



AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

**TUESDAY, JUNE 9, 2020, 1:30 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM**

A. Zoom Meeting Information.

- I. This item contains documents which provide call in information and instructions for the Zoom Meeting.

B. 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.

C. Approval of the Agenda.

- I. Approval of the agenda for the June 9, 2020, meeting of the Redevelopment Authority.

D. Approval of Minutes.

- I. Approval of the minutes from the May 12, 2020, regular meeting and May 27, 2020, special meeting of the Redevelopment Authority.

E. Regular Business.

- I. Consideration with possible action on Resolutions designating the Redevelopment Authority (RDA) to perform all acts necessary for creating, amending, and/or closing Tax Increment District Seven (7), Eight (8), Nine (9), Twelve (12), Fourteen (14), Seventeen (17), Twenty-Four (24), and Twenty-Five (25).
2. Consideration with possible action on Preliminary Concept Plan(s) for the Shipyard at 100 W. Mason Street (Tax Parcel 2-78).

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 on the acquisition of 719-723 S. Broadway (Tax Parcels 2-98 and 2-97) using funds from TID 22.

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.

4. Consideration with possible action on a development agreement with Giveadaam Ventures, LLC for the property located at 320 South Webster Avenue (Tax Parcel 14-750).

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.

5. Consideration with possible action on a new art installment and passive stormwater management landscaping in the Olde North Sculpture Park.

F. Informational.

1. Financial report and check register.
2. Director's report and project updates.
3. Next meeting: July 14, 2020 at 1:30 PM.

G. 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.

Virtual Meeting Instructions



Redevelopment Authority 6-9-20

Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/87858861065?pwd=UXZtUzNPVlUxaHhob0wrVU9SRHRWZz09>

Meeting ID: 878 5886 1065

Password: 106434

One tap mobile

+13126266799,,87858861065#,,1#,106434# US (Chicago)

+19292056099,,87858861065#,,1#,106434# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 878 5886 1065

Password: 106434

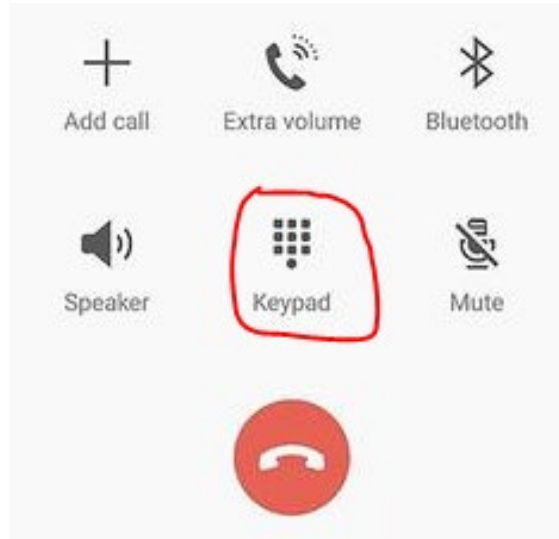
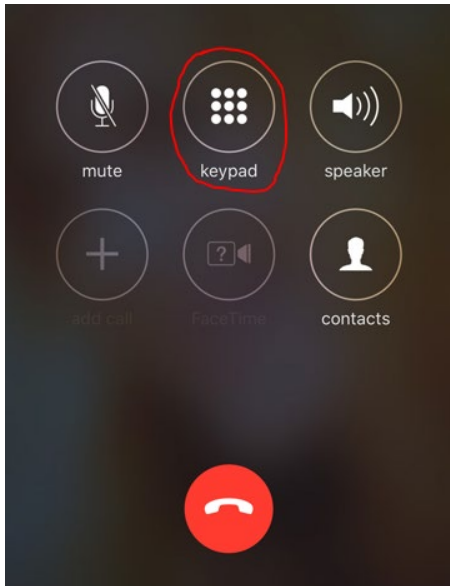
Find your local number: <https://us02web.zoom.us/j/87858861065?pwd=UXZtUzNPVlUxaHhob0wrVU9SRHRWZz09>

Additional Information

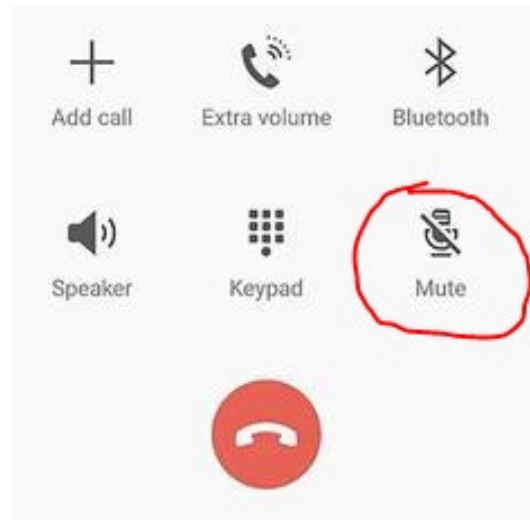
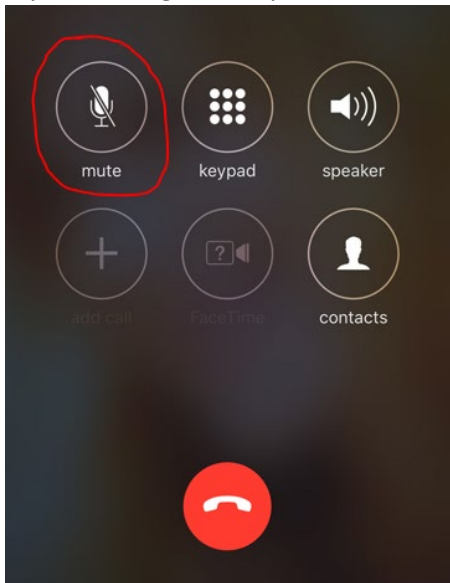
1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must give their name and address
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order*
2. All zoom meetings will have a password in the instructions. Please enter when prompted.
3. Please log into the Zoom meeting 10 minutes before the meeting starts to ensure proper technology is working.
 - a. If you are a Board Member, please log into [CivicClerk](#) with a computer, laptop, or tablet device.
4. Once you are in the meeting please mute yourselves.
 - a. You may unmute yourself when you are called upon to speak.
5. Waiting room
 - a. When you call in, all callers/participants will be placed in a “waiting room.”
 - b. Persons on the agenda will be admitted to the meeting, and then once the item is concluded, the host will permanently mute you from the meeting (you can still hear the meeting).
6. Using Zoom with a tablet or computer
 - a. Tablet—you will be asked to sign in. Download the app either with the Apple Store or the Play Store
 - b. Computer—you will be asked to sign in. You may download the app or click on the link to open Zoom in your browser.
7. Registering
 - a. The host may ask you to register for the meeting. A registration link will be sent to you along with the invite. You’ll receive another email confirming that you’re registered for the meeting.
 - b. If you’re using a phone, your registration will still be tied to an email.
8. Raising your hand
 - a. Committee members—you can either use CivicClerk and request to speak or you can “raise your hand” in the zoom meeting (you’d need to use a computer or tablet) to let the host know you’d like to speak. You can also un-mute yourselves and start speaking.
 - b. Persons on the agenda—you can “raise your hand” but you’d need to use a computer. You will be allowed to speak, per Wisconsin Open Meetings Rules, once the committee has “opened the floor for interested parties to speak.” Once the committee is finished with your agenda item, the host will mute you permanently, unless the committee opens the floor again.
9. What devices should I use?
 - a. Smart phone (please see more detailed instructions on page 3)
 - b. Land line
 - c. Tablet—well in advance of the meeting, please download the Zoom Meeting app before you join a meeting by using either the Apple Store or the Play Store. You will be asked to input your name, thus identifying you for the meeting. You’ll also be asked to verify your email.
 - d. Computer—well in advance of the meeting, please download the Zoom Meeting app, but you can also click on a link to open the Zoom Meeting in your browser. You will be asked to input your name, thus identifying you for the meeting.
 - e. For tablet and computer users—if you download the app you will be asked to verify your email.
10. Zoom etiquette
 - a. Muting yourselves when you’re not talking will prevent your background noise from interfering with others’ ability to listen to and participate in the meeting.
 - b. If you’re using a telephone, please identify yourself with your phone number and name before you speak. Zoom meeting hosts can see only your telephone number and will ask you to identify yourselves.
11. Closed session
 - a. Persons in the Zoom meeting will be put into a waiting room while the committee meets in Closed Session. Participants will be admitted back into the Zoom meeting once the committee reconvenes in Open Session.
 - b. Persons watching live on YouTube will see a gray screen with the City logo during closed session.
12. Persons interested in listening to the meeting can go to www.youtube.com/CityofGreenBay

Calling into the Zoom meeting using a smartphone

1. Dial the phone number listed at the beginning of this document.
2. When prompted, enter the Meeting ID number followed by #
 - a. If you're using a smartphone, you can access the keypad by clicking "Keypad" on your screen



3. Once you are in the meeting, notify the meeting host that you are in and state your name.
4. If you do not need to talk, please make sure your phone is on **Mute**
 - a. If you're using a smartphone, look at your screen and click the Mute button



- b. If you're using a computer, you should see a Mute button in the Zoom application





MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, MAY 12, 2020, 1:30 PM

Telephonic Meeting

Public may also view at

www.youtube.com/CityOfGreenBay

A. VIRTUAL MEETING INFORMATION

I. This item contains a document which provides information to join this meeting via Zoom along with instructions.

B. 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: Gary J. Delveaux, James Blumreich, Melanie Parma, Deby Dehn, Barbara Dorff, Matt Schueller, and Kathy Hinkfuss

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

Others Present: Ald. Mark Steuer, Ald. Lynn Gerlach, Ald. Brian Johnson, and Ald. Jesse Brunette

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the May 12, 2020, meeting of the Redevelopment Authority.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to approve. Motion carried.

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

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the April 14, 2020, meeting of the Redevelopment Authority.

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

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

E. REGULAR BUSINESS.

I. Consideration with possible action on the reallocation of two hundred fifty thousand dollars (\$250,000.00) of 2019 Community Development Block Grant (CDBG) Revolving Loan funds.

Moved by Matt Schueller, seconded by Deby Dehn to approve the reallocation of two hundred fifty thousand dollars (\$250,000.00) of 2019 Community Development Block Grant (CDBG) Revolving Loan funds as recommended by staff. Motion carried.

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

2. Consideration with possible action on proposed allocation of 2020 Community Development Block Grant (CDBG) Cares funding of five hundred ninety five thousand, four hundred forty-six dollars (\$595,446.00).

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, Kathy Hinkfuss, Matt Schueller, Melanie Parma, 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, Matt Schueller, Melanie Parma, Deby Dehn, No- None, Abstain- None

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to recommend Common Council adopt proposed allocation of 2020 Community Development Block Grant (CDBG) Cares funding of five hundred ninety five thousand, four hundred forty-six dollars (\$595,446.00). Motion carried.

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

3. Consideration with possible action on the approval and recommendation to the Common Council the City of Green Bay's Five-Year (2020-2024) Consolidated Plan and 2020 Annual Action Plan.

Moved by Melanie Parma, seconded by Kathy Hinkfuss to approve and recommend to the Common Council the City of Green Bay's Five-Year (2020-2024) Consolidated Plan and 2020 Annual Action Plan. Motion carried.

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

4. Consideration with possible action to approve the amended Citizen Participation Plan.

Moved by Melanie Parma, seconded by Deby Dehn to approve the amended Citizen Participation Plan reducing the citizen comment period from 30 days to 5 days. Motion carried.

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

5. Consideration with possible action on communication from Ald. Johnson (District 9) on "Creation of an emergency relief fund to provide loans to assist small business owners with the impacts of coronavirus (COVID-19)" (referred to staff April 14, 2020).

Moved by Kathy Hinkfuss, seconded by Matt Schueller to receive and place on file. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, No- None, Abstain- None

6. Consideration with possible action to approve contract for the administration of the Home Improvement Loan Program.

Moved by Ald. Barbara Dorff, seconded by James Blumreich to award contract for the administration of the Home Improvement Loan Program to NeighborWorks Green Bay. Motion carried.

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

7. Consideration with possible action on an additional \$15,000.00 HOME CHDO request by NeighborWorks Green Bay for the property located at 301-303 South Quincy Street (Tax Parcel 14-491).

Moved by James Blumreich, seconded by Ald. Barbara Dorff to award an additional \$15,000.00 HOME CHDO request by NeighborWorks Green Bay for the property located at 301-303 South Quincy Street (Tax Parcel 14-491), subject to environmental review and staff underwriting. Motion carried.

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

8. Consideration with possible action on a development agreement with NeighborWorks Green Bay for the property located at 1064 Shawano Avenue (Tax Parcel 3-12) under the New Homes in Your Neighborhood program.

Moved by Ald. Barbara Dorff, seconded by Melanie Parma to approve a development agreement with NeighborWorks Green Bay for the property located at 1064 Shawano Avenue (Tax Parcel 3-12) using \$25,000.00 of Neighborhood Enhancement Funds. Motion carried.

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

9. Consideration with possible action on a development agreement with LeMense Quality Homes for the property located at 3167 West Point Road (Tax Parcel 6H-4201) under the New Homes in Your Neighborhood program.

Moved by James Blumreich, seconded by Kathy Hinkfuss to approve a development agreement with LeMense Quality Homes for the property located at 3167 West Point Road (Tax Parcel 6H-4201) as part of the New Homes in Your Neighborhood program. Motion carried.

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

10. Consideration with possible action on communication from Ald. Johnson (District 9) "To direct the Redevelopment Authority to initiate negotiations to purchase 927 Liberty Avenue utilizing neighborhood enhancement funds, block grant or other funding resources available to the City of Green Bay or RDA" (referred to staff April 14, 2020).

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 Kathy Hinkfuss, seconded by Matt Schueller to table this item. Motion carried.

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

11. Consideration with possible action on a report of current RDA owned properties.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to receive and place on file. Motion carried.

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

F. INFORMATIONAL.

1. Financial report and check register.

No action was taken.

2. Director's report and project updates.

Kevin Vonck provided the Director's report and project updates.

