survey Map Number 4363 as recorded in Volume 27 of Certified Survey Maps, Page 247;

thence continuing along said Lot 1, Certified Survey Map Number 4363 as recorded in Volume 27 of Certified Survey Maps, Page 247, N57°-17'-38"W, 408.66 feet;

thence continuing along said Lot 1, Certified Survey Map Number 4363 as recorded in Volume 27 of Certified Survey Maps, Page 247, along the arc of a 1413.07 foot radius curve to the right, 163.54 feet, said curve having a chord which bears N53°-58'-42"W, 163.45 feet, to the south west corner of said Lot 1, (also being a point on the east right-of-way line of the Wisconsin Central LTD railroad);

thence S24°-56'-52"W, 184.52 feet, to the intersection of the south right-of-way line of W. Mason Street and the easterly right-of-way line of the WI Central LTD Railroad;

thence continuing along said easterly right-of-way line of the WI Central LTD Railroad, S24°-47'-22"W, 288.42 feet;

thence continuing along said easterly right-of-way line of the WI Central LTD Railroad along the arc of a 1072.14 foot radius to the right, 630.65 feet, said curve having a chord which bears S41°-38'-26"W, 621.60 feet;

thence continuing along said easterly right-of-way line of the WI Central LTD Railroad S58°-29'-30"W, 51.37 feet, to the intersection with the east right-of-way line of S. Broadway;

thence S64°-48'-30"W, 123.04 feet, to the intersection of the easterly right-of-way line of the WI Central LTD Railroad and the west right-of-way line of S. Broadway;

thence continuing along said easterly right-of-way line of the WI Central LTD Railroad S65°-52'-16"W, 636.84 feet;

thence continuing along said easterly right-of-way line of the WI Central LTD Railroad along the arc of a 2694.16 foot radius curve to the left, 1459.81 feet, said curve having a chord which bears S50°-20'-54"W, 1442.01 feet;

thence continuing along said easterly right-of-way line of the WI Central LTD Railroad S35°-34'-27"W, 142.74 feet to the north right-of-way line of Ninth Street;

thence S34°-18-38"W, 80.81 feet to the intersection of said easterly right-of-way line of the WI Central LTD Railroad and the south right-of-way line of Ninth Street;

thence continuing along said easterly right-of-way line of the WI Central LTD Railroad S35°-42'-19"W, 186.02 feet;

thence continuing along said easterly right-of-way line of the WI Central LTD Railroad S35°-44-20"W, 249.35 feet;

thence continuing along said easterly right-of-way line of the WI Central LTD Railroad S35°-35'-53"W, 398.78 feet;

thence continuing along said easterly right-of-way line of the WI Central LTD Railroad S35°-49'-03"W, 126.83 feet;

thence continuing along said easterly right-of-way line of the WI Central LTD Railroad S35°-34'-40"W, 2296.24 feet, to the north right-of-way line of Lombardi Avenue;

thence N64°-10'-24"W, 101.47 feet, along said north right-of-way line of Lombardi Avenue to the intersection with the westerly right-of-way line of the WI Central LTD Railroad (also being the east right-of-way line of Ashland Avenue);

thence N35°-34'-40"E, 3497.29 feet along said westerly right-of-way line of the WI Central LTD Railroad (also being the east right-of-way line of Ashland Avenue);

thence continuing along said westerly right-of-way line of the WI Central LTD Railroad, along the arc of a 2794.15 foot radius curve to the right, 1513.33 feet, said curve having a chord which bears N50°-21'-17"E, 1494.90 feet;

thence continuing along said westerly right-of-way line of the WI Central LTD Railroad N65°-52'-16"E, 673.11 feet;

thence continuing along said westerly right-of-way line of the WI Central LTD Railroad, along the arc of a 972.14 foot radius curve to the left, 38.16 feet, said curve having a chord which bears N64°-44'-47"E, 38.16 feet, to the south right-of-way line of Fifth Street;

thence N55°-56'-20"E, 69.73 feet, to the intersection of the east right-of-way line of S. Broadway and the north right-of way line of Fifth Street, (also being the southwest corner of Lot 112, Block I, C.L.A. Tank's First Addition);

thence N63°-57'-16"W, 323.50 feet along said north right-of way line of Fifth Street to the intersection of said north right-of way line of Fifth Street and the east right-of-way line of S. Chestnut Avenue;

thence N26°-04'-49"E, 452.98 feet along said east right-of-way line of S. Chestnut Avenue to the northwest corner of Lot 88, Block H, C.L.A. Tank's First Addition;

thence N26°-06'-08"E, 680.80 feet, to the southwest corner of Lot 3, Block A, M. Sellers Addition;

thence N 26°-05'-00"E, 333.59 feet along the east right-of-way line of S. Chestnut Avenue, to the southerly right-of-way line of the Wisconsin Central LTD Railroad (formerly known as the G.B.W. & St. Paul Railroad);

thence along said southerly right-of-way line of the Wisconsin Central LTD Railroad, N38°-49'-18"W, 44.17 feet;

thence along said southerly right-of-way line of the Wisconsin Central LTD Railroad along the arc of a 1706.60 foot radius curve to the left 399.08 feet, said curve having a chord which bears N46°-15'-44"W, 398.17 feet, to the east right-of-way line of S. Maple Avenue;

thence N40°-01'-54"W, 65.78 feet, to the northwest corner of Lot 6, Block 2, C.L.A. Tank's Third Addition;

thence N64°-03'-55"W, 626.59 feet, along said southerly right-of-way line of the Wisconsin Central LTD Railroad to the northwest corner of Lot 7, Block 3, C.L.A. Tank's Third Addition;

thence N26°-10'-01"E, 40.00 feet, to the southwest corner of Lot 8, Block 3, Niels Hansen's Addition;

thence S64°-03'-55"E, 626.58 feet along the northerly right-of-way line of the Wisconsin Central LTD Railroad, to the southeast corner of Lot 1, Block 2, Niels Hansen's Addition;

thence S 56°-42'-30"E, 60.72 feet, to the east right-of-way line of S. Chestnut Street;

thence N26°-13'-05"E, 147.76 feet along said east right-of-way line of S. Chestnut Street, to the southwest corner of Lot 4, Brown County Certified Survey Map Number 7140, as recorded in Volume 48 of Certified Survey maps, Page 192, as Document Number 2138035, (being part of the Vacant Strip and part of the Unsurveyed Part of Private Claim 2, West Side of the Fox River);

thence S64°-05'-13"E, 121.87 feet, to the southeast corner of said Certified Survey Map Number 7140, as recorded in Volume 48 of Certified Survey maps, Page 192;

