AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, JULY 14, 2020, 1:30 PM

Public may join virtual meeting via Zoom or watch at www.youtube.com/cityofgreenbay

A. Zoom Meeting Information.

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

B. Roll Call.

1. 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.

1. Approval of the agenda for the July 14, 2020, meeting of the Redevelopment Authority.

D. Approval of Minutes.

1. Approval of the minutes from the June 9, 2020, meeting of the Redevelopment Authority.

E. Regular Business.

1. Consideration with possible action on communication from Ald. Johnson (District 9) "To consider a 2020 fee waiver for the parklet permit fee utilizing CARES Act funding or other available funding sources" (from June 29, 2020 Common Council meeting).
2. Consideration with possible action on proposed changes to the policies and procedures of the Commercial Facade Improvement Grant Program.
3. Consideration with possible action on request to approve Hold Harmless Agreement with Downtown Green Bay, Inc. for a temporary outdoor dining space at 204, 206, 208, and 210 N. Washington Street (Tax Parcels 12-65, 12-66, 12-67, 12-68).

4. Consideration with possible action to purchase two (2) properties from the Brown County Treasurer using Neighborhood Enhancement funds.

F. Informational.

1. Tax Increment District (TID) Annual Report.
2. Report on 520 Hubbard Street (Tax Parcel 4-96).
3. Financial report and check register.
4. Director's report and project updates.
5. Next meeting: August 11, 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 7-14-20

Zoom Meeting Information

Join Zoom Meeting

https://us02web.zoom.us/j/86729565856?pwd=Y2dhSXVReW5pVmxXei9uenBkY0ZiQT09

Meeting ID: 867 2956 5856
Password: 743449

One tap mobile
+19292056099,,86729565856#,,,,0#,,743449# US (New York)
+13017158592,,86729565856#,,,,0#,,743449# US (Germantown)

Dial by your location

+1 929 205 6099 US (New York)
+1 301 715 8592 US (Germantown)
+1 312 626 6799 US (Chicago)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)

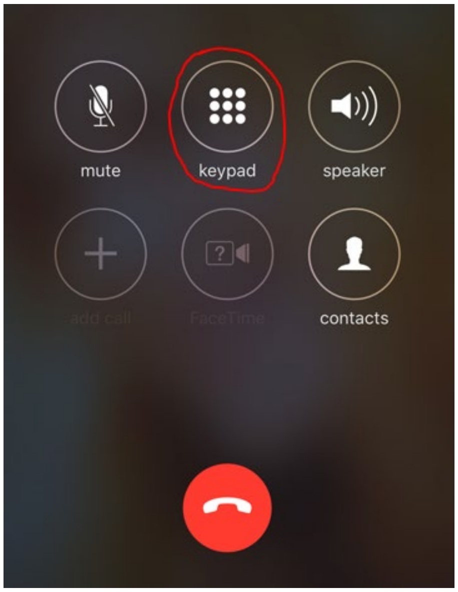
Meeting ID: 867 2956 5856
Password: 743449
Find your local number: https://us02web.zoom.us/u/kjAW6JJ8m

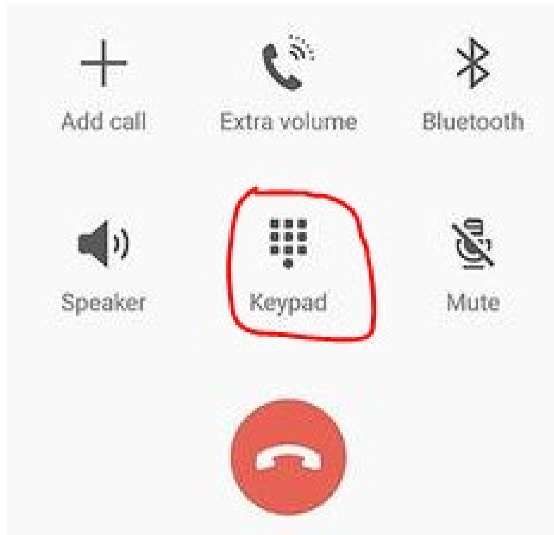
Additional Information

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

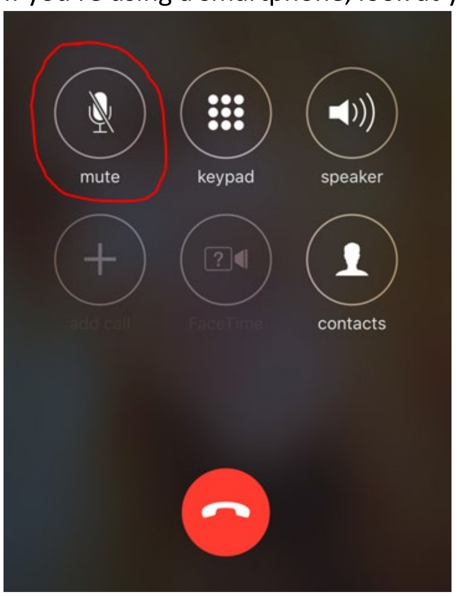
Calling into the Zoom meeting using a smartphone