3. Next meeting: June 9, 2020 at 1:30 PM.

G. ADJOURNMENT.

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to adjourn. Motion carried.

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



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

WEDNESDAY, MAY 27, 2020, 1:30 PM

Telephonic Meeting

Public may also view at

www.youtube.com/CityOfGreenBay

A. ZOOM MEETING INFORMATION.

I. This item contains documents which provide call in information and instructions for the Zoom Meeting.

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

Liaisons Present: Jeff Mirkes and Leah Weycker

Others Present: Ald. Lynn Gerlach and Ald. Brian Johnson

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the May 27, 2020, 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, Matt Schueller, Deby Dehn,
No- None, Abstain- None

D. REGULAR BUSINESS.

I. Consideration with possible action on communication from Ald. Johnson (District 9) "To acquire properties on the 500 block of 11th Ave. for possible redevelopment using community development block grant funds" (from May 20, 2020 Common Council meeting).

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 refer to staff to report back to RDA in July 2020. Motion carried.

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

2. Consideration with possible action on Obligations of Developer to Development Agreement 17-04: Nature's Way at 3466 E. Mason St. (Tax Parcel 21-171-2).

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 Deby Dehn to approve Obligations of Developer to Development Agreement 17-04: Nature's Way at 3466 E. Mason St. (Tax Parcel 21-171-2).
Motion carried.

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

3. Consideration with possible action on Second Amendment to Loan Agreement with 304 North Adams Green Bay, LLC regarding the Hotel Northland at 304 N. Adams St. (Tax Parcel 12-148).

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 Matt Schueller, seconded by James Blumreich to approve Second Amendment to Loan Agreement with 304 North Adams Green Bay, LLC regarding the Hotel Northland at 304 N. Adams St. (Tax Parcel 12-148), subject to minor legal and technical clarifications. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn,
No- None, Abstain- None

4. Consideration with possible action on physical improvements to the KI Convention Center at 500 N. Adams St. (Tax Parcel 12-163).

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 Kathy Hinkfuss, seconded by James Blumreich to enter closed session. Motion carried.
Matt Schueller read the closed session language.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Deby Dehn,
No- None, Abstain- None

Moved by Ald. Barbara Dorff, seconded by Deby Dehn to return to regular session. 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 for staff to proceed as directed in closed session in investigating improvements to the KI Convention Center. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Deby Dehn, No- None,
Abstain- None

5. Consideration with possible action on Revocable Easement to Smet Construction Services Corporation at 310 N. Washington St. (Tax Parcel 12-86-1).

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 approve Revocable Easement to Smet Construction Services Corporation at 310 N. Washington St. (Tax Parcel 12-86-1), subject to minor legal and technical clarifications. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Deby Dehn, No- None,
Abstain- None

E. ADJOURNMENT.

Moved by Ald. Barbara Dorff, seconded by James Blumreich to adjourn. Motion carried.

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

Abstain- None



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

June 9, 2020

PREPARED BY

Kevin J. Vonck, CED Director

AGENDA ITEM # E.I

Consideration with possible action on Resolutions designating the Redevelopment Authority (RDA) to perform all acts necessary for creating, amending, and/or closing Tax Increment District Seven (7), Eight (8), Nine (9), Twelve (12), Fourteen (14), Seventeen (17), Twenty-Four (24), and Twenty-Five (25).

BACKGROUND

The Joint Review Board (JRB) will be meeting later in June to discuss the 2019 year-end status of all TIDs within the City. Based on the projected financial position of each TID and potential projects in queue, staff would like to further explore the:

- allocation amendment, affordable housing extension, and/or closure of TID Seven (7): Ashland Avenue and Lombardi Avenue Corridors
- allocation amendment, affordable housing extension, and/or closure of TID Eight (8): Henry and Morrow Streets
- project plan amendment and/or closure of TID Nine (9): State Highway 54/57 Business Park
- allocation amendment, affordable housing extension, and/or closure of TID Twelve (12): I-43 Industrial Park
- standard extension of TID Fourteen (14): North Broadway Larsen Green
- closure of TID Seventeen (17): 900 Block North Broadway
- creation of TID Twenty-Four (24): Mason Adams
- creation of TID Twenty-Five (25): Cherry Monroe

Staff will provide additional details on these proposals at the meeting. A number of these were contemplated last year, but state statute requires that we adopt resolutions in the actual year in which the actions will occur. Any binding actions towards creation, amendment, and/or closure will come back before the RDA and Common Council at a future meeting.

RECOMMENDATION

Recommend Common Council adopt Resolutions designating the Redevelopment Authority (RDA) to perform all acts necessary for creating, amending, and/or closing Tax Increment District Seven (7), Eight (8), Nine (9), Twelve (12), Fourteen (14), Seventeen (17), Twenty-Four (24), and Twenty-Five (25).

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6.2.TID-TID-7-200609-RDA-Resolution
2. 6.2.TID-TID-8-200609-RDA-Resolution

3. 6.2.TID-TID-9-200609-RDA-Resolution
4. 6.2.TID-TID-12-200609-RDA-Resolution
5. 6.2.TID-TID-14-200609-RDA-Resolution
6. 6.2.TID-TID-17-200609-RDA-Resolution
7. 6.2.TID-TID-24-200609-RDA-Resolution
8. 6.2.TID-TID-25-200609-RDA-Resolution

**RESOLUTION DESIGNATING THE
REDEVELOPMENT AUTHORITY AS
AGENT OF THE CITY OF GREEN BAY
FOR AN ALLOCATION AMENDMENT,
AFFORDABLE HOUSING EXTENSION,
AND DISSOLUTION OF
TAX INCREMENT DISTRICT (TID) NUMBER SEVEN (7),
ASHLAND AVENUE AND LOMBARDI AVENUE CORRIDORS**

June 29, 2020

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Wis. Stats. §66.1105, the Redevelopment Authority is designated as agent of the City of Green Bay to perform all acts, including preparing and proposing an Allocation Amendment, Affordable Housing Extension, and the dissolution of a TID Plan, for the closure of TID No. 7, Ashland Avenue and Lombardi Avenue Corridors.

Adopted _____

Approved _____

Mayor

Clerk

**RESOLUTION DESIGNATING THE
REDEVELOPMENT AUTHORITY AS
AGENT OF THE CITY OF GREEN BAY
FOR AN ALLOCATION AMENDMENT,
AFFORDABLE HOUSING EXTENSION,
AND DISSOLUTION OF
TAX INCREMENT DISTRICT (TID) NUMBER EIGHT (8),
HENRY AND MORROW STREETS**

June 29, 2020

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Wis. Stats. §66.1105, the Redevelopment Authority is designated as agent of the City of Green Bay to perform all acts, including preparing and proposing an Allocation Amendment, Affordable Housing Extension, and the dissolution of a TID Plan, for the closure of TID No. 8, Henry and Morrow Streets.

Adopted _____

Approved _____

Mayor

Clerk

**RESOLUTION DESIGNATING THE
REDEVELOPMENT AUTHORITY AS
AGENT OF THE CITY OF GREEN BAY
FOR THE AMENDMENT AND
DISSOLUTION OF
TAX INCREMENT DISTRICT (TID) NUMBER NINE (9),
STATE HIGHWAY 54/57 BUSINESS PARK**

June 29, 2020

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Wis. Stats. §66.1105, the Redevelopment Authority is designated as agent of the City of Green Bay to perform all acts, including a Project Plan Amendment and the dissolution of a TID Plan, for the closure of TID No. 9, State Highway 54/57 Business Park.

Adopted _____

Approved _____

Mayor

Clerk

**RESOLUTION DESIGNATING THE
REDEVELOPMENT AUTHORITY AS
AGENT OF THE CITY OF GREEN BAY
FOR AN ALLOCATION AMENDMENT,
AFFORDABLE HOUSING EXTENSION,
AND DISSOLUTION OF
TAX INCREMENT DISTRICT (TID) NUMBER TWELVE (12),
I-43 COMMERCIAL DEVELOPMENT**

June 29, 2020

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Wis. Stats. §66.1105, the Redevelopment Authority is designated as agent of the City of Green Bay to perform all acts, including preparing and proposing an Allocation Amendment, Affordable Housing Extension, and the dissolution of a TID Plan, for the closure of TID No. 12, I-43 Commercial Development.

Adopted _____

Approved _____

Mayor

Clerk

**RESOLUTION DESIGNATING THE
REDEVELOPMENT AUTHORITY AS
AGENT OF THE CITY OF GREEN BAY
FOR THE AMENDMENT OF
TAX INCREMENT DISTRICT (TID) NUMBER FOURTEEN (14),
THE RAIL YARD**

June 29, 2020

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Wis. Stats. §66.1105, the Redevelopment Authority is designated as agent of the City of Green Bay to perform all acts, including proposing and preparing a Standard Extension Resolution to the Project Plan for TID No. 14, The Rail Yard.

Adopted _____

Approved _____

Mayor

Clerk

**RESOLUTION DESIGNATING THE
REDEVELOPMENT AUTHORITY AS
AGENT OF THE CITY OF GREEN BAY
FOR THE AMENDMENT AND
DISSOLUTION OF
TAX INCREMENT DISTRICT (TID) NUMBER SEVENTEEN (17),
900 BLOCK NORTH BROADWAY**

June 29, 2020

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Wis. Stats. §66.1105, the Redevelopment Authority is designated as agent of the City of Green Bay to perform all acts, including the amendment of a Project Plan and dissolution of a TID Plan, for the closure of TID No. 17, 900 Block North Broadway.

Adopted _____

Approved _____

Mayor

Clerk

**RESOLUTION DESIGNATING THE
REDEVELOPMENT AUTHORITY AS
AGENT OF THE CITY OF GREEN BAY
FOR THE CREATION OF
TAX INCREMENT DISTRICT (TID) NUMBER TWENTY-FOUR (24),
ADAMS CHICAGO**

July 16, 2019

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Wis. Stats. §66.1105, the Redevelopment Authority is designated as agent of the City of Green Bay to perform all acts, including the preparation of a Project Plan for the creation of TID No. 24, Adams Chicago.

Adopted _____

Approved _____

Mayor

Clerk

**RESOLUTION DESIGNATING THE
REDEVELOPMENT AUTHORITY AS
AGENT OF THE CITY OF GREEN BAY
FOR THE CREATION OF
TAX INCREMENT DISTRICT (TID) NUMBER TWENTY-FIVE (25),
MONROE CHERRY**

July 16, 2019

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Wis. Stats. §66.1105, the Redevelopment Authority is designated as agent of the City of Green Bay to perform all acts, including the preparation of a Project Plan for the creation of TID No. 25, Monroe Cherry.

Adopted _____

Approved _____

Mayor

Clerk



Report to the Redevelopment Authority of the City of Green Bay

MEETING DATE

June 9, 2020

PREPARED BY

Kevin J. Vonck, CED Director

AGENDA ITEM # E.2

Consideration with possible action on Preliminary Concept Plan(s) for the Shipyard at 100 W. Mason Street (Tax Parcel 2-78).

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 June 2018, the RDA and City approved Development Agreement 18-02: The Shipyard, which involves remediating brownfields, re-purposing vacant and underused structures, and enhancing a residential neighborhood on the near west side of the City. The catalyst for development involves the construction of a signature public recreation and entertainment facility at 100 W. Mason Street (Parcel 2-78).

In 2018 (and 2019), the RDA and the City directed staff to execute a Professional Services Agreement with Stantec Consulting Services, Inc., to prepare a Project Plan for the Shipyard. Based on input from both staff and the public, the consultant prepared a Concept Plan that the RDA and City adopted in July 2019.

The first step was to perform mass filling and grading on the site to bring it out of the floodplain. High waters prevented work from commencing until October, and freezing temperatures ended it in early November. Work resumed earlier this spring and is anticipated to be complete this summer.

Staff would like to discuss how we proceed moving forward with finalizing design drawings and the actual construction of amenities. The project is broken down into thirteen (13) components:

1. Shipping Container Park
2. Kids Play
3. Dog Park
4. Event Lawn
5. Urban Beach
6. South Cove and Riverfront Promenade
7. Cove
8. North Cove
9. North Riverfront Promenade
10. Bridge Street Woonerf
11. Mason Street Bridge
12. Overall Improvements
13. Broadway Parking Lots

With the COVID-19 pandemic having a disproportionate impact on recreation and entertainment facilities, staff would like to discuss potential changes to design elements and/or phasing of construction. We are not asking to modify the overall concept, given its strong public support.