thence N24°-47'-39"E, 222.75 feet, to the northeast corner of Lot 1, said Certified Survey Map Number 7140, as recorded in Volume 48 of Certified Survey maps, Page 192;

thence S64°-10'-15"E, 144.30 feet, along the south line of Lot 2, Block 8, Arndt's Addition and the extension thereof to the southeast corner of said Lot 2, Block 8, Arndt's Addition;

thence S64°-18'-42"E, 80.09 feet to the southwest corner of Lot 6, Block 7, Arndt's Addition, (also being the intersection of the east right-of-way line of S. Chestnut Avenue and the north right-of-way line of Arndt Street);

thence N24°-42'-46"E, 398.28 feet along said east right-of-way line of S. Chestnut Avenue, to the northwest corner of Lot 12, Block 7, Arndt's Second Addition;

thence continuing along said east right-of-way line of S. Chestnut Avenue, N24°-44-10"E, 30.01 feet to the southwest corner of Lot 31, Christian Schwarz"s Addition;

thence continuing along said east right-of-way line of S. Chestnut Avenue, N24°-45-42"E, 408.25 feet to the northwest corner of Lot 29, Callaghan's Addition (also being the intersection of the east right-of-way line of S. Chestnut Avenue and the south right-of-way line of Howard Street);

thence S64°-03'-44"E, 579.07 feet along said south right-of-way line of Howard Street, and the extension thereof, to the westerly right-of-way line of the WI Central LTD Railroad which lies within the platted Pearl Street right-of-way;

thence N24°-41'-30"E, 453.70 feet along said westerly right-of-way line of the WI Central LTD Railroad which lies within the platted Pearl Street right-of-way, to the south right-of-way line of W. Walnut Avenue;

thence S64°-10'-27"E, 50.01 feet along said south right-of-way line of W. Walnut Avenue, to the point of beginning.

Parcels affected being tax parcel numbers: 1-1444, 2-70, 2-71, 2-72, 2-76, 2-77, 2-78, 2-81, 2-86, 2-87, 2-97, 2-98, 2-100, 2-102, 2-107, 2-109, 2-172, 2-174, 2-175, 2-176, 2-177, 2-178, 2-178-A, 2-179, 2-180, 2-181, 2-182, 2-183, 2-184, 2-185, 2-187-A, 2-188, 2-191, 2-192, 2-194, 2-208, 2-209, 2-210, 2-211, 2-212, 2-213, 2-215, 2-216, 2-217, 2-87-1, 2-945, 2-946, 2-947, 2-947-1, 2-948, 2-949, 2-949-A, 3-310, 3-314, 3-315, 3-316, 3-317, 3-326, 3-327, 3-362, 3-363, 3-364, 3-365, 3-365-1, 3-366, 3-367, 3-368, 3-369, 3-369-A, 3-370, 3-372, 3-373, 3-374, 3-375, 3-551, 3-552, 3-554-A, 3-556, 3-568, 3-568-1, 3-569, 3-572, 3-574, 3-575, 3-578, 3-579, 3-580, 3-587, 3-588, 3-589, 3-590, 3-591, 3-593, 3-594, 3-595 and 3-596.

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
September 27, 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

The decision must be based on the following criteria:

1. Would the desired development occur without tax increment financing? *No.*
2. Are the economic benefits of new development greater than the cost of improvements? *Yes.*
3. Are the economic benefits of new development greater than the tax increments to be paid by property owners in overlying districts? *Yes.*

In accordance with Wis. Stats. §66.1105(4)(i), the local legislative body shall provide the JRB with the following information and projections:

1. The specific items that constitute the project costs, the total dollar amount of these project costs to be paid with the tax increments, and the amount of tax increments to be generated over the life of the tax incremental district.

The Project Plan identifies eighteen million dollars ($18,000,000.00) worth of project costs to be paid with tax increments. The City estimates that the TID will generate greater than eighteen million dollars ($18,000,000.00) of cumulative tax increment during the life of the TID.

2. The amount of the value increment when the project costs in subd. 1. are paid in full and the tax incremental district is terminated.

The City estimates that the TID will generate forty-seven million dollars ($47,000,000.00) of new property value increment upon its termination.

3. The reasons why the project costs in subd. 1. may not or should not be paid by the owners of property that benefits by improvements within the tax incremental district.

That "but for" the creation of the TID, the development projected to occur as detailed in this Plan would not occur in a timely manner, in a manner desired by the City, or occur at all, because of: 1) Additional costs associated with environmental remediation and mitigation; and/or 2) Additional costs associated with rehabilitation and historic preservation; and/or 3) Blighted parcels and the stigma of certain neighborhoods caused by disinvestment; and/or 4) The lack of traditional financing options for forward-thinking projects. That being said, TID increment should not pay for project costs, specifically incentives (grants and loans), to a recipient that fails to demonstrate that "but for" the use of public funds, the development projected to occur as detailed in the Project Plan would not occur in the manner desired by the City.

4. The share of the projected tax increments in subd. 1. estimated to be paid by the owners of taxable property in each of the taxing jurisdictions overlying the tax incremental district.

The City estimates the 2019 combined tax levy to be allocated among the taxing jurisdictions as follows:
- *40% Green Bay Area Public Schools*
- *40% City of Green Bay*
- *17% Brown County*
- *3% Northeast Wisconsin Technical College*
- *0% State of Wisconsin*

5. The benefits that the owners of taxable property in the overlying taxing jurisdictions will receive to compensate them for their share of the projected tax increments in subd. 4.

The TID enhances the community economic climate. As properties in the TID become more attractive in which to invest and conduct business, the amount of money circulating in the local market increases, which has a positive impact beyond the TID. When the TID has met all obligations and dissolves, the overlying taxing jurisdictions will receive additional revenue based on forty-seven million dollars ($47,000,000.00) of value increment.

