



AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

**TUESDAY, NOVEMBER 12, 2019, 1:30 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM**

A. Roll Call.

- I. Members: Gary Delveaux, Chair; Matt Schueller, Vice-Chair; Ald. Barbara Dorff, James Blumreich, Deby Dehn, Kathy Hinkfuss, and Melanie Parma.
Liaisons: Chelsea Kocken, Jeff Mirkes, and Leah Weycker.

B. Approval of the Agenda.

- I. Approval of the agenda for the November 12, 2019, meeting of the Redevelopment Authority.

C. Approval of Minutes.

- I. Approval of the minutes from the October 8, 2019, regular meeting and October 29, 2019, special meeting of the Redevelopment Authority.

D. Regular Business.

- I. Consideration with possible action to amend the Project Plan for Tax Increment District (TID) Twenty-Two (22), The Shipyard, in order to remove the blight designation from 828 S. Broadway (Parcel 2-185) and 413 Fourth (4th) Street (Parcel 2-183).
2. Consideration with possible action on Second Amendment to Development Agreement 16-05 with Lears and Co., Inc. for redevelopment at 2280 E. Mason Street (Parcel 21-126-1) (East Town Cub Foods).

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

3. Consideration with possible action to change the developer on the approved New Homes in Your Neighborhood project at 520 Hubbard Street to LeMense Quality Homes.

4. Consideration with possible action on a development agreement with LeMense Quality Homes for the properties located at 1227 and 1231 South Greenwood Avenue (Tax Parcels 1-607 and 1-606) under the New Homes in Your Neighborhood program.
5. Consideration with possible action on a development agreement with Luke Schlag for the property located at 1031 Winford Avenue (Tax Parcel 18-248) under the New Homes in Your Neighborhood program.
6. Consideration with possible action to purchase three (3) properties from Brown County using Neighborhood Enhancement funds.
7. Consideration with possible action on the acquisition of 1207 Western Avenue (Tax Parcel 3-804-A) using Community Development Block Grant funds.

E. Informational.

1. Financial report and check register.
2. Director's report and project updates.
3. Next meeting: December 10, 2019 at 1:30 PM.

F. 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 Redevelopment Authority 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.



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

**TUESDAY, OCTOBER 8, 2019, 1:30 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM**

A. ROLL CALL.

I. Members: Gary Delveaux, Chair; Matt Schueller, Vice-Chair; Ald. Barbara Dorff, James Blumreich, Deby Dehn, Kathy Hinkfuss, and Melanie Parma.

Liaisons: Chelsea Kocken, Jeff Mirkes, and Leah Weycker.

Members Present: James Blumreich, Gary J. Delveaux, Kathy Hinkfuss, Deby Dehn, Barbara Dorff,
Excused: Matt Schueller, Melanie Parma

Liaisons Present: Jeff Mirkes and Leah Weycker

Others Present: Ald. Brian Johnson, Ald. Randy Scannell, and Ald. John Vander Leest

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the October 8, 2019, meeting of the Redevelopment Authority.

Moved by Ald. Barbara Dorff, seconded by James Blumreich to approve the agenda. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Deby Dehn, No- None,
Abstain- None

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the September 10, 2019, regular meeting of the Redevelopment Authority.

Moved by James Blumreich, seconded by Kathy Hinkfuss to approve the minutes from the September 10, 2019, regular meeting of the Redevelopment Authority. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Deby Dehn, No- None, Abstain- None

D. REGULAR BUSINESS.

I. Consideration with possible action on Report of the Real Estate Subcommittee meeting on October 1, 2019 (Request for Proposals for redevelopment of the parking lot located on the 200 block of North Monroe Avenue).

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to open the floor for discussion. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Deby Dehn, No- None, Abstain- None

Moved by James Blumreich, seconded by Ald. Barbara Dorff to close the floor for discussion. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Deby Dehn, No- None, Abstain- None

Moved by Kathy Hinkfuss, seconded by James Blumreich to approve the Gorman & Company proposal and have staff draft a planning option or term sheet to be brought back at the next meeting for redevelopment of the parking lot located on the 200 block of North Monroe Avenue. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, No- None, Abstain- Deby Dehn

2. Consideration with possible action on Development Agreement 19-03 with Miller Land Investments, LLC, for One Astor Park at 100 E. Mason Street, 120 E. Mason Street, and Washington Street (Tax Parcels 15-168-A, 15-2, and 15-168).

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

Moved by James Blumreich, seconded by Ald. Barbara Dorff to open the floor for discussion.
Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Deby Dehn, No- None,
Abstain- None

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to close the floor for discussion. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Deby Dehn, No- None,
Abstain- None

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to approve Development Agreement 19-03 with Miller Land Investments, LLC, for One Astor Park at 100 E. Mason Street, 120 E. Mason Street, and Washington Street (Tax Parcels 15-168-A, 15-2, and 15-168), subject to minor legal and technical revisions. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Deby Dehn, No- None,
Abstain- None

3. Consideration with possible action on Obligations of Developer to Development Agreement 19-02 with The Legacy Green Bay, LLC, for the Legacy Hotel at 1004 Brett Favre Pass (Tax Parcel 1-1841-C-2).

Moved by Kathy Hinkfuss, seconded by James Blumreich to approve Obligations of Developer to Development Agreement 19-02 with The Legacy Green Bay, LLC, for the Legacy Hotel at 1004 Brett Favre Pass (Tax Parcel 1-1841-C-2). Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Deby Dehn, No- None,
Abstain- None

4. Consideration with possible action on the recommendation from the Public Arts Commission for the use of \$27,000 of allocated CDBG funding for a beautification project.

Moved by Kathy Hinkfuss, seconded by Ald. Barbara Dorff to approve the projects ranked and recommended by the Public Arts Commission for use of the \$27,000 CDBG beautification projects balance. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Deby Dehn, No- None,
Abstain- None

5. Consideration with possible action on Commercial Facade Improvement Grant funds to Urban Partnership Community Development Corporation for enhancements to 815 Chicago Street (Tax Parcel # 14-646).

Moved by Ald. Barbara Dorff, seconded by James Blumreich to approve a \$19,800 commercial facade grant to Urban Partnership Community Development Corporation. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Deby Dehn, No- None, Abstain- None

6. Consideration with possible action on Commercial Facade Improvement Grant funds to BeachMe, LLC for enhancements to 840 S. Broadway (Tax Parcel # 2-118).

Moved by Kathy Hinkfuss, seconded by Deby Dehn to approve a \$20,769 commercial facade grant to BeachMe, LLC. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Deby Dehn, No- None, Abstain- None

7. Consideration with possible action on the acquisition of 1489 E. Mason Street (Tax Parcel 17-940) using Community Development Block Grant funds.

Moved by James Blumreich, seconded by Ald. Barbara Dorff to approve the acquisition of 1489 E. Mason Street (Tax Parcel 17-940) for \$48,800.00 using Community Development Block Grant funds. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Deby Dehn, No- None, Abstain- None

8. Consideration with possible action on the acquisition of 840 13th Avenue (Tax Parcel 2-552) using Community Development Block Grant funds.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to approve the acquisition of 840 13th Avenue (Tax Parcel 2-552) for \$49,900.00 using Community Development Block Grant funds. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Deby Dehn, No- None, Abstain- None

9. Consideration with possible action on the acquisition of 1227 and 1231 S. Greenwood Avenue (Tax Parcels I-606 & I-607) using Neighborhood Enhancement funds.

Moved by James Blumreich, seconded by Deby Dehn to approve the acquisition of 1227 and 1231 S. Greenwood Avenue (Tax Parcels I-606 & I-607) for \$49,900.00 using Neighborhood Enhancement funds. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Deby Dehn, No- None, Abstain- None

10. Consideration with possible action on a development agreement with Ken Rovinski for the property located at 520 Hubbard Street (Tax Parcel 4-96) under the New Homes in Your Neighborhood program.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to approve a development agreement with Ken Rovinski for the property located at 520 Hubbard Street (Tax Parcel 4-96) using \$25,000.00 of Neighborhood Enhancement Funds. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Deby Dehn, No- None, Abstain- None

E. INFORMATIONAL.

1. Financial report and check register.

2. Director's report and project updates.

Kevin Vonck provided the Director's report and project updates. Ken Rovinski provided handouts pertaining to the current status and future plans for RDA and City-owned properties.

3. Next meeting: November 12, 2019 at 1:30 PM.

F. ADJOURNMENT.

Moved by Deby Dehn, seconded by Kathy Hinkfuss to adjourn. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Deby Dehn, No- None, Abstain- None



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

**TUESDAY, OCTOBER 29, 2019, 1:00 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM**

A. ROLL CALL.

I. Members: Gary Delveaux, Chair; Matt Schueller, Vice-Chair; Ald. Barbara Dorff, James Blumreich, Deby Dehn, Kathy Hinkfuss, and Melanie Parma.

Liaisons: Chelsea Kocken, Jeff Mirkes, and Leah Weycker.

Present: Barbara Dorff, Matt Schueller, Deby Dehn, Gary J. Delveaux, James Blumreich,

Excused: Kathy Hinkfuss, Melanie Parma

Liaisons Present: None

Others Present: Ald. Randy Scannell

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the October 29, 2019, special meeting of the Redevelopment Authority.

Moved by James Blumreich, seconded by Matt Schueller to approve the agenda. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, Deby Dehn, No- None,
Abstain- None

C. REGULAR BUSINESS.

1. Consideration with possible action on communication from Ald. Johnson (District 9) "To create a policy guaranteeing City Council oversight and disbursement of funds related to Affordable Housing Extension Resolutions for TIDs 7, 8, and 12."

Moved by James Blumreich, seconded by Matt Schueller to refer to staff to report back to the RDA in March 2020. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, Deby Dehn, No- None, Abstain- None

2. Consideration with possible action on Development Agreement 19-04 with TWG Development, LLC, and DDL Holdings, LLC, for TWG 2 @ The Rail Yard at 419 Donald Driver Way (Tax Parcel 5-1772).

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

Moved by Ald. Barbara Dorff, seconded by James Blumreich to open the floor for discussion. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, Deby Dehn, No- None, Abstain- None

Moved by James Blumreich, seconded by Ald. Barbara Dorff to close the floor for discussion. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, Deby Dehn, No- None, Abstain- None

Moved by Ald. Barbara Dorff, seconded by James Blumreich to approve Development Agreement 19-04 with TWG Development, LLC, and DDL Holdings, LLC, for TWG 2 @ The Rail Yard at 419 Donald Driver Way (Tax Parcel 5-1772), subject to minor legal and technical revisions. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, Deby Dehn, No- None, Abstain- None

3. Consideration with possible action on Lease Agreement with Ultra Plating Corporation at 345 S. Pearl Street (Tax Parcel 3-552) regarding Leased Land at 239 Arndt Street and 119 Bridge Street (Tax Parcels 3-551 and 3-556).

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to go into closed session at 1:43 p.m.
Motion carried.

Ald. Barbara Dorff read the closed session language.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, Deby Dehn, No- None,
Abstain- None

Moved by Matt Schueller, seconded by Ald. Barbara Dorff to return to regular order of business at 2:05 p.m. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, Deby Dehn, No- None,
Abstain- None

Moved by Matt Schueller, seconded by Ald. Barbara Dorff to terminate the lease with Ultra Plating Corporation at 345 S. Pearl Street (Tax Parcel 3-552) regarding Leased Land at 239 Arndt Street and 119 Bridge Street (Tax Parcels 3-551 and 3-556). Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, Deby Dehn, No- None,
Abstain- None

D. INFORMATIONAL.

E. ADJOURNMENT.

Moved by Matt Schueller, seconded by James Blumreich to adjourn. Motion carried.

Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Matt Schueller, Deby Dehn, No- None,
Abstain- None



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

November 12, 2019

PREPARED BY

Kevin J. Vonck, CED Director

AGENDA ITEM # D.I.

Consideration with possible action to amend the Project Plan for Tax Increment District (TID) Twenty-Two (22), The Shipyard, in order to remove the blight designation from 828 S. Broadway (Parcel 2-185) and 413 Fourth (4th) Street (Parcel 2-183).

BACKGROUND

Earlier this year, the City created Tax Increment District (TID) Number Twenty-Two (22), The Shipyard. 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 is classified as a “blight elimination district” based on the identification of the property proposed to be included within the TID.

George B. and Rose M. Bolssen own property at 828 S. Broadway (Parcel 2-185) and 413 Fourth (4th) Street (Parcel 2-183). The City designated parcels in this area as “blighted” in the TID 22 Project Plan, in accordance with Wis. Stats. 66.1333, because of a variety of factors that “substantially impairs or arrests the sound growth of a city.”

There are no immediate concerns as to the condition of the parcels, or any other maintenance issues, and there is nothing in our inspection records that indicates such. The reason these properties were designated as blighted is because there are higher and better land uses than the residential structure at 828 S. Broadway (a major commercial corridor) and the vacant parcel at 413 4th Street.

This classification does not require Mr. or Ms. Bolssen to take any action, rather it identifies that their property has potential for improvements that can increase its value. There is the potential for properties to be condemned (through due process and just compensation) for urban renewal within TID 22, however, the City and the RDA do not anticipate any condemnation in this Project Plan, as they have been informed.

Mr. and Ms. Bolssen have had multiple opportunities to have their blight designation removed. On 2 August 2019, the Redevelopment Authority of the City of Green Bay (RDA) sent a letter (attached), via first-class mail, to all impacted property owners within the proposed TID, notifying them of the proposal and process to create TID 22. On 20 August 2019, the RDA held a public hearing, in which interested parties were afforded reasonable opportunity to express their views. Neither Mr. or Ms. Bolssen presented any testimony. At that meeting, the RDA adopted a Creation Resolution to establish TID 22 and adopted the Project Plan. On 17 September 2019, the Common Council of the City of Green Bay adopted the resolution and on 27 September 2019, the Joint Review Board (JRB) did the same. Both of these subsequent meetings were open to the public for comment. Neither Mr. or Ms. Bolssen presented any testimony.

For these reasons, staff believes it is in the best interest of the City not to make any changes in the blight designation for 828 S. Broadway (Parcel 2-185) and 413 Fourth (4th) Street (Parcel 2-183).

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

N/A.

ATTACHMENTS

1. 6.2 - TID - TID 22 - Public Hearing - I90802 - Merged Blight Letters - 2-I85
2. 6.2 - TID - TID 22 - Project Plan - I90927 - JRB



City of Green Bay
Department of Community and Economic Development

2 August 2019

GEORGE B & ROSE M BOLSEN
828 S BROADWAY
GREEN BAY WI 54304-2735

Dear Property Owner:

Pursuant to Wis. Stats. §66.1105, the Redevelopment Authority of the City of Green Bay (RDA) will hold a public hearing on **Tuesday, August 20, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St.** regarding the creation of Tax Increment District (TID) Number Twenty-Two (22), The Shipyard, and adoption of 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.

The Project Plan identifies the property you own at **828 S BROADWAY** (Tax Parcel **2-185**) as a blighted property in need of rehabilitation or conservation work. This classification does not require you to take any action, rather it identifies that your property has potential for improvements that can increase its value.

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. 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 in this Project Plan.

All persons will be afforded an opportunity comment on the proposed actions at the hearing. Any person wishing to attend who, because of a disability requires special accommodation, should contact the City Safety Manager at 920-448-3125 at least forty-eight (48) hours before the scheduled meeting time so that arrangements can be made. Comments may also be sent to kevinvo@greenbaywi.gov prior to the hearing.

A copy of the notice of public hearing and map of proposed boundaries for TID 22 are enclosed. Copies of all Project Plans are available for inspection and will be provided upon request in Room 608 of Green Bay City Hall, 100 N. Jefferson St. They will also be posted on the City website (greenbaywi.gov).

Sincerely,

Kevin J. Vonck, Executive Director
Redevelopment Authority of the City of Green Bay

KJV:jd

Enclosures: Notice of public hearing
Map of proposed boundaries for TID 22



City of Green Bay
Department of Community and Economic Development

2 August 2019

GEORGE B & ROSE M BOLSSON
828 S BROADWAY
GREEN BAY WI 54304-2714

Dear Property Owner:

Pursuant to Wis. Stats. §66.1105, the Redevelopment Authority of the City of Green Bay (RDA) will hold a public hearing on **Tuesday, August 20, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St.** regarding the creation of Tax Increment District (TID) Number Twenty-Two (22), The Shipyard, and adoption of 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.

The Project Plan identifies the property you own at **413 FOURTH ST** (Tax Parcel **2-183**) as a blighted property in need of rehabilitation or conservation work. This classification does not require you to take any action, rather it identifies that your property has potential for improvements that can increase its value.

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. 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 in this Project Plan.

All persons will be afforded an opportunity comment on the proposed actions at the hearing. Any person wishing to attend who, because of a disability requires special accommodation, should contact the City Safety Manager at 920-448-3125 at least forty-eight (48) hours before the scheduled meeting time so that arrangements can be made. Comments may also be sent to kevinvo@greenbaywi.gov prior to the hearing.

A copy of the notice of public hearing and map of proposed boundaries for TID 22 are enclosed. Copies of all Project Plans are available for inspection and will be provided upon request in Room 608 of Green Bay City Hall, 100 N. Jefferson St. They will also be posted on the City website (greenbaywi.gov).

Sincerely,

Kevin J. Vonck, Executive Director
Redevelopment Authority of the City of Green Bay

KJV:jd

Enclosures: Notice of public hearing
Map of proposed boundaries for TID 22



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

Joint Review Board of the City of Green Bay

Diana Ellenbecker, *City of Green Bay*
Bradley Klingsporn, *Brown County*
Cale Pulczynski, *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
Aldersperson 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*

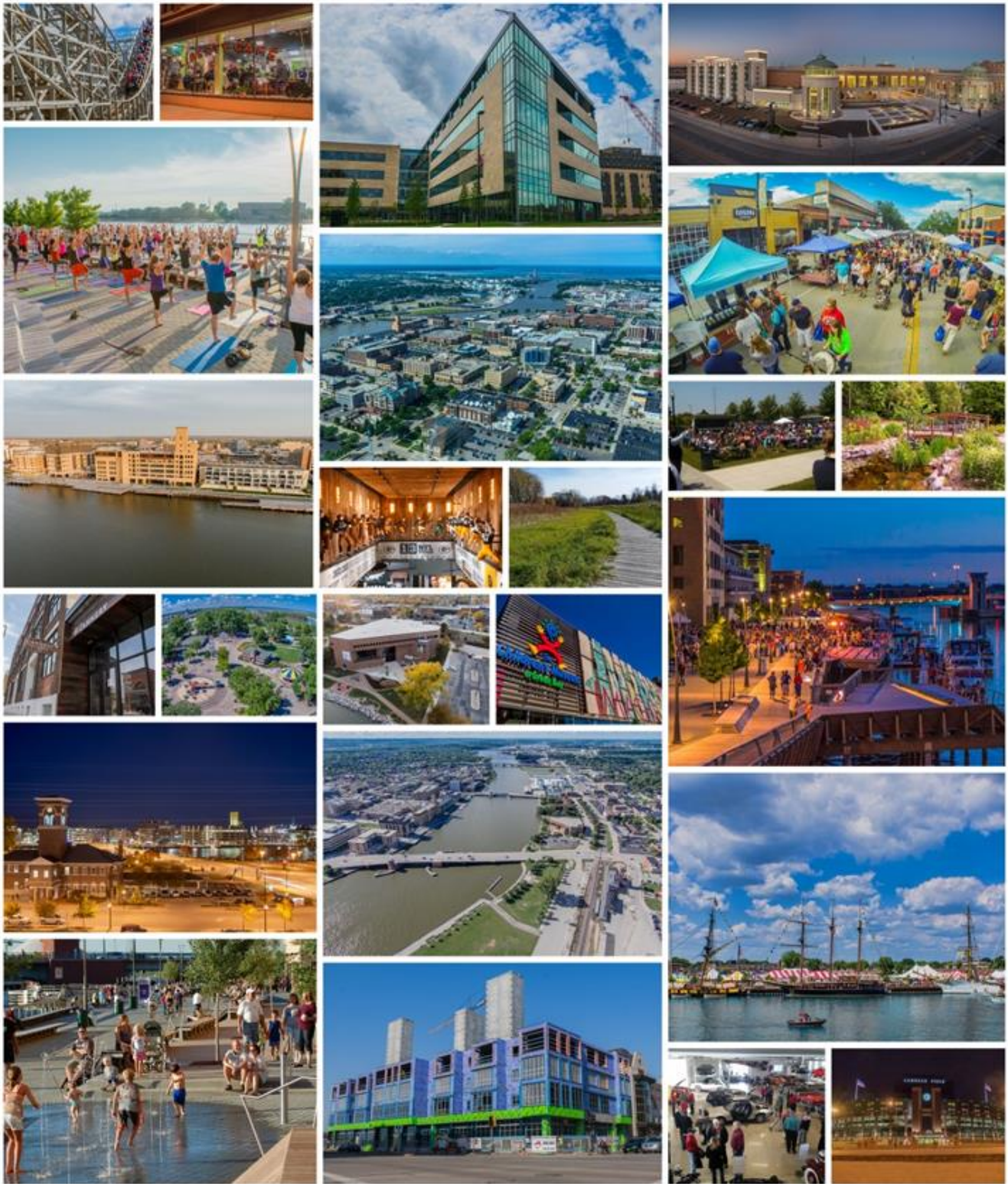
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Summary of Findings

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 through 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.

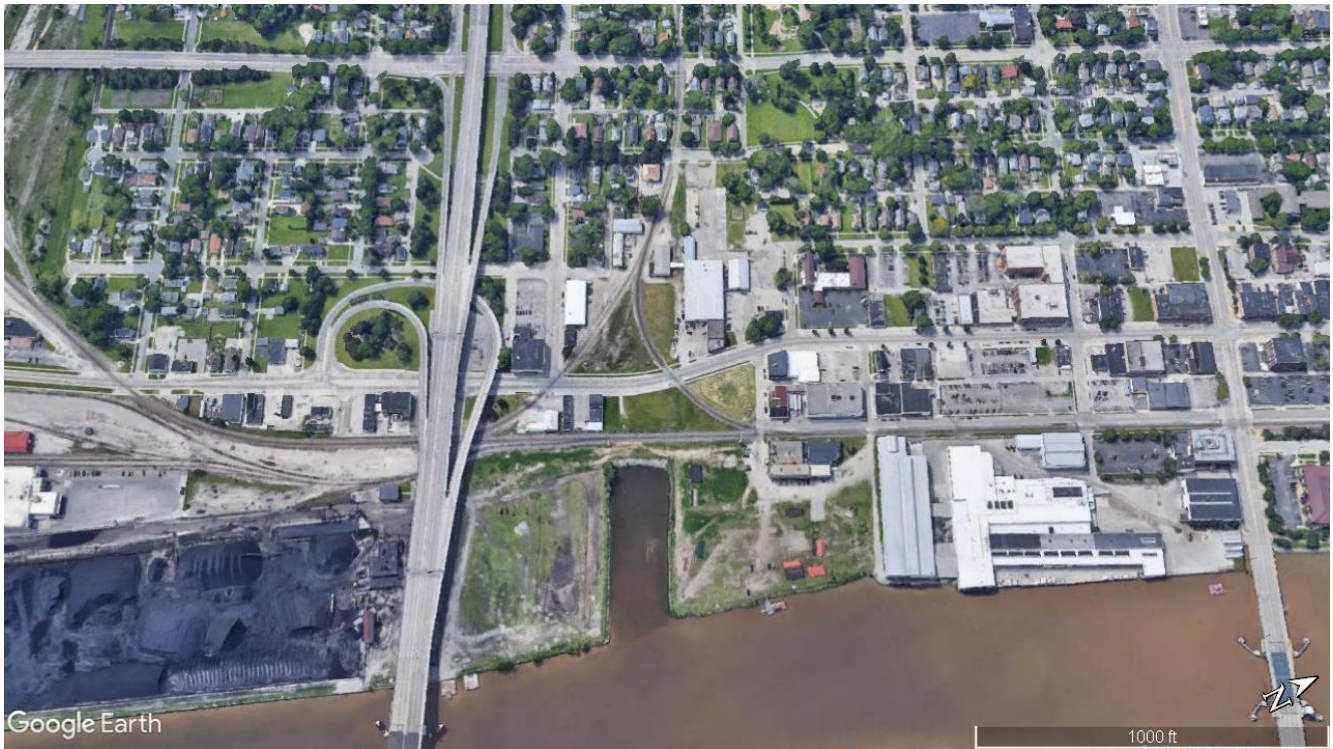
Programs that transform innovative ideas into viable businesses demonstrate a community commitment to helping entrepreneurs succeed. The Startup Hub, UWGB Small Business Development Center, NWTC Artisan and Business Center, and Brown County Culinary Kitchen have demonstrated success incubating businesses. 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 Statutes 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 <i>City Comprehensive Plan</i> and the <i>Shipyard Investment Strategy</i> ; 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.