RECOMMENDATION

To be discussed at meeting.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

I. 8.I.Shipyard-2-78-Concept-Plan-200605-RDA



Redevelopment Authority of the City of Green Bay



GREEN BAY SHIPYARD

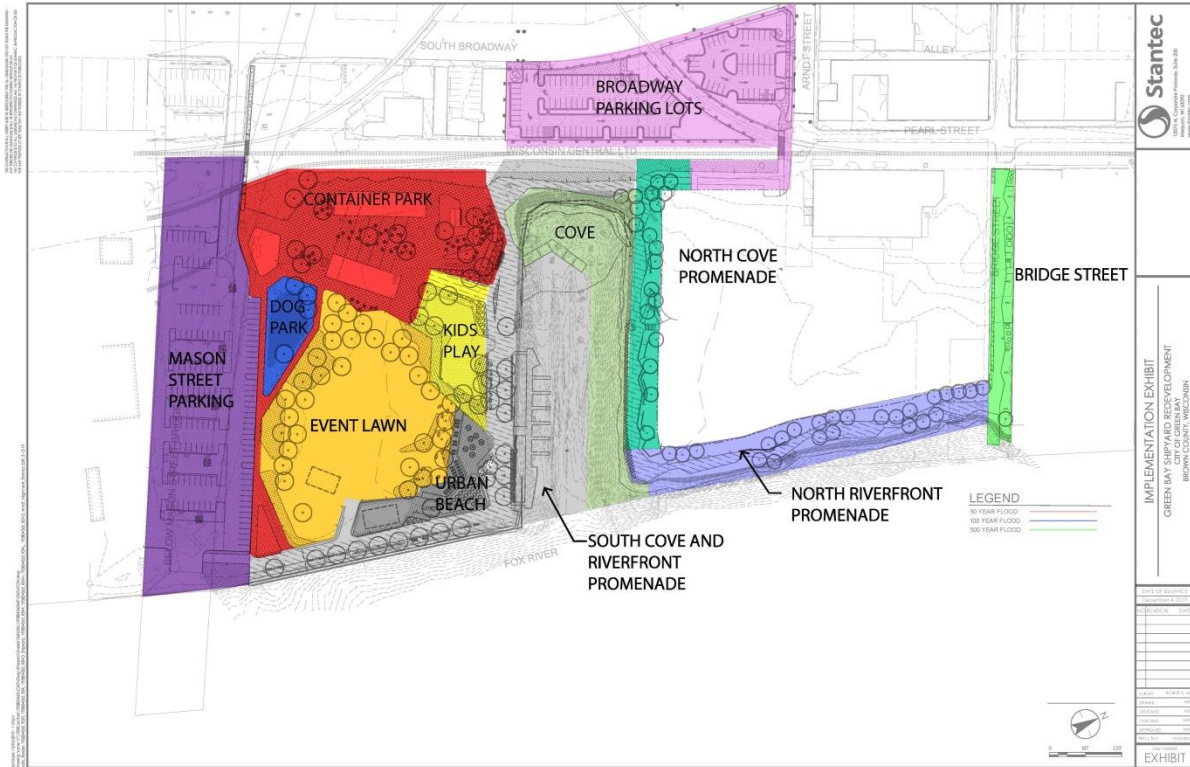
CONCEPT PLAN



GREEN BAY SHIPYARD

AERIAL PERSPECTIVE

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



- 1 Shipping Container Park
- 2 Kids Play
- 3 Dog Park
- 4 Event Lawn
- 5 Urban Beach
- 6 South Cove and Riverfront Promenade
- 7 Cove
- 8 North Cove Promenade
- 9 North Riverfront Promenade
- 10 Bridge Street Woonerf
- 11 Mason Street Bridge
- 12 Overall Improvements
- 13 Broadway Parking Lots



Report to the Redevelopment Authority of the City of Green Bay

MEETING DATE

June 9, 2020

PREPARED BY

Ken Rovinski, Staff

AGENDA ITEM # E.3

Consideration with possible action on the acquisition of 719-723 S. Broadway (Tax Parcels 2-98 and 2-97) using funds from TID 22.

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

This is a highly-visible property within the Shipyard neighborhood. It is adjacent to 801 S Broadway, which was purchased by the RDA in May 2019. This property operated as a grocery since 2004 until it closed within the last few years, and has been vacant since.

Prior to the current owner taking possession of the property in 2004, a Phase I environmental site assessment was conducted. The results of the report do not show any uses that concern staff, however, due to the age of the report, a new Phase I is being conducted by Stantec, who also recommended conducting a Phase 2 environmental site assessment due to known contaminants in many of our downtown properties. The Phase I and 2 are being conducted simultaneously.

Upon acquisition, the existing structure will be further analyzed for short-term re-use, with the goal of clearing the site and vacating a portion of Third (3rd) Street for a larger development project in conjunction with 801 S. Broadway.

RECOMMENDATION

Purchase 719-723 S. Broadway (Tax Parcels 2-98 and 2-97), subject to the completion of due diligence, using up to one hundred twenty thousand dollars (\$120,000.00) of funds from TID 22.

FISCAL IMPACT

Staff has a signed offer to purchase for \$120,000.00 using TID 22 funds for the acquisition. Brownfield Assessment Grant funds will be used for Phase I & Phase 2 environmental site assessments prior to closing.

ATTACHMENTS

- I. ACQ 20-02 - Report info

719-723 South Broadway



Property Information:

Parcel ID2-98 & 2-97
Lot Size..... 66' x 120'
Building SF..... 3,946 SF
Zoning.....Commercial One

Current Tax Information:

Land Value..... \$21,800
Improvement Value \$77,500
Total Assessed \$99,300



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

June 9, 2020

PREPARED BY

Ken Rovinski, Staff

AGENDA ITEM # E.4

Consideration with possible action on a development agreement with Giveadaam Ventures, LLC for the property located at 320 South Webster Avenue (Tax Parcel 14-750).

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

Giveadaam Ventures, LLC is looking to construct a two-family, 5 bedroom, energy-efficient rental home on the RDA owned property located at 320 S Webster Avenue. The developer intends to provide affordable housing options to college students and young professionals, with a monthly rental rate of \$550.00 per tenant. In order to keep the monthly rents affordable, the developer is requesting RDA property at no cost. The developer is estimating a construction budget of approximately \$230,000.00.

Giveadaam will be using this project as a model for future expansion of their business model. They will be looking to utilize other RDA owned properties upon successful completion of this project.

RECOMMENDATION

To approve a development agreement with Giveadaam Ventures, LLC for the construction of a two-family rental home on the RDA property located at 320 South Webster Avenue (Tax Parcel 14-750), subject to minor legal and technical clarifications.

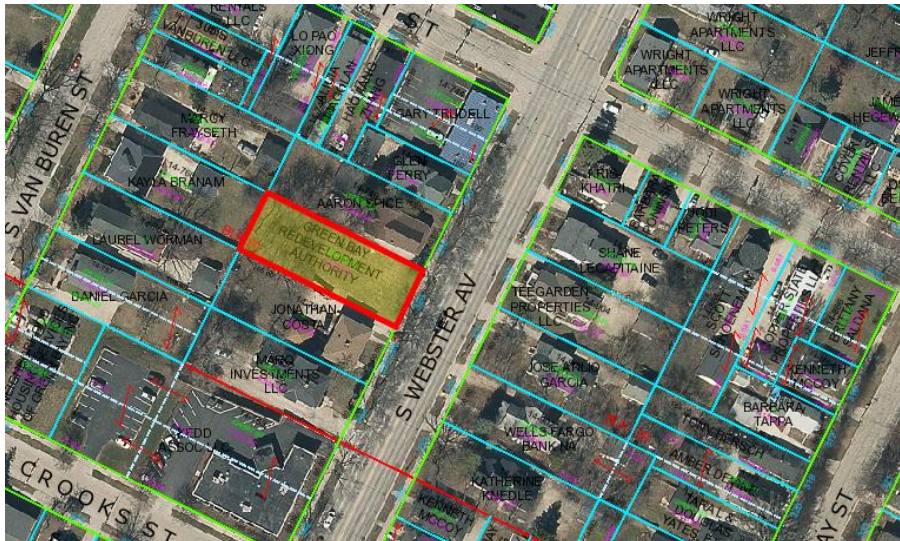
FISCAL IMPACT

The RDA approved the purchase of this property for \$90,000.00 in 2007. The developer is estimating a construction budget of approximately \$230,000.00.

ATTACHMENTS

1. PROJECT 20-02 - Report Info
2. PROJECT 20-02 - Development Proposal - 200429

320 South Webster Avenue



Property Information:

Parcel ID 14-750
Lot Size..... 60' x 165'
Zoning..... Office Residential

Tax Information:

Land Value..... \$15,900



GIVEADAAM & THE REDEVELOPMENT AUTHORITY

PROPOSAL FOR A DEVELOPMENT AGREEMENT

BACKGROUND:

Giveadaam Ventures, LLC is a startup company headquartered in Green Bay, Wisconsin that intends to introduce energy-efficient and affordable housing options solely to college students and young professionals in the area. The LLC is simultaneously focused on community enhancement activities such as volunteering with St. John's Homeless Shelter and introducing waste optimization strategies at On Broadway's Farmers' Markets.

DEVELOPMENT: PROPOSAL

Although their initial proposal granted the LLC a three (3) month planning option for the NHIYN lot at 320 S Webster Ave, Green Bay, WI 54301, the unprecedented COVID-19 outbreak paused their project's progress and highlighted the dire need for affordable housing nationwide. Introducing the housing options proposed by Giveadaam Ventures not only strives to offer the lowest rental rates – the LLC prioritizes connections with local small businesses and organizations, which offers potential employment opportunities to future Tenants in trying times.

The housing options Giveadaam Ventures, LLC is proposing aim to be sustainable not just in the environmental sense; the LLC intends to be a community member that can endure turbulent times while positively contributing to the success of the neighborhoods it belongs to.

THE PROPERTY:

Giveadaam Ventures, LLC contracted Artisans Group out of Olympia, Washington to design a Passive House certifiable two-family residence. The approximately 1,496 square foot property has 3 bedrooms, 1.5 bathrooms, and laundry hookups on the main floor. All rooms of the residence are ADA accessible with the opportunity to construct an ADA ramp behind the structure. The lower level of the property has an entrance outside of the main level building envelope for both energy-efficiency reasoning and the development of an additional 2 bedroom rental opportunity. Sound insulation will be incorporated between the main and lower levels. There will be sufficient parking available for 5 vehicles behind the structure. A 2 vehicle carport with an attached shed is proposed for this project to comply with the City's zoning requirements and to allow for secure personal belonging storage for Tenants.

The LLC has been collaborating with Bart Rynish of *Barton Designs* as the General Contractor of their project. Rynish has decades of experience designing and constructing energy-efficient properties and is willing to work

with the City of Green Bay to make this project a repeatable element of our community. Please see the attached document for the *Construction Drawings* and *Site Plan* for the proposed Giveadaam property.

The LLC has also been collaborating with Courtney Maye of *The JOYROOM* as the Color Theory Specialist of their project. Maye brings a bold approach to the use of color within community development projects, which the LLC finds refreshing and necessary. Please see the attached document for the *Exterior Finishing Color Elevations* for the proposed look of the Giveadaam property.

FUNDING ASK:

Giveadaam Ventures, LLC is requesting for the Redevelopment Authority to reduce the Asking Price for the lot from \$15,000 to \$0.

The LLC intends to introduce an energy-efficient two-family, 5 bedroom, approximately 2,500 square foot of living area property on this lot with a construction budget of approximately \$230,000. The lot has not been generating tax revenue for at least five years. The existing two-family property at 324 S Webster Ave has a total assessed value of \$116,600 and has generated \$15,100.68 in tax revenue the past five years. The existing single-family property at 316 S Webster Ave has a total assessed value of \$99,700 and has generated \$12,286.97 in tax revenue the past five years. By using the tax data from 324 S Webster Ave with another more comparable two-family property to the LLC's proposed project at 2681 Finger Rd, they project an annual tax contribution of approximately \$3,686. In five years, this property can contribute over \$18,430 to the tax base.

Since the LLC's energy-efficient property is intended to provide affordable housing options to college students and young professionals, adding an additional \$15,000 to their construction budget for the acquisition of this land makes their affordability goal unachievable. Nicolet National Bank has preapproved Giveadaam Ventures, LLC for their construction budget of \$230,000. The LLC ran their income projections for a monthly rental rate of \$550.00 per Tenant, which they will not increase due to their affordability goal. After deducting the projected monthly Loan Principal and Interest, Property Taxes, Insurance, and Utilities, they arrive at a profit margin that would not be achievable with the addition of a \$15,000 land expense.

Please see the attached documents for our *Proposed Construction Budget* and our *Comparable Properties Parcel Data and Summaries* for the proposed Giveadaam property.



GIVEADAAM & THE REDEVELOPMENT AUTHORITY

PROPOSAL FOR A DEVELOPMENT AGREEMENT

INTENTION:

The properties developed by Giveadaam Ventures will serve as “incubators” for college students and young professionals in the Green Bay area. By constructing this property near the Broadway and Downtown Districts, Tenants will be unavoidably introduced to local businesses and community events that students would likely be unexposed to while living on their campuses. Since a goal of Giveadaam Ventures is to establish marketing partnerships with local businesses, the LLC aims to provide insight regarding employment opportunities within the community in hopes of retaining students post-graduation in the Green Bay area.

Upon successful completion of this proposed property, the LLC is strongly considering purchasing future OR/R3 properties listed in the *New Homes in Your Neighborhood* program in the vicinity of 320 S Webster Ave for future energy-efficient and affordable housing developments.

SITE PLAN



Owner:
320 S. Webster Ave.