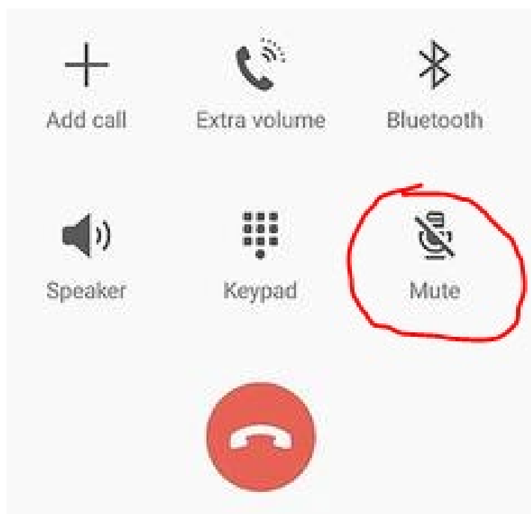
1. Dial the phone number listed at the beginning of this document.
2. When prompted, enter the Meeting ID number followed by **#**
    a. If you're using a smartphone, you can access the keypad by clicking "Keypad" on your screen





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

A. ZOOM MEETING INFORMATION.

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

B. ROLL CALL.

1. 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: Barbara Dorff, Matt Schueller, James Blumreich, Gary J. Delveaux, Kathy Hinkfuss, Excused: Deby Dehn, Melanie Parma
Liaisons Present: Leah Weycker
Others Present: Ald. Brian Johnson, Ald. Lynn Gerlach

C. APPROVAL OF THE AGENDA.

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

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

D. APPROVAL OF MINUTES.

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

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

E. REGULAR BUSINESS.

1. 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).

Moved by Ald. Barbara Dorff, seconded by James Blumreich to 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). Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, No- None, Abstain- None

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.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to enter closed session at 1:50 p.m. Motion carried.
Ald. Barbara Dorff read the closed session language.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, No- None, Abstain- None

Moved by Ald. Barbara Dorff, seconded by James Blumreich to return to regular session at 2:43 p.m. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, No- None, Abstain- None

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to approve that staff proceed as directed in closed session. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, No- None, Abstain- None

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.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to 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. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, No- None, Abstain- None

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.

Moved by Ald. Barbara Dorff, seconded by Kathy Hinkfuss to open the floor. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, No- None, Abstain- None

Moved by James Blumreich, seconded by Ald. Barbara Dorff to close the floor. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, No- None, Abstain- None

Moved by Ald. Barbara Dorff, seconded by Matt Schueller 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. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, No- None, Abstain- None

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

Moved by James Blumreich, seconded by Ald. Barbara Dorff 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. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, 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: July 14, 2020 at 1:30 PM.

G. ADJOURNMENT.

Moved by James Blumreich, seconded by Kathy Hinkfuss to adjourn. Motion carried.
Yes- Barbara Dorff, Gary J. Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, No- None, Abstain- None

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
July 14, 2020	Kevin J. Vonck, CED Director

AGENDA ITEM # E.1

Consideration with possible action on communication from Ald. Johnson (District 9) "To consider a 2020 fee waiver for the parklet permit fee utilizing CARES Act funding or other available funding sources" (from June 29, 2020 Common Council meeting).

BACKGROUND

To be discussed at meeting.

RECOMMENDATION

To be discussed at meeting.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

None

Report to the

Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
July 14, 2020	Matt Buchanan, Staff

AGENDA ITEM # E.2

Consideration with possible action on proposed changes to the policies and procedures of the Commercial Facade Improvement Grant Program.

BACKGROUND

The Commercial Facade Improvement Grant Program was established by RDA to enhance and revitalize the aesthetics of Green Bay's commercial districts by providing a financial incentive for businesses to invest in their property. The program is federally funded through the City's Community Development Block Grant (CDBG) allocation, overseen by the U.S. Department of Housing and Urban Development (HUD). Currently, facade grants may fund up to 75% of eligible project costs for construction labor and building materials.

As a federally funded program, the City is required to ensure that grant-funded construction labor costs comply with Davis-Bacon prevailing wage requirements. These federal requirements tied to labor drive up the overall project cost for grantees, which may not be fully offset by a Facade Grant. Additionally, the City's responsibility to ensure compliance with Davis-Bacon requires several hours of staff time for each grant-funded project.