RECOMMENDATION

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 - 190927 - Creation
2. 6.2 - TID - TID 23 - Project Plan - 190927 - JRB

Joint Review Board
of the City of Green Bay

RESOLUTION 19-09
REGARDING THE CREATION OF
TAX INCREMENT DISTRICT NUMBER TWENTY-THREE (23),
LEGENDS DISTRICT ("TID 23")
AND ADOPTION OF THE PROJECT PLAN

September 27, 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, on Monday, August 19, 2019, the Joint Review Board (JRB) of the City of Green Bay convened to elect a Chair, select a public member to the Board, and discuss adopting a Resolution creating TID 23 and adopting the Project Plan; 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, on Tuesday, August 20, 2019, the RDA approved a Resolution creating TID 23 and adopting the Project Plan; and

WHEREAS, on Tuesday, September 17, 2019, the Common Council of the City of Green Bay approved a Resolution creating TID 23 and adopting the Project Plan; 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 ninety-six percent (96%) – thirty-two and seventy hundredths (32.70) 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 Joint Review Board 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 __________________

JOINT REVIEW BOARD OF THE
CITY OF GREEN BAY

By: ______________________________________
Diana Ellenbecker, Chair

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
27 September 2019

100 North Jefferson Street, Room 608, Green Bay, Wisconsin 54301-5026
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Joint Review Board of the City of Green Bay
Diana Ellenbecker, *City of Green Bay*
Bradley Klingsporn, *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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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*

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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 ninety-six percent (96%) – thirty-two and seventy hundredths (32.70) 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-two and seventy hundredths (32.70) acres, or ninety-six percent (96%), 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 three and sixty-four hundredths (3.64) acres of public road right-of-way, for a total size of thirty seven and seventy-one hundredths (37.71) 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 ten million, five hundred and ninety-one thousand, nine hundred dollars ($10,591,900.00). This equates to approximately three hundred ten thousand, eight hundred eighty-six dollars ($310,886.00) per taxable acre or two hundred eighty thousand, eight hundred seventy-seven dollars ($280,877.00) 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	$1 4,000,000
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	plan to construct in 2021 or later; 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	plan to construct in 2020 through 2022; 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.

<u>Redevelopment Site C</u>. *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.

<u>Redevelopment Site D</u>. *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

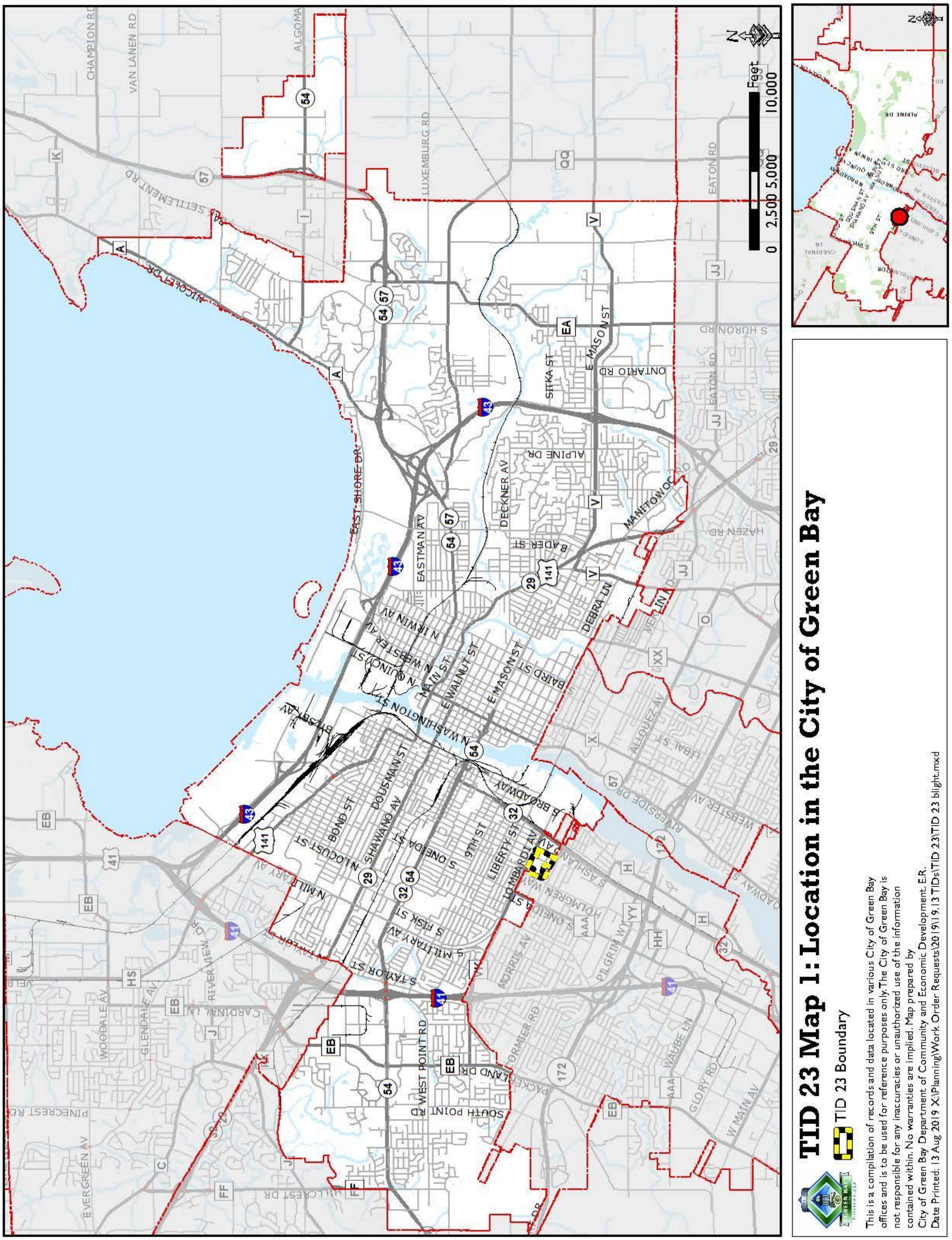
Master Plan. The City updated its *Comprehensive Plan* in 2003. The planned uses in the TID 23 are consistent with existing planning documents and have been incorporated into future planning documents. This TID plan is also consistent with the implementation elements of the *Legends District Master Plan*. The proposed future land uses are identified within **Map 7**.