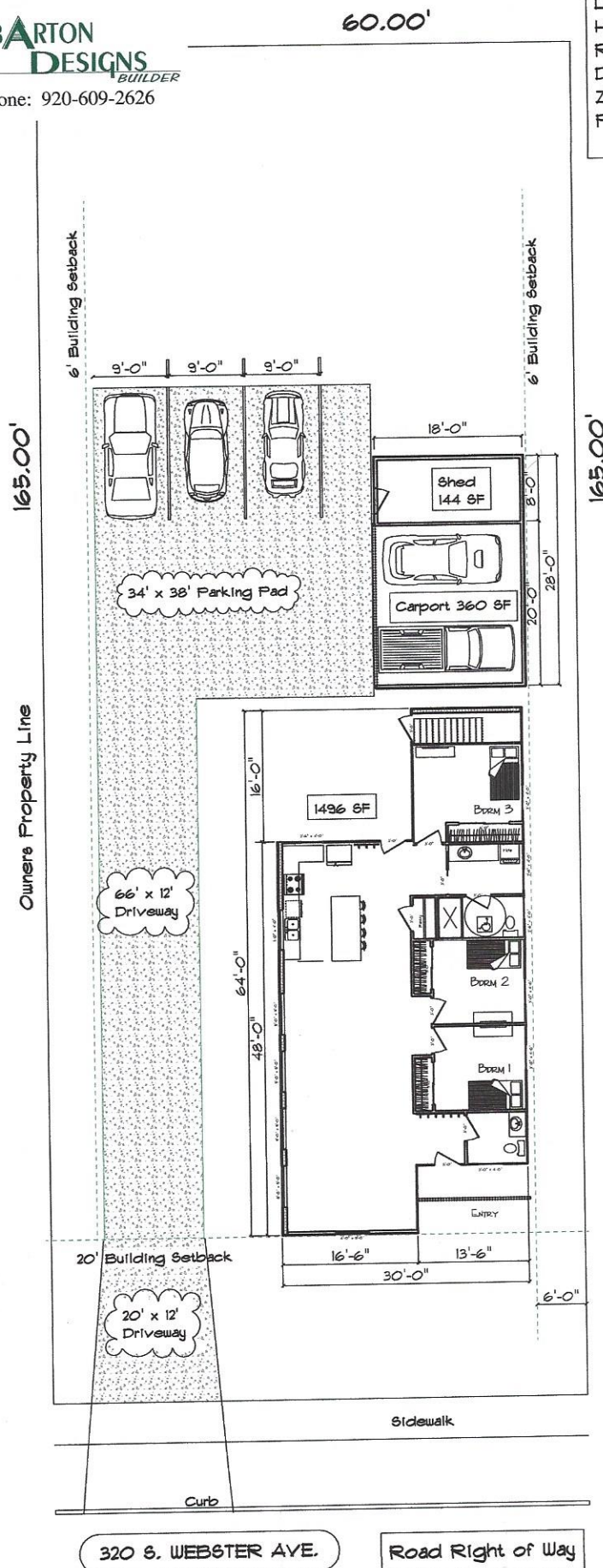
Contractor: **BARTON**
DESIGNS
BUILDER

Contractor Phone: 920-609-2626

> 1/20 Scale <

DATE: 4-10-2020

Lot = 9,926 SF
House/port/shed = 2000 SF
Ratio = .20 or 1/5
Drive = 2324 SF Imperv.
Zoning = OR - office/res.
Parcel = 14-750

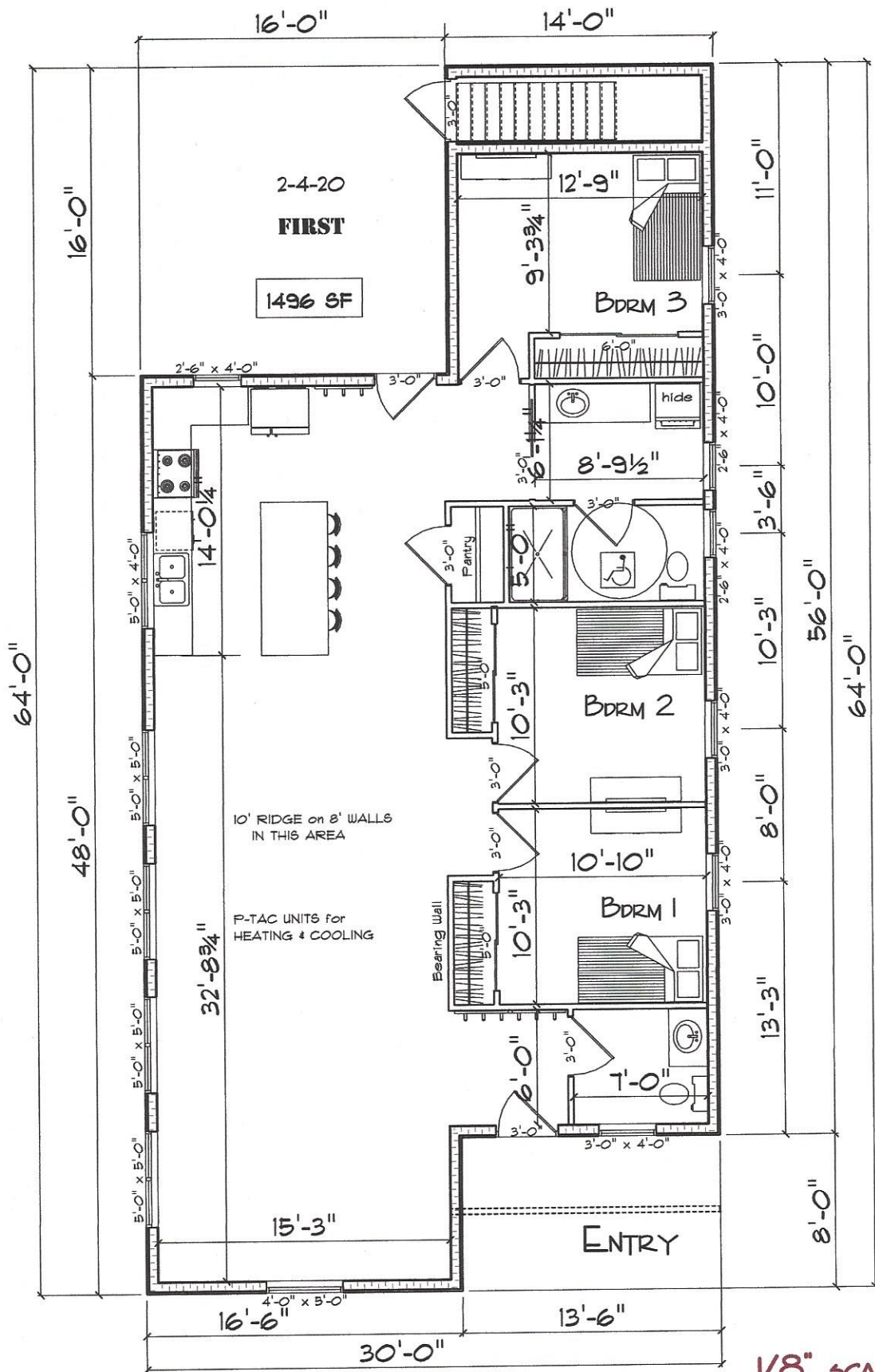


320 S. WEBSTER AVE.

Road Right of Way



P.O. Box 125, SUAMICO, WI 54173



1/8" SCALE

434-4848 Office
609-2626 Cellular
brynishanew.rr.com

DATE
4-10-2020
CITY
Green Bay
STREET
320 S. Webster St.

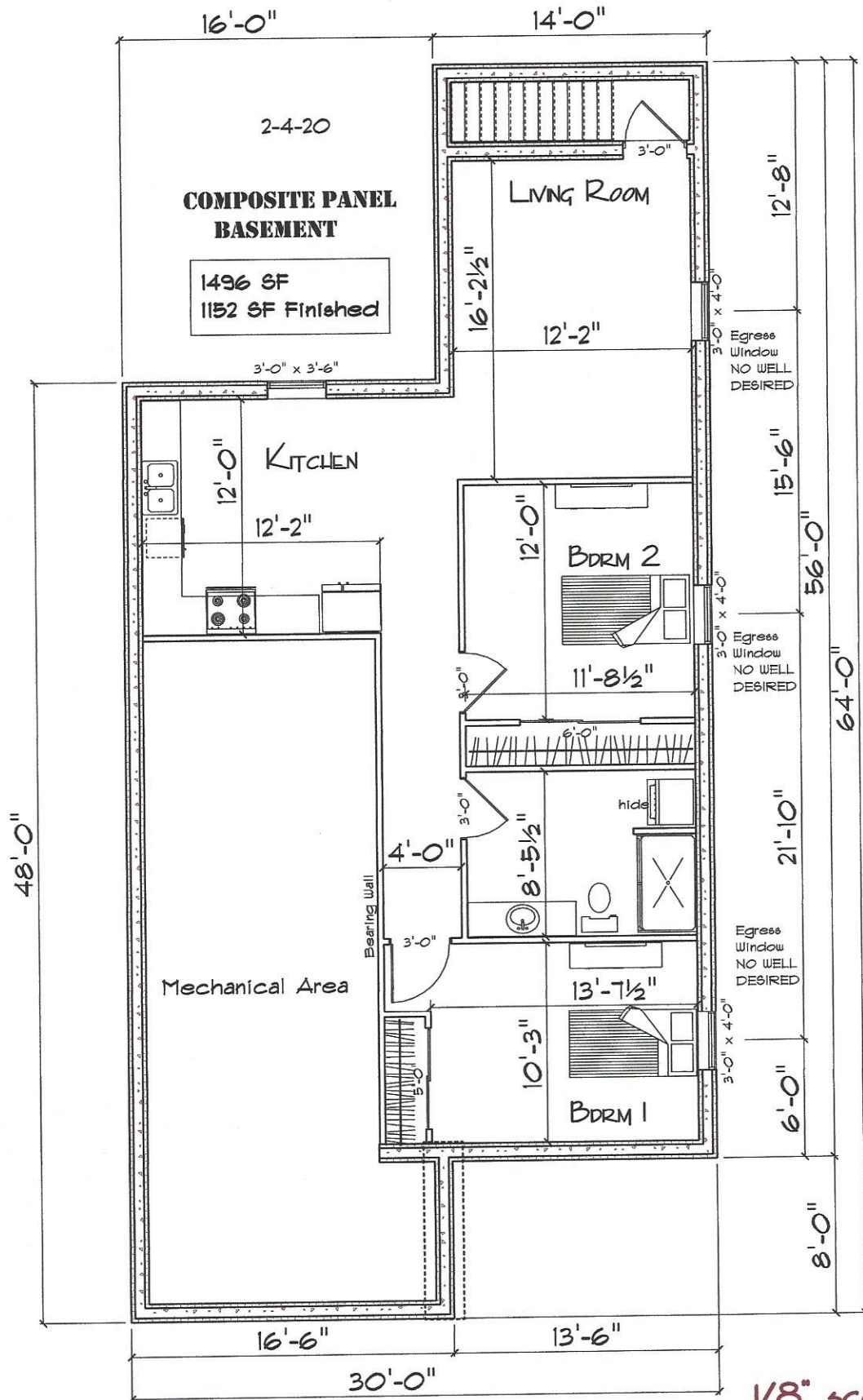


SIZE
1496 SF
MODEL
the Passive Ranch
OWNER
Marissa Michalkiewicz

Path 2 Zero Energy
BARTON
DESIGNS
BUILDER



P.O. Box 125, SUAMICO, WI 54173



1/8" SCALE

434-4848 Office
609-2626 Cellular
brynishanew.rr.com

DATE
4-10-2020
CITY
Green Bay
STREET
320 S. Webster St.