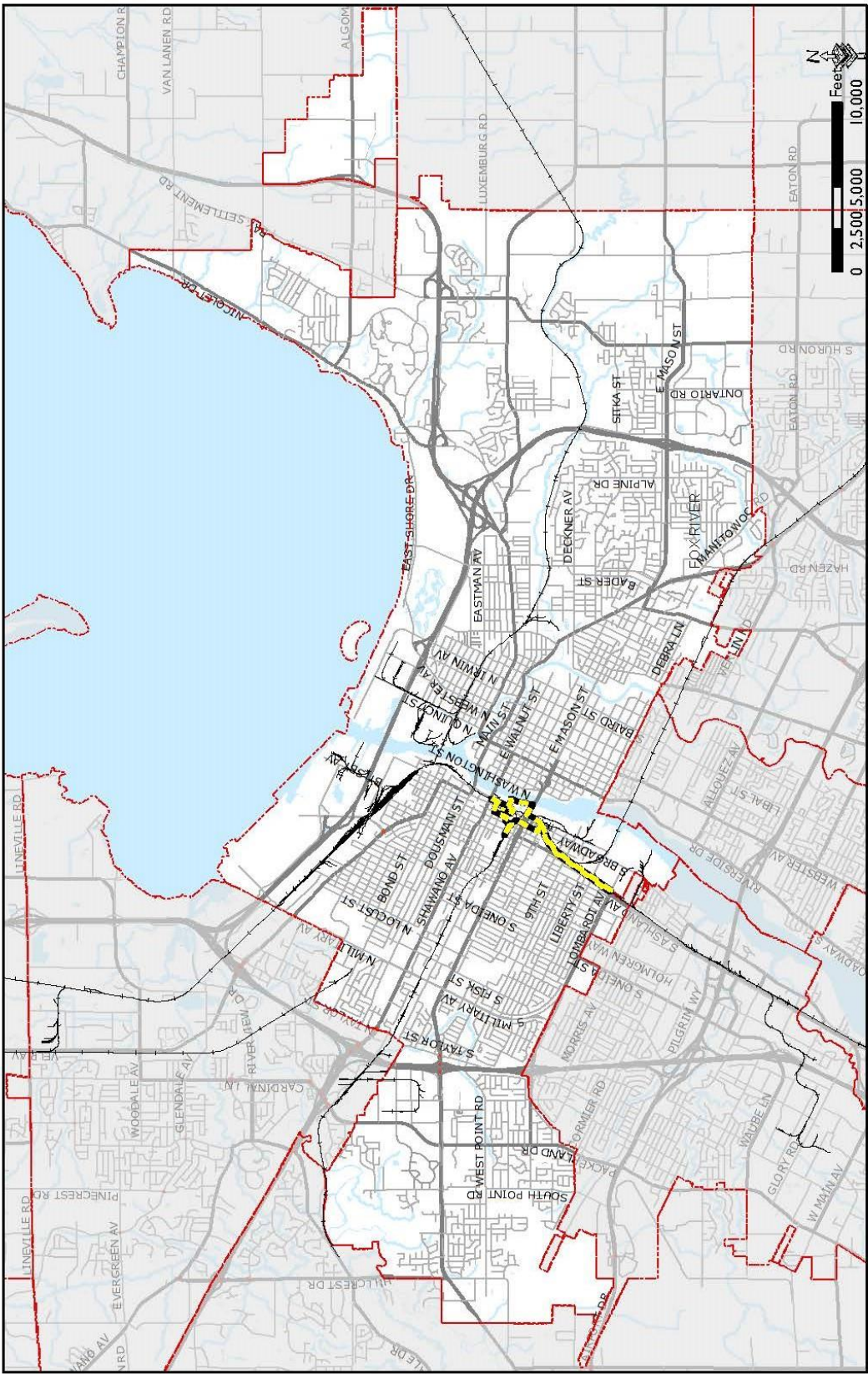
Proposed Changes to City Plans and Ordinances

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 *Shipyards 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 *Shipyards Investment Strategy*. Proposed changes are identified within **Map 8**.

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

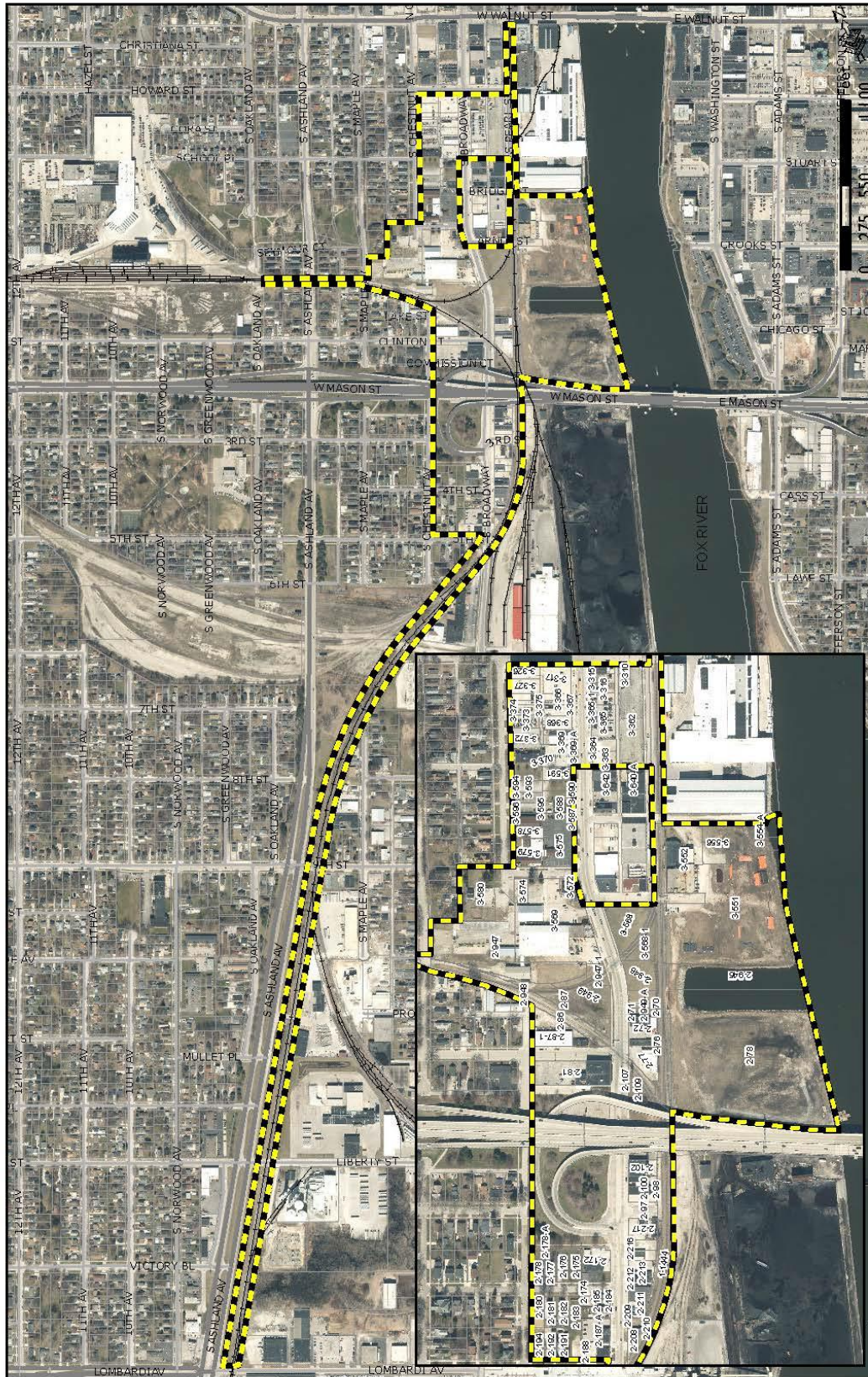


TID 22 Map 1: Location in the City of Green Bay



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\13 TID 22\TID 22 boundary.mxd

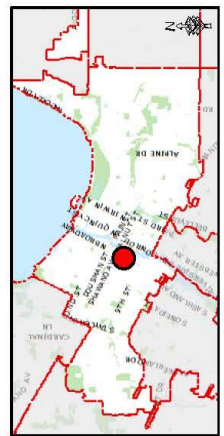


TID 22 Map 2: Shipyard Boundaries



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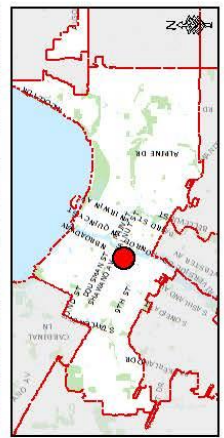
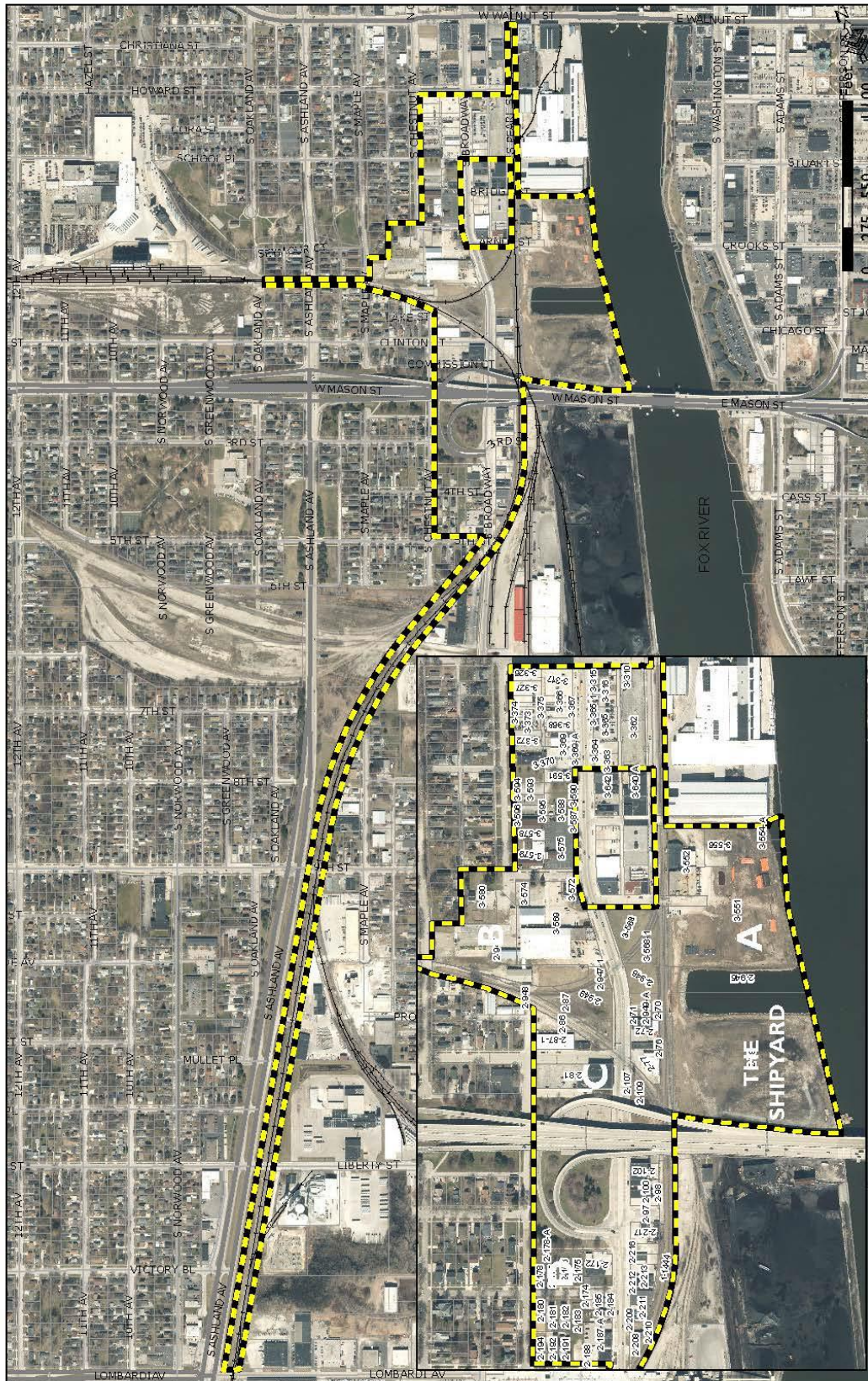


TID 22 Map 4: Shipyard Land Use



- Residential
- Mass Assembly of People
- Social, Inst., or Infr. Related
- Vacant
- Travel or Movement
- Natural Resources-Related
- Industr., Manuf., and Waste-Related
- Shopping, Business, and Trade

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Date Printed: 12 Aug 2019 X:\Planning\Work Order Requests\2019\19.13 TID22\TID 22 land use.mxd

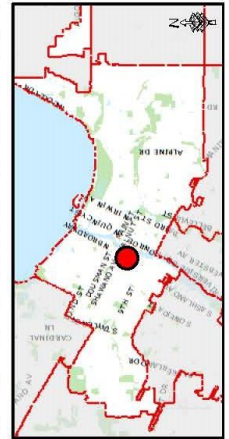
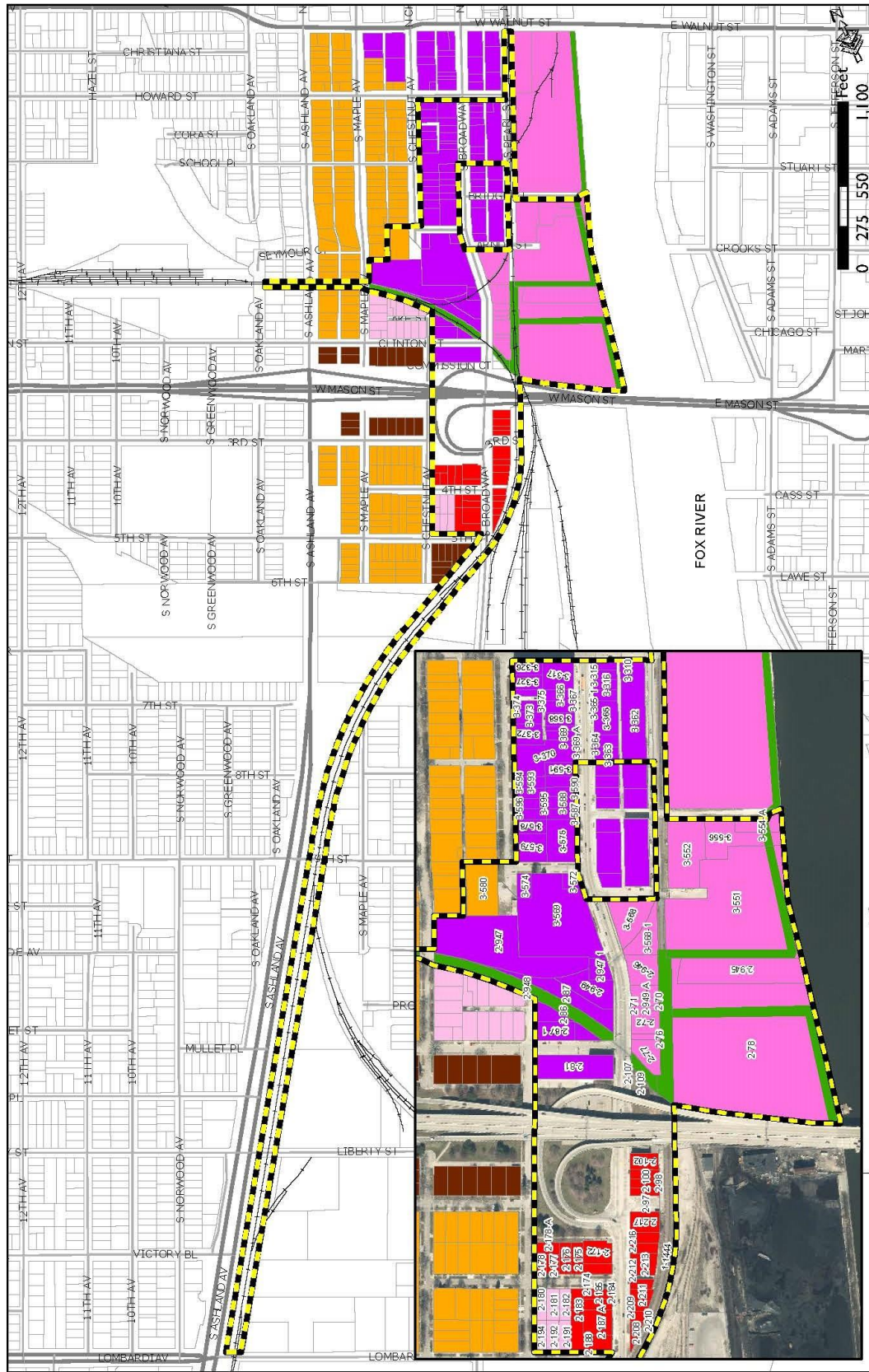


TID 22 Map 6: Shipyard Projects



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Date Printed: 12 Aug 2019 X:\Planning\Work Order Requests\2019\13 TID 22\TID 22 boundary.mxd



TID 22 Map 7: Proposed Future Land Use

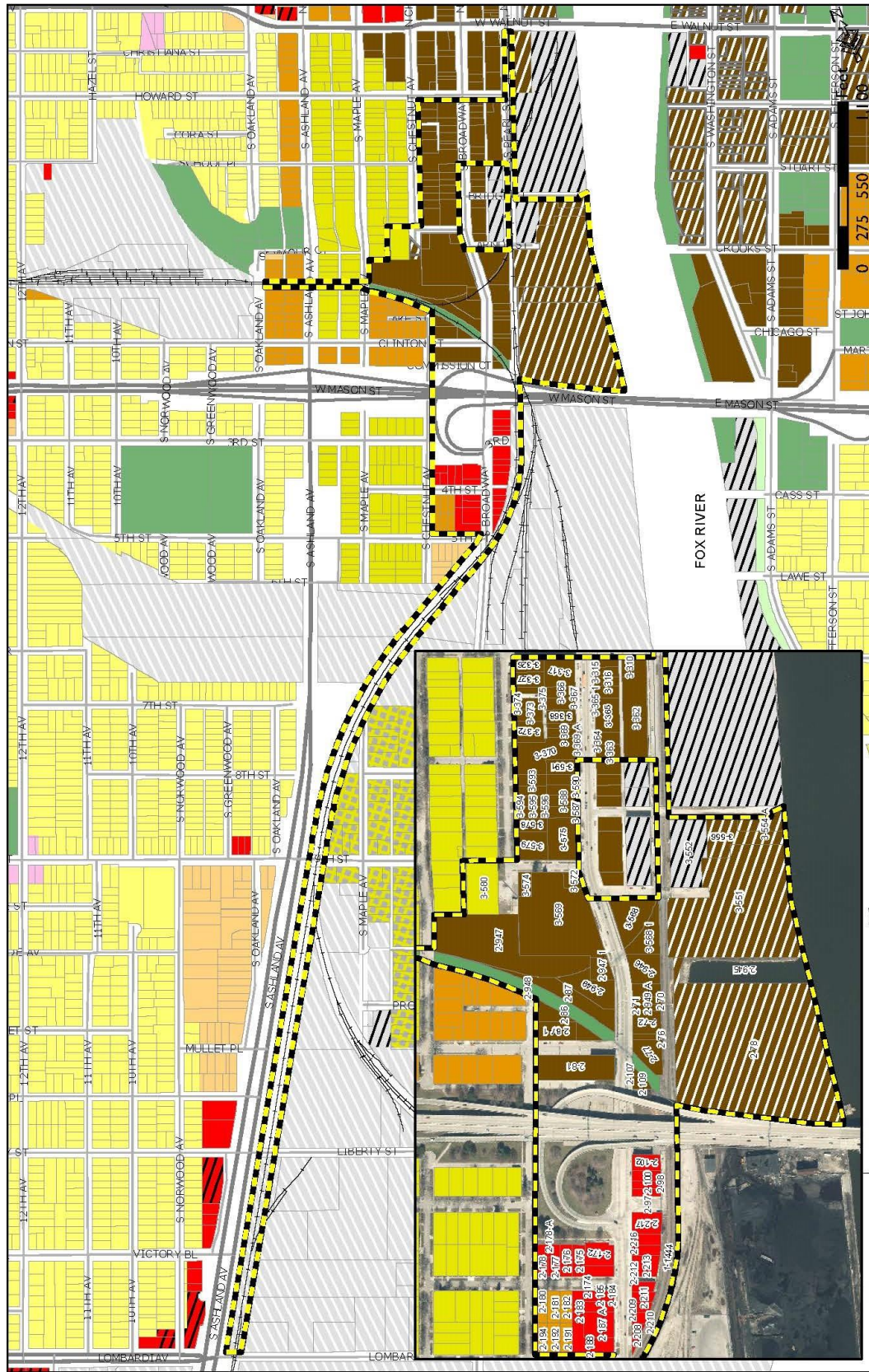
TID 22 Boundary

High Intensity Retail, Office, or Housing
 Medium Intensity Retail, Office, or Housing
 Medium/High Density Residential
 Low/Medium Density Residential

Downtown
 Commercial
 Parks

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 ER.

Date Printed: 09-Sep-2019 X:\Planning\Work Order Requests\2019\19.13 TID 22\TID 22.22 FLU.mxd



TID 22 Map 8: Proposed Future Zoning

TID 22 Boundary

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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 SRI - Special District Light Industry LI - Light Industry BP - Business Park PI - Public Property / Institutional CON - Conservancy
--	--	--

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.

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Mayor and Common Council
of the City of Green Bay
Page 2

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,

A handwritten signature in black ink, appearing to read "Vanessa", followed by a long horizontal flourish.

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-I	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
	PARCEL COUNT	BASE VALUE	TAX RATE	LOANS	PAYGO	MANAGEMENT			
CREATED	NEW VALUE	INC VALUE	INC TAXES	DEBT SERVICE					
22 The Shipyard	24	\$	23.38	\$ 8,500,000					
Tuesday, September 17, 2019									
YEAR									
0	\$	-	\$	-	\$	-	\$	\$ (53,000)	
1	\$	-	\$	-	\$	(270,000)	\$	\$ (374,700)	
2	\$	-	\$	-	\$	(650,000)	\$	\$ (50,400)	
3	\$	9,100,000	\$	-	\$	(650,000)	\$	\$ (49,100)	
4	\$	9,200,000	\$	212,758	\$	(650,000)	\$	\$ (46,252)	
5	\$	9,300,000	\$	215,096	\$	(650,000)	\$	\$ (46,252)	
6	\$	36,900,000	\$	217,434	\$	(650,000)	\$	\$ (46,500)	
7	\$	37,000,000	\$	862,722	\$	(650,000)	\$	\$ (45,200)	
8	\$	37,100,000	\$	865,060	\$	(650,000)	\$	\$ (43,900)	
9	\$	37,200,000	\$	867,398	\$	(650,000)	\$	\$ (42,600)	
10	\$	37,300,000	\$	869,736	\$	(650,000)	\$	\$ (41,300)	
11	\$	43,400,000	\$	872,074	\$	(650,000)	\$	\$ (40,000)	
12	\$	43,500,000	\$	1,014,692	\$	(650,000)	\$	\$ (38,700)	
13	\$	43,600,000	\$	1,017,030	\$	(650,000)	\$	\$ (451,895)	
14	\$	43,700,000	\$	1,019,368	\$	(650,000)	\$	\$ (451,895)	
15	\$	43,800,000	\$	1,021,706	\$	(650,000)	\$	\$ (451,895)	
16	\$	43,900,000	\$	1,024,044	\$	(650,000)	\$	\$ (451,895)	
17	\$	44,000,000	\$	1,026,382	\$	(650,000)	\$	\$ (451,895)	
18	\$	44,100,000	\$	1,028,720	\$	(650,000)	\$	\$ (451,895)	
19	\$	44,200,000	\$	1,031,058	\$	(650,000)	\$	\$ (451,895)	
20	\$	44,300,000	\$	1,033,396	\$	(650,000)	\$	\$ (451,895)	
21	\$	44,400,000	\$	1,035,734	\$	(380,000)	\$	\$ (34,800)	
22	\$	44,500,000	\$	1,038,072	\$	-	\$	\$ (33,500)	
23	\$	44,600,000	\$	1,040,410	\$	-	\$	\$ (32,200)	
24	\$	44,700,000	\$	1,042,748	\$	-	\$	\$ (32,200)	
25	\$	44,800,000	\$	1,045,086	\$	-	\$	\$ (30,900)	
26	\$	44,900,000	\$	1,047,424	\$	-	\$	\$ (29,600)	
27	\$	45,000,000	\$	1,049,762	\$	-	\$	\$ (321,475)	
								\$ (28,300)	
								\$ (27,000)	
								\$ (25,700)	
								\$ (24,400)	
								\$ (23,100)	
								\$ (21,800)	
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Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

November 12, 2019

PREPARED BY

Kevin J. Vonck, CED Director, Diana
Ellenbecker, Finance Director

AGENDA ITEM # D.2.

Consideration with possible action on Second Amendment to Development Agreement 16-05 with Lears and Co., Inc. for redevelopment at 2280 E. Mason Street (Parcel 21-126-1) (East Town Cub Foods).

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

BACKGROUND

In December 2016, the RDA and City approved a Development Agreement with Lears and Co., Inc. (Developer) for a project at 2280 E. Mason Street (Parcel 21-126-1) (East Town Cub Foods). The Developer has completed rehabilitation of the vacant grocery store into a structure that holds four (4) mid-size box retail spaces to be occupied by national-brand tenants.

In August 2017, the RDA and City amended the Agreement to place the Property into tax increment district (TID) Twenty (20), and adjust the base value of the Property. The Developer is requesting another Amendment to adjust the base value of the Property and the manner in which incremental value is calculated. This is to better define the difference between assessed value and fair market value.

RECOMMENDATION

Approve Second Amendment to Development Agreement 16-05 with Lears and Co., Inc. for redevelopment at 2280 E. Mason Street (Parcel 21-126-1) (East Town Cub Foods), subject to minor legal and technical revisions.

FISCAL IMPACT

The Amendment does not change the nature of the original TIF incentive. There may be some variability in the actual dollar amount each year to account for the difference between assessed value (determined by the City) and fair market value (determined by the state through an equalization ratio). No levy dollars will be used for this project.

ATTACHMENTS

1. 8 - Cub Foods - 21-126-1 - Development Agreement Second Amendment - 191015
2. 8 - Cub Foods - 21-126-1 - Development Agreement Amendment - 170815 - Executed
3. 8 - Cub Foods - 21-126-1 - Development Agreement - 161216 - Executed

AMENDMENT NO. 2 TO DEVELOPMENT AGREEMENT 16-05

EAST TOWN CUB FOODS REDEVELOPMENT

THIS AMENDMENT NO. 2 (“**Amendment No. 2**”) is made as of the ____ day of _____, 2019, by and between the CITY OF GREEN BAY, WISCONSIN, the REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY, WISCONSIN, (collectively “**Green Bay**”) and GREEN BAY EAST, LLC (“**Developer**”), (individually, each of the foregoing is a “Party” and collectively, the “Parties”).