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. The parcels within TID 23 will be included into an existing Planned Unit Development (PUD) (ZO 12-11), which instills classifications and standards that are 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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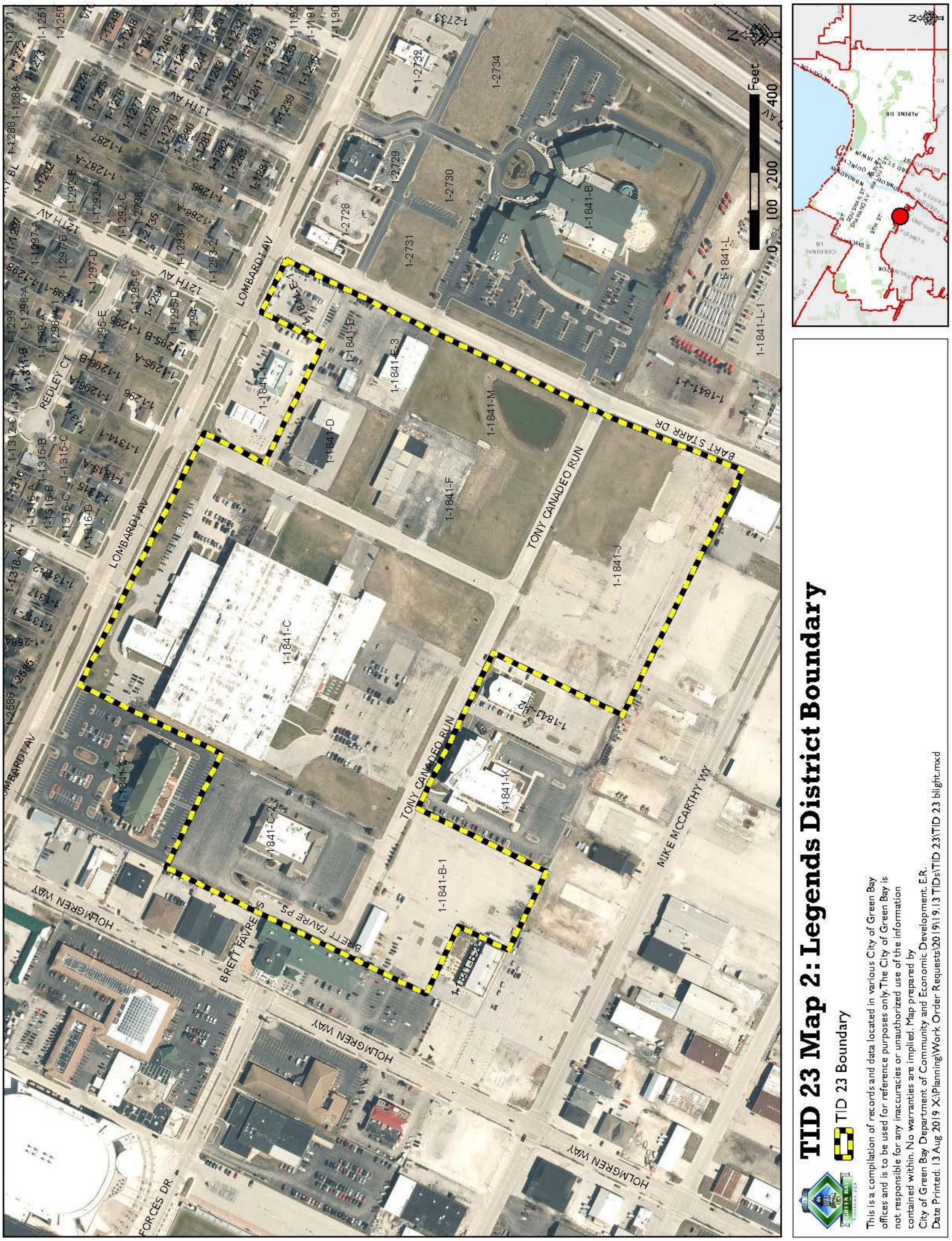
TID 23 Map 2: Legends District Boundary
TID 23 Boundary
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Date Printed: 13 Aug 2019 X:\Planning\Work Order Requests\2019\19.13 TIDs\TID 23\TID 23 blight.mxd
LOMBARDI AV
BART STARR DR
TONY CANADEO RUN
MIKE MCCARTHY WY
HOLMGREN WAY
BRETT FAVRE PS
1-1841-C
1-1841-J
1-1841-M