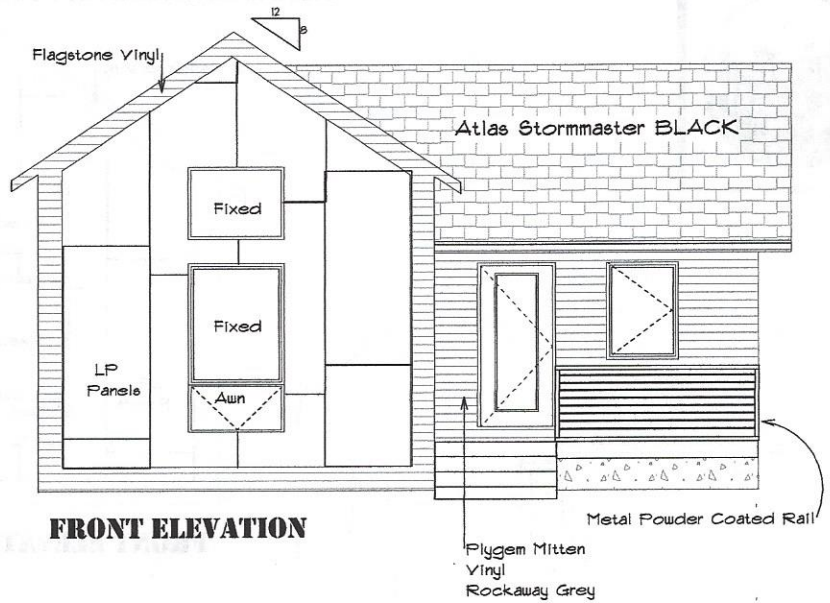


SIZE
1152 SF
MODEL
the Passive Ranch
OWNER
Marissa Michalkiewicz

Path 2 Zero Energy
BARTON
DESIGNS
BUILDER



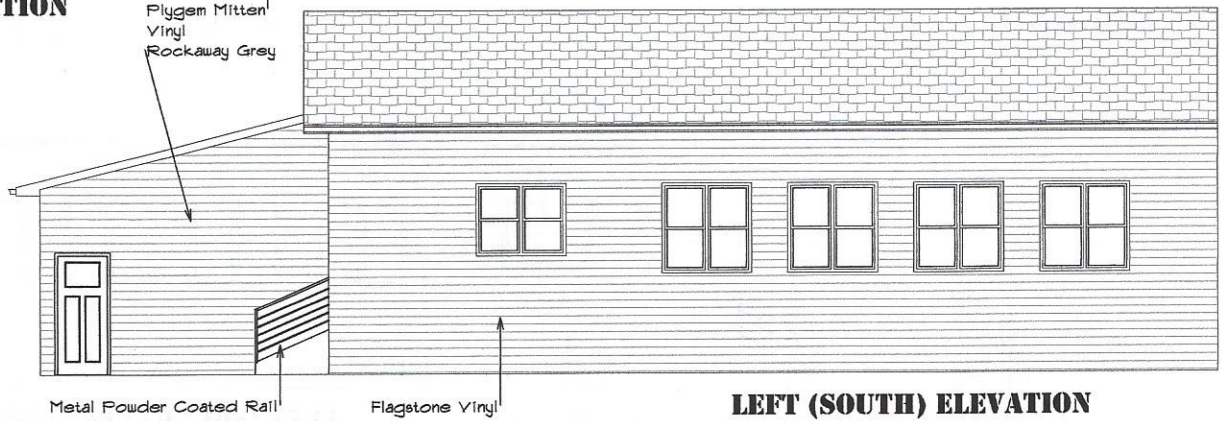
P.O. Box 125, SUAMICO, WI 54173



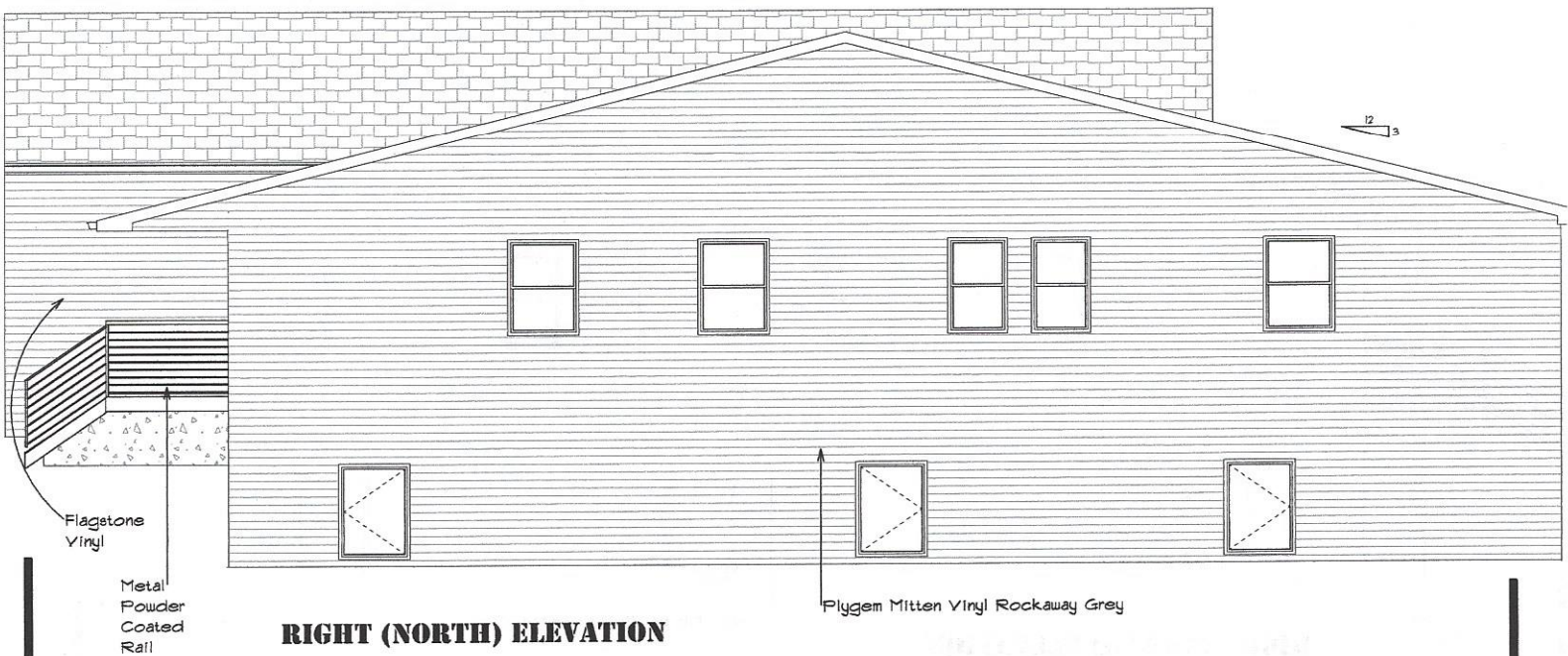
FRONT ELEVATION



REAR ELEVATION



LEFT (SOUTH) ELEVATION



RIGHT (NORTH) ELEVATION

434-4848 Office
609-2626 Cellular
brynish@new.rr.com

DATE
4-10-2020
CITY
Green Bay
STREET
320 S. Webster St.

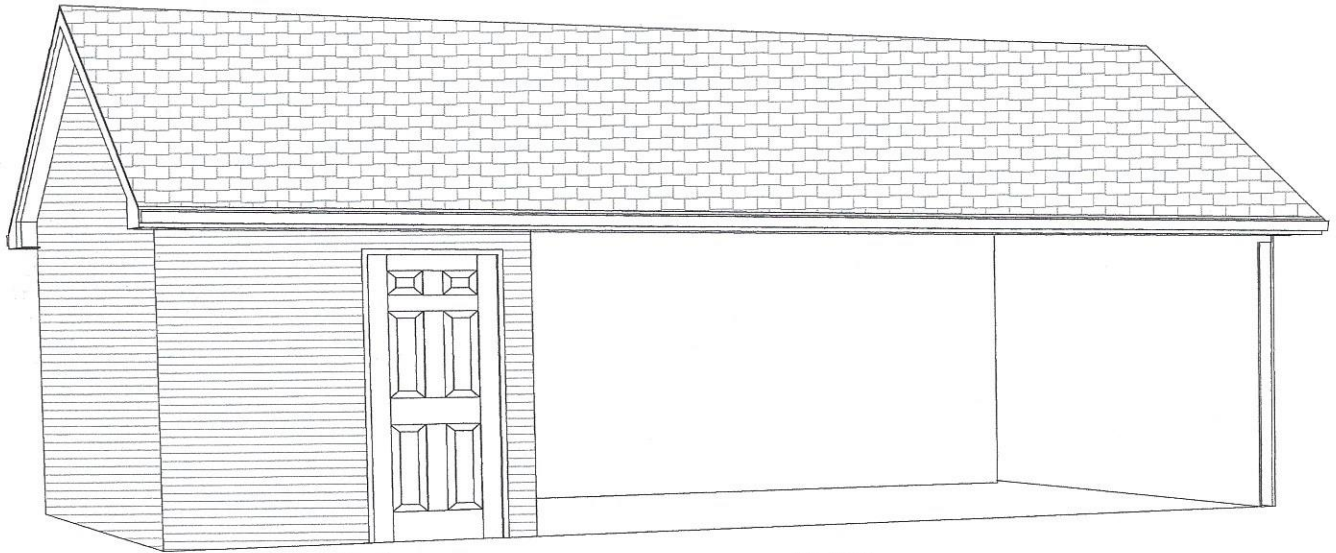


SIZE
1496 up - 1152 down
MODEL
the Passive Ranch
OWNER
Marissa Michalkiewicz

Path 2 Zero Energy
BARTON
DESIGNS
BUILDER



P.O. Box 125, SUAMICO, WI 54173



Shed

Carpot

434-4848 Office
609-2626 Cellular
brynishanew.rr.com

DATE
4-10-2020
CITY
Green Bay
STREET
320 S. Webster St.



SIZE
1496 SF
MODEL
the Passive Ranch
OWNER
Marissa Michalkiewicz

Path 2 Zero Energy

BARTON
DESIGNS
BUILDER

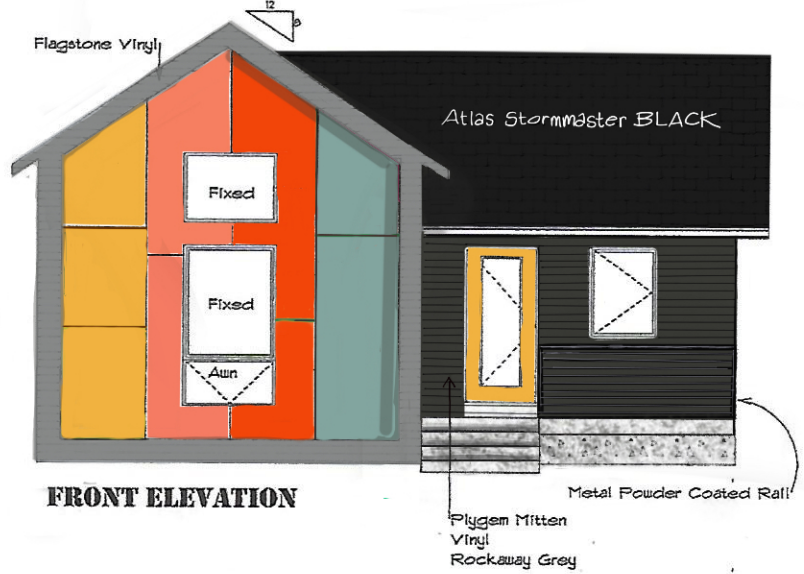


P.O. Box 125, SUAMICO, WI 54173

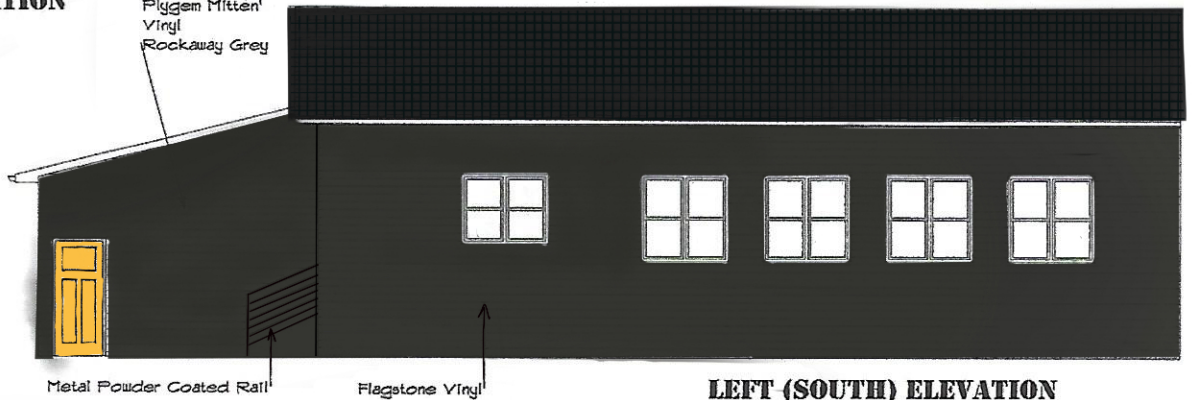


REAR ELEVATION

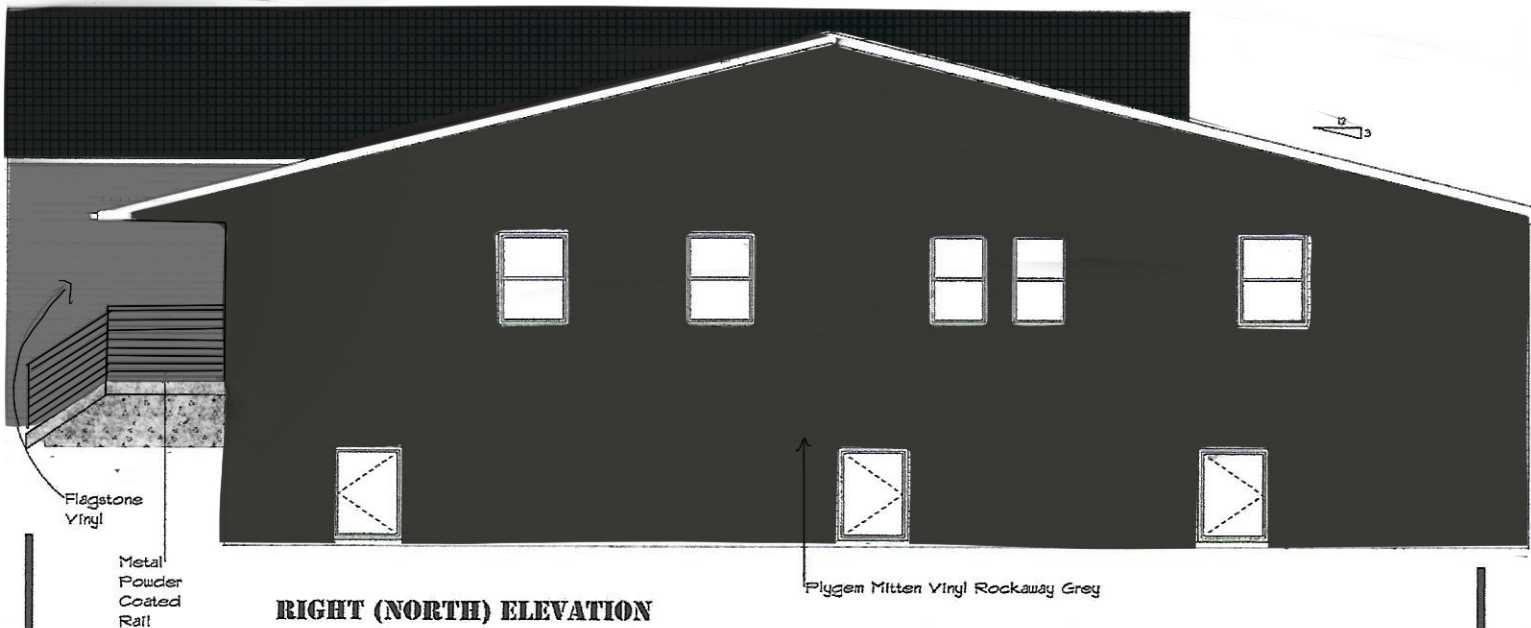
Plygem Mitten Vinyl
Rockaway Grey



FRONT ELEVATION



LEFT (SOUTH) ELEVATION



RIGHT (NORTH) ELEVATION

434-4848 Office
609-2626 Cellular
brynish@new.rr.com

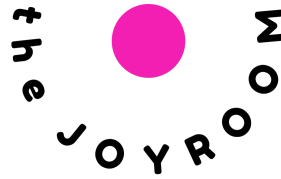
DATE	4-10-2020
CITY	Green Bay
STREET	320 S. Webster St.



SIZE	1496 up - 1152 down
MODEL	the Passive Ranch
OWNER	Marissa Michalkiewicz

Path 2 Zero Energy
BARTON
DESIGNS
BUILDER

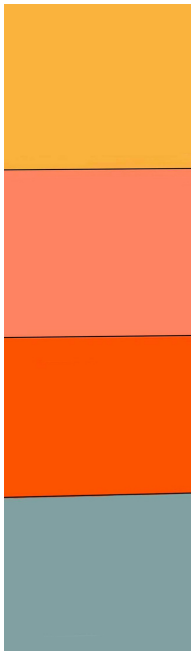
FACADE COLOR PALETTE



The Importance of Color in Cities and Neighborhoods

Colors impact our emotions and emotions impact our decisions, perceptions, and experiences. The proper use of color in urban environments can invoke spirits of calmness, increase civic engagement and boost the sense of pride and ownership among community members. This results in the alleviation of violent crime, an increase in overall positive morale, and the perpetuation of place identity.

"GREAT LAKE SUNSET"



Dandelion: Yellow hues stimulate both the sympathetic and parasympathetic nervous systems, invoking both energy and relaxation. This deep yellow-gold color brings feelings of warmth, cheer, and closeness to the sun even in its absence.

Coral: A blend of three warm colors, coral invites calming and playful emotions in its balance of pink, red, and orange. People often explain feelings of friendliness, invigoration, and freshness when experiencing this color.