RECITALS

WHEREAS, the Parties have heretofore entered into a Development Agreement, as of December 20, 2016; and

WHEREAS, a Memorandum of Development Agreement was duly recorded in the office of the Brown County Recorder, on January 9, 2017 as Document No. 2773082; and

WHEREAS, the Parties have heretofore entered into Amendment No. 1 of said Development Agreement, as of August 15, 2017; and

WHEREAS, the Parties have agreed to further amend said Development Agreement, as previously amended, in certain provisions;

NOW, THEREFORE, in consideration of the foregoing Recitals, which are incorporated herein, and good and valuable consideration provided to each Party, the Parties agree to the following amendments to certain provisions in the aforesaid Development Agreement, as amended:

A. Paragraph 3.1(5)(b) is amended to read, in its entirety, as follows:

“For the tax year of the initial Valuation Date and thereafter ending with 2037, Developer guarantees that the amount of property taxes due to Green Bay on the Value of the Property shall be not less than the Guaranteed Value in Section 3.1(5)(a) of this Agreement, multiplied by the assessment ratio for the relevant year and multiplied by the mill rate for the relevant year. Developer agrees that, in the event the property taxes due for any year covered by this Agreement shall be based on a Value less than the Guaranteed Value in Section 3.1(5)(a) of this Agreement, Green Bay shall submit a bill to Developer for the differential (“Differential Payment”). For example, assume a Valuation Date of January 1, 2018. Should the

assessment ratio be 100% and the mill rate be \$23/M, the amount required to be paid to Green Bay under this Agreement for property taxes for 2018 is \$200,100.00. If the amount which would be due on \$8,700,000.00 is \$200,100.00, and the amount of property taxes initially billed, with the same assumptions, is on \$8,000,000.00 or \$184,000.00, the billable Differential Payment is \$16,100.00. Such a billing shall be submitted to Developer by the City Treasurer by December 15 of the relevant tax year and shall be paid in full by Developer, without interest thereon, by February 15 of the following year. If not fully paid when due, the amount remaining unpaid on and after February 15 shall accrue interest at a rate of six percent (6%) per annum until fully paid, notwithstanding any other provision of this Agreement.”

B. Article IV is amended to read, in its entirety, as follows:

“The base year Value of the Property is \$1,776,600.00.”

Except as provided herein, all provisions of the Development Agreement, as amended, remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment No. 2 as of the date above indicated.

CITY OF GREEN BAY, WISCONSIN

By: _____

Name: Eric Genrich

Title: Mayor

ATTEST:

By: _____

Name: Kris A. Teske

Title: Clerk

**REDEVELOPMENT AUTHORITY OF THE
CITY OF GREEN BAY, WISCONSIN**

By: _____
Name:
Title: Chair

By: _____
Name: Kevin J. Vonck
Title: Executive Director

STATE OF WISCONSIN)
) ss.
BROWN COUNTY)

Personally came before me this ____ day of _____, 2019, the above-named Harry Maier, the Chair of the Redevelopment Authority of the City of Green Bay, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission expires: _____

STATE OF WISCONSIN)
) ss.
BROWN COUNTY)

Personally came before me this ____ day of _____, 2019, the above-named Kevin J. Vonck, the Executive Director of the Redevelopment Authority of the City of Green Bay, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission expires: _____

GREEN BAY EAST, LLC

By: _____

Name: _____

Title: _____

STATE OF ILLINOIS)
) SS
_____ COUNTY)

Personally came before me this ____ day of _____, 2019, the above named _____, the _____ of Green Bay East, LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin

My commission _____

AMENDMENT NO. 1 TO DEVELOPMENT AGREEMENT 16-05

EAST TOWN CUB FOODS REDEVELOPMENT

THIS AMENDMENT NO. 1 ("**Amendment No. 1**") is made as of the 15 day of AUGUST, 2017, by and between the CITY OF GREEN BAY, WISCONSIN, the REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY, WISCONSIN (collectively "**Green Bay**") and GREEN BAY EAST, LLC ("**Developer**"), (individually, each of the foregoing is a "Party" and collectively, the "Parties").

RECITALS

WHEREAS, the Parties have heretofore entered into a Development Agreement as of December 20, 2016; and

WHEREAS, a Memorandum of Development Agreement was duly recorded in the office of the Brown County Recorder, on January 9, 2017 as Document No. 2773082; and

WHEREAS, the Parties have agreed to amend said Development Agreement, in certain provisions;

NOW, THEREFORE, in consideration of the foregoing Recitals, which are incorporated herein, and good and valuable consideration provided to each Party, the Parties agree to the following amendments to certain provisions in the aforesaid Development Agreement:

A. The second Recital on page 1 is amended to read:

"WHEREAS, for these purposes, Green Bay is creating Tax Incremental District No. 19 ("TID No. 19") pursuant to Wisconsin Statutes; and"

B. The third Recital on page 1 is amended to read:

"WHEREAS, Developer has purchased the property located at 2280 East Mason Street, Green Bay, Tax Key No. 21-12-1 (the "Property") which Property is more fully described in Exhibit A; and"

- C. The fourth Recital on page 1 is amended to read:

“WHEREAS, Developer is in the process of making improvements to the Property for small and mid-size box retail spaces to be occupied by national brand tenants, (the “Project”); and”

- D. Section 1.2(1) on page 3 is amended to read:

“Pursuant to the provisions of Wis. Stat. sec. 66.1105, the Tax Increment Law, Developer has requested that Green Bay include the Property within TID No. 19, in order to provide part of the financing for certain costs of the Project. Green Bay shall create TID No. 19 and include the Property within TID No. 19 by October 1, 2017.”

- E. Section 1.2(2) on page 3 is deleted.

- F. Section 3.1(5)(a) on page 5 is amended by deleting “1,700,000” in line 2 and substituting “1,800,000”, and by deleting “2030” in line 5 and substituting “2037”.

- G. Section 3.1(5)(b) on page 5 is amended by deleting “2030” in line 2 and substituting “2037”.

- H. Section 3.1(5)(c) on page 6 is amended to read:

“(c) Developer will not file an objection to a real property assessment of the Property which is 1,800,000 in 2017, and \$8,700,000, or less, commencing in 2018 and ending in 2037”.

- I. Section 3.2 (2) on page 6 is deleted.

- J. Section 3.2(3) on page 6 is struck in its entirety and replaced the following, which is numbered 3.2(2):

“3.2(2) Green Bay shall make annual payments to Developer or its designee from Incremental TIF Revenues, commencing with the receipt of 2018 real property taxes in 2019. Such payments shall be seventy-five percent (75%) of the Incremental TIF Revenues received for the previous tax year. The final tax year shall be 2037. Such payments shall be made within 30 days of payment in full of (1) all taxes, (2) any special assessments levied against the Property under Wis. Stat. §66.0701-0733 then due and payable, and (3) any special charges levied against the Property under Wis. Stat. §66.0627. In no event shall such payments exceed \$1,500,000 or continue after the earlier of the termination date of TID No. 19 or the termination of this Agreement, if before the termination

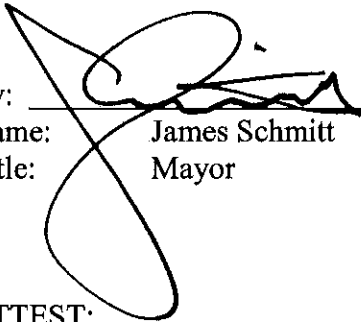
date of TID No. 19. Such payments are expressly conditioned on Developer's complete discharge of its obligations set forth in Section 3.1 of this Agreement."

- K. Section 8.10 on page 10 is amended to change "December 31, 2031" to "December 31, 2037".

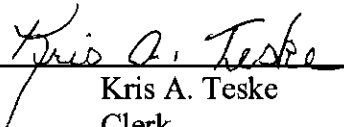
Except as provided herein, all provisions of the December 20, 2016 Development Agreement remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment No. 1 as of the date above indicated.

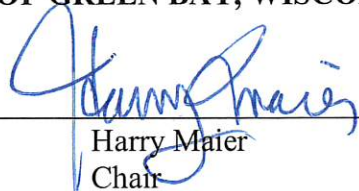
CITY OF GREEN BAY, WISCONSIN

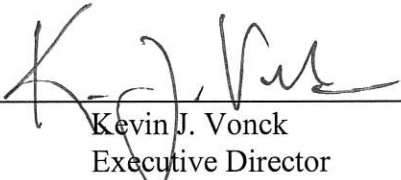
By: 
Name: James Schmitt
Title: Mayor

ATTEST:

By: 
Name: Kris A. Teske
Title: Clerk

**REDEVELOPMENT AUTHORITY OF THE
CITY OF GREEN BAY, WISCONSIN**

By: 
Name: Harry Maier
Title: Chair

By: 
Name: Kevin J. Vonck
Title: Executive Director

STATE OF WISCONSIN)
) ss.
BROWN COUNTY)

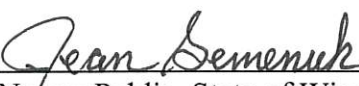
Personally came before me this 6th day of September, 2017, the above-named Harry Maier, the Chair of the Redevelopment Authority of the City of Green Bay, to me known to be the person who executed the foregoing instrument and acknowledged the same.


Notary Public, State of Wisconsin
Jean Semenuk
My Commission expires: 7/13/20



STATE OF WISCONSIN)
) ss.
BROWN COUNTY)

Personally came before me this 6th day of September, 2017, the above-named Kevin J. Vonck, the Executive Director of the Redevelopment Authority of the City of Green Bay, to me known to be the person who executed the foregoing instrument and acknowledged the same.


Notary Public, State of Wisconsin
Jean Semenuk
My Commission expires: 7/13/20



GREEN BAY EAST, LLC

By: David Israel
Name: DAVID ISRAEL
Title: MANAGER

STATE OF ILLINOIS)
Cook) SS
COUNTY)

Personally came before me this 11 day of September, 2017, the above
named David Israel, the Manager of Green Bay East,
LLC, to me known to be the person who executed the foregoing instrument and
acknowledged the same.

Kathy Henson
Notary Public, Wisconsin ILLINOIS
My commission 2/5/19



EXHIBIT A

LOT 2 OF PLAT OF EAST TOWN SHOPPING CENTER

28866249_2.DOCX

DEVELOPMENT AGREEMENT 16-05
EAST TOWN CUB FOODS REDEVELOPMENT

THIS DEVELOPMENT AGREEMENT ("Agreement"), made as of the 20 day of December, 2016, by and between the City of Green Bay, Wisconsin, the Redevelopment Authority of the City of Green Bay, Wisconsin (collectively "Green Bay"), and Lears and Co. Inc., ("Developer"), (individually, each of the foregoing is a "Party" and collectively, the "Parties").

RECITALS

WHEREAS, Green Bay desires to encourage development, expand the tax base, create new jobs and eliminate and prevent blight within the City; and

WHEREAS, for these purposes, Green Bay has created Tax Incremental District No.10 ("TID No. 10") pursuant to Wisconsin Statutes; and

WHEREAS, Developer has a contract to purchase the property located at 2280 East Mason Street, Green Bay, Tax Key No. 21-12-1 (the "Property"), which is contiguous to TID No. 10, which Property is more fully described in Exhibit A; and

WHEREAS, Developer intends to make improvements to the Property in conjunction with its planned use of the Property for three to five small to mid-size box retail spaces to be occupied by national brand tenants, (the "Project"); and

WHEREAS, Developer has requested Tax Incremental Finance ("TIF") assistance from Green Bay with regard to certain expenses, including, but not limited to, environmental remediation, remodeling, repair or reconstruction of the existing building and parking and drive areas and public works infrastructure, all of which will constitute qualified expenditures for which TIF assistance may be afforded Developer; and

WHEREAS, Green Bay has determined that (1) redevelopment of the Property and (2) construction of the Project will serve to encourage development, eliminate and prevent blight within Green Bay, is in the best interests of Green Bay and its residents, and is consistent with the Green Bay Comprehensive Plan; and

WHEREAS, Developer has filed, or will file, with Green Bay:

1. A schedule showing the name of Developer and the mailing address and telephone number of Developer's representatives for the Project incorporated by reference herein as Exhibit B.

2. The plans, specifications, documents and exhibits ("Plans and Specifications"), if and as required by Green Bay, for the redevelopment of the Property and the Project, it being acknowledged some of the foregoing may be submitted for approval after execution of this Agreement and attached at the time of approval, incorporated by reference herein as Exhibit C.

AND WHEREAS, Developer has filed or will file with Green Bay an application for use and occupancy approvals for the Property, and applications for construction of the Project, Green Bay having given favorable conceptual approval to the proposed Project;

NOW, THEREFORE, in consideration of the foregoing Recitals, which are incorporated herein, and the following promises and mutual obligations of the Parties hereto, each of them does hereby covenant and agree, as follows:

ARTICLE I DEFINITIONS; CONDITIONS PRECEDENT

Section 1.1 Definitions. All capitalized terms used and not otherwise defined herein shall have the following meanings unless a different meaning clearly appears from the context:

“Agreement” means this Redevelopment Agreement, as the same may hereafter be from time to time modified, amended or supplemented in accordance with its terms;

“Base Value” means the Value of the Property in Article IV;

“Differential Payment” means the amount to be paid by Developer as the shortfall, if any, between the amount of taxes due on the Guaranteed Value and the amount of taxes actually billed, for any year;

“Green Bay” means the City of Green Bay, Wisconsin and the Redevelopment Authority of the City of Green Bay;

“Guaranteed Value” means the amount specified in Section 3.1(5)(a) of this Agreement;

“Incremental TIF Revenues” means the real and personal property tax revenues generated by the Property, in excess of tax revenues generated by the Base Value of the Property, from tax year 2017 to the end of the Term of this Agreement. Incremental TIF Revenues do not include real estate taxes payable to the State of Wisconsin;

“Plans and Specifications” means the plans and specifications for the Project, to be prepared by Developer and approved by Green Bay, including Exhibit C attached hereto;

“Prime Rate” means the prime rate as established from time to time by Citibank, N.A.;

“Project” means the redevelopment of the Property in accordance with the Plans and Specifications;

“Property” means the parcel identified as 2280 East Mason Street, Tax Key No. 12-12-1, in the City of Green Bay, Wisconsin, described in Exhibit A;

“Term” has the meaning set forth in Section 8.10 of this Agreement;

“Valuation Date” means the dates specified in Section 3.1(5)(a) of this Agreement;

“Value” means fair market value and does not include the value of any government subsidy or program.

Section 1.2 Conditions Precedent.

(1) Pursuant to the provisions of Wis. Stat. §66.1105, the Tax Increment Law, Developer has requested that Green Bay include the Property within TID No. 10, in order to provide part of the financing for certain costs of the Project. Green Bay shall request that the Joint Review Board approve expansion of the current boundaries of TID No. 10 to include the Property. The inclusion of the Property within TID No. 10 by January 31, 2017 is a condition precedent to the Developer’s obligations under this Agreement.

(2) This Agreement shall have no force or effect, unless Developer acquires the Property by January 31, 2017.

ARTICLE II
REPRESENTATIONS AND WARRANTIES

Section 2.1 Representations and Warranties of Green Bay. Green Bay makes the following representations and warranties:

(1) The City of Green Bay is a municipal corporation of the State of Wisconsin and the Redevelopment Authority of the City of Green Bay is a public body politic of the State of Wisconsin, and each has the power to enter into this Agreement and carry out its obligations hereunder.

(2) Green Bay makes no other representation or warranty, either express or implied, as to the Property, or its conditions or the soil conditions thereon, or that the Property shall be suitable for Developer’s purposes or needs.

(3) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented, limited by or conflicts with or results in the breach of, the terms, conditions or provision of any law, ordinance, charter, contractual restriction, evidence of indebtedness, agreement or instrument of whatever nature to which Green Bay is now a party or by which it is bound, or constitutes a default under any of the foregoing.

(4) The execution, delivery and the consummation of the transactions contemplated hereby have been duly authorized and approved by Green Bay and no other or further acts or proceedings of Green Bay are necessary. This Agreement constitutes the legal, valid, and binding agreement and obligations of Green Bay, enforceable against it in accordance with its respective terms, except as enforceability thereof may be limited by applicable bankruptcy, insolvency, reorganization, or similar laws affecting the enforcement of creditors’ rights generally and by general principles of equity.

Section 2.2 Representations and Warranties of Developer. Developer makes the following representations and warranties:

(1) Developer is an Illinois Corporation in good standing and is authorized to conduct business in Wisconsin.

(2) Developer will cause the Project to be constructed in accordance with the terms of this Agreement, the Plans and Specifications and all local, state and federal laws, ordinances and regulations (including, but not limited to, environmental, zoning, energy conservation, building code and public health laws, ordinances and regulations), except for staff approved non-substantive changes to the Plans and Specifications during construction which will not have a material adverse effect on the Project.

(3) The implementation of the Project would not be undertaken by Developer, and, in the opinion of Developer, would not be economically feasible within the reasonably foreseeable future, without the assistance to Developer by Green Bay as provided for in this Agreement.

(4) Developer will use its commercially reasonable and diligent efforts to obtain, or cause to be obtained, in a timely manner, all required permits, licenses and approvals for the Project, and will comply, in a timely manner, with all ordinances and regulations which must be met before the Project may be lawfully implemented.

(5) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented, limited by or conflicts with or results in the breach of, the terms, conditions or provision of any contractual restriction, evidence of indebtedness, agreement or instrument of whatever nature to which Developer is now a party or by which it is bound, or constitutes a default under any of the foregoing.

ARTICLE III UNDERTAKINGS BY DEVELOPER AND GREEN BAY

Section 3.1 Developer Obligations. Developer undertakes the following obligations, in consideration of the Green Bay obligations in Section 3.2, below.

(1) Developer will develop the Project at its sole cost under the Plans and Specifications, to be submitted to Green Bay by Developer by January 31, 2017 and approved by Green Bay, provided that Developer's obligation to complete the Project pursuant to this Agreement is contingent on obtaining all required permits and approvals from Green Bay and other government authorities having jurisdiction, and if such approvals have not been obtained on or before May 1, 2017, Developer may terminate this Agreement without further notice or obligation.

(2) Following receipt of all approvals for the Project, Developer will commence improvements and commence building the Project as shown on Exhibit C, not later than May 1, 2017.

(3) Developer shall diligently pursue construction activities for the Project with the objective of completing all elements of the Project, on or before December 31, 2017.

(4) Developer agrees to develop the Project, in accordance with the Plans and Specifications, as filed and approved in final form by Green Bay. However, during the progress of the Project, Developer may make changes to the Plans and Specifications as may be in furtherance of the general objectives of the Plans and Specifications and this Agreement and as site conditions or other issues of feasibility may dictate, to further Developer's development objectives; provided, however, any such change shall comply with all applicable laws of Green Bay, and Developer may not make any change without the written consent of Green Bay (not to be unreasonably withheld, conditioned or delayed). Green Bay agrees to consider and approve or reject any proposed change within 30 days after submittal by Developer to Green Bay or such approval shall be deemed given; provided, if Green Bay's approval is needed within a shorter period of time due to Developer's construction schedule or its obligations under Sections 3.1 (2) or (3) of this Agreement, Green Bay shall provide such approval or rejection within 10 days of request, and Green Bay will reasonably cooperate with Developer to facilitate and expedite such review process. Such requests for approval shall be submitted to the Director of the Green Bay Department of Community Development, as representative of Green Bay.

(5) Developer further agrees to the following:

(a) Developer guarantees that the Value of the Property will be not less than \$1,700,000.00 on January 1, 2017 and not less than \$8,700,000.00 on January 1, 2018 (each of the foregoing amounts is referred to herein as the "Guaranteed Value" and the dates as the "Valuation Date"), and Developer further guarantees that the \$8,700,000.00 Guaranteed Value will continue through 2030.

(b) For the tax year of the initial Valuation Date and thereafter ending with 2030, Developer guarantees that the amount due to Green Bay on the Value of the Property shall be not less than the Guaranteed Value in Section 3.1(5)(a) of this Agreement, multiplied by the assessment ratio for the relevant year and multiplied by the mill rate for the relevant year. Developer agrees that, in the event the property taxes due for any year covered by this Agreement shall be based on a Value less than the Guaranteed Value in Section 3.1(5)(a) of this Agreement, Green Bay may submit a bill to Developer for the differential ("Differential Payment"). For example, assume a Valuation Date of January 1, 2018. Should the assessment ratio be 100% and the mill rate be \$23/M, the amount required to be paid to Green Bay under this Agreement for taxes for 2018 is \$200,100.00. If the amount which would be due on \$8,700,000.00 is \$200,100.00, and the amount of property taxes billed, with the same assumptions, is on \$8,000,000.00, or \$184,000.00, the billable Differential Payment is \$16,100.00. Such a billing shall be submitted to Developer by the City Treasurer by January 15 of the year following the relevant tax year and shall be paid in full by Developer, without interest thereon, by February 15 of that year. If not fully paid when due, the amount remaining unpaid on and after February 15 shall accrue interest at a rate of six percent (6%) per annum until fully paid, notwithstanding any other provision of this Agreement.

(c) Developer will not file an objection to a real property assessment of the

Property which is \$1,700,000.00, or less, in 2017 and \$8,700,000.00, or less, commencing in 2018 and ending in 2030.

(d) No future structures, including but not limited to utility buildings and tool sheds, shall be constructed or installed on any portion of the Property without Green Bay's approval, which approval shall not be unreasonably withheld or delayed. The definition of structure shall be the definition contained within the Green Bay Zoning Ordinance.

Section 3.2 Green Bay Obligations. Green Bay undertakes the following obligations, in consideration of the obligations of Developer in Section 3.1, above.

(1) Green Bay shall timely process all necessary or required development and use approvals for the Project, pursuant to applicable City Ordinances.

(2) Green Bay shall timely take all steps necessary to extend the boundaries of TID No. 10 to include the Property.

(3) Green Bay shall make annual payments to Developer or its designee from Incremental TIF Revenues. Such payments shall be seventy-five percent (75%) of the Incremental TIF Revenues received for the previous tax year. The final tax year shall be 2030. Such payments shall be made within 30 days of payment in full of (1) all taxes, (2) any special assessments levied against the Property under Wis. Stat. §66.0701-0733 then due and payable, and (3) any special charges levied against the Property under Wis. Stat. §66.0627. In no event shall such payments continue after the earlier of the termination date of TID No. 10 or the termination of this Agreement, if before the termination date of TID No. 10. Such payments are expressly conditioned on Developer's complete discharge of its obligations set forth in Section 3.1 of this Agreement.

ARTICLE IV PROPERTY BASE VALUE

Green Bay represents and agrees that the base year Value of the Property shall be the real property assessment of the Property on January 1, 2017.

ARTICLE V COVENANTS RUNNING WITH THE LAND

This Agreement constitutes the entire Agreement between the Parties, and all provisions of this Agreement shall be deemed to be covenants running with the lands described in Exhibit A and shall be binding upon successors and assigns, for the Term of this Agreement. A Memorandum of this Agreement shall be recorded by Green Bay in the Office of the Brown County Register of Deeds.

ARTICLE VI REMEDIES

Section 6.1 Time of the Essence. Time is of the essence as to all dates under this Agreement.

Section 6.2 Event of Default. In the event any Party defaults under this Agreement, which default is not cured within thirty (30) days after written notice thereof to the defaulting Party or within such extended period required to cure the default, provided cure efforts are undertaken in good faith within the foregoing thirty (30) day period and the defaulting Party is diligently pursuing such cure, the non-defaulting Party shall have all rights and remedies available under law or equity with respect to the default, except as otherwise set forth in this Agreement. In the event of any default by any Party in making a payment required to another Party, the cure period for such monetary default shall be ten days after delivery of notice thereof. In addition, and without limitation, any of the Parties shall have the following specific rights and remedies following such notice and failure to cure:

- (1) Injunctive relief,
- (2) Action for specific performance; and
- (3) Action for money damages.

Notwithstanding the foregoing, in no event may Green Bay exercise or seek any rights of injunction or specific performance for Developer's failure to acquire the Property.

Section 6.3 Reimbursement. The actual, itemized amounts expended by the non-defaulting Party in enforcing this Agreement, including reasonable attorneys' fees actually incurred and invoiced, together with interest provided for below, shall be reimbursed or paid to the non-defaulting Party which prevails in any such enforcement.

Section 6.4 Interest. Unless otherwise specified in this Agreement, interest shall accrue on all amounts required to be reimbursed by the defaulting Party to the non-defaulting Party at the Prime Rate as established from time to time by Citibank, N.A. plus two percent (2%) per annum, from the date of payment by the non-defaulting Party until the date reimbursed in full with accrued interest.

Section 6.5 Remedies are Cumulative. Except as specified in this Agreement, all remedies provided herein shall be cumulative and the exercise of one remedy shall not preclude the use of any other or all of said remedies.

Section 6.6 Failure to Enforce Not Waiver. Failure to enforce any provision contained herein shall not be deemed a waiver of that Party's rights to enforce such provision or any other provision in the event of a subsequent default.

Section 6.7 Mediation. Prior to litigation, and as a condition precedent to bringing litigation, any Party deeming itself aggrieved under this Agreement shall be obligated to request nonbinding mediation of the dispute. Mediation shall proceed before a single

mediator. The Parties shall agree upon a mediator and if they fail to do so within 30 days, either Party may apply to the Chief Judge of the Circuit Court for Brown County, Wisconsin, for the designation of a mediator. In the event the Parties do not accept the mediator's recommendation, the aggrieved Party may then commence an action. However, the Parties shall agree to alternative dispute resolution, if ordered by the Court.

ARTICLE VII AMENDMENT

This Agreement may be rescinded, modified or amended, in whole or in part, by mutual agreement of the Parties hereto, their successors and/or assigns, only in writing signed by the Parties.

ARTICLE VIII MISCELLANEOUS PROVISIONS

Section 8.1 Execution in Multiple Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

Section 8.2 Construction. The Parties acknowledge and represent that this Agreement has been the subject of negotiation by all Parties and that all Parties together shall be construed to be the drafter hereof and this Agreement shall not be construed against any Party individually as drafter.

Section 8.3 Legal Relationship. Nothing in this Agreement shall be construed to create an employer/employee relationship, joint employer, joint venture or partnership relationship, or a principal/agent relationship.

Section 8.4 Survival. All agreements, representations, covenants and warranties made herein shall survive the execution of this Agreement and the making of the grants hereunder. This Agreement shall be binding upon the Parties, their respective successors and assigns.

Section 8.5 No Waiver. The failure of any Party to require strict performance of any provision of this Agreement will not constitute a waiver of the provision or of any other of that Party's rights under this Agreement. Rights and obligations under this Agreement may only be waived or modified in writing. A writing waiving a right must be signed by the Party waiving the right. If an obligation of a Party is being waived or released, the writing must be signed by the affected Parties. Waiver of one right, or release of one obligation, will not constitute a waiver or release of any other right or obligation of any Party. Waivers and releases shall affect only the specific right or obligation waived or released and will not affect the rights or obligations of any other Party that did not sign the waiver or release.

Section 8.6 Severability of Provisions. If any provision of this Agreement shall be held or declared to be invalid, illegal or unenforceable by reason of its being contrary to any applicable law, such provision shall be deemed to be deleted from this Agreement without impairing or prejudicing the validity, legality or enforceability of the remaining provisions.

Section 8.7 Law Governing. This Agreement will be governed and construed in accordance with the laws of the State of Wisconsin.