1-1841-F
1-1841-B-1
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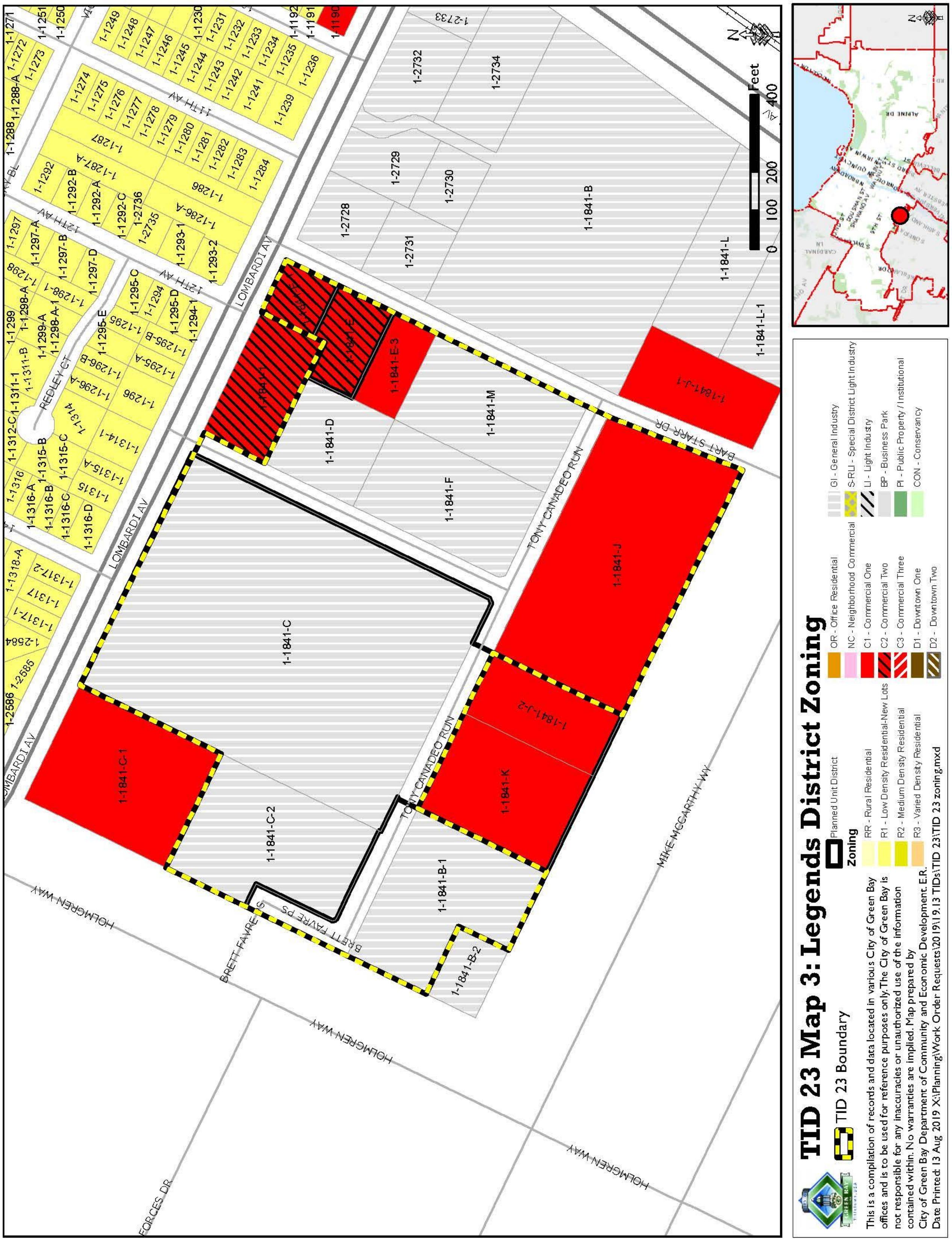
TID 23 Map 3: Legends District Zoning
TID 23 Boundary
Planned Unit District
Zoning
RR - Rural Residential
R1 - Low Density Residential-New Lots
R2 - Medium Density Residential
R3 - Varied Density Residential
OR - Office Residential
NC - Neighborhood Commercial
C1 - Commercial One
C2 - Commercial Two
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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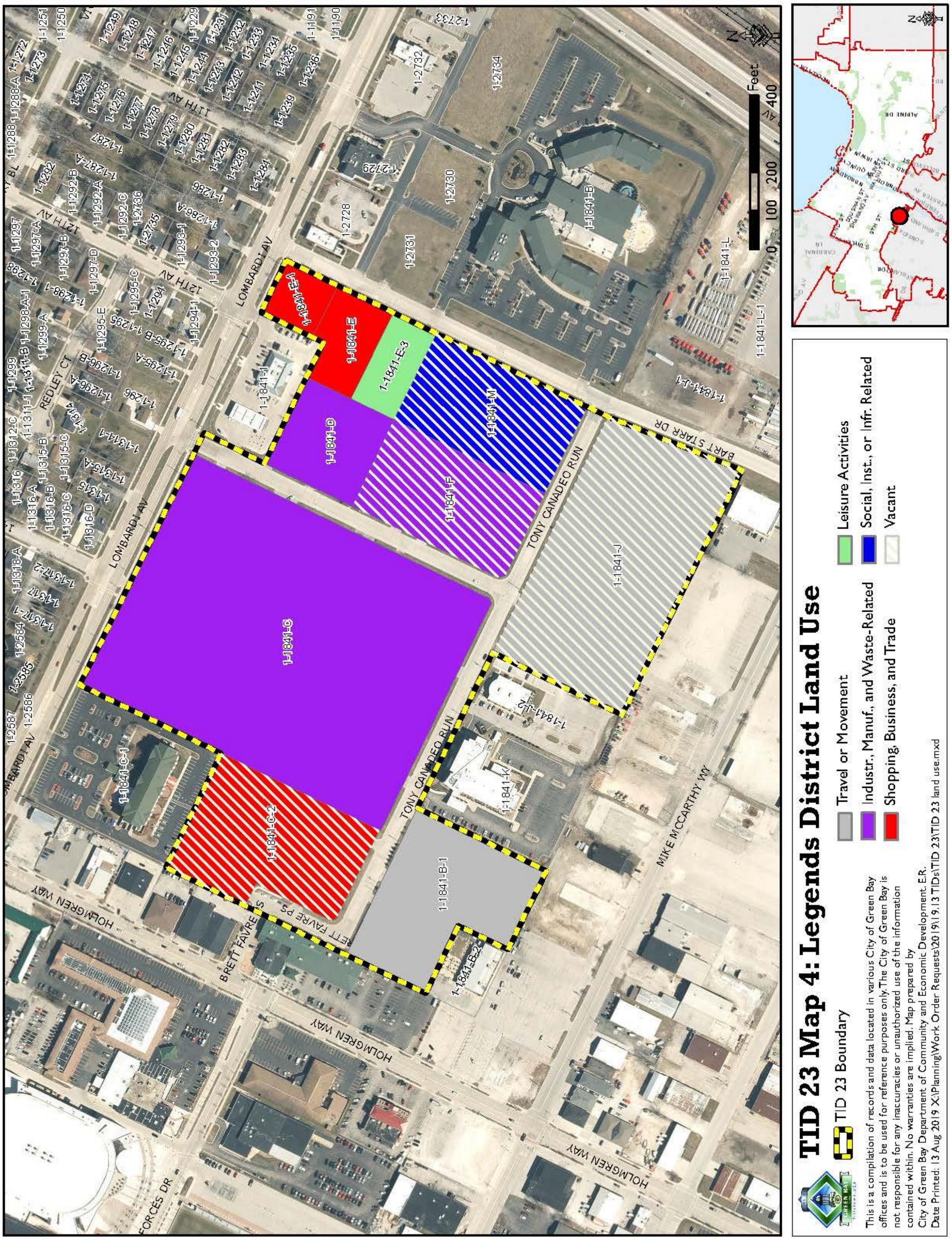
HOLMGREN WAY
BRETT FAVRE PS
TONY CANADEO RUN
BART STARR DR
MIKE MCCARTHY WY
REDLEY CT
11TH AV
12TH AV
FORCES DR