Orange Nectar: Orange is attention grabbing, energetic, and often associated with happiness. Reminding us of sunsets and citrus, this red-orange hue will connect its passersby with feelings of vitality and abundance.

Stone Blue: Blue brings about feelings of calmness, serenity, and order. With grey tone, this color will encourage connection to nearby lakes and calm waters, providing a cool balance to the warm hues in this palette.

The "Great Lake Sunset" color palette was designed to complement the dark siding and roofing materials while drawing connection to the natural environment. Green Bay's long Winter season was considered while selecting warm, stimulating colors we can recognize in our landscape during warmer months. This facade and the psychology of color will act as a visually welcoming bridge between pedestrians, the Navarino Neighborhood, GiveADaam Ventures LLC. as a community organization, and future sustainable housing practices in the city of Green Bay.



PROPOSED CONSTRUCTION BUDGET

GIVEADAAM VENTURES, LLC

BUDGET PREPARED BY:	BUDGET PREPARED FOR:
Barton Designs	Giveadaam Ventures, LLC
3150 Seafarer Way	217 Jacob St
Suamico, WI 54713	Green Bay, WI 54302

	SUBCONTRACTOR	BARTON'S ESTIMATE
<u>FOCUS ON ENERGY</u>		\$ 400.00
<u>PERMITS</u>		
BUILDING		\$ 1,400.00
SEWER/WATER/STORM		\$ 75.00
REVIEW		\$ 150.00
IMPACT		
STAKE OUT	Mau	\$ 1,500.00
<u>UTILITY EXTENSIONS</u>	WPS	
<u>EXCAVATION & GRADING</u>	Duame	\$ 6,000.00
DRIVEWAY GRAVEL		\$ 800.00
<u>REGULAR FOUNDATION</u>	Wickesberg	
CONCRETE CONVEYOR/PUMP		\$ 1,950.00
GARAGE FOUNDATION		
<u>ICF FOUNDATION</u>	MBR	\$ 22,380.00
<u>ICF FIRST FLOOR</u>	MBR	\$ 14,580.00
CURB CUT	All-Star	\$ 450.00
<u>FLOORS & STONE & TILE</u>	Marto	\$ 6,000.00
BASEMENT FLOOR GRAVEL	Wickesberg	\$ 700.00
GARAGE FILL	Duame	
<u>OUTSIDE FLATWORK</u>	Marto	
WALK, STOOP, REAR PATIO		\$ 1,700.00
DRIVEWAY TO CURB		\$ 3,500.00
<u>CARPENTER - ROUGH</u>	MBR	\$ 8,500.00
FRAME BEARING WALL		\$ 400.00
<u>CARPENTER - FINISH</u>	MBR	\$ 2,625.00
<u>MATERIALS & OHP</u>	Lumber Suppliers	\$ 67,000.00
<u>WINDOWS - ALLIANCE</u>		\$ 4,000.00
SILLS ON ICF		
V-BUCK ICF		\$ 1,590.00
<u>CABINETS</u>	Cabinet Creations	\$ 14,000.00
<u>ROOFING</u>	Pierce Roofing	\$ 1,700.00
STORMMASTER SHINGLES		
<u>SIDING & SOFFIT - LABOR</u>	Affordable	\$ 3,200.00
<u>INSULATION</u>	All-Weather	\$ 3,000.00
1" FOAM & R-53 CEILING		\$ 2,525.00
2" DOW UNDER BASE FLOOR		\$ 1,400.00
<u>PLASTERING</u>	4G Plastering	\$ 4,500.00
SHEETROCK	FBM	\$ 1,800.00
<u>PLUMBING</u>	Cornell Plumbing	\$ 15,000.00
<u>SEWER & WATER</u>	Duame	\$ 3,000.00
<u>HEATING</u>	Control Group	\$ 7,785.00
<u>ELECTRICAL - FIXTURES</u>		\$ 700.00
<u>ELECTRICAL</u>	Nickel	\$ 9,000.00
<u>PAINT</u>	Brushworks	\$ 3,000.00
<u>GUTTERS</u>	Nevilles	\$ 1,100.00
<u>FLOORING</u>		\$ 9,000.00
<u>SERVICES - DUMPSTERS & PORTAPOT</u>		\$ 1,300.00
<u>TOTAL</u>		<u>\$ 227,710.00</u>

INCOME PROJECTIONS FOR GIVEADAAM VENTURES, LLC

CONSTRUCTION OF A 2 FAMILY ENERGY-EFFICIENT PROPERTY

NICOLET BANK LOAN FOR \$230,000		
<u>RENTAL INCOME</u>		\$ 2,750.00
\$550.00 PER TENANT 5 TENANTS		
<u>NICOLET BANK PRINCIPAL & INTEREST</u>		\$ 1,880.00
5.50% FIXED INTEREST RATE 15-YEAR AMORTIZATION		
<u>PROPERTY TAXES</u>		\$ 307.17
USED BROWN COUNTY PROPERTY SUMMARIES & GREEN BAY PARCEL DATA FOR 2 COMPARABLE PROPERTIES		
324 S WEBSTER AVE		
2681 FINGER RD		
<u>INSURANCE</u>		\$ 57.08
ESTIMATE RAN BY REPRESENTATIVE AT SECURA INSURANCE		
<u>UTILITIES</u>		\$ 140.00
USED RESOURCE USAGE DATA COLLECTED FROM 2016-2019 AT "THE MANOR" INCLUDES ELECTRICITY, GAS, WATER		
<u>MONTHLY PROFIT</u>		<u>\$365.74</u>



To whom it may concern:

Marissa Michalkiewicz and Giveadaam Ventures, LLC have been have been preapproved for a loan through Nicolet National Bank to construct the two family energy-efficient property in Green Bay.

The terms of the loan are being finalized, but the borrower has been preapproved. Final approval of the loan is subject to proper valuation of property, proper loan to value standards, signed leases of the property, and other details to finalize the structure.

Please feel free to reach out to me if you have any questions. My phone number is 920-330-6068 and my email address is nschadrie@nicoletbank.com.

Thank you,

A handwritten signature in black ink that reads "Nick Schadrie". The signature is fluid and cursive.

Nick Schadrie
Commercial Banking Relationship Manager
Nicolet National Bank



City Of GreenBay > Parcel Data

Q Find a Parcel

Current Parcel: 14-750

📍 320 S WEBSTER AVE

(320 S WEBSTER AV, 320-322 S WEBSTER AV)

GREEN BAY REDEVELOPMENT AUTHORITY

CITY OF GREEN BAY-CLERK 100 N JEFFERSON ST GREEN BAY WI 54301-500

[Street View Map](#) • [Green Bay Parcel Map](#) • [Google Map](#)

[Assessment Records](#)

[Zoning and Districts](#)

[Brown County Parcel Data](#)

[Inspection Records](#)

[Special Assessments](#)

[Requests For Service](#)

[Police Calls](#)

[2019 Assessment](#)

[2018 Assessment](#)

[2017 Assessment](#)

Building Information

Tax Class: **Exempt local**

Property Info

Water Front Type: None	County: Brown	Has Land: Yes
Acres: 0.228	Tax Key Number: 14-750	Property Address: 320 S Webster Ave
Square Feet: 9926	Zoning: Office Residential	Legal Acres: 0.228
Land Use: Exempt local		

Legal Description

Legal Description: **PLAT OF ASTOR LOT 4 BLK 56**

The City of Green Bay is not responsible for the misrepresentation, inaccuracies or unauthorized use of the information presented. If you have a question regarding the validity of your assessment, please use our website to check assessed values on similar properties in your area as compared to your assessment. Quality of construction, age, size, and location are just a few of the benchmarks used for comparison. Our job is to be fair in our assessments. A recent appraisal is only helpful in pointing out other similar properties. As a comparison, you would take those comps, and see what the assessed values are for those properties. Please call our office at 920-448-3066 if you have any questions regarding the value of your property. Remember, we do not set the tax rate and cannot lower your taxes, we can only review your assessment to determine whether or not it is reasonable when compared to the assessed values of similar properties.



Web Search - Brown County, Wisconsin - Property Summary

Property: 14-750

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GCS
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Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2019	Real Estate	14-750	231 - CITY OF GREEN BAY	320 S WEBSTER AVE	GREEN BAY REDEVELOPMENT AUTHORITY CITY OF GREEN BAY-CLERK 100 N JEFFERSON ST GREEN BAY WI 54301-5006
Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current					

Summary

Property Summary	
Parcel #:	14-750
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	1/9/2009
Historical Date:	
Acres:	0.227
Area (sq ft):	9926.000

Property Addresses	
Primary	Address
☒	320 S WEBSTER AVE GREEN BAY 54301-3921

Owners			
Name	Status	Ownership Type	Interest
GREEN BAY REDEVELOPMENT AUTHORITY	CURRENT OWNER		
GREEN BAY REDEVELOPMENT AUTHORITY	FORMER OWNER		
MATTSON, THOMAS J	FORMER OWNER		
MAU, CHRISTOPHER R	FORMER OWNER		
SCHAMPERS, CHAD M	FORMER OWNER		
STROEDE, ETAL, AMY	FORMER OWNER		
TJV INVESTMENTS LLC VII	FORMER OWNER		
VANDENELZEN, ANITA C	FORMER OWNER		
VANDENELZEN, EDWARD C	FORMER OWNER		

Parent Parcels
No Parent Parcels were found

Child Parcels
No Child Parcels were found

Abbreviated Legal Description
(See recorded documents for a complete legal description)
9,926 SQ FT PLAT OF ASTOR LOT 4 BLK 56

Public Land Survey - Property Descriptions
No Property Descriptions were found

District		
Code	Description	Category
	LOCAL	OTHER DISTRICT
	STATE OF WISCONSIN	OTHER DISTRICT
2289	GREEN BAY SCH DIST	REGULAR SCHOOL
	BROWN COUNTY	OTHER DISTRICT
5040	G.B. METRO SEWER	SANITARY
1300	NORTHEAST WI VTAE	TECHNICAL COLLEGE

Building Information

Buildings

Assessments

Assessment Summary

Estimated Fair Market Value: **0**

Assessment Ratio: **0.9010**

Legal Acres: **0.227**

2019 valuations

Class	Acres	Land	Improvements	Total
X4 - OTHER	0.228	0	0	0
ALL CLASSES	0.228	0	0	0

No prior valuations

Taxes

Tax Summary

Bill #: 0 Net Mill Rate: **0.024074789**

Lottery Credits

Claims	Date	Amount
0		0.00

Installments

Due Date ▲	Amount
1/31/2020	0.00
7/31/2020	0.00

Payments

No payments were found

Key: Property Type: RE - Real Estate, PP - Personal Property

Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	0.00	-	-
School Credit	0.00	-	-
 Total	0.00	-	-
BROWN COUNTY	0.00		
GREEN BAY SCH DIST	0.00		
LOCAL	0.00		
NORTHEAST WI VTAE	0.00		
First Dollar Credit	0.00	-	-
Lottery Credit	0.00	-	-
Net Tax	0.00	0.00	0.00
Special Assessments	0.00	0.00	0.00
Special Charges	0.00	0.00	0.00
Delinquent Utility	0.00	0.00	0.00
PrivateForest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
Interest	-	0.00	0.00
Penalty	-	0.00	0.00
TOTAL	0.00	0.00	0.00

Tax History

Year	Amount	Interest Paid	Penalties Paid	Paid	Last Paid	Amount Due	Status
2019	0.00	0.00	0.00	0.00	N/A	0.00	No Payment Collected
TOTAL	0.00	0	0	0	-	0.00	-

* The totals shown here represent only the items in the grid. For more detailed information see 'Tax Balance Report'.

Document History

Doc #	Type	Date	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
2341217							\$0.00	0
2341217							\$0.00	0
2341216							\$0.00	0
2333291							\$0.00	0
2317553							\$0.00	0
2078892							\$0.00	0
2042969							\$0.00	0
1569567							\$0.00	0
			J09759 / 03				\$0.00	0



City Of GreenBay > Parcel Data

Find a Parcel

Current Parcel: 14-751

📍 324 S WEBSTER AVE

(324 S WEBSTER AV, 324-326 S WEBSTER AV)

JONATHAN COSTA

505 SPRING ST GREEN BAY WI 54301-3632

[Street View Map](#) • [Green Bay Parcel Map](#) • [Google Map](#)

[Assessment Records](#)

[Zoning and Districts](#)

[Brown County Parcel Data](#)

[Inspection Records](#)

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[Requests For Service](#)

[Police Calls](#)

[2019 Residential Assessment](#)

[2018 Residential Assessment](#)

[2017 Residential Assessment](#)

[Property Sales](#)

Value

Total Assessed Value Land: \$15,900	Total Assessed Value Improvements: \$100,700	Total Assessed Value: \$116,600
--	---	--

Building Information

Tax Class: Residential	Living Units: 2	Family Rooms: 0
Occupancy: 2 Family	Heating Type: Gas, forced air	Other Rooms: 6
Story: 2 story	Cooling Type: None	Full Basement S F: 1260 sq ft
Style: Old style 2-3	Full Baths: 2	First Floor S F: 1260 sq ft
Exterior Wall: Brick	Half Baths: 2	Second Floor S F: 1260 sq ft
Roof Type: Asphalt shingles	Additional Fixtures: 2	SFLA: 2520
Year Built: 1955	Bedrooms: 4	

Property Info

Water Front Type: None	Tax Key Number: 14-751	Neighborhood Group: Residential
Acres: 0.228	Zoning: Office Residential	Neighborhood: 150
Square Feet: 9926	Has O B I: Yes	Sanitary: Sewer
Depth: 165	Has Residential: Yes	Water: City water
Width: 60	Has Land: Yes	Traffic: Heavy
Land Use: Residential	Property Address: 324 S Webster Ave	Legal Acres: 0.228
County: Brown	Total Improvements: 1	

Legal Description

Legal Description: **PLAT OF ASTOR LOT 5 BLK 56**



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Web Search - Brown County, Wisconsin - Property Summary