Section 8.8 Notices and Demands. Except as otherwise expressly provided in this Agreement, a notice, demand or other communication under this Agreement by any Party to any other shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally, and

- (a) in the case of Developer is addressed to or delivered to:

Learsi and Co., Inc.
3100 Dundee
Northbrook, Illinois
Attn: David Israel

- (b) in the case of Green Bay is addressed to or delivered to:

Green Bay City Hall
100 North Jefferson Street
Green Bay, WI 54301
Attn: City Clerk

or at such other, or additional, address with respect to any such Party as that Party may, from time to time, designate in writing and forward to the other, as provided in this Section.

Section 8.9 Force Majeure. As used herein, the term "Force Majeure" shall mean any accident, breakage, war, insurrection, civil commotion, riot, act of terror, act of God or the elements, governmental action (except for governmental action by Green Bay with respect to obligations of Green Bay under this Agreement) alteration, strike or lockout, picketing (whether legal or illegal), inability of a Party or its agents or contractors, as applicable, to obtain fuel or supplies, unusual weather conditions, or any other cause or causes beyond the reasonable control of such Party or its agents or contractors, as applicable. No Party to this Agreement shall be in default hereunder for so long as such Party or its agents and contractors, if applicable, are prevented from performing any of its obligations hereunder due to a Force Majeure occurrence.

Section 8.10 Term. Subject to Section 3.1(1) of this Agreement, this Agreement shall continue from the effective date above indicated until December 31, 2031.

Section 8.11 Restrictions of Sale, Transfer, Conveyance and Ownership. During the Term of this Agreement, neither Developer nor any future owner shall use, sell, transfer or convey ownership of any of the Property to any person or entity, in any manner which would render all or any part of the Property exempt from real property taxation, or would render the personal property located on any of the Property exempt from personal property taxation, without the prior written consent of Green Bay, and this section of the Agreement constitutes a deed restriction effectuating this provision.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date above indicated.

LEARSI AND CO., INC.

By: _____

Name: _____

Title: _____

STATE OF _____)
) ss.
_____ COUNTY)

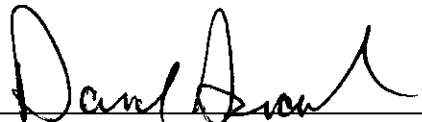
Personally came before me this _____ day of _____, 2016, the above-named _____, the _____ of Lears and Co., Inc., to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of _____

My Commission expires: _____

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date above indicated.

GREEN BAY EAST, LLC

By: 
Name: DAVID ISRAEL
Title: MANAGER

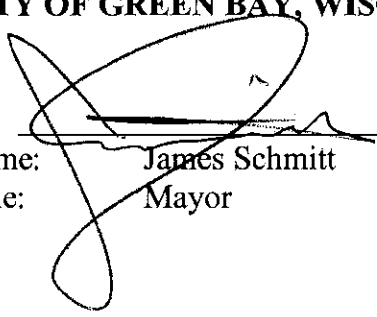
STATE OF ILLINOIS)
Cook COUNTY) ss.

Personally came before me this 12th day of December, 2016, the above-named David Israel, the Manager of Green Bay East, LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same.


Notary Public, State of ILLINOIS
My Commission expires: 2/5/19



CITY OF GREEN BAY, WISCONSIN

By: 

Name: James Schmitt

Title: Mayor

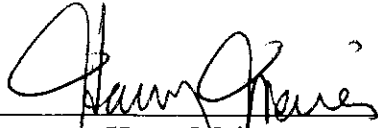
ATTEST:

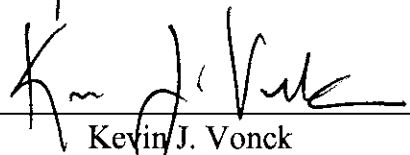
By: 

Name: ~~Kris A. Teske~~ Anita M. Raleigh

Title: ~~Deputy~~ Clerk

REDEVELOPMENT AUTHORITY OF
THE CITY OF GREEN BAY,
WISCONSIN

By: 
Name: Harry Maier
Title: Chair

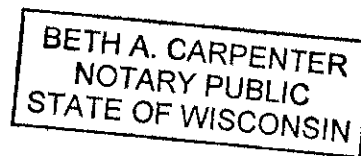
By: 
Name: Kevin J. Vonck
Title: Executive Director

STATE OF WISCONSIN)
) ss.
BROWN COUNTY)

Personally came before me this 23rd day of December, 2016, the above-named Harry Maier, the Chair of the Redevelopment Authority of the City of Green Bay, to me known to be the person who executed the foregoing instrument and acknowledged the same.


Notary Public, State of Wisconsin

My Commission expires: 11-18-17



STATE OF WISCONSIN)
) ss.
BROWN COUNTY)

Personally came before me this 23rd day of December, 2016, the above-named Kevin J. Vonck, the Executive Director of the Redevelopment Authority of the City of Green Bay, to me known to be the person who executed the foregoing instrument and acknowledged the same.


Notary Public, State of Wisconsin

My Commission expires: 11-18-17

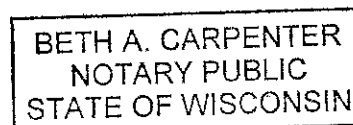


EXHIBIT LIST

- Exhibit A – Description of Property
- Exhibit B – Developer's Contacts
- Exhibit C – Plans and Specifications

EXHIBIT A
LEGAL DESCRIPTION

PARCEL A:

Lot Two (2), according to the recorded Plat of East Town Shopping Center, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin.

PARCEL B:

- 1) Together with perpetual, non-exclusive easements for vehicular and pedestrian traffic in the areas described on Exhibit "B" attached to deed recorded August 11, 1981 in Jacket 4946 at Image 13 to 29 as Document No. 964936.
- 2) Together with a perpetual, non-exclusive easement for connection to and use of the storm sewer described in Exhibit "E" attached to deed recorded August 11, 1981 in Jacket 4946 at Image 13 to 29 as Document No. 964936.
- 3) Together with a perpetual, non-exclusive easement for pedestrian and vehicular traffic across areas described in Exhibit "D" attached to Deed recorded August 11, 1981 in Jacket 4946 at Images 29-37 and in Jacket 4947 at Images 1 to 6 as Document No. 964937.
- 4) Together with nonexclusive easements as established in Pylon Sign Agreement recorded August 3, 1989 in Jacket 14594, Image 1 as Document No. 1189334. First Amendment recorded May 14, 1996 in Jacket 26809 of Records, Image 43 as Document No. 1499176 and further amended by instrument recorded September 17, 1996 in Jacket 27537 of Records, page 49 as Document No. 1518164.

EXHIBIT B
DEVELOPER'S CONTACT

David Israel
Green Bay East, LLC
3100 Dundee, Suite 308
Northbrook, Illinois 60062

EXHIBIT C



HERSCHMAN ARCHITECTS
25001 EMERY RD. SUITE 400 CLEVELAND OH 44128

KEY
Expansion Areas
(3,000 sf total)

ENLARGED PLAN
LEARN & CO. • GREEN BAY WI • 03.15.17



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

November 12, 2019

PREPARED BY

Cheryl Renier-Wigg, Staff

AGENDA ITEM # D.3.

Consideration with possible action to change the developer on the approved New Homes in Your Neighborhood project at 520 Hubbard Street to LeMense Quality Homes.

BACKGROUND

At the October meeting, the RDA approved a development agreement with Ken Rovinski for a new home build at 520 Hubbard Street under the New Homes in Your Neighborhood Program. Since that time, Mr. Rovinski was not able to secure a construction loan. The builder on this project, LeMense Quality Homes is requesting to become the lead on this project and is willing to enter into a development agreement in Mr. Rovinski's place. All terms would remain the same, as well as the building design. The intent is for Mr. Rovinski to buy this property when complete. The builders are aware that selling the house will be their responsibility regardless of the purchaser.

This developer has successfully worked with the RDA in past build projects and there is no concern with staff regarding quality of work or completion of the project.

RECOMMENDATION

To approve the change of developer on the New Homes in Your Neighborhood project at 520 Hubbard Street to LeMense Quality Homes.

FISCAL IMPACT

ATTACHMENTS

1. Lemense Hubbard builder letter
2. NHIYN 19-06 - Final plan

LeMense Quality Homes
Mark LeMense
3609 Glen Oaks Pass
Green Bay, WI 54311

November 5, 2019

Redevelopment Authority of the City of Green Bay

100 N. Jefferson Street

Green Bay, WI 54301

RE: 520 Hubbard Street – New Homes in Your Neighborhood

To whom it may concern:

Our client, Ken Rovinski, was recently approved for the New Homes in Your Neighborhood program for the property located at 520 Hubbard Street. Mr. Rovinski has been approved for a first lien mortgage loan for the purchase of the home that is to be constructed, however, due to debt to income ratio based on his current first lien mortgage loan and other outstanding loans, he was not qualified for a loan for the construction of this home while he still owns his current residence.

As the builder, we are able to finance the project for Mr. Rovinski; however, during the construction phase LeMense Quality Homes will need to take ownership of the property for the financing to be approved by our financial institution. Subsequently, LeMense Quality Homes agrees to enter into a development agreement with the Redevelopment Authority of the City of Green Bay for the project and will sell the property to Mr. Rovinski upon completion of construction and successful sale of his current residence.

To ensure that our client is able to purchase the property at the completion of construction, we have listed his current residence on the Multiple Listing Service. Once we are approved for the New Homes in Your Neighborhood program for the property, LeMense Quality Homes will be executing a contract with our client. We will also be able to begin construction upon approval with completion schedule for the end of February 2020.

Thank you,

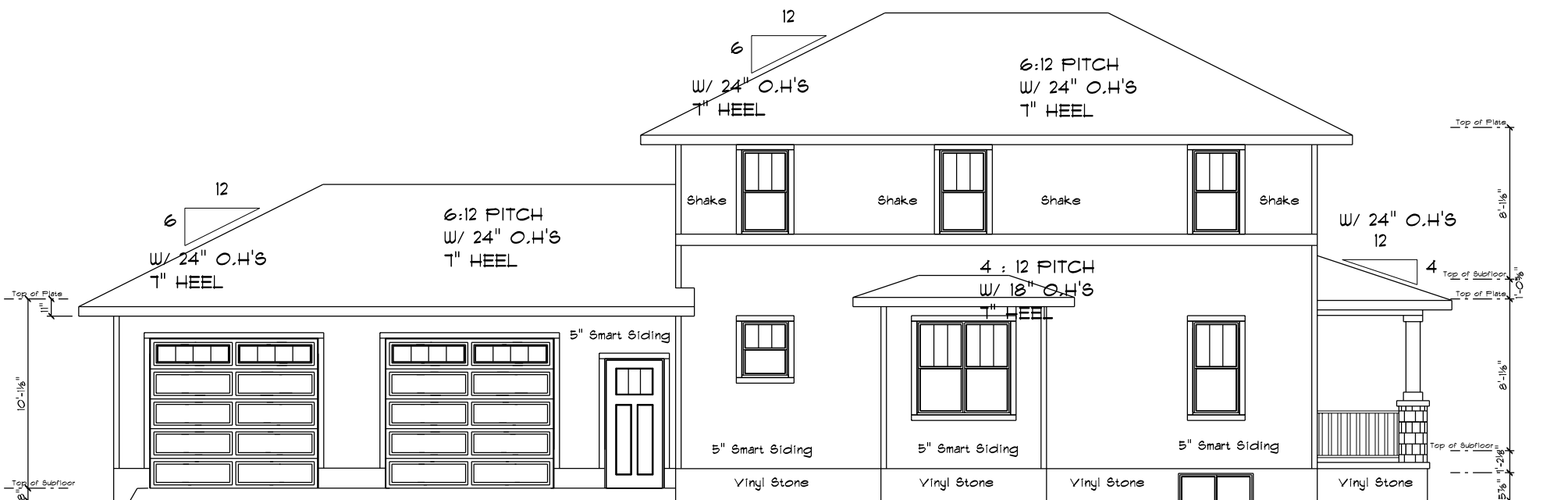


Mark LeMense

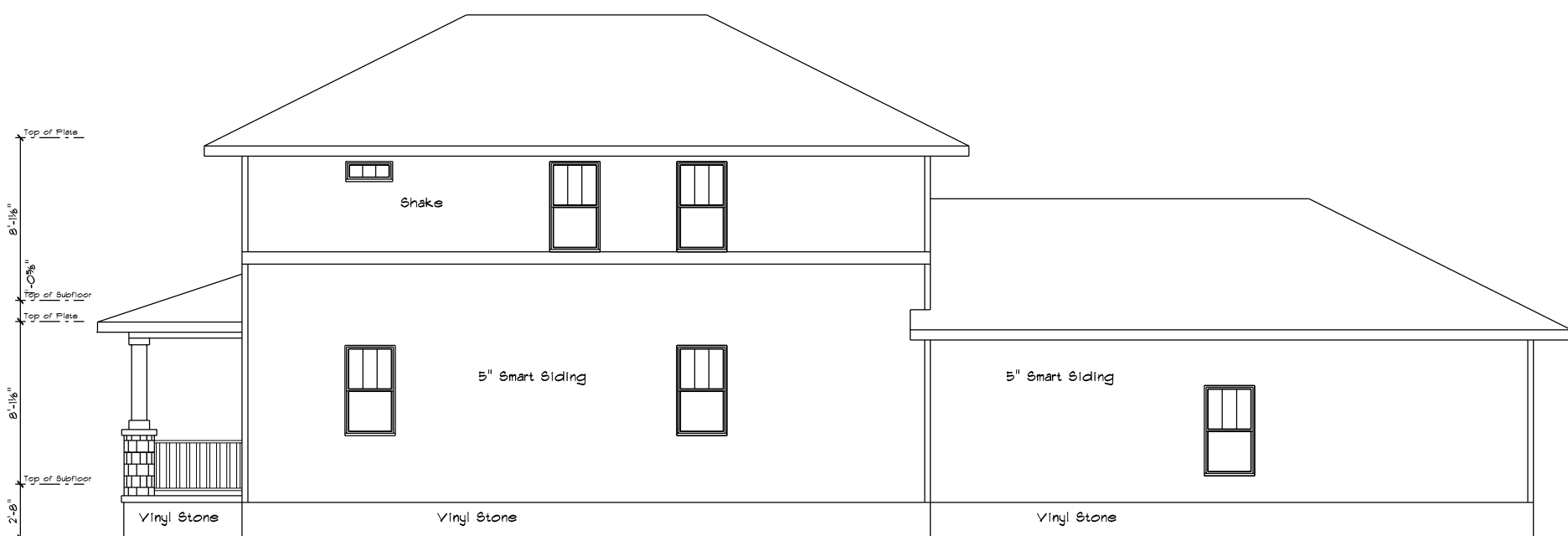
LeMense Quality Homes

-NOT FOR CONSTRUCTION-

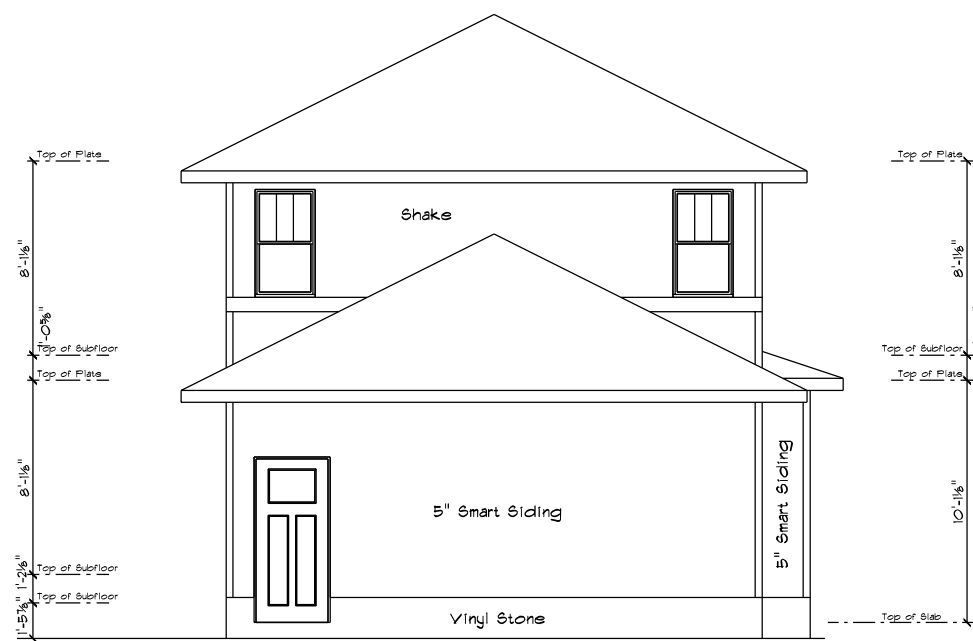
SQUARE FOOTAGE:	
FIRST FLOOR:	768
SECOND FLOOR:	751
FINISHED BASEMENT:	T.B.D.
COVERED PORCH:	132
GARAGE:	660



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

CUSTOM DESIGNED FOR: LEMENSE QUALITY HOMES

JOB NAME: KEN ROVINSKI RESIDENCE	REVISIONS:
DATE: 10-1-19	10-25-19
DRAWN BY: MJK	
PLAN #:	

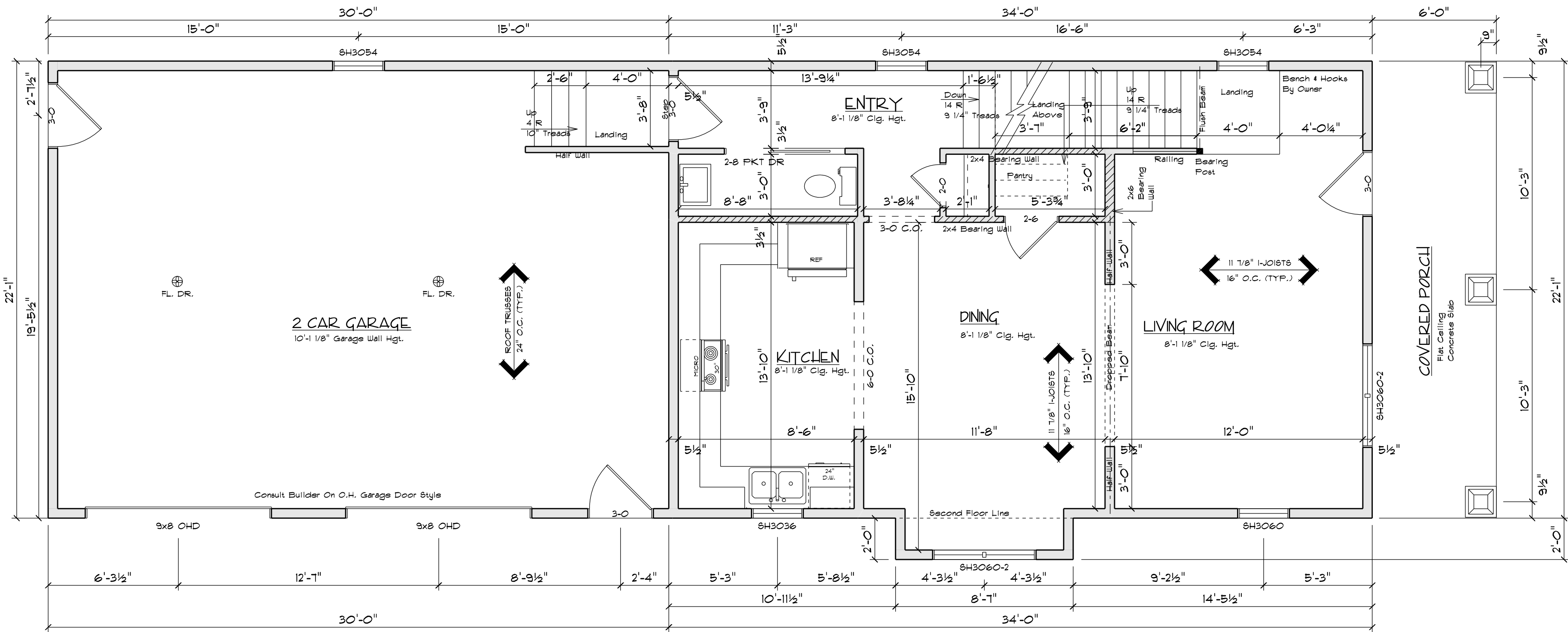
IMPORTANT NOTE:
• IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
• IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

OFFICE:
11930 LARSEN ROAD
GREEN BAY, WI 54303
PHONE (920)456-5080
FAX (920)456-5070
COMPONENTS:
1155 MORRIS TERRACE
GREEN BAY, WI 54303
PHONE (920)456-5054
FAX (920)456-5075

MAILING ADDRESS:
P.O. BOX 10001
GREEN BAY, WI 54301-0001
Wisconsin
BUILDING SUPPLY

-NOT FOR CONSTRUCTION-

SQUARE FOOTAGE:	
FIRST FLOOR:	768
SECOND FLOOR:	751
FINISHED BASEMENT:	T.B.D.
COVERED PORCH:	132
GARAGE:	660



FIRST FLOOR

SCALE: 1/4" = 1'-0"

CUSTOM DESIGNED FOR: LEMENSE QUALITY HOMES

JOB NAME: KEN ROYNSKI RESIDENCE

DATE: 10-1-19

DRAWN BY: MJK

PLAN #: 19-444-T

IMPORTANT NOTE:

- IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
- IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

OFFICE:
11930 LARSEN ROAD
GREEN BAY, WI 54303
PHONE (920)456-5080
FAX (920)456-5054

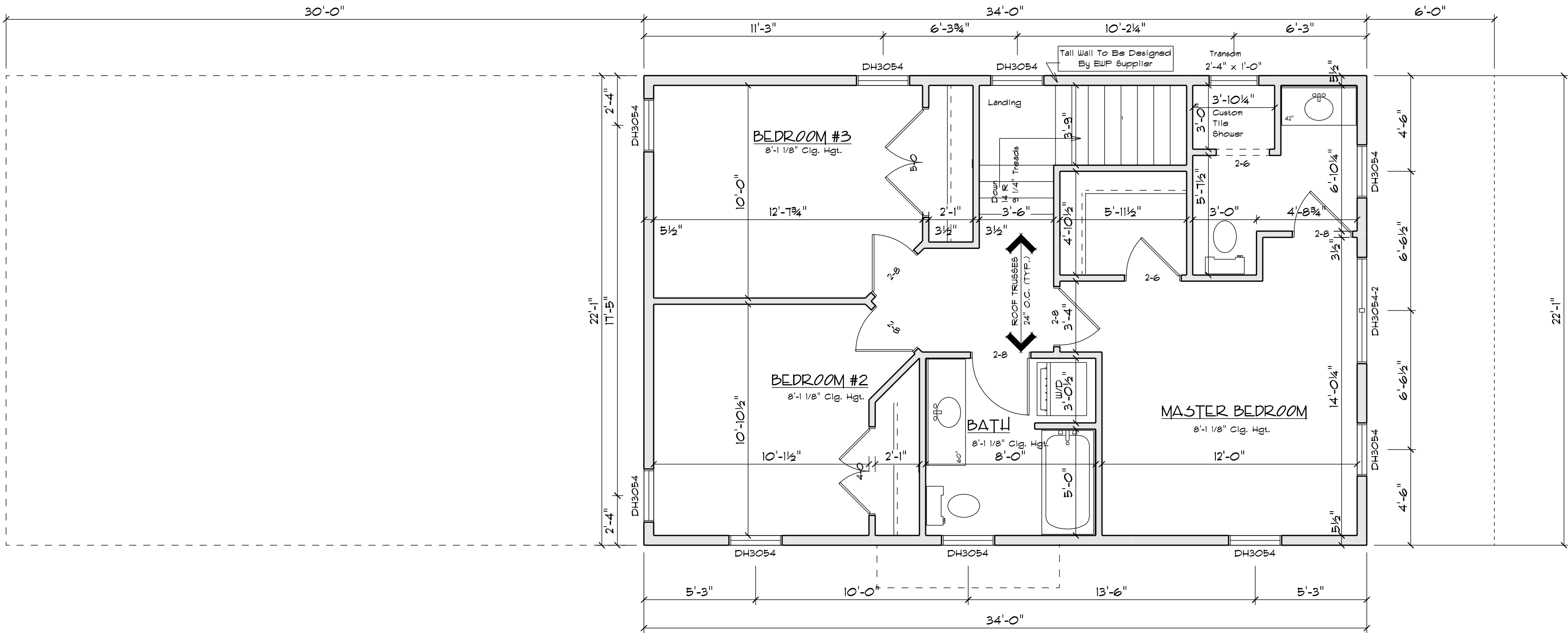
COMPONENTS:
1155 MORRIS TERRACE
GREEN BAY, WI 54303
PHONE (920)456-5054
FAX (920)456-5054

MAILING ADDRESS:
P.O. BOX 10001
GREEN BAY, WI 54301-0001

Wisconsin
BUILDING SUPPLY

-NOT FOR CONSTRUCTION-

SQUARE FOOTAGE:	
FIRST FLOOR:	768
SECOND FLOOR:	751
FINISHED BASEMENT:	T.B.D.
COVERED PORCH:	132
GARAGE:	660



SECOND FLOOR

SCALE: 1/4" = 1'-0"

CUSTOM DESIGNED FOR: LEMENSE QUALITY HOMES	
JOB NAME: KEN ROVINSKI RESIDENCE	
DATE: 10-1-19	REVISIONS:
DRAWN BY: MJK	10-25-19
PLAN #:	
19-444-T	

IMPORTANT NOTE:

- IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
- IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