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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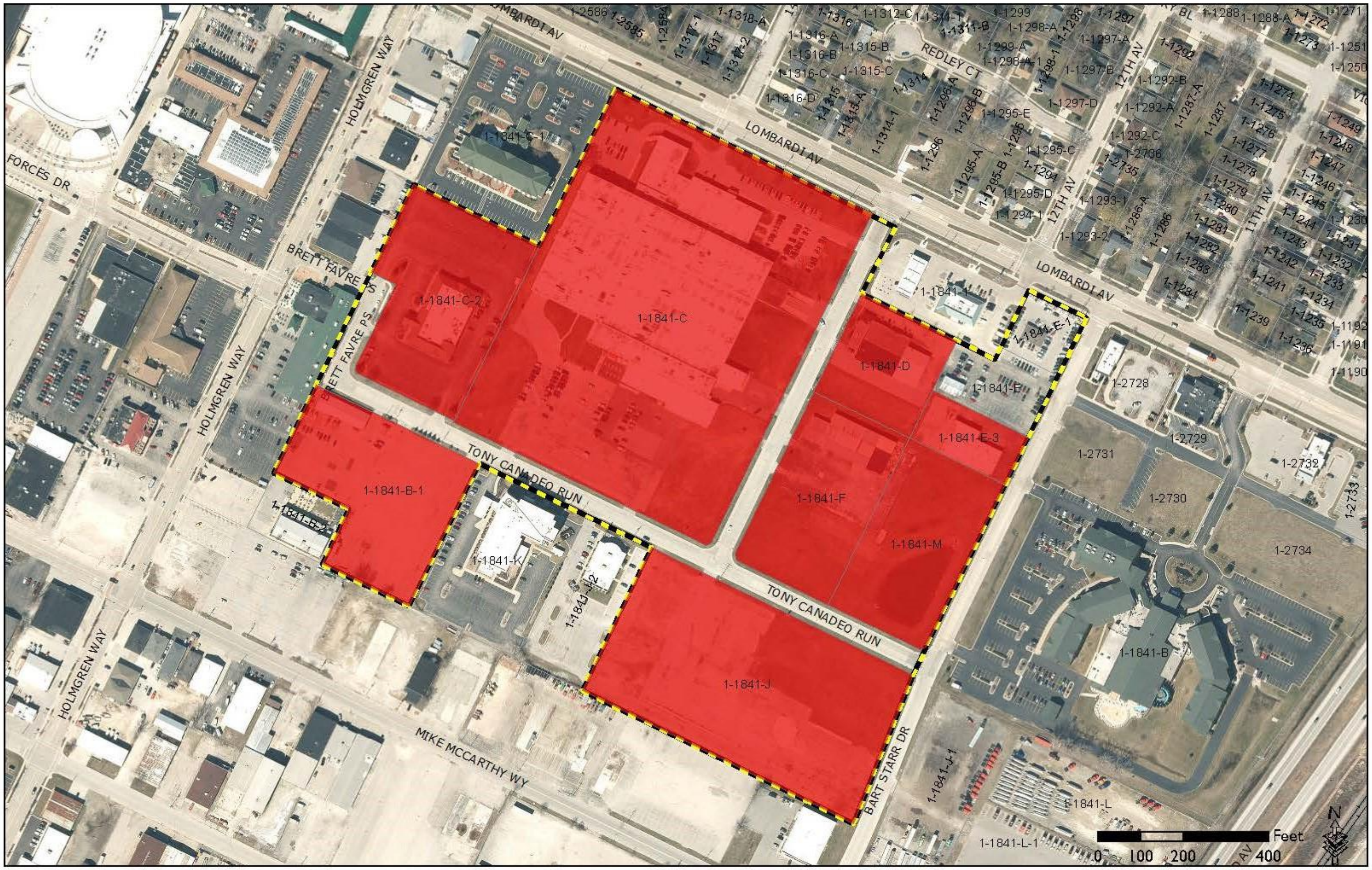
HOLMGREN WAY
MIKE MCCARTHY WY
BRETT FAVRE PS
11TH AV
12TH AV
REDLEY CT
1-1841-G
1-1841-J
1-1841-F
1-1841-M
1-1841-D
1-1841-E
1-1841-E-1
1-1841-E-3
1-1841-B
1-1841-B-1
1-1841-C-2
1-1841-C-1
1-1841-K
1-1841-L
1-1841-I