Property: 14-751

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Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2019	Real Estate	14-751	231 - CITY OF GREEN BAY	324 S WEBSTER AVE	JONATHAN COSTA 505 SPRING ST GREEN BAY WI 54301-3632
Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current					

Summary

Property Summary	
Parcel #:	14-751
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	0.227
Area (sq ft):	9926.000

Property Addresses	
Primary ▲	Address
☒	324 S WEBSTER AVE
☐	326 S WEBSTER AVE

Owners			
Name	Status	Ownership Type	Interest
COSTA, JONATHAN	CURRENT OWNER		
WAGNER, MELIDA	FORMER OWNER		
WAGNER, ROBERT E	FORMER OWNER		
WAGNER ROBERT E & MELIDA REVOCABLE LIVING TRUST	FORMER OWNER		

Parent Parcels
No Parent Parcels were found

Child Parcels
No Child Parcels were found

Abbreviated Legal Description
(See recorded documents for a complete legal description)
9,926 SQ FT PLAT OF ASTOR LOT 5 BLK 56

Public Land Survey - Property Descriptions
No Property Descriptions were found

District		
Code ▲	Description	Category
	LOCAL	OTHER DISTRICT
	STATE OF WISCONSIN	OTHER DISTRICT
2289	GREEN BAY SCH DIST	REGULAR SCHOOL
	BROWN COUNTY	OTHER DISTRICT
5040	G.B. METRO SEWER	SANITARY
1300	NORTHEAST WI VTAE	TECHNICAL COLLEGE

Building Information

Buildings

Assessments

Assessment Summary
Estimated Fair Market Value: 129400
Assessment Ratio: 0.9010
Legal Acres: 0.227

2019 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.228	15900	100700	116600
ALL CLASSES	0.228	15900	100700	116600

2019 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.228	15900	100700	116600
ALL CLASSES	0.228	15900	100700	116600

2018 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.228	15900	100700	116600
ALL CLASSES	0.228	15900	100700	116600

2018 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.228	15900	100700	116600
ALL CLASSES	0.228	15900	100700	116600

Taxes

Tax Summary	
Bill #: 3111352	Net Mill Rate: 0.024074789

Tax Summary	
Bill #: 3111352	Net Mill Rate: 0.024074789

Lottery Credits		
Claims	Date	Amount
0		0.00

Lottery Credits		
Claims	Date	Amount
0		0.00

Installments	
<u>Due Date</u> ▲	<u>Amount</u>
1/31/2020	1368.17
7/31/2020	1368.17

Installments	
<u>Due Date</u> ▲	<u>Amount</u>
1/31/2020	1368.17
7/31/2020	1368.17

Payments					
Status	Payment Date ▲	Type	Amount	Receipt #	Notes
Posted	12/23/2019	T	2736.34	4816	ck1129 J COSTA

Payments					
Status	Payment Date ▲	Type	Amount	Receipt #	Notes
Posted	12/23/2019	T	2736.34	4816	ck1129 J COSTA

Key: Property Type: RE - Real Estate, PP - Personal Property

Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy									
---	--	--	--	--	--	--	--	--	--

Details

Details				
Description		Amount	Paid	Due
Gross Tax		3022.49	-	-
School Credit		215.37	-	-
Total		2807.12	-	-
BROWN COUNTY		524.26		
GREEN BAY SCH DIST		1074.74		
LOCAL		1103.18		
NORTHEAST WI VTAE		104.94		
First Dollar Credit		70.78	-	-
Lottery Credit		0.00	-	-
Net Tax		2736.34	2736.34	0.00
Special Assessments		0.00	0.00	0.00
Special Charges		0.00	0.00	0.00
Delinquent Utility		0.00	0.00	0.00
PrivateForest Crop		0.00	0.00	0.00
Woodland Tax Law		0.00	0.00	0.00
Managed Forest Land		0.00	0.00	0.00
Other Charges		0.00	0.00	0.00
Interest		-	0.00	0.00
Penalty		-	0.00	0.00
TOTAL		2736.34	2736.34	0.00

Tax History

Tax History							
Year	Amount	Interest Paid	Penalties Paid	Paid	Last Paid	Amount Due	Status
2019	2736.34	0.00	0.00	2736.34	12/23/2019	0.00	Paid
2018	3723.54	0.00	0.00	3723.54	12/28/2018	0.00	Paid
2017	3400.30	0.00	0.00	3400.30	12/12/2017	0.00	Paid
2016	2554.40	0.00	0.00	2554.40	12/27/2016	0.00	Paid
2015	2686.10	0.00	0.00	2686.10	12/28/2015	0.00	Paid
TOTAL	15100.68	0.00	0.00	15100.68	-	0.00	

* The totals shown here represent only the items in the grid. For more detailed information see 'Tax Balance Report'.

Document History

Doc #	Type	Date	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
<u>2751617</u>							<u>\$0.00</u>	<u>0</u>
<u>2642686</u>							<u>\$0.00</u>	<u>0</u>



City Of GreenBay > Parcel Data

[Find a Parcel](#)

Current Parcel: 14-749

316 S WEBSTER AVE

(316 S WEBSTER AV)

AARON SPICE

2639 FORESTVILLE DR GREEN BAY WI 54304

[Street View Map](#) • [Green Bay Parcel Map](#) • [Google Map](#)

[Assessment Records](#)

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[Brown County Parcel Data](#)

[Inspection Records](#)

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[Police Calls](#)

[2019 Residential Assessment](#)

[2018 Residential Assessment](#)

[2017 Residential Assessment](#)

Value

Total Assessed Value Land: \$15,900	Total Assessed Value Improvements: \$83,800	Total Assessed Value: \$99,700
--	--	---------------------------------------

Building Information

Tax Class: Residential	Living Units: 1	Family Rooms: 1
Occupancy: Single family	Heating Type: Gas, forced air	Other Rooms: 3
Story: 1 story w/attic	Cooling Type: None	Full Basement S F: 1176 sq ft
Style: Old style	Full Baths: 2	First Floor S F: 1245 sq ft
Exterior Wall: Wood	Half Baths: 0	Finished Attic S F: 588 sq ft
Roof Type: Asphalt shingles	Bedrooms: 3	SFLA: 1833
Year Built: 1885		

Property Info

Water Front Type: None	Tax Key Number: 14-749	Neighborhood Group: Residential
Acres: 0.228	Zoning: Office Residential	Neighborhood: 150
Square Feet: 9926	Has O B I: Yes	Sanitary: Sewer
Depth: 165	Has Residential: Yes	Water: City water
Width: 60	Has Land: Yes	Traffic: Heavy
Land Use: Residential	Property Address: 316 S Webster Ave	Legal Acres: 0.228
County: Brown	Total Improvements: 1	

Legal Description

Legal Description: **ASTOR PLAT LOT 3 BLK 56**



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Web Search - Brown County, Wisconsin - Property Summary

Property: 14-749

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Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2019	Real Estate	14-749	231 - CITY OF GREEN BAY	316 S WEBSTER AVE	AARON G SPICE DAWN M SPICE 2639 FORESTVILLE DR GREEN BAY WI 54304
Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current					

Summary

Property Summary	
Parcel #:	14-749
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	0.227
Area (sq ft):	9926.000

Property Addresses	
Primary ▲	Address
☒	316 S WEBSTER AVE GREEN BAY 54301

Owners			
Name	Status	Ownership Type	Interest
SPICE, AARON G	CURRENT OWNER		
SPICE, DAWN M	CURRENT CO-OWNER		
BARRIBEAU, MARTI A	FORMER OWNER		
BEAUMIA, EARL J	FORMER OWNER		
BEAUMIA, REBECCA J	FORMER OWNER		
SPICE, ETAL, AARON G	FORMER OWNER		

Parent Parcels
No Parent Parcels were found

Child Parcels
No Child Parcels were found

Abbreviated Legal Description
(See recorded documents for a complete legal description)
9,926 SQ FT ASTOR PLAT LOT 3 BLK 56

Public Land Survey - Property Descriptions
No Property Descriptions were found

District		
Code ▲	Description	Category
	LOCAL	OTHER DISTRICT
	STATE OF WISCONSIN	OTHER DISTRICT
2289	GREEN BAY SCH DIST	REGULAR SCHOOL
	BROWN COUNTY	OTHER DISTRICT
5040	G.B. METRO SEWER	SANITARY
1300	NORTHEAST WI VTAE	TECHNICAL COLLEGE

Building Information

Buildings

Assessments

Assessment Summary
Estimated Fair Market Value: 110600
Assessment Ratio: 0.9010

Legal Acres: 0.227

2019 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.228	15900	83800	99700
ALL CLASSES	0.228	15900	83800	99700

2018 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.228	15900	83800	99700
ALL CLASSES	0.228	15900	83800	99700

Taxes

Tax Summary	
Bill #: 3111351	Net Mill Rate: 0.024074789

Lottery Credits		
Claims	Date	Amount
0		0.00

Installments	
Due Date ▲	Amount
1/31/2020	1164.74
7/31/2020	1164.73

Payments					
Status	Payment Date ▲	Type	Amount	Receipt #	Notes
Posted	1/31/2020	T	1164.74	32121	GP WEB D SPICE

Key:	Property Type: RE - Real Estate, PP - Personal Property
	Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	2584.41	-	-
School Credit	184.16	-	-
 Total	2400.25	-	-
BROWN COUNTY	448.27		
GREEN BAY SCH DIST	918.96		
LOCAL	943.29		
NORTHEAST WI VTAE	89.73		
First Dollar Credit	70.78	-	-
Lottery Credit	0.00	-	-
Net Tax	2329.47	1164.74	1164.73
Special Assessments	0.00	0.00	0.00
Special Charges	0.00	0.00	0.00
Delinquent Utility	0.00	0.00	0.00
PrivateForest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
Interest	-	0.00	0.00
Penalty	-	0.00	0.00
TOTAL	2329.47	1164.74	1164.73

Tax History							
Year	Amount	Interest Paid	Penalties Paid	Paid	Last Paid	Amount Due	Status
2019	2329.47	0.00	0.00	1164.74	1/31/2020	1164.73	Balance Due
2018	2261.40	0.00	0.00	2261.40	7/31/2019	0.00	Paid
2017	2202.90	0.00	0.00	2202.90	8/3/2018	0.00	Paid
2016	3337.10	0.00	0.00	3337.10	8/3/2017	0.00	Paid
2015	2156.10	0.00	0.00	2156.10	7/25/2016	0.00	Paid
TOTAL	12286.97	0.00	0.00	11122.24	-	1164.73	-

* The totals shown here represent only the items in the grid. For more detailed information see "Tax Balance Report".

Document History

Doc #	Type	Date	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
2372023							\$0.00	0
2262341							\$0.00	0
1622039							\$0.00	0
			J12858 / 12				\$0.00	0



City Of GreenBay > Parcel Data

🔍 Find a Parcel

Current Parcel: 21-3190

📍 2681 FINGER RD

(2681-2683 FINGER RD)

TIMOTHY GOEBEN

S87W34722 NESTING LN EAGLE WI 53119

[Street View Map](#) • [Green Bay Parcel Map](#) • [Google Map](#)

[Assessment Records](#)

[Zoning and Districts](#)

[Brown County Parcel Data](#)

[Inspection Records](#)

[Special Assessments](#)

[Requests For Service](#)

[Police Calls](#)

[2019 Residential Assessment](#)

[2018 Residential Assessment](#)

[2017 Residential Assessment](#)

Value

Total Assessed Value Land: \$32,500	Total Assessed Value Improvements: \$163,000	Total Assessed Value: \$195,500
--	---	--

Building Information

Tax Class: Residential	Living Units: 2	Family Rooms: 2
Occupancy: 2 Family	Heating Type: Gas, forced air	Other Rooms: 4
Story: 1 story	Cooling Type: A/C, same ducts	Full Basement S F: 2144 sq ft
Style: Duplex	Full Baths: 2	FBLASF: 764 sq ft
Exterior Wall: Alum/vinyl	Half Baths: 0	First Floor S F: 2144 sq ft
Roof Type: Asphalt shingles	Additional Fixtures: 6	SFLA: 2908
Year Built: 1988	Bedrooms: 4	

Property Info

Water Front Type: None	Tax Key Number: 21-3190	Neighborhood Group: Residential
Acres: 0.388	Zoning: Low Density Resident	Neighborhood: 130
Square Feet: 16915	Has Residential: Yes	Sanitary: Sewer
Depth: 160	Has Land: Yes	Water: City water
Width: 106	Property Address: 2681 Finger Rd	Traffic: Light
Land Use: Residential	Total Improvements: 1	Legal Acres: 0.388
County: Brown		

Legal Description

Legal Description: **ALPINE HEIGHTS SUB LOT 10**



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Web Search - Brown County, Wisconsin - Property Summary

Property: 21-3190

Search powered by



Report/Print engine
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Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2019	Real Estate	21-3190	231 - CITY OF GREEN BAY	2681 FINGER RD	TIMOTHY J GOEBEN KAREN A GOEBEN S87W34722 NESTING LN EAGLE WI 53119
Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current					

Summary

Property Summary	
Parcel #:	21-3190
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	0.388
Area (sq ft):	16901.000

Property Addresses	
Primary	Address
☒	2681 FINGER RD
☐	2683 FINGER RD

Owners			
Name	Status	Ownership Type	Interest
GOEBEN, TIMOTHY J	CURRENT OWNER		
GOEBEN, KAREN A	CURRENT CO-OWNER		
GOEBEN, ETAL, TIMOTHY J	FORMER OWNER		
HEATH, BARBARA A	FORMER OWNER		
HEATH, DAVID J	FORMER OWNER		

Parent Parcels
No Parent Parcels were found

Child Parcels
No Child Parcels were found

Abbreviated Legal Description
(See recorded documents for a complete legal description)
0.388 AC M/L ALPINE HEIGHTS SUB LOT 10

Public Land Survey - Property Descriptions
No Property Descriptions were found

District		
Code	Description	Category
	LOCAL	OTHER DISTRICT
	STATE OF WISCONSIN	OTHER DISTRICT
2289	GREEN BAY SCH DIST	REGULAR SCHOOL
	BROWN COUNTY	OTHER DISTRICT
5040	G.B. METRO SEWER	SANITARY
1300	NORTHEAST WI VTAE	TECHNICAL COLLEGE