OFFICE:
11930 LARGEN ROAD
GREEN BAY, WI 54303
PHONE (920)456-5080
FAX (920)454-9570

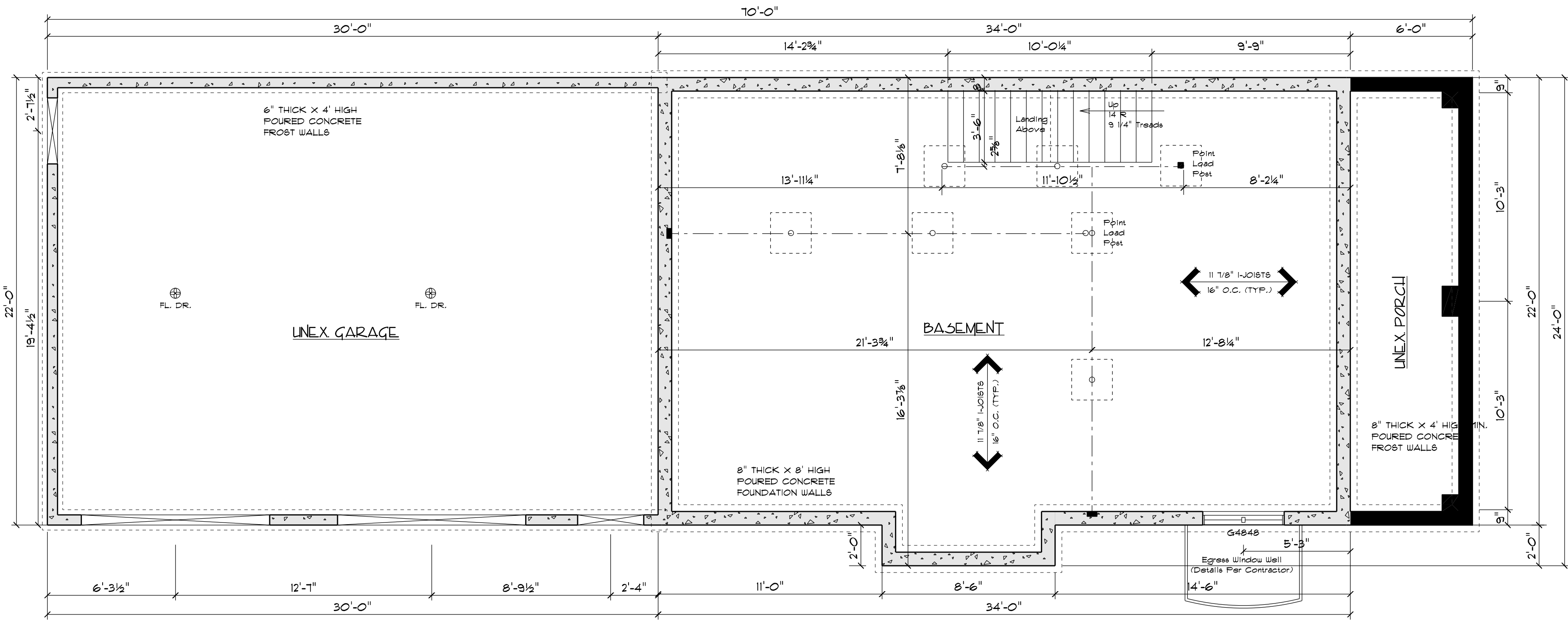
COMPONENTS:
1155 MORaine TERRACE
GREEN BAY, WI 54303
PHONE (920)456-5054
FAX (920)456-1215

MAILING ADDRESS:
P.O. BOX 10001
GREEN BAY, WI 54301-0001

Wisconsin
BUILDING SUPPLY

-NOT FOR CONSTRUCTION-

SQUARE FOOTAGE:	
FIRST FLOOR:	768
SECOND FLOOR:	751
FINISHED BASEMENT:	T.B.D.
COVERED PORCH:	132
GARAGE:	660



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

CUSTOM DESIGNED FOR: LEMENSE QUALITY HOMES			
JOB NAME: KEN ROVINSKI RESIDENCE			
DATE: 10-1-19		REVISIONS:	
DRAWN BY: MJK		10-25-19	
PLAN #:		19-444-T	

IMPORTANT NOTE:

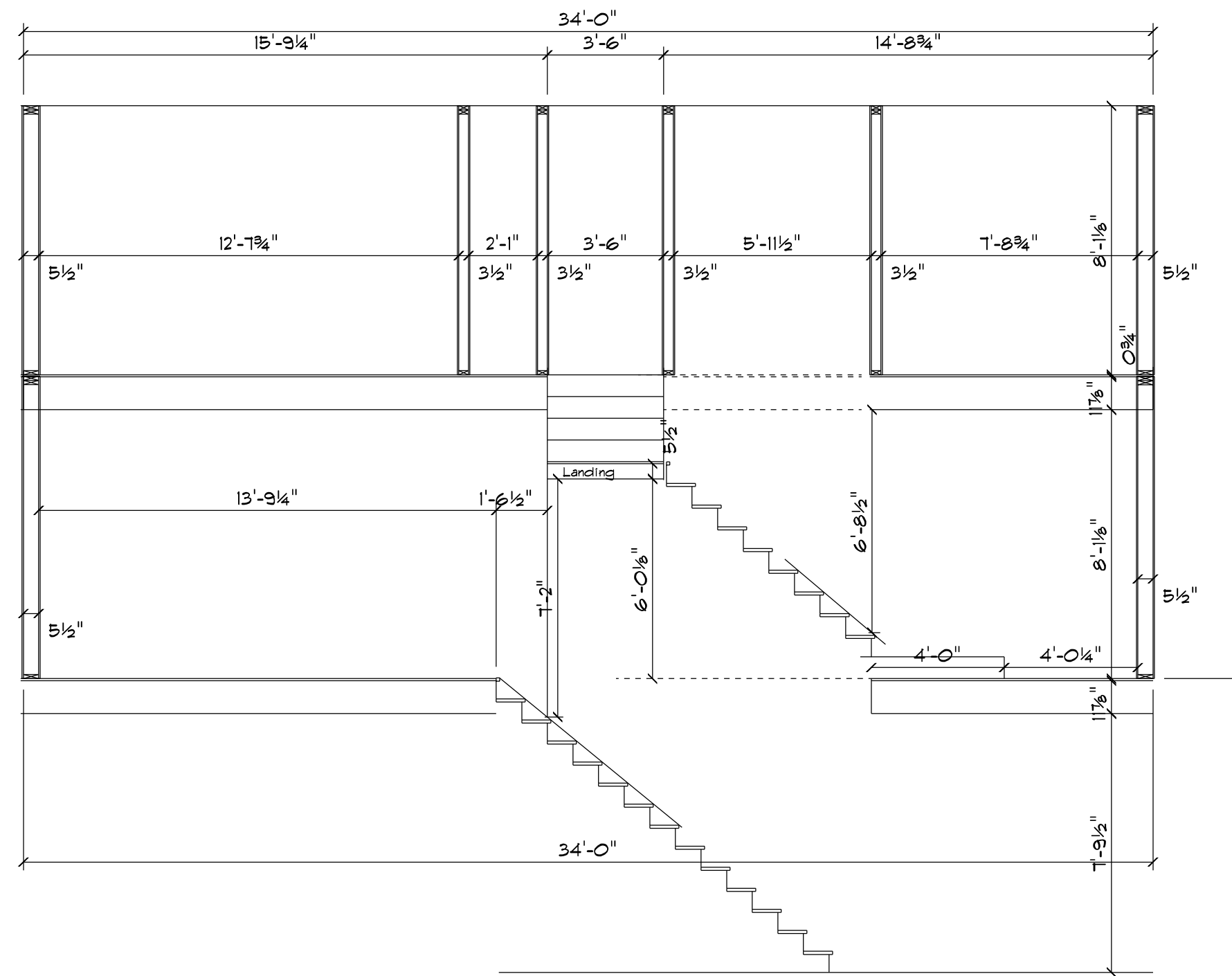
- IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
- IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

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11930 LARSEN ROAD
GREEN BAY, WI 54303
PHONE (920)456-5080
FAX (920)454-9570

COMPONENTS:
1155 MORaine TERRACE
GREEN BAY, WI 54303
PHONE (920)456-5054
FAX (920)456-1215

MAILING ADDRESS:
P.O. BOX 10001
GREEN BAY, WI 54301-0001

Wisconsin
BUILDING SUPPLY





Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

November 12, 2019

PREPARED BY

Ken Rovinski, Staff

AGENDA ITEM # D.4.

Consideration with possible action on a development agreement with LeMense Quality Homes for the properties located at 1227 and 1231 South Greenwood Avenue (Tax Parcels I-607 and I-606) under the New Homes in Your Neighborhood program.

BACKGROUND

These properties were acquired in October. There was a single family unit as well as a two stall garage on the properties that are set to be demolished. This will leave two vacant, buildable sites. These properties have been advertised on the City website under the New Homes in Your Neighborhood (NHIYN) program.

LeMense Quality Homes submitted an application for the program. The builder has an owner-occupant under contract for the project at 1227 S. Greenwood Avenue. They have decided to use the Jackson plan offered in the City's plan book. LeMense spec built the same plan at 929 N. Broadway and recently sold it to an owner-occupant. The second property, located at 1231 S. Greenwood Avenue, will be spec built and offered for sale to an owner-occupant. The builder has chosen the Lark plan offered in the City's plan book. LeMense will begin building as soon as permits are submitted and approved.

RECOMMENDATION

Approve a development agreement with LeMense Quality Homes for the properties located at 1227 and 1231 South Greenwood Avenue (Tax Parcels I-607 and I-606) using \$25,000.00 per property of Neighborhood Enhancement Funds.

FISCAL IMPACT

These properties were acquired for \$48,447.42 using Neighborhood Enhancement funds. The applicant is seeking the \$25,000 NHIYN grant for each property and will be leveraging \$150,000.00 and \$130,000.00 of bank loans for construction respectively.

ATTACHMENTS

1. 1227-1231 S Greenwood Report Info
2. NHIYN 19-08 - Application
3. NHIYN 19-08 - Plan
4. NHIYN 19-09 - Application
5. NHIYN 19-09 - Plan

1227 & 1231 South Greenwood Avenue



Property Information:

Parcel ID I-606 & I-607
Lot Size.....84' x 120'
Structure to be demolished
Zoning.....Residential One

Tax Information:

Land Value..... \$24,400

Date Received: _____
Option Awarded: _____
Payment Received: _____
(For Office Use Only)



NEW HOMES IN YOUR NEIGHBORHOOD PROGRAM
Department of Community and Economic Development
100 N. Jefferson Street, Room 608
Green Bay, WI 54301



PLANNING OPTION APPLICATION FORM

Name/Company Lemense Quality Homes
Current Address 3609 Glen Oaks Pass, Green Bay
Telephone Number (Home) 920-609-8607 (Work) _____
Email lemensequalityhomes@icloud.com
Source of funding (provide proof of available funds w/ application) Loan

Estimated amount of investment \$ 150,000.

Address of chosen RDA parcel 1227 Greenwood.

Briefly describe the project. Provide preliminary plans. Custom home already sold
to Jacob + Lindsey Bloch. waiting on lot approval.
Start 11/15 complete 3/15. Building exact same as
927 N. Broadway. The Jackson house.

Will you be able to start construction in the next 6 months? ☒ Yes / ☐ No (circle one)

Will you be occupying the house?
IF NO, Yes / ☒ No (circle one)

Will this home be sold for owner occupancy? ☒ Yes / ☐ No (circle one)

I certify that I have received a copy of the "New Homes in Your Neighborhood Grant Program Guidelines" and understand and accept the "Guidelines" as the basis for acceptance into the Program.

[Signature]
Signature

11/3/19
Date

Signature

Date



NEW HOMES IN YOUR NEIGHBORHOOD PROGRAM
Department of Community and Economic Development
100 N. Jefferson Street, Room 608
Green Bay, WI 54301



AUTHORIZATION FORM

I/We hereby authorize the City of Green Bay, to discuss pertinent information with my financial institution relating to financial capabilities, loan information and any other related assets that are needed to qualify for the New Homes in Your Neighborhood Program.

I/We hereby authorize the City of Green Bay, to discuss pertinent information with my Builder/Developer and any other relevant parties regarding home plans, design and any other applicable information that is needed to qualify and attain the New Homes in Your Neighborhood Program.

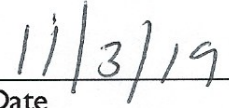
I/We further authorize the City of Green Bay, to receive and /or know of any documents and/or actions relating to our file. In addition, the City of Green Bay may, at its sole discretion, obtain a Credit Bureau Report to verify information submitted to help ascertain eligibility for the Program.

It is understood that a photocopy of this form will also serve as authorization.

The information the City of Green Bay obtains is only to be used in the New Homes in Your Neighborhood Program.



Applicant



Date

Applicant

Date

Date Received: _____
Option Awarded: _____
Payment Received: _____
(For Office Use Only)



NEW HOMES IN YOUR NEIGHBORHOOD PROGRAM
Department of Community and Economic Development
100 N. Jefferson Street, Room 608
Green Bay, WI 54301



PLANNING OPTION APPLICATION FORM

Name/Company Lemense Quality Homes
Current Address 3609 Glen Oaks Pass, GB
Telephone Number (Home) 920-604-8607 (Work) _____
Email Lemensequalityhomes@icloud.com
Source of funding (provide proof of available funds w/ application) Loan
Estimated amount of investment \$ \$150,000.
Address of chosen RDA parcel 1227 Greenwood
Briefly describe the project. Provide preliminary plans. City plans - Jackson

This home will be built for Jake + Lindsey Bloch.
Looking to start this build 11/15/19. Home to be
completed by 3/15/20. We don't have any other customs
to start till early next year.

Will you be able to start construction in the next 6 months? Yes / No (circle one)

Will you be occupying the house? Yes / No (circle one)

IF NO,

Will this home be sold for owner occupancy? Yes / No (circle one)

I certify that I have received a copy of the "New Homes in Your Neighborhood Grant Program Guidelines" and understand and accept the "Guidelines" as the basis for acceptance into the Program.

[Signature]
Signature

11/3/19
Date

Signature _____ Date _____



NEW HOMES IN YOUR NEIGHBORHOOD PROGRAM
Department of Community and Economic Development
100 N. Jefferson Street, Room 608
Green Bay, WI 54301



AUTHORIZATION FORM

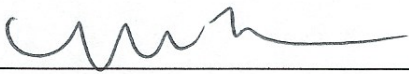
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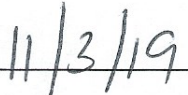
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Applicant



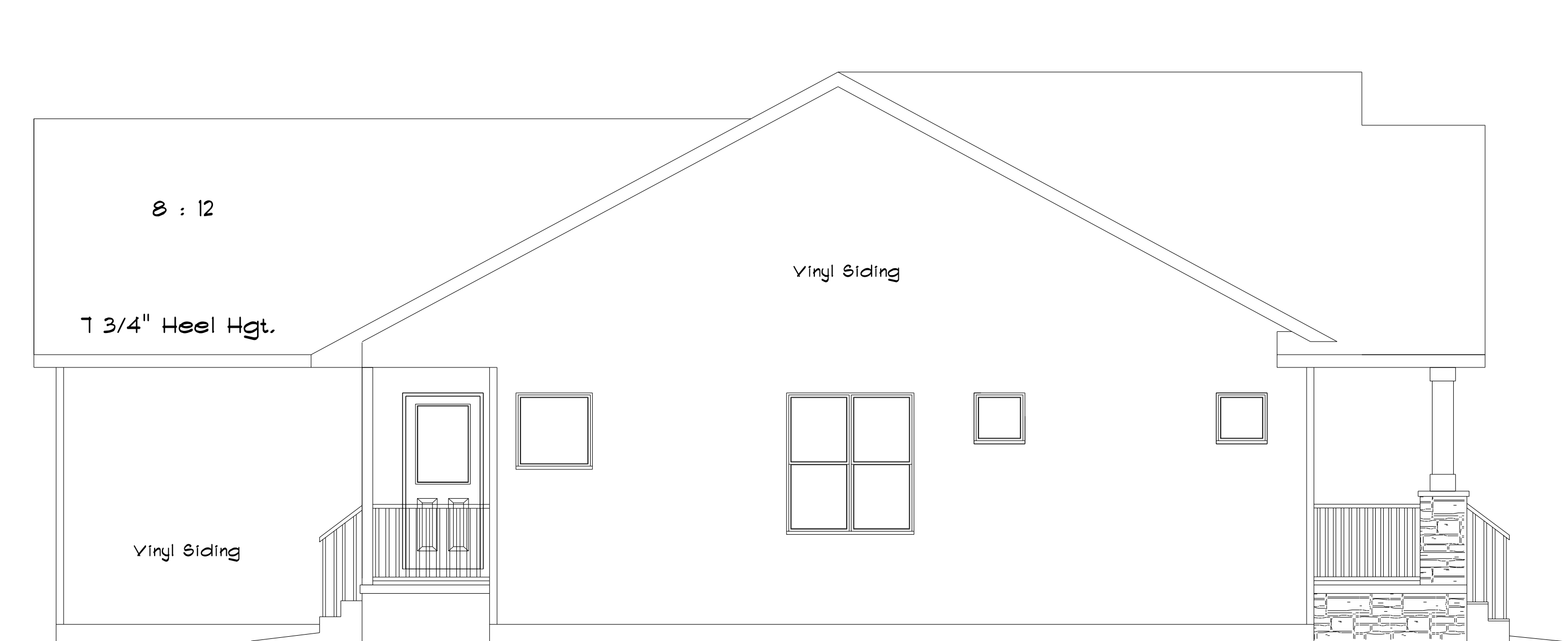
Date

Applicant

Date

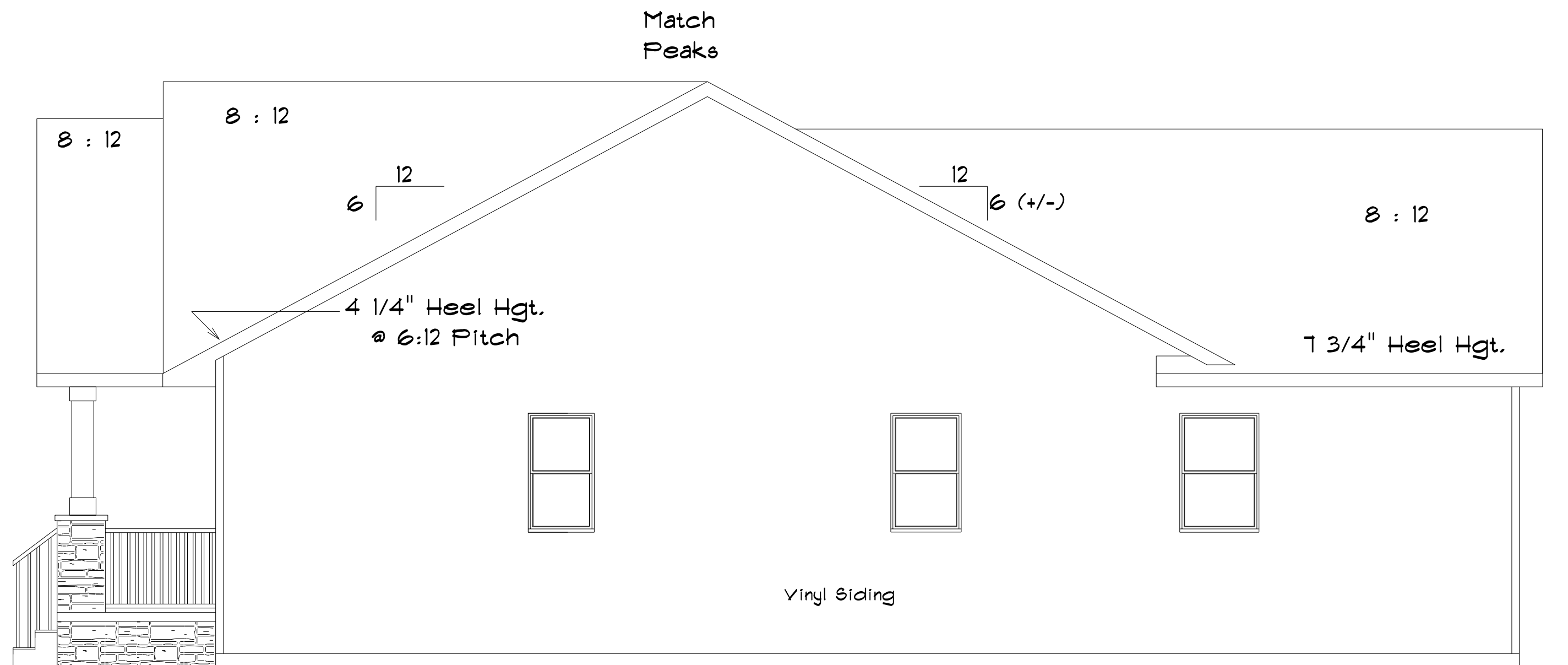
SQUARE FOOTAGE:

FIRST FLOOR:	1343
COVERED PORCHES:	145



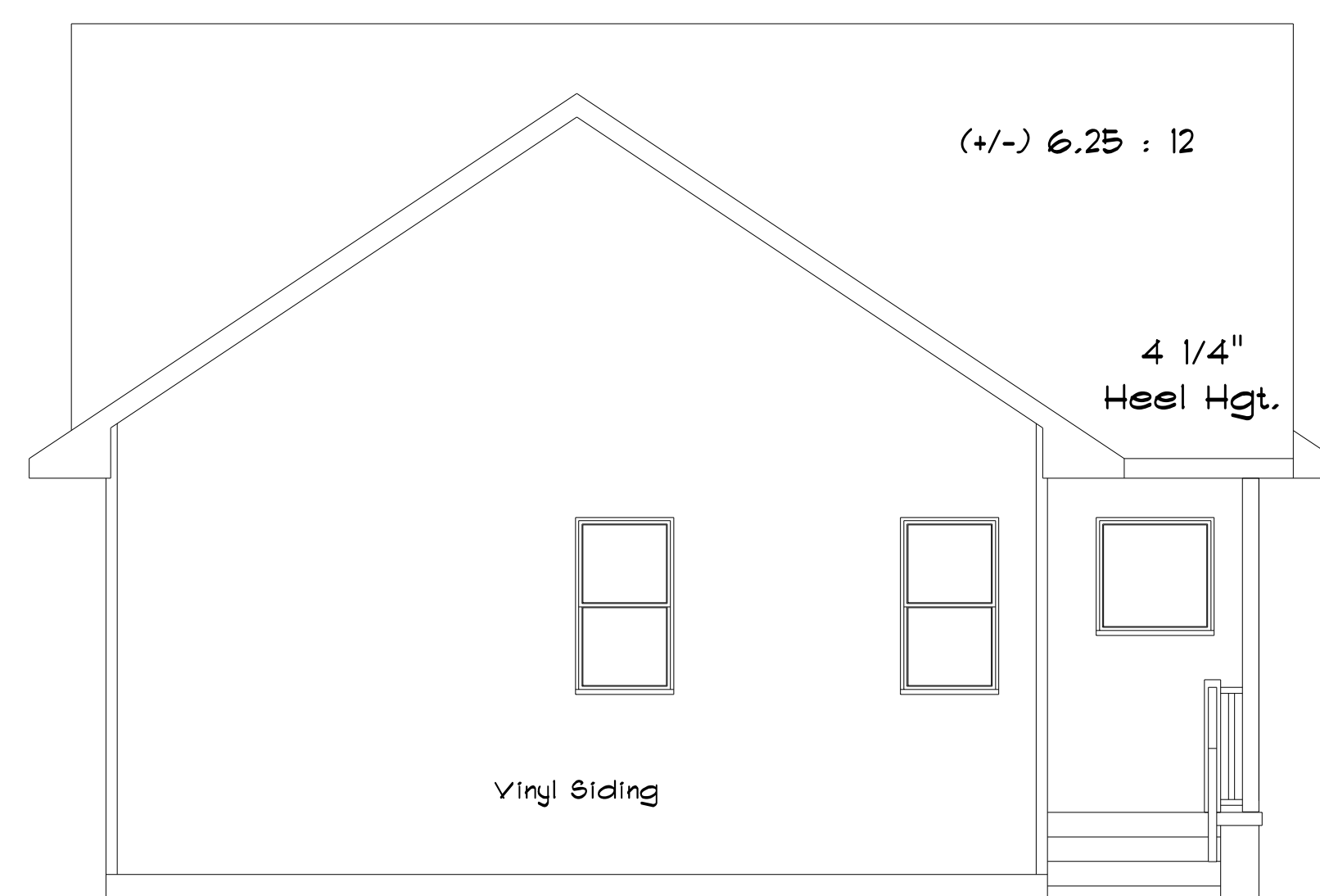
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

• IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS DETAIL TO DETAIL AND BE RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES. HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.

• IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

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1745 MORaine TERRACE
GREEN BAY, WI 54303
PHONE (920)496-5094
FAX (920)498-1219



Wisconsin
BUILDING SUPPLY

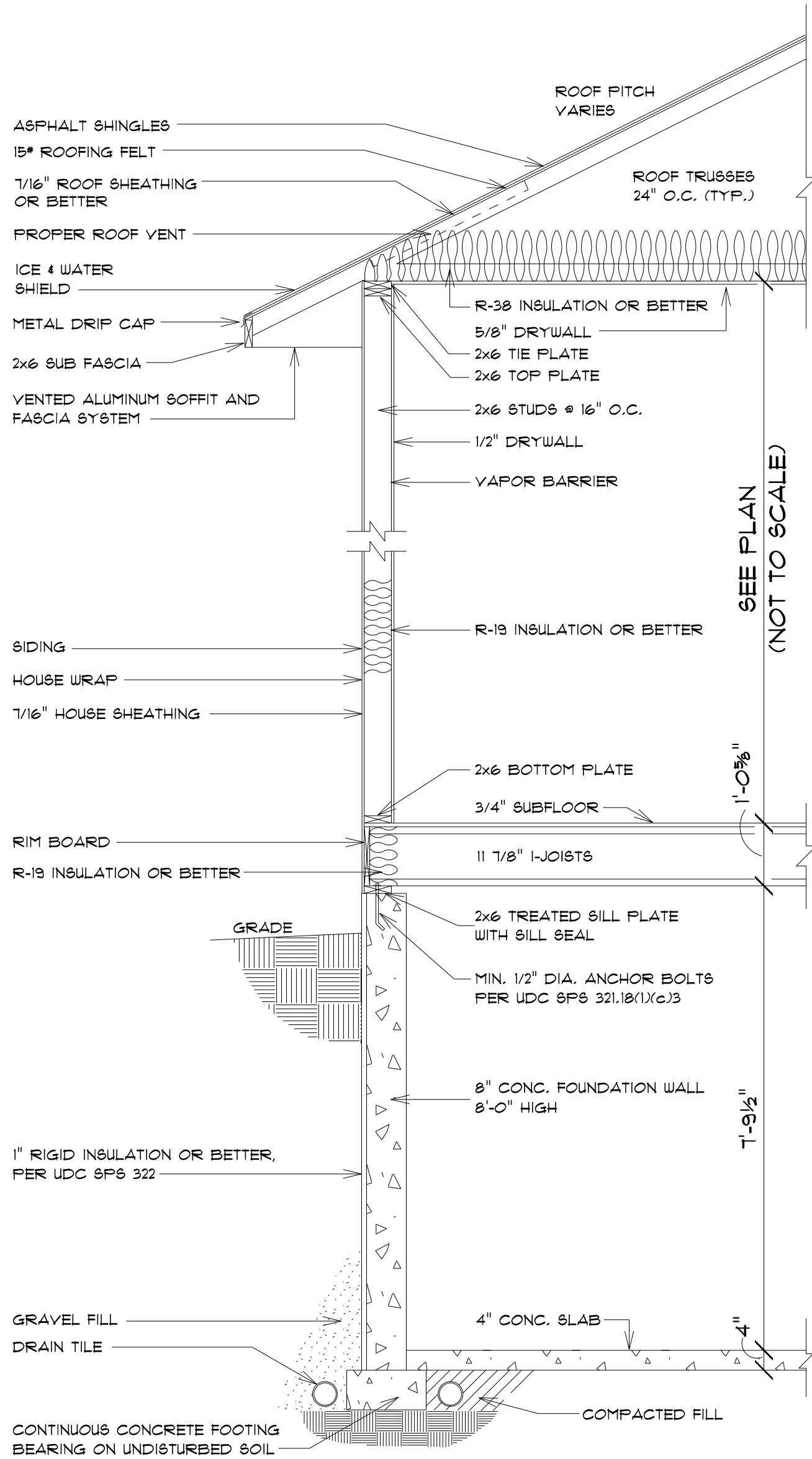
Learn More Quality Homes

JOB NAME: City of Green Bay, Dept. of Community & Economic Development	
DATE: 17 April 2019	REVISIONS:

DRAWN BY: Chris Schuetts

PLAN •;
(BASED OFF OF
PLAN •(B-33)-A)

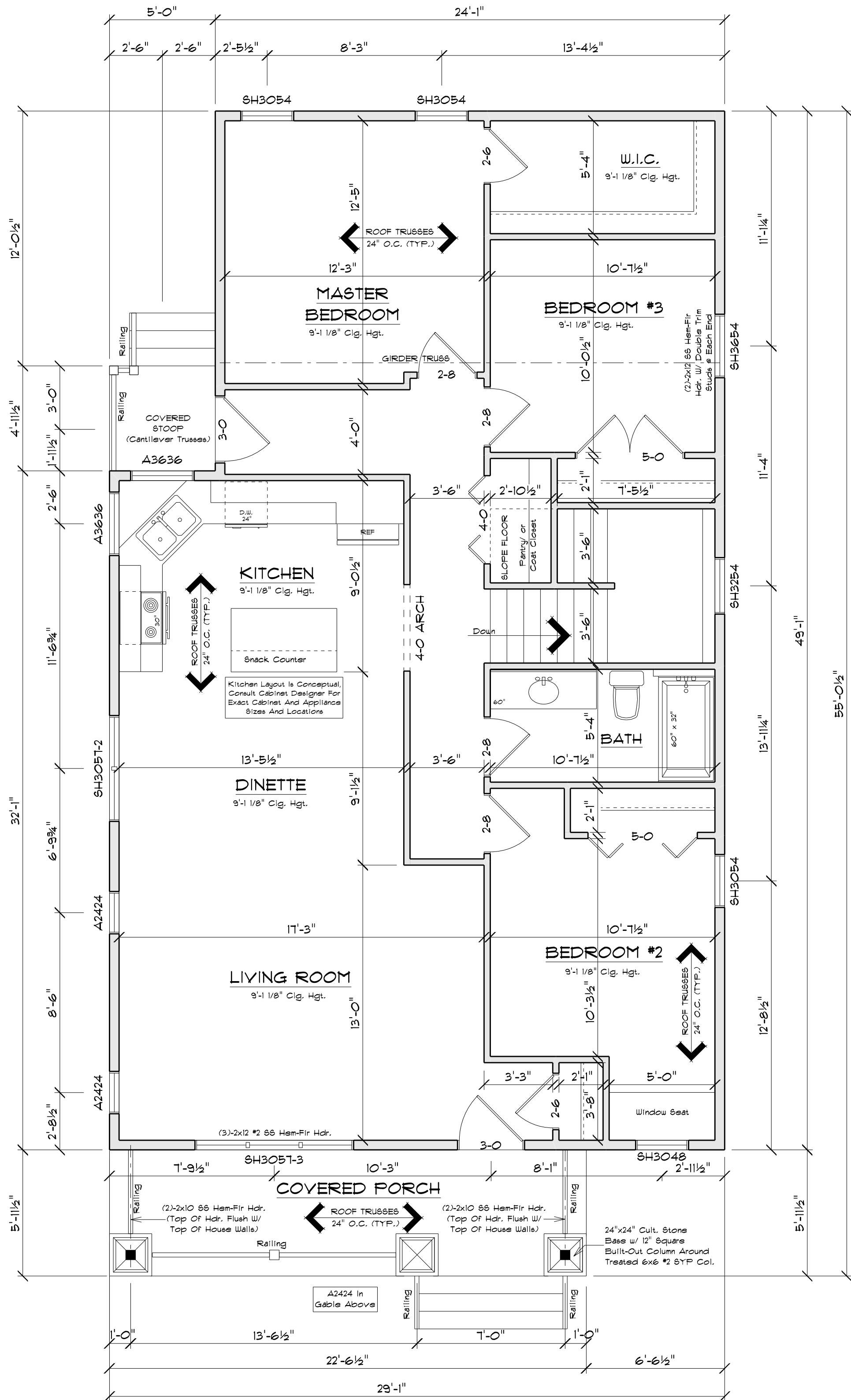
1



TYPICAL RANCH SECTION

SCALE: 1/2" = 1'-0"

ALL ITEMS TO BE VERIFIED BY CONTRACTOR



FLOOR PLAN

9'-1 1/8" CLG. HGT.

1343 SQ. FT.

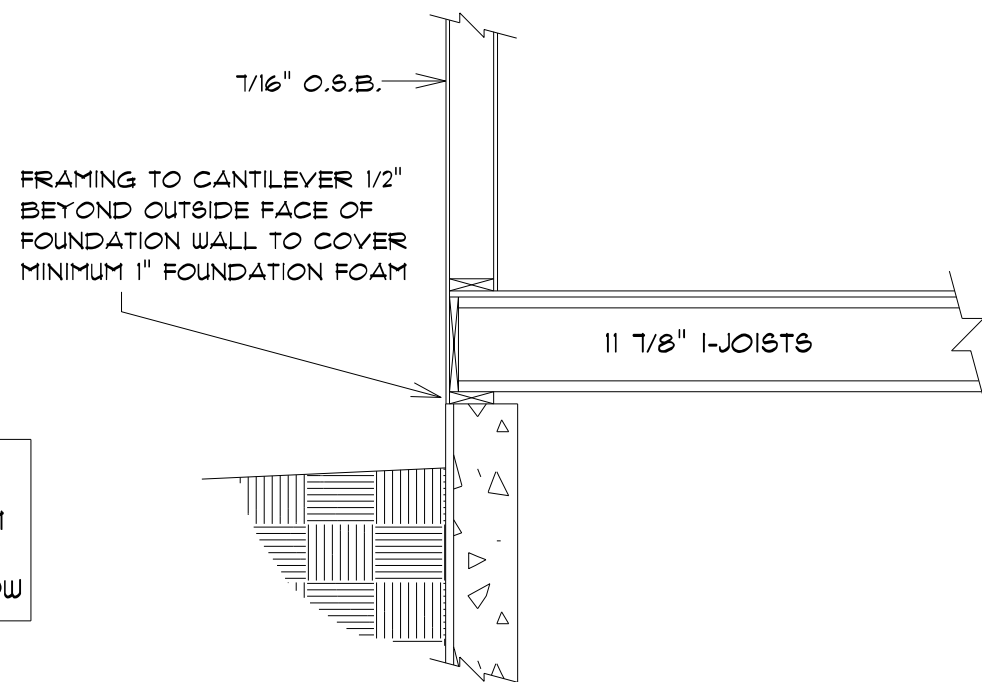
145 SQ. FT. (PORCHES)

NOTE:

EXTERIOR DIMENSIONS ARE SHOWN TO REFLECT HOUSE FRAMING WALLS HELD OUT 1/2" FOR EXTERIOR WALL SHEATHING TO FLUSH OUT WITH 1" FOUNDATION FOAM.

NOTE:

BUILDER RESPONSIBLE TO TRANSFER POINT LOADS FROM ABOVE THROUGH THE FLOOR SYSTEM, AND OTHER WALLS WITH SOLID BLOCKING DOWN TO FOUNDATION WALLS BELOW



BOX SILL DETAIL

SCALE: 1/2" = 1'-0"

SQUARE FOOTAGE:

FIRST FLOOR: 1343
COVERED PORCHES: 145

PLAN SPECIFICATIONS:

* THE CONDITIONS LISTED BELOW ARE STANDARD FOR THIS PLAN ONLY. EXCEPTIONS ARE NOTED ON THE PLAN ITSELF

WALL INFORMATION:
HOUSE FOUNDATION:
8" x 8'-0" POURED CONCRETE
GARAGE FOUNDATION:
N/A
FORCH/PATIO FOUNDATION:
8" x 4'-0" POURED CONCRETE
HOUSE EXTERIOR:
FIRST FLOOR: 2 x 6 x 9'-1 1/8" STUDS @ 16" O.C.
HOUSE INTERIOR:
FIRST FLOOR: 2 x 4 x 9'-1 1/8" STUDS @ 16" O.C.
GARAGE: N/A
* TALL WALLS ARE EXTERIOR WALLS WITH STUDS TALLER THAN 10'-0" AND NEED TO BE DESIGNED BY ENGINEERED WOOD PRODUCTS SUPPLIER
* TAPERED WALLS ARE TO BE FRAMED TO UNDERSIDE OF SCISSORS ROOF TRUSSES

STAIR INFORMATION:
BASEMENT TO FIRST FLOOR:
16 RISERS @ 6 5/8" - 15 TREADS @ 9 1/2"

FLOOR SYSTEM(S):
BASEMENT:
4" REINFORCED CONCRETE SLAB
FIRST FLOOR:
1 1/8" I-JOISTS @ 16" O.C.
STD. LOADING (PER SQ. FT.):
40' LL, 10' DL
ADDITIONAL LOADING (PER SQ. FT.):
10' DL FOR TILE FLOOR
24' DL FOR GRANITE
DEFLECTION: LL/480, DL/240
DURATION OF LOAD: 100%

ROOF SYSTEM:
ENGINEERED WOOD TRUSSES @ 24" O.C.
DESIGNED FOR BRUN COUNTY - ZONE 12
STD. LOADING (PER SQ. FT.):
30' TCDL, 10' TCDL, 10' SCDL
DEFLECTION: LL/240, DL/180
DURATION OF LOAD: 115%

HEADERS:
* 5TD. HEADERS: (2) 2X12 HEM-FIR SELECT STRUCTURAL
* TOP OF WINDOW R.O.B.
* FIRST FLOOR @ 6'-11" ABOVE SUBFLOOR
* MINIMUM OF (2) TRIM STUDS AT EACH END FOR ALL OPENINGS 6'-0" AND LARGER

WINDOWS:
* ALLIANCE VINYL WINDOWS
* MANUFACTURER TO PROVIDE SUPPLIER WITH EXACT R.O. SIZES AND DETAILS. SUPPLIER TO VERIFY THAT ALL CODE REQUIREMENTS ARE MET.

GENERAL INFORMATION:

* THE FOLLOWING ITEMS ARE TO BE LOCATED IN THE FOUNDATION BY THE GENERAL CONTRACTOR:
BASEMENT WINDOWS FLOOR DRAINS
ELECTRIC SERVICES WATER HEATER
PUMP PIT & PUMP FURNACE
* BUILDER TO PROVIDE HEADERS AT CONCRETE OPENINGS IF NOT NOTED ON THE FOUNDATION PLAN
* POURED CONCRETE FOOTINGS TO BEAR ON UNDISTURBED SOIL BELOW THE FROST LINE
* STEEL COLUMNS TO SUPPORT 12,000#
* BEARING WALLS TO SIT ON MINIMUM 16"x8" CONTINUOUS CONCRETE FOOTINGS STUDS @ 16" O.C. WITH BLOCKING OR LATERAL BRACING
* ASSUMED SOIL CAPACITY IS 3,000 PSI. FTG. SIZES MUST BE ADJUSTED FOR VARYING SOIL CONDITIONS
* FOUNDATION WALLS ARE ASSUMED TO BE UNREINFORCED 3,000 PSI CONCRETE. WALLS ARE DESIGNED PER WJ SPS TABLE 30.18-B BASED ON THE HEIGHT OF THE UNBALANCED FILL. PROPER REINFORCEMENT (DESIGNED BY OTHERS) MAY ALLOW FOR WALLS THAT ARE LESS THICK, BUT ANY DEVIATION FROM THE THICKNESS SHOWN ON THE PLAN IS THE RESPONSIBILITY OF THE FOUNDATION CONTRACTOR AND/OR THE GENERAL CONTRACTOR

* ALL LUMBER IN PERMANENT CONTACT W/ CONCRETE MUST BE PRESURE TREATED LUMBER AS PER WJ SPS 32.10
* DUE TO UNKNOWN GRADE CONDITIONS, ACTUAL STEPS IN FOUNDATION WALLS AND LOCATION OF WINDOW WELLS TO BE DETERMINED ON SITE BY GENERAL CONTRACTOR
* FRAMER IS RESPONSIBLE FOR TRANSFERRING POINT LOADS FROM ABOVE THROUGH THE FLOOR SYSTEM(S) AND WALLS W/ SOLID BLOCKING DOWN TO CONCRETE FOUNDATION WALLS BELOW

* PLAN IS DRAIN ACCORDINGLY FOR 3 1/4" CASING
* ALL DIMENSIONS SHOWN ARE FROM STUD TO STUD
* BUILDER TO PROVIDE ATTIC SCUTTLE AND LOCATION FIRE SEPARATION MUST BE PROVIDED BETWEEN HOUSE AND GARAGE (SEE CODE FOR DETAILS)

* ALL CABINET LAYOUTS ARE CONCEPTUAL. CONSULT CABINET DESIGNER/PROVIDER FOR EXACT SIZES AND LOCATIONS OF CABINETS, APPLIANCES, AND WINDOWS

IMPORTANT NOTE:

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OFFICE:
JANSEN BUILDING
GREEN BAY, WI 54303
PHONE (920)436-5080
FAX (920)436-5084

WISCONSIN
BUILDING SUPPLY

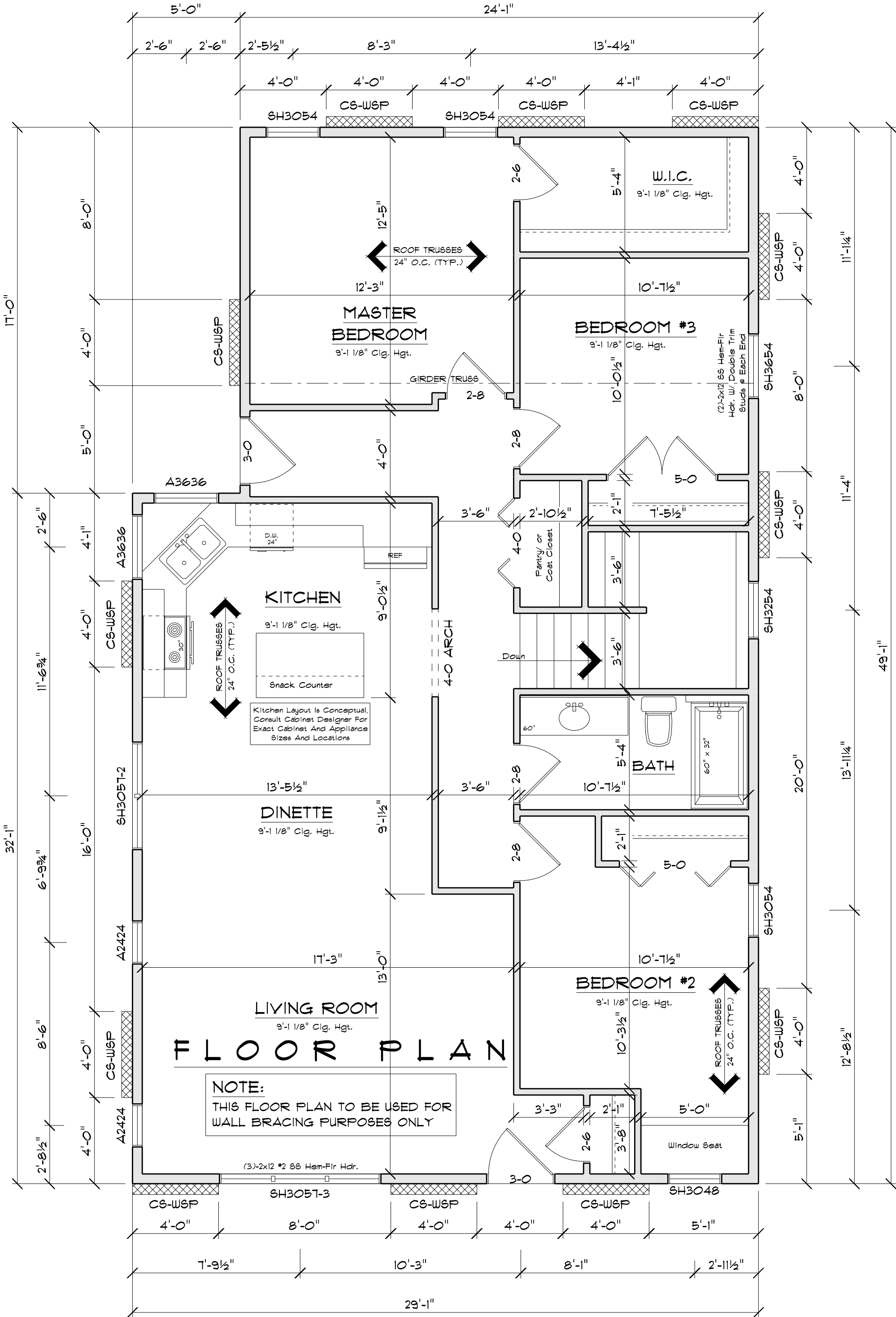
LeMense Quality Homes

CUSTOM DESIGNED FOR:
JOB NAME: City of Green Bay, Dept. of Community & Economic Development
DATE: 17 April 2019
DRAWN BY: Chris Schumacher
PLAN #: 19-203-R
BASED OFF OF: PLAN 19-203-R

REVISIONS:

TOTAL ADJACENT SIDE LENGTH: 49'-1"
BRACING METHOD: CONTINUOUSLY SHEATHED
EXPOSURE CATEGORY: C
TOTAL PANEL LENGTH REQUIRED: 6'-2"
TOTAL PANEL LENGTH PROVIDED: 7'-0"

Interpolation Of Table 321.25-J Was Performed To Achieve Req'd Bracing Length



TOTAL ADJACENT SIDE LENGTH: 49'-1"
BRACING METHOD: CONTINUOUSLY SHEATHED
EXPOSURE CATEGORY: C
TOTAL PANEL LENGTH REQUIRED: 6'-2"
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Interpolation Of Table 321.25-J Was Performed To Achieve Req'd Bracing Length

SQUARE FOOTAGE:	
FIRST FLOOR:	1343
COVERED PORCHES:	145

WALL BRACING LAYOUT PLAN

Scale: 1/4" = 1'-0"
House Wall Ht.: 9'-1 1/8"
Garage Wall Ht.: n/a
Top-Of-Wall-To-Ridge Ht.: 10'-4 7/8"
Exterior Stud Spacing: 16" O.C.
Seismic Design: B

GENERAL NOTES:

WALL BRACING, SPS 321.25 (8)

- <> CIRCUMSCRIBED RECTANGLES
 - <> EACH FLOOR PLAN LEVEL SHALL BE CIRCUMSCRIBED WITH ONE OR MORE RECTANGLES AROUND THE ENTIRE FLOOR PLAN AT THE FLOOR LEVEL UNDER CONSIDERATION. WHEN MULTIPLE RECTANGLES ARE USED, EACH SIDE SHALL BE BRACED AS THOUGH IT WERE A SEPARATE BUILDING AND THE BRACING AMOUNT ADDED TOGETHER ALONG THE COMMON WALL WHERE ADJACENT RECTANGLES OVERLAP OR ABUT.
 - <> EACH RECTANGLE SHALL HAVE A MAXIMUM RECTANGLE LENGTH-TO-WIDTH RATIO OF 3:1.
- <> BRACED WALL PANEL (BWP) LOCATIONS: WITHIN 12'-6" FROM EACH SIDE AND 21'-0" PANEL EDGE TO PANEL EDGE (SEE FIGURE 321.25-C).
- <> ALL EDGES OF PANEL-TYPE BRACING, EXCEPT HORIZONTAL JOINTS IN GB BRACING, SHALL BE ATTACHED TO FRAMING OR BLOCKING.
- <> THE INTERIOR SIDE OF ALL EXTERIOR WALLS SHALL BE SHEATHED WITH MINIMUM 1/2" GYPSUM WALLBOARD UNLESS OTHERWISE PERMITTED TO BE EXCLUDED BY THIS SUBSECTION. (THIS REQUIREMENT IS EXCLUDED IN PORTAL FRAME METHOD).
- <> BRACING WITH CS-WSP SHALL HAVE SHEATHING INSTALLED ON ALL SHEATHABLE SURFACES ABOVE, BELOW, AND BETWEEN WALL OPENINGS.
- <> EACH BRACED WALL PANEL MAY CONTAIN NO MORE THAN ONE HOLE, HAVING A MAXIMUM DIMENSION OF NO MORE THAN TEN PERCENT OF THE LEAST DIMENSION OF THE PANEL, AND CONFINED TO THE MIDDLE THREE-FORTHS OF THE PANEL.
- <> BLOCKING AND BRIDGING: 2x18 BRIDGING USED AT PARALLEL BOX SILL AND FLOOR JOIST. BRIDGING (@ 32" O.C.) IS THE SAME DEPTH AS THE JOIST.
- <> WHERE JOISTS ARE PERPENDICULAR TO B/WLS ABOVE OR BELOW, BLOCKING SHALL BE PROVIDED BETWEEN THE JOISTS AT BWP LOCATIONS TO PERMIT FASTENING OF WALL PLATES WITH 16d NAILS @ 16" O.C.
- <> WHERE JOISTS ARE PARALLEL TO B/WLS ABOVE OR BELOW, A RIM JOIST OR OTHER PARALLEL FRAMING MEMBER SHALL BE PROVIDED AT THE BWP TO PERMIT FASTENING OF WALL PLATES WITH 16d NAILS @ 16" O.C.

WALL BRACING MATERIAL LEGEND

(CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL)
3/8" THICK SHEATHING FOR MAX. 16" O.C. STUD BRACING
1/8" THICK SHEATHING FOR MAX. 24" O.C. STUD BRACING
FASTEN WITH #4 COMMON NAIL OR #6d BOX NAIL (2 3/8" LONG x 0.113" DIA.) OR 1/8" x 12" x CROWN 16 GAGE STAPLES, 1 1/4" LONG
MAXIMUM FASTENER BRACING:
6" EDGES, 2' FIELD (NAILS) / 3' EDGES, 6' FIELD (STAPLES)

TABLE 321.25-H <i>ab</i> MINIMUM WIDTHS OF CS-WSP BRACED WALL PANELS				
MAXIMUM OPENING HEIGHT ADJACENT TO BRACED WALL PANEL	MINIMUM LENGTH OF FULL-HEIGHT BRACED WALL PANEL (INCHES)			
	8' TALL WALL	9' TALL WALL	10' TALL WALL	12' TALL WALL
5' - 4"	24	27	30	36
6' - 8"	32	30	30	36
1' - 2" (1' Gar. Dr.)	38	35	33	36
8' - 0"	48	41	38	36
8' - 2" (8' Gar. Dr.)	-	43	39	37
9' - 0"	-	54	46	41
10' - 0"	-	-	60	48
12' - 0"	-	-	-	72

a. SHEATHING SHALL EXTEND FROM TOP OF THE TOP PLATE TO THE BOTTOM PLATE AND MAY BE MULTIPLE SHEETS. ALL JOINTS SHALL BE BLOCKED.
b. INTERPOLATION IS PERMITTED

IMPORTANT NOTE:

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FAX (920)434-9570

COMPONENTS:
TERACE
GREEN BAY, WI 54303
PHONE (920)436-5094
FAX (920)434-9570

Wisconsin
BUILDING SUPPLY

CUSTOM DESIGNED FOR:
LeMense Quality Homes

JOB NAME:	City of Green Bay, Dept. of Community & Economic Development
DATE:	17 April 2019
DRAWN BY:	Chris Schuette
PLAN #:	19-203-R
BASED OFF OF:	PLAN 19-203-R
REV(S)ION:	

Date Received: _____
Option Awarded: _____
Payment Received: _____
(For Office Use Only)

NEW HOMES IN YOUR NEIGHBORHOOD PROGRAM
Department of Community and Economic Development
100 N. Jefferson Street, Room 608
Green Bay, WI 54301



PLANNING OPTION APPLICATION FORM



Name/Company Lemense Quality Homes
Current Address 3609 Glen Oaks Pass, GB
Telephone Number (Home) 920-609-8607 (Work) _____
Email lemensequalityhomes@icloud.com
Source of funding (provide proof of available funds w/ application) Loan
Estimated amount of investment \$ 130,000
Address of chosen RDA parcel 1231 Greenwood
Briefly describe the project. Provide preliminary plans. The Lark City plan.
Start date 12/01-12/15 weather permitting. Completed 4/15/20.
Recently sold NHIYN on 927 N. Broadway

Will you be able to start construction in the next 6 months?

☒ Yes ☐ No (circle one)

Will you be occupying the house?

Yes ☒ No (circle one)

IF NO,

Will this home be sold for owner occupancy?