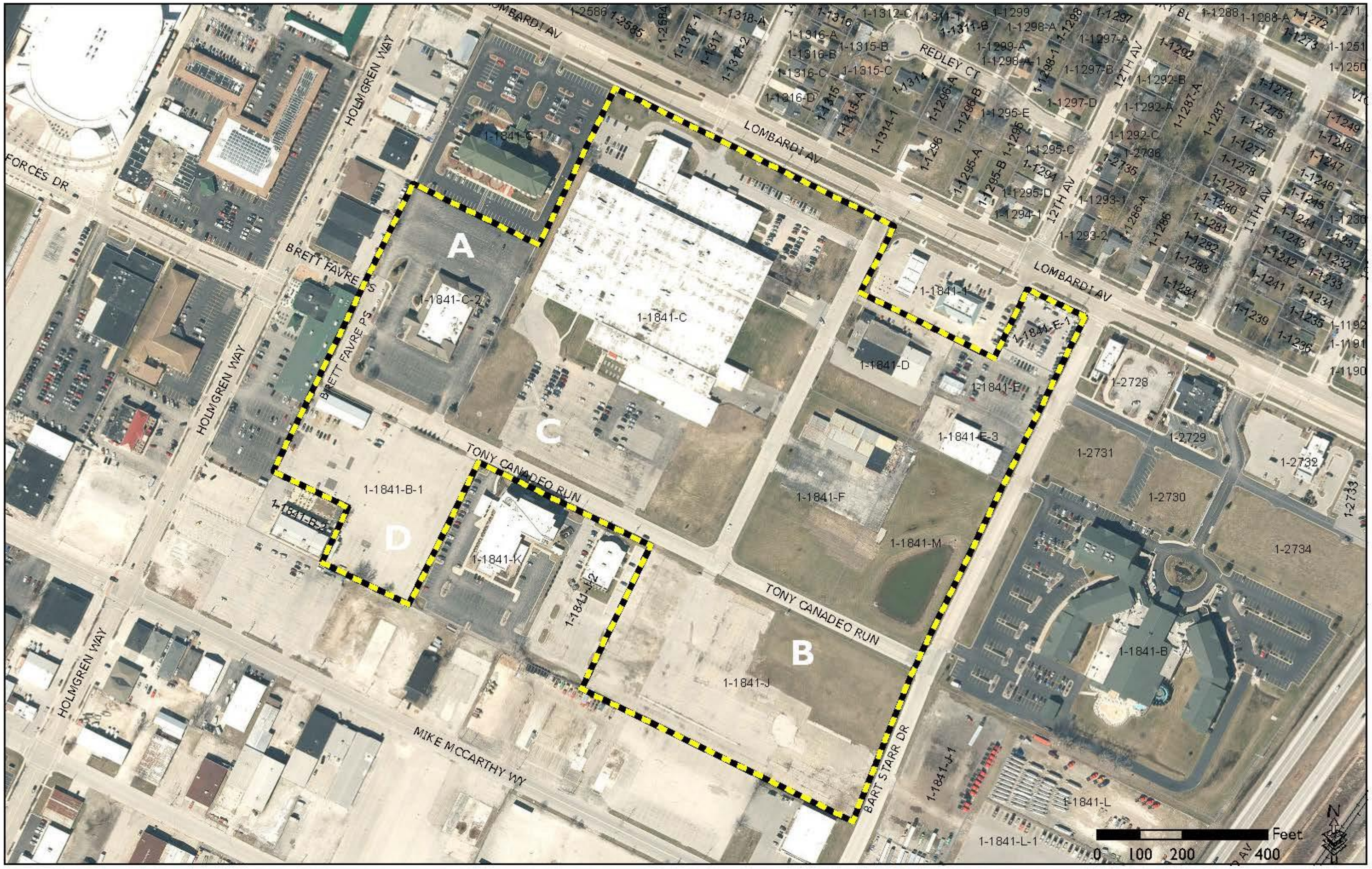


TID 23 Map 5: Legends District Blighted Parcels

TID 23 Boundary

Blighted Parcels

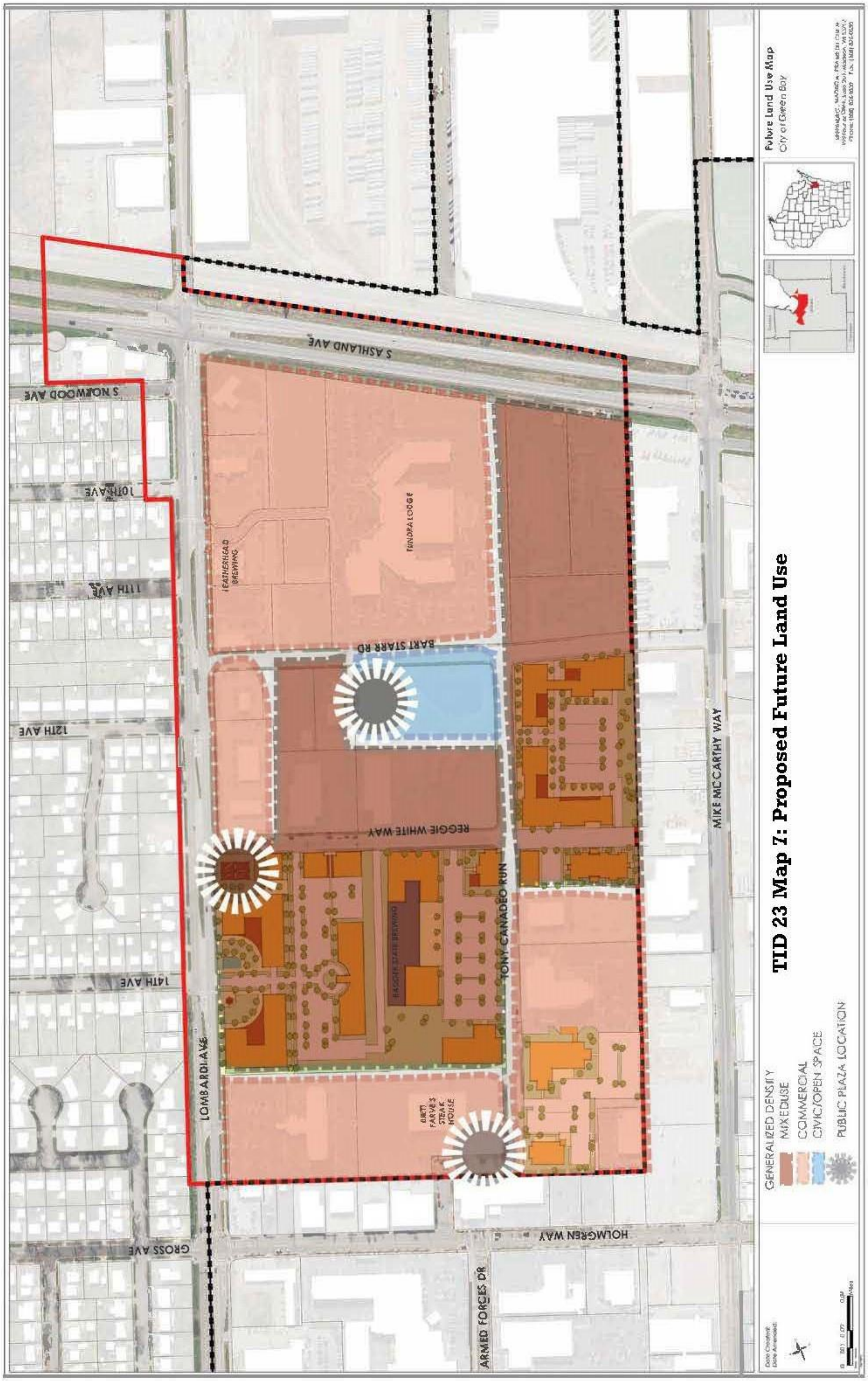
This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R.
Date Printed: 10 Sep 2019 X:\Planning\Work Order Requests\2019\19.13 TIDs\TID 23\TID 23 blight.mxd



TID 23 Map 6: Legends District Projects

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



TID 23 Map 7: Proposed Future Land Use
Future Land Use Map
City of Green Bay
GENERALIZED DENSITY
MIXED USE
COMMERCIAL
CIVIC/OPEN SPACE
PUBLIC PLAZA LOCATION
S ASHLAND AVE
S NORWOOD AVE
10TH AVE
11TH AVE
12TH AVE
14TH AVE
GROSS AVE
LOMBARDI AVE
BART STARR RD
REGGIE WHITE WAY
TONY CANADEO RUN
MIKE MCCARTHY WAY
HOLMGREN WAY
ARMED FORCES DR
TUNDRA LODGE
LEATHERHEAD BREWING
BRETT FARVE'S STEAK HOUSE

Appendix A: City Attorney Legal Opinion

Law Department

Vanessa R. Chavez
City Attorney

September 13, 2019

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

RE: Certification of Project Plan
Tax Increment District No. 23
City of Green Bay, Brown County, Wisconsin

This opinion relates to the compliance of the proposed project plan for Tax Increment District No. 23, City of Green Bay, Brown County, Wisconsin (hereinafter "District") with the requirements of §66.1105(4), Wis. Stats.

The Community and Economic Development Department has drafted a project plan for the District. Pursuant to statutory requirements, a public hearing was held before the Redevelopment Authority at which interested parties were afforded a reasonable opportunity to express their views on the proposed project plan [§66.1105(4)(e), Wis. Stats.]. This hearing was held on August 20, 2019. Resolutions adopting the project plan and creating the District will be considered by the Common Council on the evening of September 17, 2019.

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

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

2. An economic feasibility study.

3. A detailed list of estimated project costs.

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

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

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World Wide Web http://www.greenbaywi.gov

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

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

8. A list of estimated non-project costs.

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

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

Thank you for your attention to this matter.