Building Information

Buildings

Assessments

Assessment Summary
Estimated Fair Market Value: 217000
Assessment Ratio: 0.9010

Legal Acres: 0.388

2019 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.388	32500	163000	195500
ALL CLASSES	0.388	32500	163000	195500

2018 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.388	32500	163000	195500
ALL CLASSES	0.388	32500	163000	195500

Taxes

Tax Summary	
Bill #: 3121516	Net Mill Rate: 0.024074789

Lottery Credits		
Claims	Date	Amount
0		0.00

Installments	
Due Date ▲	Amount
1/31/2020	2317.92
7/31/2020	2317.91

Payments					
Status	Payment Date ▲	Type	Amount	Receipt #	Notes
Posted	12/31/2019	T	4635.83	14754	CK1023 GOEBEN

Key:	Property Type: RE - Real Estate, PP - Personal Property
	Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details			
Description	Amount	Paid	Due
Gross Tax	5067.72	-	-
School Credit	361.11	-	-
 Total	4706.61	-	-
BROWN COUNTY	879.01		
GREEN BAY SCH DIST	1801.98		
LOCAL	1849.67		
NORTHEAST WI VTAE	175.95		
First Dollar Credit	70.78	-	-
Lottery Credit	0.00	-	-
Net Tax	4635.83	4635.83	0.00
Special Assessments	0.00	0.00	0.00
Special Charges	0.00	0.00	0.00
Delinquent Utility	0.00	0.00	0.00
PrivateForest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
Interest	-	0.00	0.00
Penalty	-	0.00	0.00
TOTAL	4635.83	4635.83	0.00

Tax History							
Year	Amount	Interest Paid	Penalties Paid	Paid	Last Paid	Amount Due	Status
2019	4635.83	0.00	0.00	4635.83	12/31/2019	0.00	Paid
2018	4501.60	0.00	0.00	4501.60	12/31/2018	0.00	Paid
2017	4385.90	0.00	0.00	4385.90	12/30/2017	0.00	Paid
2016	4328.80	0.00	0.00	4328.80	1/4/2017	0.00	Paid
2015	4291.00	0.00	0.00	4291.00	12/29/2015	0.00	Paid
TOTAL	22143.13	0.00	0.00	22143.13	-	0.00	-

* The totals shown here represent only the items in the grid. For more detailed information see "Tax Balance Report".

Document History

Doc #	Type	Date	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
1589091							\$0.00	0
			J27954 / 37				\$0.00	0
			J22036 / 29				\$0.00	0
			J13078 / 36				\$0.00	0

RESOURCES IT TAKES TO MAKE THE MANOR HOSPITABLE

	JANUARY			FEBRUARY			MARCH			APRIL			MAY			JUNE		
	2017	2018	2019	2017	2018	2019	2017	2018	2019	2017	2018	2019	2017	2018	2019	2017	2018	2019
WISCONSIN PUBLIC SERVICE																		
KWH USED	232.0	272.0	250.0	219.0	266.0	275.0	201.0	260.0	313.0	223.0	273.0	219.0	229.0	214.0	189.0	245.0	321.0	435.0
ELECTRICITY COST	\$ 46.50	\$ 50.62	\$ 46.83	\$ 43.01	\$ 47.94	\$ 47.66	\$ 41.17	\$ 47.32	\$ 52.82	\$ 43.41	\$ 50.79	\$ 42.15	\$ 49.16	\$ 45.63	\$ 42.04	\$ 48.63	\$ 57.20	\$ 69.02
THERMS USED	118.3	108.0	85.4	88.8	98.5	116.1	80.1	77.0	102.8	67.9	72.1	58.9	44.4	33.4	35.9	16.5	11.4	15.9
GAS COST	\$ 79.43	\$ 71.86	\$ 65.20	\$ 63.05	\$ 65.96	\$ 68.55	\$ 56.17	\$ 53.58	\$ 63.08	\$ 50.22	\$ 46.77	\$ 42.12	\$ 38.92	\$ 28.27	\$ 32.44	\$ 23.75	\$ 21.44	\$ 25.14
TOTAL COST	\$125.93	\$122.48	\$112.03	\$106.06	\$113.90	\$116.21	\$97.34	\$100.90	\$115.90	\$93.63	\$97.56	\$84.27	\$88.08	\$73.90	\$74.48	\$72.38	\$78.64	\$94.16

WHAT USES ELECTRICITY AT THE MANOR?

FURNACE FAN
ANYTHING PLUGGED IN AN OUTLET

SUMP PUMP
LIGHTING

AIR CONDITIONER
DEHUMIDIFIER

WHAT FUEL SOURCE CREATES OUR ELECTRICITY IN GREEN BAY?

COAL: 40%
HYDRO: 3%

"PURCHASED" (SO COAL): 30%
RENEWABLE FUELS: 2%

STEAM: 24%
GAS: 1%

	JULY			AUGUST			SEPTEMBER		
	2017	2018	2019	2017	2018	2019	2017	2018	2019
WISCONSIN PUBLIC SERVICE									
KWH USED	357.0	401.0	533.0	371.0	468.0	563.0	289.0	680.0	425.0
ELECTRICITY COST	\$ 62.13	\$ 57.79	\$ 77.68	\$ 61.40	\$ 72.39	\$ 80.02	\$ 54.08	\$ 95.60	\$ 66.09
THERMS USED	9.2	9.5	10.7	8.3	8.3	9.6	9.3	10.4	7.4
GAS COST	\$ 22.18	\$ 16.20	\$ 21.53	\$ 19.93	\$ 20.11	\$ 20.51	\$ 21.47	\$ 21.72	\$ 21.87
TOTAL UTILITY COST	\$ 84.31	\$ 73.99	\$ 99.21	\$ 81.33	\$ 92.50	\$100.53	\$ 75.55	\$117.32	\$ 87.96

KWH USED	309.6
THERMS USED	46.9
AVERAGE UTILITY COST	\$ 93.07
WATER USAGE (CUBIC FEET)	397
SEWER USAGE (CU. FT.)	220
AVERAGE WATER COST	\$ 40.65
TOTAL AVERAGE COST	\$ 133.72

THE MANOR MONTHLY AVERAGES

	OCTOBER				NOVEMBER				DECEMBER			
	2016	2017	2018	2019	2016	2017	2018	2019	2016	2017	2018	2019
WISCONSIN PUBLIC SERVICE												
KWH USED	344.0	226.0	352.0	316.0	282.0	193.0	283.0	316.0	227.0	231.0	293.0	289.0
ELECTRICITY COST	\$ 60.08	\$ 46.55	\$ 58.85	\$ 52.90	\$ 49.52	\$ 39.07	\$ 49.68	\$ 52.41	\$ 44.60	\$ 44.95	\$ 52.10	\$ 51.16
THERMS USED	13.4	7.3	14.6	11.7	28.8	35.6	49.2	55.5	67.1	60.6	83.8	89.2
GAS COST	\$ 23.60	\$ 21.39	\$ 22.11	\$ 22.25	\$ 28.27	\$ 30.87	\$ 38.67	\$ 40.88	\$ 48.48	\$ 46.34	\$ 66.13	\$ 58.20
TOTAL UTILITY COST	\$ 83.68	\$ 67.94	\$ 80.96	\$ 75.15	\$ 77.79	\$ 69.94	\$ 88.35	\$ 93.29	\$ 93.08	\$ 91.29	\$118.23	\$109.36

	JANUARY - MARCH			APRIL - JUNE			JULY - SEPTEMBER				OCTOBER - DECEMBER			
	2017	2018	2019	2017	2018	2019	2016	2017	2018	2019	2016	2017	2018	2019
GREEN BAY WATER UTILITY														
WATER USAGE (CUBIC FEET)	1087	942	1269	1598	1147	1047	131	829	2305	1295	931	703	1390	1982
SEWER USAGE (CU. FT.)	787	642	969	787	642	747	65	529	642	969	445	403	642	969
TOTAL WATER COST	\$121.23	\$117.26	\$151.55	\$134.27	\$123.10	\$136.23	\$ 13.60	\$105.70	\$149.38	\$153.84	\$ 99.30	\$ 97.44	\$132.89	\$171.63





Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

June 9, 2020

PREPARED BY

Laura Schley, Staff

AGENDA ITEM # E.5

Consideration with possible action on a new art installment and passive stormwater management landscaping in the Olde North Sculpture Park.

BACKGROUND

DCED Staff has selected the creation and installation of a sculpture to be installed in the green space located within Olde North neighborhood using 2019 CDBG funds allocated for public art. The greenspace is located at the corner of Webster Avenue and Harvey Street and is backed by Green Bay Metro and the Green Bay City Fire Station 2. The site has a connecting pathway from the street corner to Green Bay Metro and is already home to two public art pieces and a gazebo.

The sculpture will resemble the life-cycle of a dandelion and will be constructed out of stainless steel measuring approximately 12' total. This project will also include passive stormwater management landscaping that will be funded with Neighborhood Enhancement beautification funding. This will include native plantings and proper soil grading to allow stormwater to absorb into the ground rather than run off and burden our storm sewer system. The landscaping plan will be designed around the base of the art piece once the size of the base has been determined. DCED Staff has been consulting with Parks staff to develop the landscaping plan.

RECOMMENDATION

To authorize DCED staff to utilize \$25,000 of 2019 Community Development Block Grant and \$10,000 of Neighborhood Enhancement Funding for the installation of a new art piece and landscaping in the Olde North Sculpture Park.

FISCAL IMPACT

\$25,000 of 2019 CDBG funds that have been allocated for public art will be utilized for this project. DCED Staff is requesting the use of \$10,000 of Neighborhood Enhancement Funds for the landscaping. These costs are estimated based on planning coordination with the local artist and the Parks Department. The project shall not exceed these amounts.

ATTACHMENTS

None



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

June 9, 2020

PREPARED BY

Krista Cisneroz, Staff

AGENDA ITEM # F.I

Financial report and check register.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Check Register
2. RDA Financial Report 2020

City of Green Bay RDA
Check Register
5/31/2020

CHECK #	CHECK DATE	VENDOR NAME	AMOUNT
21231	05/01/2020	METROPOLITAN MILWAUKEE FAIR HOUSING COUNCIL, INC.	10,580.00
21232	05/01/2020	CITY OF GREEN BAY	26,704.53
21233	05/01/2020	VAN RITE PLUMBING INC	5,850.00
21234	05/01/2020	LIGHTHOUSE TITLE INC	65.00
21235	05/01/2020	GREEN BAY AREA BUILDERS	2,750.00
21236	05/01/2020	MSA PROFESSIONAL SERVICES INC	5,070.00
21237	05/13/2020	CITY OF GREEN BAY	18.36
21238	05/13/2020	LIGHTHOUSE TITLE INC	65.00
21239	05/13/2020	GREEN BAY AREA BUILDERS	16,300.00
21240	05/13/2020	THE ATTIC	5,000.00
21241	05/13/2020	BADGER STATE BREWING COMPANY LLC.	3,154.00
21242	05/13/2020	THOMAS A. STEBER	5,000.00
21243	05/13/2020	LEE XIONG THAO	5,000.00
21244	05/13/2020	THE 201 BUILDING LLC	30,000.00
21245	05/29/2020	GREATER GREEN BAY HABITAT FOR HUMANITY, INC.	10,341.00
21246	05/29/2020	CITY OF GREEN BAY	37,139.49
21247	05/29/2020	CITY OF GREEN BAY	751.53
21248	05/29/2020	WISCONSIN MEDIA	40.70
21249	05/29/2020	BROWN COUNTY REGISTER OF DEEDS	210.00
21250	05/29/2020	WISCONSIN PUBLIC SERVICE CORPORATION	101.93
21251	05/29/2020	SHEFCHIK INC.	4,126.00
21252	05/29/2020	TRANS UNION, LLC	50.00
21253	05/29/2020	ANDERSEN BASEMENT REPAIR INC	380.00
21254	05/29/2020	LIGHTHOUSE TITLE INC	260.00
21255	05/29/2020	ADAM KOCH	8,000.00
21256	05/29/2020	BOSLEY PROPERTIES / RICCI BOSLEY	6,140.00
			<u>\$ 183,097.54</u>

Redevelopment Authority
Financial Report
CDBG
5/30/2020

	2020 Budget	2019 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Park Improvements	-	156,023.45	-	751.53	50,000.00	105,271.92
Public Works Improvements	-	130,736.79	-	-	50,000.00	80,736.79
Public Service	-	101,065.25	-	29,832.39	-	71,232.86
Fair Housing	-	24,100.00	-	10,580.00	-	13,520.00
CDBG Eligible Areas	-	230,426.93	46,676.52	66,740.78	-	210,362.67
CDBG Eligible Areas-Beautificatio/Art	-	54,394.00	-	-	-	54,394.00
Economic Development	-	423,499.08	36,728.44	75,769.00	-	384,458.52
ED Blight Elimination-Walnut Street	-	85,525.36	-	-	-	85,525.36
ED Façade & Demo Loans	-	127,846.50	-	6,140.00	-	121,706.50
Administration	-	177,746.91	-	82,684.61	-	95,062.30
	\$ -	\$ 1,511,364.27	\$ 83,404.96	\$ 272,498.31	\$ 100,000.00	\$ 1,222,270.92

Redevelopment Authority
Financial Report
HOME
5/30/2020

	2020 Budget	2019 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Single Family Rehab Loan Program	-	321,234.27	71,569.80	150,767.70	115,408.17	126,628.20
Housing Development Projects	-	414,917.96	-	192,988.00	40,341.00	181,588.96
CHDO Projects	-	114,824.72	-	-	-	114,824.72
Downpayment Closing Cost Assistance	-	105,000.00	-	5,000.00	-	100,000.00
Administration	-	35,711.84	7,952.20	36,111.84	-	7,552.20
	\$ -	\$ 991,688.79	\$ 79,522.00	\$ 384,867.54	\$ 155,749.17	\$ 530,594.08