☒ Yes ☐ No (circle one)

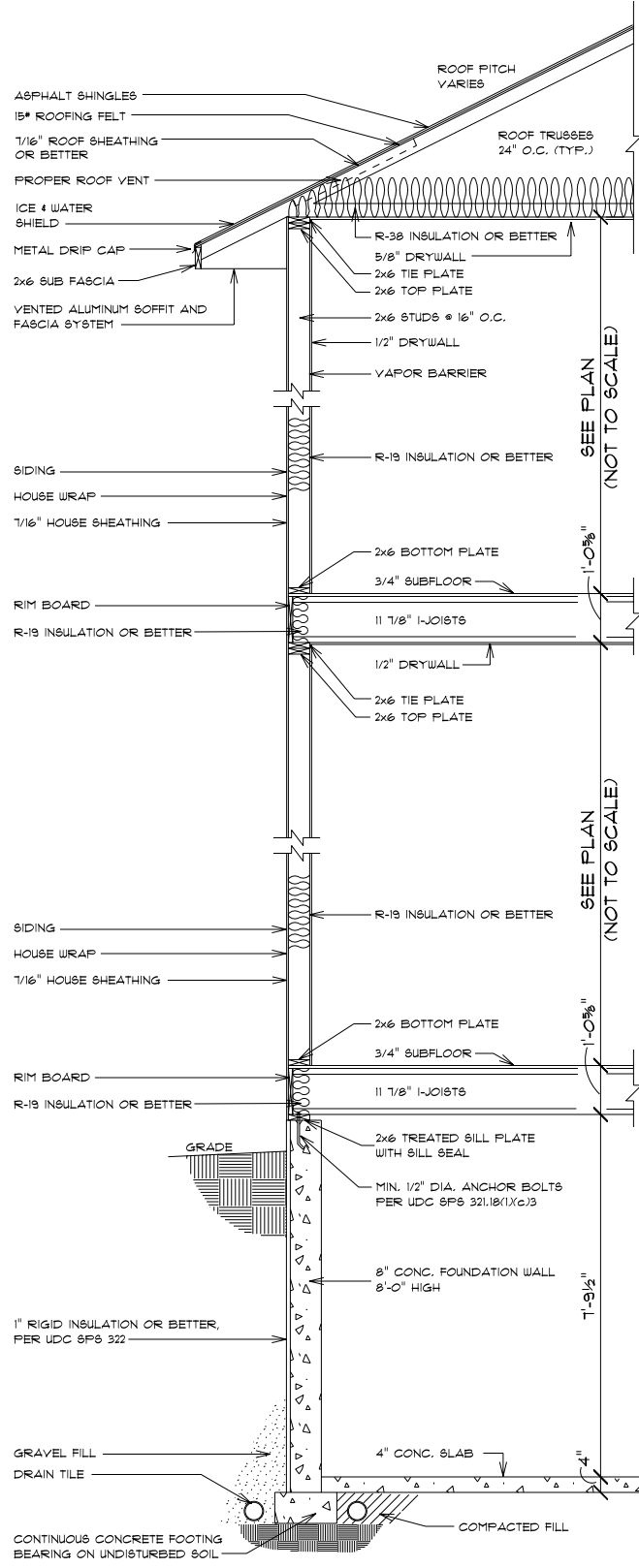
I certify that I have received a copy of the "New Homes in Your Neighborhood Grant Program Guidelines" and understand and accept the "Guidelines" as the basis for acceptance into the Program.

Signature

Date

Signature

Date

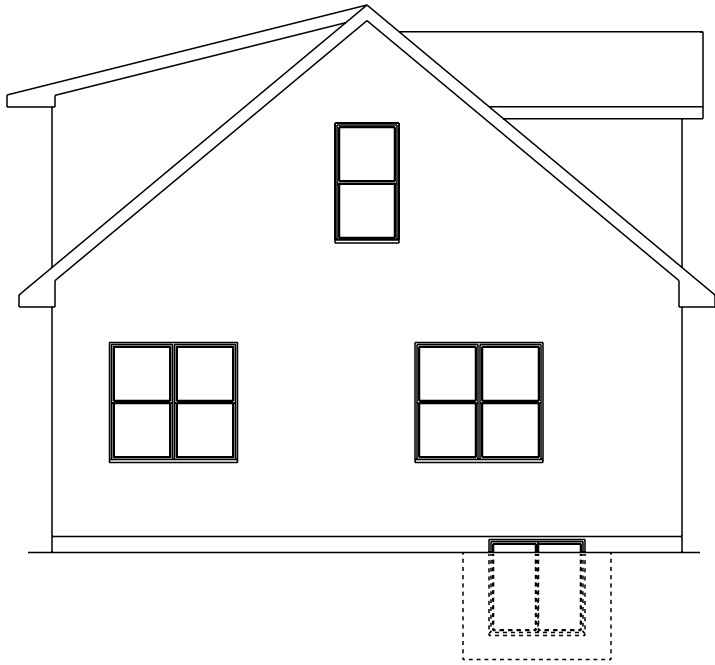


TYPICAL TWO STORY SECTION

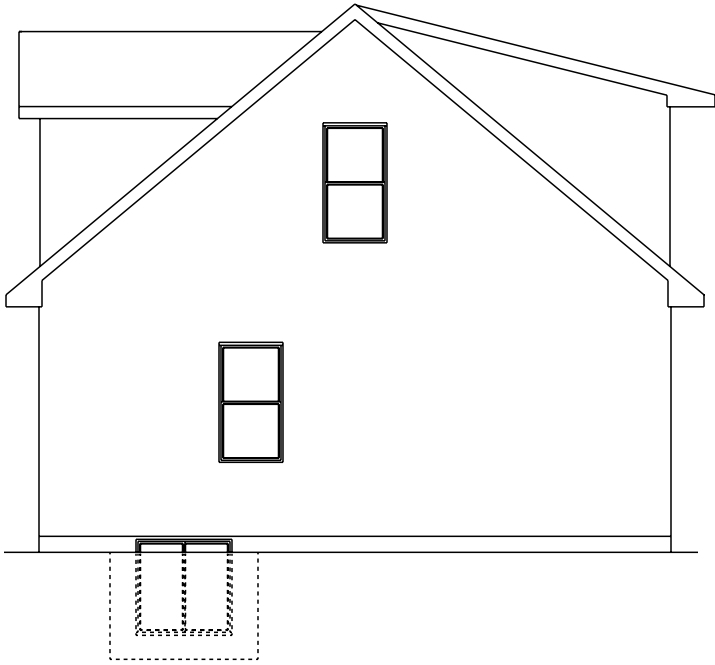
ALL ITEMS TO BE VERIFIED BY CONTRACTOR



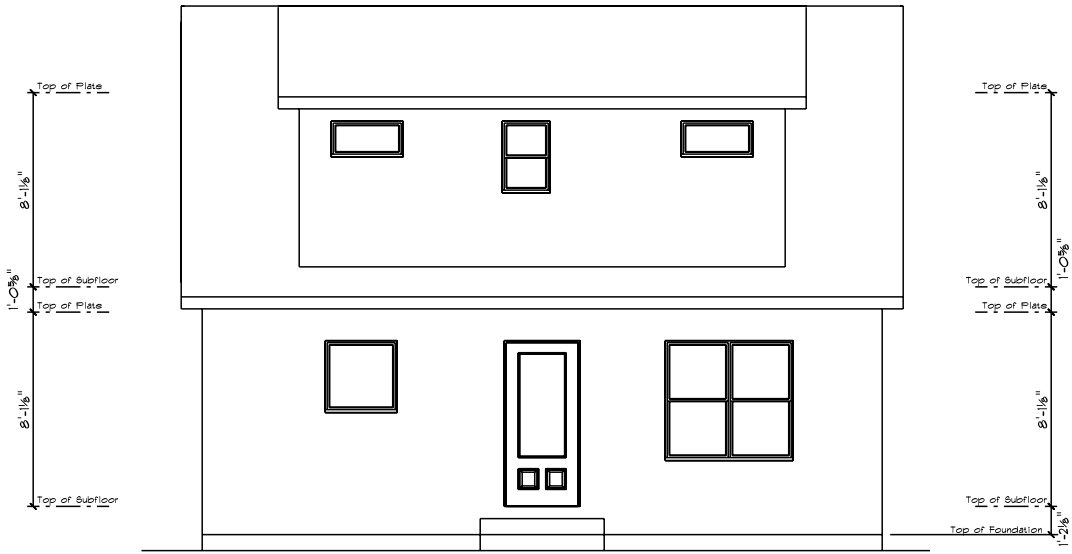
FRONT ELEVATION
SCALE: 1/4"=1'-0"



LEFT ELEVATION
SCALE: 1/8"=1'-0"



RIGHT ELEVATION
SCALE: 1/8"=1'-0"



REAR ELEVATION
SCALE: 1/8"=1'-0"

SQUARE FOOTAGE:

FIRST FLOOR:	733
SECOND FLOOR:	541
TOTAL:	1274

CITY OF GREEN BAY

CUSTOM DESIGNED FOR:

JOB NAME: LARK

DATE: JULY 9th, 2018

DRAWN BY: SMP

PLAN #:

REVISIONS:

8-2-18 MUK

18-294-T

IMPORTANT NOTE:

- IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
- IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

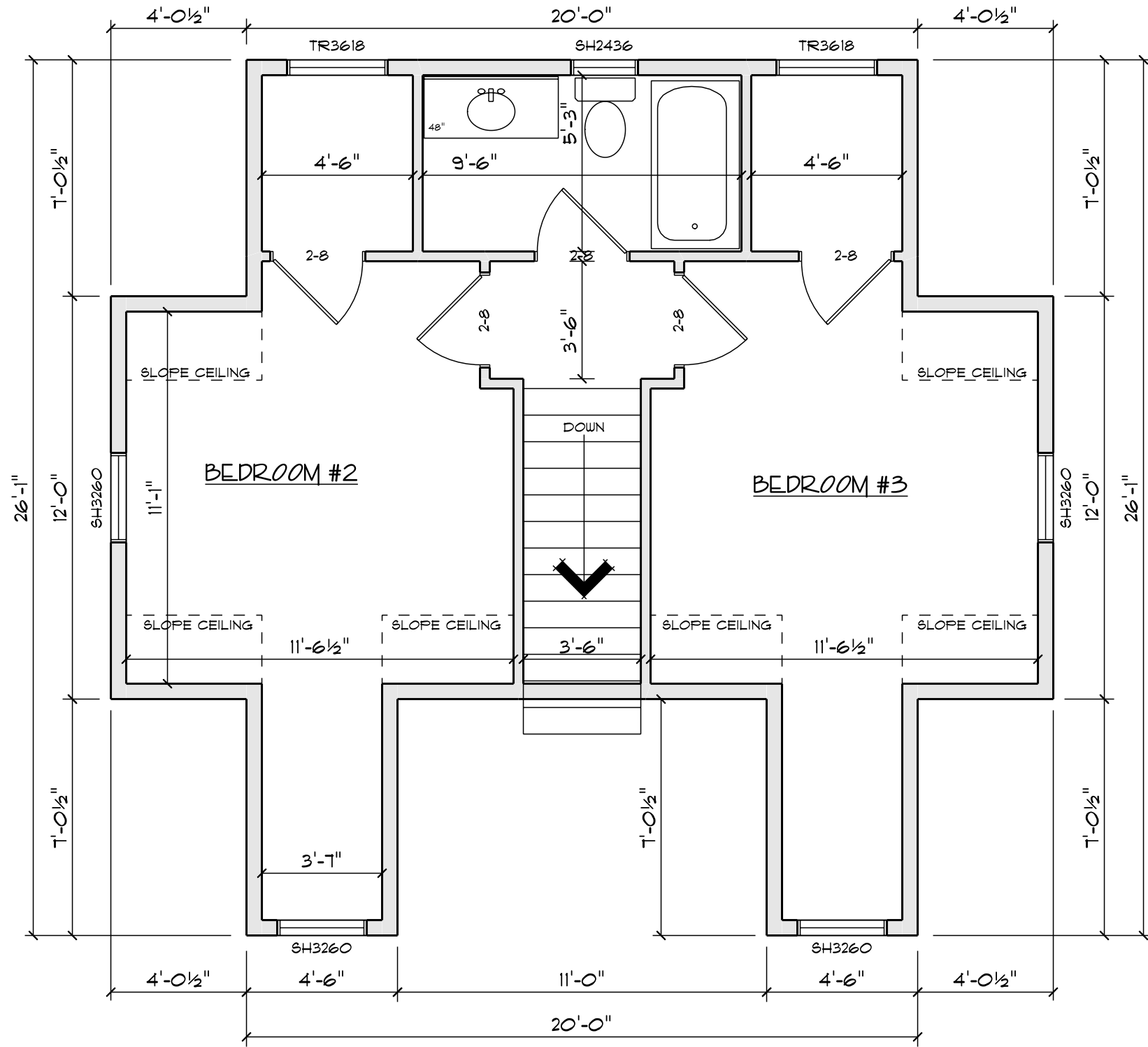
OFFICE:
11930 LARSEN ROAD
GREEN BAY, WI 54303
PHONE (920)436-5080
FAX (920)434-9510

COMPONENTS:
1145 MORRIS TERRACE
GREEN BAY, WI 54303
PHONE (920)436-5034
FAX (920)436-1215

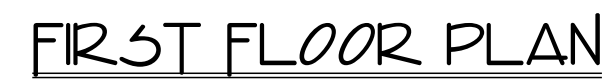
MAILING ADDRESS:
P.O. BOX 10001
GREEN BAY, WI 54301-0001

Wisconsin
BUILDING SUPPLY

PRELIMINARY PLAN ONLY
(NOT TO BE USED FOR CONSTRUCTION)
(MAY NOT BE SUFFICIENT FOR ESTIMATES)



FIRST FLOOR:	733
SECOND FLOOR:	541
TOTAL:	1274



SCALE: 1/4"=1'-0"

****PRELIMINARY PLAN ONLY****
(NOT TO BE USED FOR CONSTRUCTION)
(MAY NOT BE SUFFICIENT FOR ESTIMATES)

CUSTOM DESIGNED FOR:

JOB NAME: LARK

DATE: JULY 9th, 2018

DRAWN BY: SMF

PLAN #.:

18-294-T

IMPORTANT NOTE:

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OFFICE:
1190 LARSEN ROAD
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FAX (920)494-9570

COMPONENTS:
1745 MORaine TERRACE
GREEN BAY, WI 54303
PHONE (920)496-5094
FAX (920)498-1219

MAILING ADDRESS:
P.O. BOX 10007

P.O. BOX 10007
GREEN BAY, WI 54307-0007

Wisconsin BUILDING SUPPLY



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

November 12, 2019

PREPARED BY

Ken Rovinski, Staff

AGENDA ITEM # D.5.

Consideration with possible action on a development agreement with Luke Schlag for the property located at 1031 Winford Avenue (Tax Parcel 18-248) under the New Homes in Your Neighborhood program.

BACKGROUND

This property was acquired using Community Development Block Grant funding. There was a single family unit on the property that was demolished, leaving a vacant, buildable site. This property has been advertised on the City website in conjunction with the New Homes in Your Neighborhood (NHIYN) program. Under HUD regulations, the property needs to be deeded to an individual that is at or below 80% median income for the area.

Luke Schlag submitted an application for the program. Upon completion of the project, he will be the owner-occupant of the home. Mr. Schlag has private funding for the project and will be using his father, Jeff Schlag, as the general contractor for the project. The applicant has been working with staff to choose an appropriate building plan suitable for this site and has decided to use a variation of the Lark plan offered in the City's plan book. Construction can begin as soon as permits are submitted and approved.

RECOMMENDATION

Approve a development agreement with Luke Schlag for the property located at 1031 Winford Avenue (Tax Parcel 18-248) using \$25,000.00 of Neighborhood Enhancement Funds.

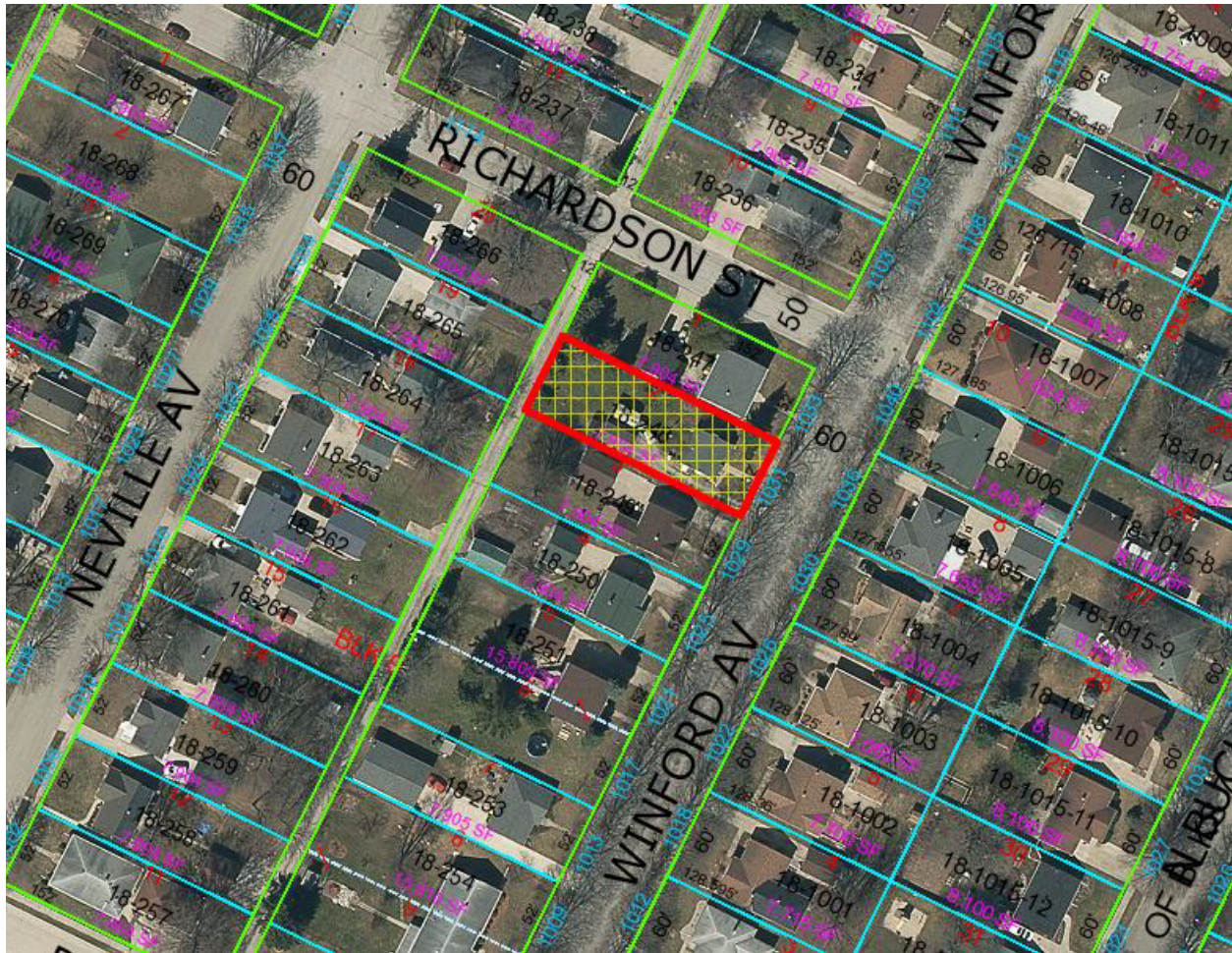
FISCAL IMPACT

This property was acquired in 2018 using \$42,000.00 of Community Development Block Grant funds. The applicant is seeking the \$25,000.00 NHIYN grant and will be leveraging \$110,000.00 of private loans for the construction.

ATTACHMENTS

1. 1031 Winford Ave Report Info
2. NHIYN 19-07 - Application
3. NHIYN 19-07 - Plan
4. NHIYN 19-07 - Plan modification

1031 Winford Avenue



Property Information:

Parcel ID 18-248
Lot Size..... 52' x 152'
Zoning..... Residential one

Tax Information:

Land Value..... \$14,600

Date Received: _____
Option Awarded: _____
Payment Received: _____
(For Office Use Only)



NEW HOMES IN YOUR NEIGHBORHOOD PROGRAM
Department of Community and Economic Development
100 N. Jefferson Street, Room 608
Green Bay, WI 54301



PLANNING OPTION APPLICATION FORM

Name/Company LUKE Schlag
Current Address 3068 Woodford Reserve Lane, Green Bay, WI
Telephone Number (Home) Jeff - 680-1176 (Work) 920-680-8451 (LUKE) 34313
Email LynnSchl@hssa schools.org
Source of funding (provide proof of available funds w/ application) Home equity line of credit
Estimated amount of investment \$ 110,000.00
Address of chosen RDA parcel 1031 Winford Ave Green Bay
Briefly describe the project. Provide preliminary plans. LUKE would like to build the house on Winford Ave. His parents will take out home equity loan as the down payment & he will finance when home completed. The home plan has been submitted. The builder will build all the new homes in your neighborhood program.

Will you be able to start construction in the next 6 months?

☒ Yes / No (circle one) Pending weather

Will you be occupying the house?

☒ Yes / No (circle one)

IF NO,

Will this home be sold for owner occupancy?

Yes / No (circle one)

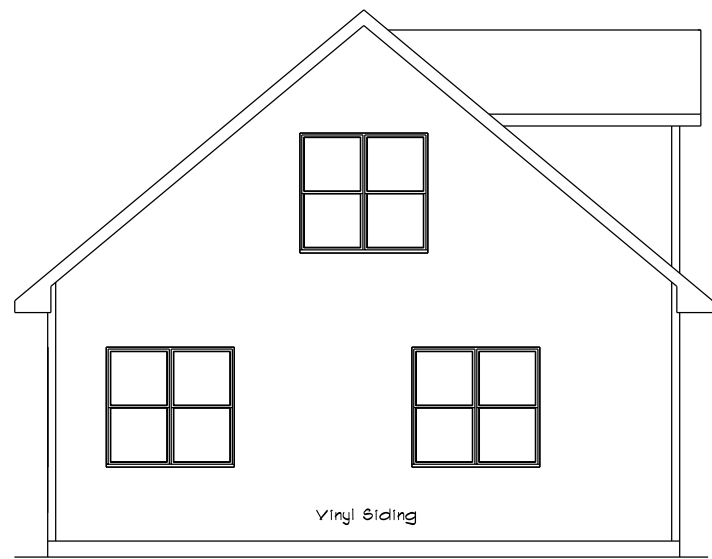
I certify that I have received a copy of the "New Homes in Your Neighborhood Grant Program Guidelines" and understand and accept the "Guidelines" as the basis for acceptance into the Program.

[Signature]
Signature

Oct 28th 2019
Date

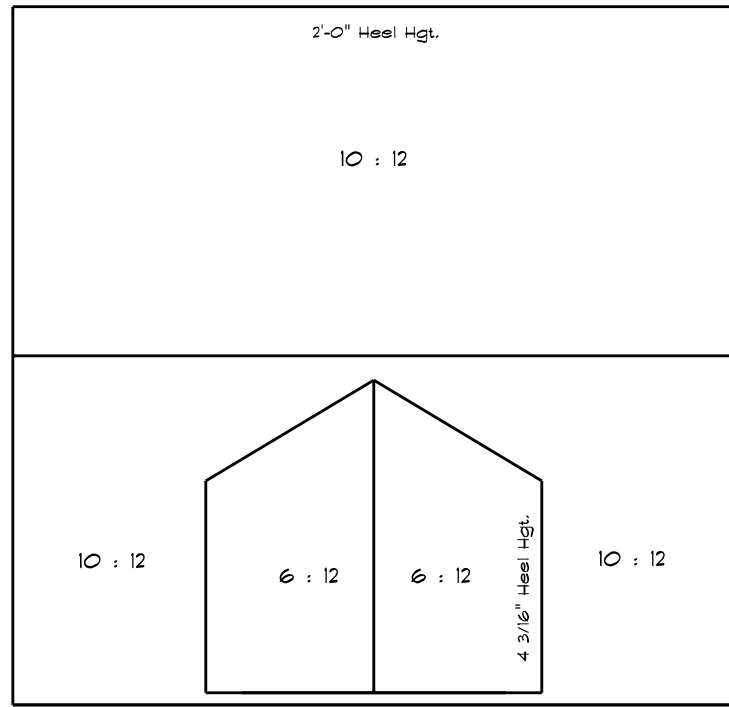
Signature

Date



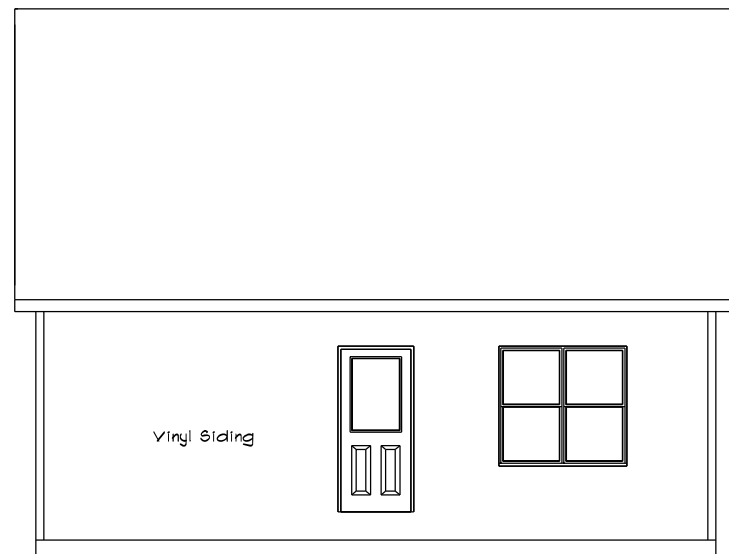
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



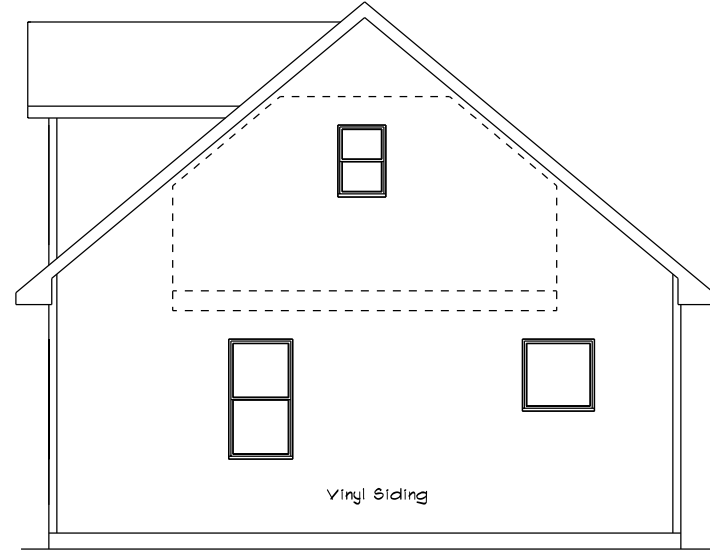
ROOF PLAN

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE:

FIRST FLOOR: 733
SECOND FLOOR: 450
TOTAL: 1183

CUSTOM DESIGNED FOR: JEFF SCHLAG

JOB NAME:

DATE: 1 Sept. 2019

REVISIONS:

DRAWN BY: Chris Schuetz

PLAN #:

19-463-T

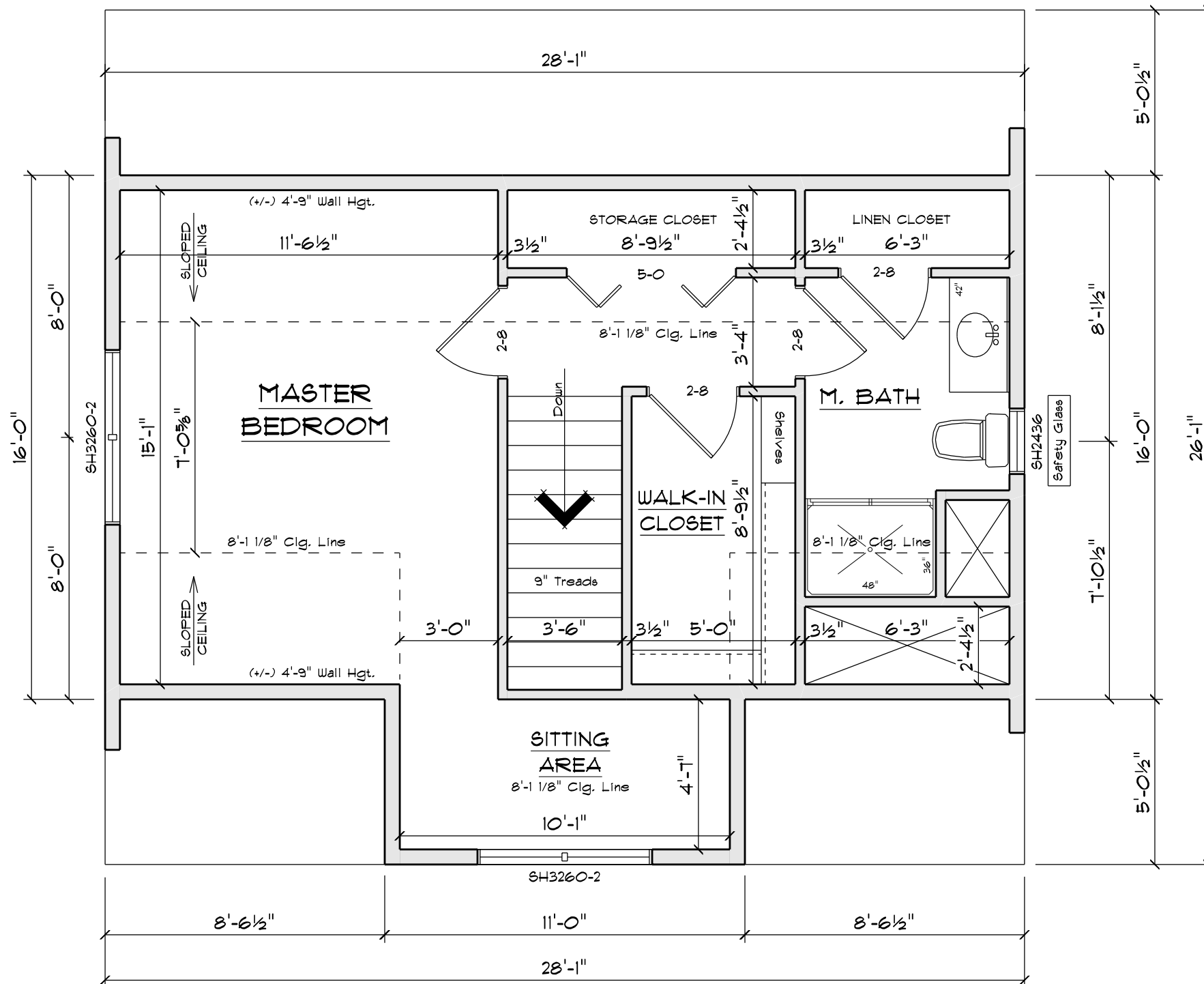
IMPORTANT NOTE:

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OFFICE:
1930 LARSEN ROAD
GREEN BAY, WI 54303
PHONE (920)456-5080
FAX (920)454-9570
COMPONENTS:
1145 MORRIS TERRACE
GREEN BAY, WI 54303
PHONE (920)456-5054
FAX (920)456-1215

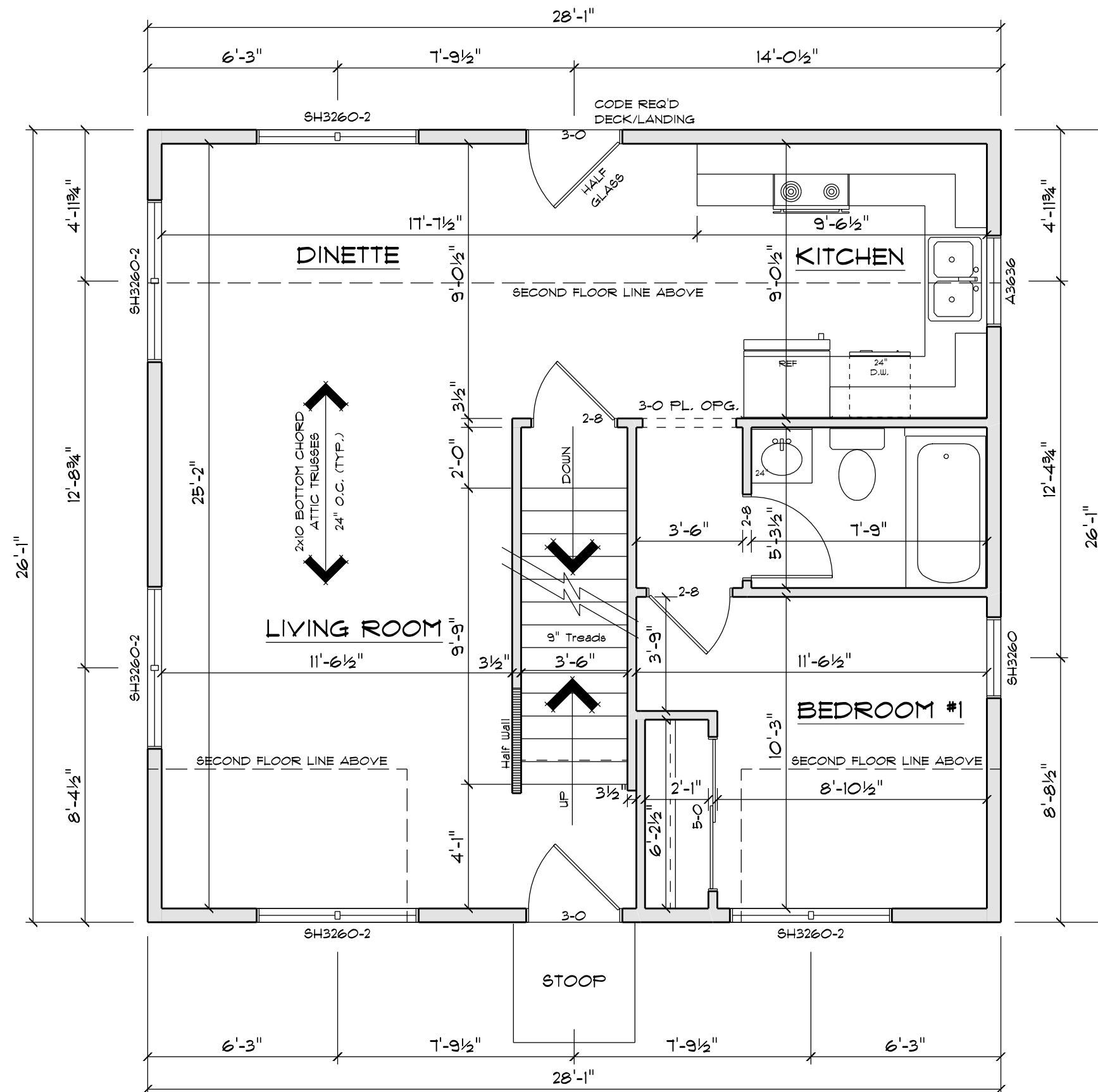
MAILING ADDRESS:
P.O. BOX 10001
GREEN BAY, WI 54301-0001





SECOND FLOOR PLAN

8'-1 1/8" CLG. HGT.
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

8'-1 1/8" CLG. HGT.
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE:

FIRST FLOOR: 733
SECOND FLOOR: 450
TOTAL: 1183

-NOT FOR CONSTRUCTION-

CUSTOM DESIGNED FOR: JEFF SCHLAG

JOB NAME:
DATE: 1 Sept 2018
DRAWN BY: Chris Schutte
PLAN #:

IMPORTANT NOTE:
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PHONE (920)456-5080
FAX (920)456-5080
COMPONENTS:
1155 MORRIS TERRACE
GREEN BAY, WI 54303
PHONE (920)456-5084
FAX (920)456-5084

MAILING ADDRESS:
P.O. BOX 10001
GREEN BAY, WI 54301-0001
Wisconsin
BUILDING SUPPLY



BUILDING SUPPLY



Lynn Schlag <lynnschl@hssdschools.org>

RE: Jeff Schlag plan

1 message

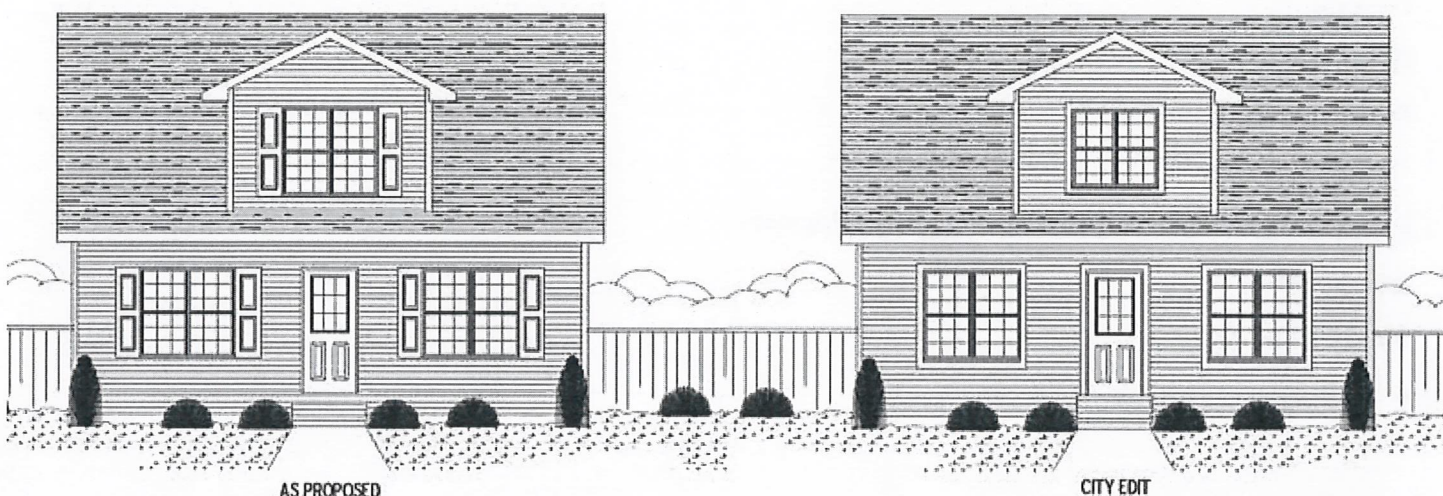
Kenneth Rovinski <KennethRo@greenbaywi.gov>

Thu, Oct 17, 2019 at 5:48 PM

To: Lynn Schlag <lynnschl@hssdschools.org>

Good evening,

After discussion with our RE Team, we have come up with the following edit to make the design more in line with what we are looking for. The window in the dormer should be smaller than the windows on the first floor. We also would like to see the use of wide window trim instead of shutters. The wide trim should also be used around the exterior doors. We appreciate your willingness to work with us on the design. Let me know if you have any other questions.

**Ken Rovinski**

Real Estate Specialist

City of Green Bay

Department of Community and Economic Development

(p) 920-448-3354

(c) 920-770-8790

kennethro@greenbaywi.gov

*Ken I am submitting this
for now. When approved
we will have the final
plan drawn + give you a
copy*





Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

November 12, 2019

PREPARED BY

Ken Rovinski, Staff

AGENDA ITEM # D.6.

Consideration with possible action to purchase three (3) properties from Brown County using Neighborhood Enhancement funds.

BACKGROUND

The RDA has worked with the Brown County Treasurer's Department to acquire parcels the County obtained through tax foreclosure. There has been a number of successful projects in which the RDA obtained parcels at the cost of back taxes and was able to work with developers to increase the tax base and promote home ownership. Projects on properties purchased from the County include new home construction, property rehabilitation, blight removal, acquisition by adjacent neighbor, or community based projects.

Brown County has offered to sell three properties they own as a result of the tax foreclosure process this year. The list of properties is comprised of two lots that will be marketed for new house construction and one lot that we will hold until more plans for the area develop.

RECOMMENDATION

Approve the purchase of three(3) properties from Brown County for \$14,926.58 using Neighborhood Enhancement funds.

FISCAL IMPACT

The goal of purchasing these properties is to eventually put them back on the tax roles and increase properties values in the area.

ATTACHMENTS

- I. Brown County property report info

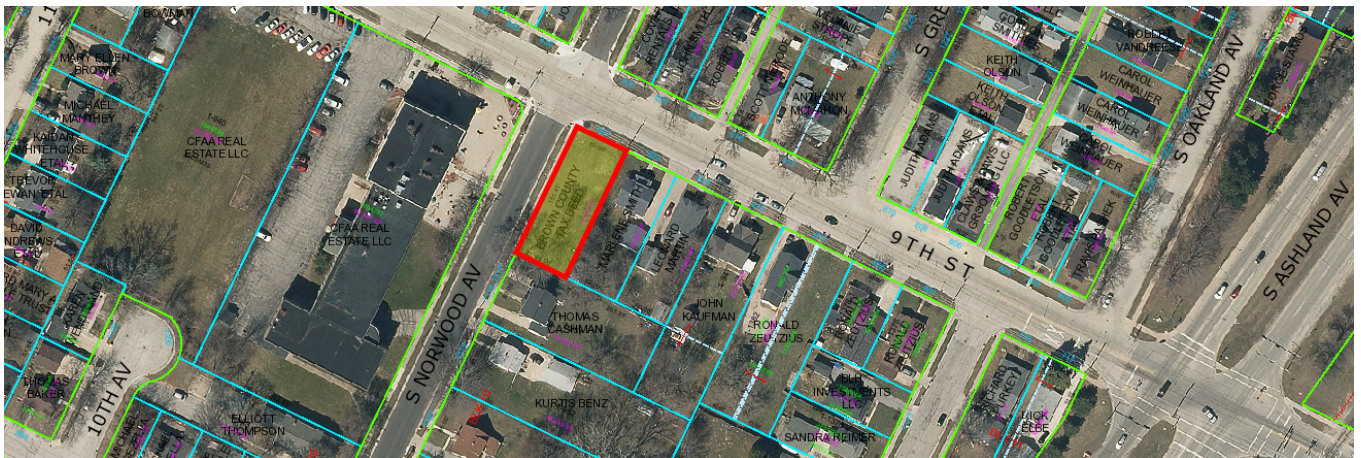
Brown County Properties

Address	Municipal Sale Amount	Current Status	Planned Use	Funding Source
1321 South Broadway	\$5,801.91	Vacant lot; structure demolished by City	Hold for future planning	Neighborhood Enhancement
827 9 th Street	\$3,861.83	Vacant lot	NHIYN or new City build	
445 South Baird Street	\$5,262.84	Vacant lot; structure demolished by City	Hold for NHIYN or new City build	
TOTAL	\$14,926.58			

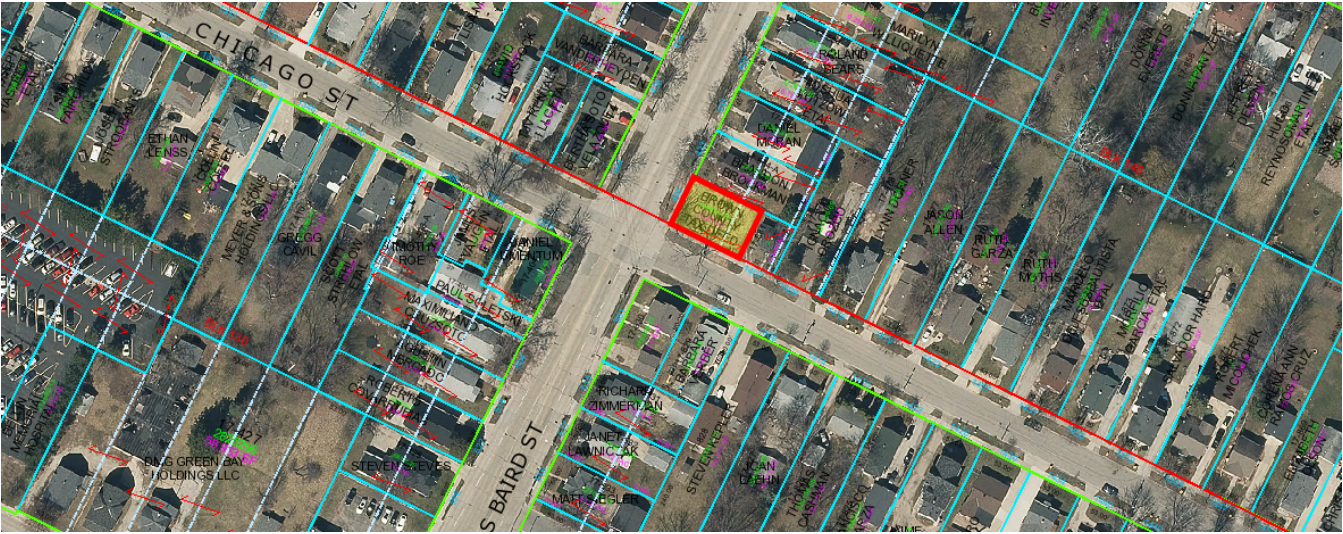
1321 South Broadway



827 9th Street



445 South Baird Street





Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

November 12, 2019

PREPARED BY

Ken Rovinski, Staff

AGENDA ITEM # D.7.

Consideration with possible action on the acquisition of 1207 Western Avenue (Tax Parcel 3-804-A) using Community Development Block Grant funds.

BACKGROUND

Staff has been working with our realtor to negotiate a price for the property with the current owner. The structure on the property is a three bedroom, one bath house. The interior has not been maintained and has no architectural character. The house will be considered for rehabilitation or will be demolished. The rehab work would be bid as an RDA project with the house then being sold to a qualified buyer upon completion. If rehab costs are too high and the house is demolished, Staff would seek new, single family, owner-occupied construction on the property by working with one of our local non-profit developers or by using additional funds to build on our own. The RDA currently has a contract with a builder to construct 1-2 new homes on RDA lots each year for the next 3 years.

RECOMMENDATION

Approve the acquisition of 1207 Western Avenue (Tax Parcel 3-804-A) for \$59,900.00 using Community Development Block Grant funds.

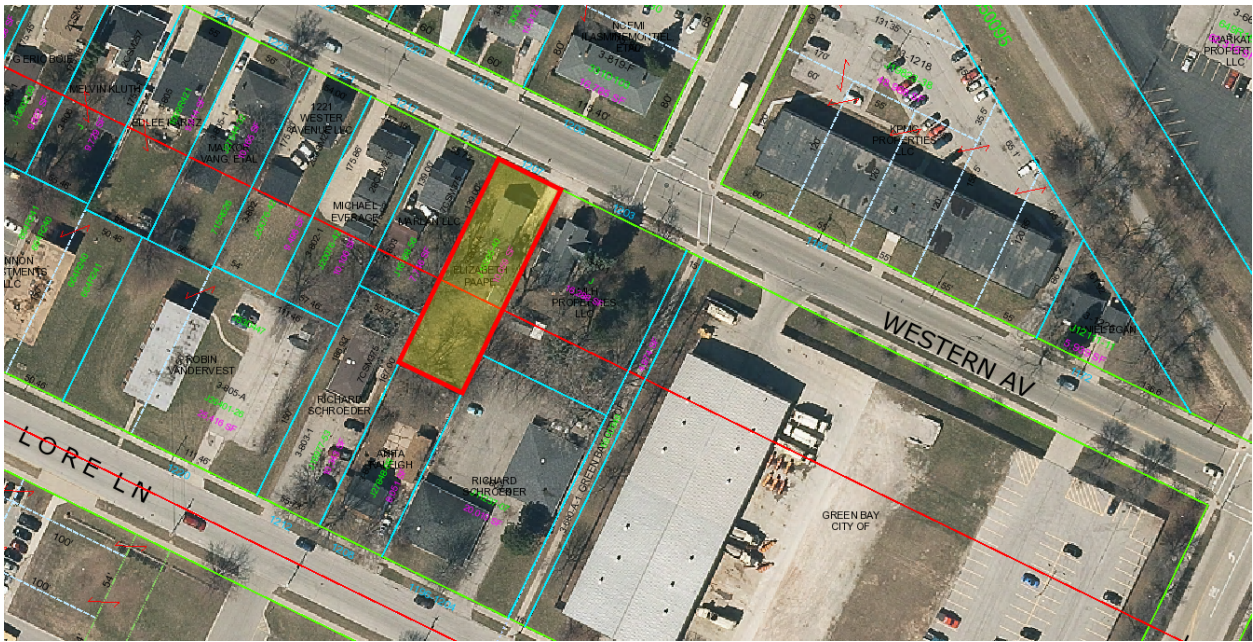
FISCAL IMPACT

Staff has an offer on the property for \$59,900.00. Demolition costs are estimated to be around \$8,000.00.

ATTACHMENTS

- I. 1207 Western Ave Report Info

1207 Western Avenue



Property Information:

Parcel ID 3-804-A
Lot Size.....55' x 180'
Building SF..... 1,224 SF
Structure to be rehabilitated or demolished
Zoning.....Residential One

Current Tax Information:

Land Value..... \$18,500
Improvement Value \$42,800
Total Assessed \$61,300



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

November 12, 2019

PREPARED BY

Krista Cisneroz, Staff

AGENDA ITEM # E.I.

Financial report and check register.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Check Register
2. RDA Financial Report 2019

City of Green Bay RDA
Check Register
31-Oct

CHECK #	CHECK DATE	VENDOR NAME	AMOUNT
21113	10/15/2019	BROWN COUNTY TREASURER	3,000.00
21114	10/15/2019	CITY OF GREEN BAY	26,027.00
21115	10/15/2019	ENVIRONMENTAL HAZARDS SERVICES, LLC	40.00
21116	10/15/2019	BROWN COUNTY REGISTER OF DEEDS	120.00
21117	10/15/2019	WISCONSIN PUBLIC SERVICE CORPORATION	146.53
21118	10/15/2019	ON BROADWAY, INC	7,000.00
21119	10/15/2019	LIBERTY TITLE & ABSTRACT INC.	47,886.03
21120	10/15/2019	TRANS UNION, LLC	40.00
21121	10/15/2019	RICHARD BREAUULT	200.00
21122	10/15/2019	ACE DRAIN & SEWER OF GREEN BAY	1,400.00
21123	10/15/2019	KOCH RENOVATIONS	17,600.00
21124	10/15/2019	CHRISTOPHER BULIK	1,103.00
21125	10/15/2019	RICCI BOSLEY	1,275.00
21126	10/15/2019	MARGARET M. PHILLIPS	3,300.00
21127	10/15/2019	CURT GESELL	3,315.00
21128	10/15/2019	A2 HOLDINGS INC.	1,969.50
21129	10/15/2019	VERNOB LLC	4,172.00
21130	10/15/2019	CESAR SOLER	600.00
21131	10/17/2019	TITLE CLEARING & ESCROW LLC	49,821.54
21132	10/29/2019	METROPOLITAN MILWAUKEE FAIR HOUSING COUNCIL, INC.	3,700.00
21133	10/29/2019	CITY OF GREEN BAY	226.77
21134	10/29/2019	CITY OF GREEN BAY	7,291.00
21135	10/29/2019	WISCONSIN MEDIA	421.58
21136	10/29/2019	CREATIVE SIGN CO INC	8,900.00
21137	10/29/2019	ANDERSEN BASEMENT REPAIR INC	16,260.00
21138	10/29/2019	BADGER STATE BREWING COMPANY LLC.	45,875.00
21139	10/29/2019	CURT GESELL	9,435.00
			\$ 261,124.95

Redevelopment Authority
Financial Report
CDBG
10/31/2019

	2019 Budget	2018 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Park Improvements	150,000.00	200,300.00	-	119,453.23	143,977.98	86,868.79
Public Works Improvements	150,000.00	207,281.41	-	-	302,995.59	54,285.82
Public Service	108,500.00	62,408.97	-	45,087.95	-	125,821.02
Fair Housing	20,000.00	20,000.00	-	15,900.00	-	24,100.00
CDBG Eligible Areas	207,052.00	278,167.35	148,037.60	288,226.14	29,938.55	315,092.26
CDBG Eligible Areas-Beautificatio/Art	25,000.00	50,000.00	-	20,606.00	-	54,394.00
CDBG Eligible Areas-Lead Lines	-	25,000.00	-	-	-	25,000.00
Economic Development	100,000.00	88,084.39	343,114.28	85,000.00	-	446,198.67
ED Blight Elimination-Walnut Street	-	89,904.86	-	4,379.50	-	85,525.36
ED Façade & Demo Loans	50,000.00	50,000.00	-	17,153.50	73,415.50	9,431.00
Administration	202,638.00	150,810.40	-	140,113.26	-	213,335.14
	\$ 1,013,190.00	\$ 1,221,957.38	\$ 491,151.88	\$ 735,919.58	\$ 550,327.62	\$ 1,440,052.06

Redevelopment Authority
Financial Report
HOME
10/31/2019

	2019 Budget	2018 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Single Family Rehab Loan Program	150,000.00	350,881.55	112,707.65	252,092.83	153,280.86	208,215.51
Housing Development Projects	117,510.00	475,599.96	-	168,075.00	223,517.00	201,517.96
CHDO Projects	100,000.00	4,615.63	14,824.72	4,615.63	-	114,824.72
Downpayment Closing Cost Assistance	100,000.00	100,000.00	-	60,000.00	-	140,000.00
Administration	51,945.00	52,575.56	14,170.26	69,767.92	-	48,922.90
	\$ 519,455.00	\$ 983,672.70	\$ 141,702.63	\$ 554,551.38	\$ 376,797.86	\$ 713,481.09