Sincerely,

Vanessa R. Chavez
City Attorney

Appendix B: Legal Description for TID 23

Part of Private Claims 14 and 15, West Side of the Fox River;

Also part of Lots 8 and 9, Morris and Bromley's Subdivision of the South ½ of Private Claim 13, West Side of the Fox River;

Also part of Lot 2, Brown County Certified Survey Map Number 730, recorded in Volume 3 of Certified Survey Maps, Page 103, as Document Number 692769, (being part of Lots 8 and 9, Morris and Bromley's Subdivision of the South ½ of Private Claim 13, West Side of the Fox River);

Also part of Lot 1, Brown County Certified Survey Map Number 2478, recorded in Volume 11 of Certified Survey Maps, Page 357, as Document Number 990929, being part of Private Claim 15, West Side of the Fox River);

ALSO Lot 1, Brown County Certified Survey Map Number 4841, recorded in Volume 31 of Certified Survey Maps, Page 129, as Document Number 1431391, (being part of Lot 1, Brown County Certified Survey Map Number 2478, recorded in Volume 11 of Certified Survey Maps, Page 357, as Document Number 990929, being part of Private Claim 15, West Side of the Fox River);

Also Lot 2, Brown County Certified Survey Map Number 6727, recorded in Volume 37 of Certified Survey Maps, Page 99, as Document Number 1606941, (being part of Lot 9, Morris and Bromley's Subdivision of the South ½ of Private Claim 13, West Side of the Fox River, and part of Private Claim Numbers 14 and 15, West Side of the Fox River);

Also part of Lot 2, Brown County Certified Survey Map Number 7615, recorded in Volume 52 of Certified Survey Maps, Page 161, as Document Number 2295609, (being part of Lot 2, Brown County Certified Survey Map Number 7424, recorded in Volume 50 of Certified Survey Maps, Page 323, as Document Number 2229510, being part of Private Claim 15, West Side of the Fox River);

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

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

Beginning at the southeast corner of said Lot 2, Certified Survey Map Number 7615, recorded in Volume 52 of Certified Survey Maps, Page 161, (also being the intersection of the west right-of-way line of Bart Starr Drive with the City of Green Bay south City Limits Line);

thence N64°-00'-11"W, 711.20 feet, along the south line of said Certified Survey Map Number 7615, recorded in Volume 52 of Certified Survey Maps, Page 161, to a point on the southerly extension of the east line of Lot 1 said Certified Survey Map Number 7615, recorded in Volume 52 of Certified Survey Maps, Page 161;

thence N25°-53'-18"E, 374.33 feet, along said east line of Lot 1, Certified Survey Map Number 7615, recorded in Volume 52 of Certified Survey Maps, Page 161 and the extension thereof to the northwest corner of said Lot 2, Certified Survey Map Number 7615, recorded in Volume 52 of Certified Survey Maps, Page 161, (also being a point on the south right-of-way line of Tony Canadeo Run);

thence N64°-06’-38”W, 450.97 feet, along said south right-of-way line of Tony Canadeo Run, to the northwest corner of Lot 1, said Brown County Certified Survey Map Number 7424, recorded in Volume 50 of Certified Survey Maps, Page 323;

thence S25°-53’-18”W, 373.48 feet, along the west line of said Lot 1, said Brown County Certified Survey Map Number 7424, recorded in Volume 50 of Certified Survey Maps, Page 323, to the southwest corner of said Lot 1, said Brown County Certified Survey Map Number 7424, recorded in Volume 50 of Certified Survey Maps, Page 323, (also being a point on the City of Green Bay southerly City Limits Line;

thence N64°-00’-11”W, 228.56 feet, along said City of Green Bay southerly City Limits Line, to the southeast corner of Lot 2, said Certified Survey Map Number 4841, recorded in Volume 31 of Certified Survey Maps, Page 129;

thence N25°-54’-05”E, 142.98 feet, along the east line of said Lot 2, Certified Survey Map Number 4841, recorded in Volume 31 of Certified Survey Maps, Page 129; to the southeast corner of Lot 1, said Certified Survey Map Number 4841, recorded in Volume 31 of Certified Survey Maps, Page 129;

thence N64°-05’-55”W, 196.00 feet, along the south line of said Lot 1, said Certified Survey Map Number 4841, recorded in Volume 31 of Certified Survey Maps, Page 129, to the southwest corner of said Lot 1, (also being a point on the City of Green Bay City Limits Line);

thence N25°-54’-05”E, 230.03 feet along the west line of said Lot 1, said Certified Survey Map Number 4841, recorded in Volume 31 of Certified Survey Maps, Page 129, to the northwest corner of said Lot 1, (also being the intersection of the south right-of-way line of Tony Canadeo Run and the west right-of-way line of Brett Favre Pass);

thence N25°-48’-27”E, 292.89 feet, along said west right-of-way line of Brett Favre Pass, to the southwest corner of said Lot 2, Certified Survey Map Number 6727, recorded in Volume 37 of Certified Survey Maps, Page 99;

thence N25°-54”-05”E, 230.09 feet, along the west line of said Certified Survey Map Number 6727, recorded in Volume 37 of Certified Survey Maps, Page 99, to the northwest corner of said Lot 2, Certified Survey Map Number 6727, recorded in Volume 37 of Certified Survey Maps, Page 99;

thence S64°-02’-35”E, 329.90 feet, along the north line of said Lot 2, Certified Survey Map Number 6727, recorded in Volume 37 of Certified Survey Maps, Page 99, to the northeast corner of said Lot 2;

thence N25°-54’-57”E, 409.11 feet, along the east line of Lot 1, said Certified Survey Map Number 6727, recorded in Volume 37 of Certified Survey Maps, Page 99, to the northeast corner of said Lot 1, (also being a point on the south right-of-way line of Lombardi Avenue);

thence S64°-03’-54”E, 729.94 feet, along said south right-of-way line of Lombardi Avenue, to a point on the northerly extension of the west line of Lot 1, said Certified Survey Map Number 8007, recorded in Volume 52 of Certified Survey Maps, Page 260 as Document Number 2467379, (also being the extension of the east right-of-way line of Reggie White Way);

thence S25°-56'-25"W, 179.99 feet, along said west line of said Lot 1 and extension thereof, Certified Survey Map Number 8007, recorded in Volume 52 of Certified Survey Maps, Page 260, to the southwest corner of said Lot 1;
thence S64°-03'-35"E, 350.00 feet, along the south line of said Lot 1, Certified Survey Map Number 8007, recorded in Volume 52 of Certified Survey Maps, Page 260, to the southeast corner of said Lot 1;
thence N25°-56'-25"E, 180.06 feet, along the east line of said Lot 1, Certified Survey Map Number 8007, recorded in Volume 52 of Certified Survey Maps, Page 260, to the northeast corner of said Lot 1, (also being a point on the south right-of-way line of Lombardi Avenue);
thence S64°-06'-59"E, 150.00 feet along said south right-of-way line of Lombardi Avenue to the intersection with the west right-of-way line of Bart Starr Drive;
thence S25°-56'-25"W, 860.42 feet, along said west right-of-way line of Bart Starr Drive;
thence continuing along said west right-of-way line of Bart Starr Drive, S24°-55'-24"W, 81.63 feet;
thence continuing along said west right-of-way line of Bart Starr Drive, S21°-44'-58"W, 365.49 feet, to the point of beginning.

Parcels affected being tax parcel numbers: 1-1841-B-1, 1-1841-C, 1-1841-C-2, 1-1841-D, 1-1841-E, 1-1841-E-1, 1-1841-E-3, 1-1841-F, 1-1841-J, and 1-1841-M.

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**