To reduce grantees' overall costs and to limit staff time for Davis-Bacon compliance oversight, staff proposes that construction labor costs no longer be considered an eligible cost reimbursable through the grant. Instead, grants would only cover the cost of eligible building materials. Staff also proposes the removal of the grantees' 25% cost share obligation. Instead, grantees would be required to cover all construction labor costs to complete the project.

RECOMMENDATION

Approve proposed changes to the policies and procedures of the Commercial Facade Improvement Grant Program.

FISCAL IMPACT

Staff does not anticipate a direct fiscal impact by approving the proposed changes to the policies and procedures of the Commercial Facade Improvement Grant Program.

ATTACHMENTS

1. Draft 2020 Facade Grant Policies and Procedures (Edited Version)
2. Draft 2020 Facade Grant Policies and Procedures (Clean Version)

City of Green Bay

Commercial Façade Improvement Grant Program
Policies and Procedures

DRAFT JULY 2020 UPDATE

Program Purpose & Overview

The purpose of the Commercial Façade Improvement Grant Program is to enhance and revitalize the aesthetics of Green Bay's commercial districts by providing a financial incentive for businesses to invest in their property. The Program aims to address deteriorating property conditions and encourage enhancements to the property as viewed from the public right of way as a means to generate economic development for Green Bay's business districts.

Program participants are eligible to be reimbursed ~~up to 75% of their~~ for eligible building material costs for a façade improvement project. The grant program does not reimburse any construction labor costs. The level of grant funding will be determined on a case-by-case basis, depending on the amount of funds available and the application's review score. The Program is funded by Community Development Block Grant (CDBG) provided by the Federal Department of Housing and Urban Development (HUD). The Program is managed and administered by the City of Green Bay's Department of Community & Economic Development.

~~Participant & Property~~ Applicant Eligibility

Eligible ~~participants~~ applicants of the Facade Grant Program include commercial property owners and business owners leasing space in a commercial property. A business owner who is leasing space must have a current lease and written approval from the property owner to participate in the Program. ~~Participants/~~ Applicants, property owners, and any business directly benefiting from the project cannot be delinquent on any current City charges, taxes, or assessments, or have defaulted on any previous ~~c~~City assistance.

Property Eligibility

Eligible properties include commercial buildings located within the City of Green Bay that are within either a Low/Moderate Income Area (LMI Area) or a designated slum/blight area. Properties may be located outside these areas if the project is limited to addressing serious conditions that are detrimental to public health and safety. Potential applicants should consult with City staff before applying to confirm eligibility.

Project Eligibility

The Facade Grant Program may reimburse costs for building materials used for eligible projects that restore or enhance the facades of commercial properties. Eligible ~~improvements~~ projects include:

- Restoration of masonry, brick, wood, and glass
- Restoration/preservation of historical or architecturally significant features
- Storefront redesign and reconstruction
- Murals and permanent art fixtures
- Exterior lighting enhancements
- Awnings
- Other ~~approved visual enhancements of a property as it relates to a public right-of-way or~~ exterior building improvement projects deemed eligible by the Development Director that are permanent and clearly visible from ~~a public vantage point~~ the public right-of-way.

Ineligible Improvements include roofs that are not "part of the façade" (i.e. do not face the public way; the portion of mansard roofs, for example, facing street frontage are eligible), parking lots, landscaping, fencing, non-permanent fixtures, security systems, personal property, interior window coverings, equipment, any improvements not visible from the public right-of-way or public vantage point, and any improvements deemed to be inconsistent with ~~redevelopment purposes and objectives~~ adopted City Plans or Policies. Potential applicants should consult with City staff before applying to confirm project eligibility.

CDBG National Objective Requirements

The City of Green Bay's Façade Grant Program is funded by the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program. All projects participating in the Façade Grant Program must meet a federally established National Objectives and be an eligible activity. City staff will verify if the project meets one of the following National Objectives:

1. LMI Benefit: The project must benefit a Low/Moderate Income (LMI) Area as defined by HUD.
2. Slum/Blight Area: The project must eliminate slum/blight within a designated blighted area of the community.
3. ~~SLUM~~Slum/Blight Spot Basis: The project, if located outside an LMI Area and a designated slum/blight area, must eliminate slum/blight on a spot basis AND be limited to only those conditions that are detrimental to public health and safety.

Environmental Review & Flood Insurance Requirements

All properties being considered for the Façade Grant Program must have an environmental review conducted by City staff to ensure that the proposed project does not negatively impact the surrounding environment and that the property site itself is safe for development. Every project must follow the National Environmental Protection Act (NEPA). Flood insurance must be maintained in perpetuity for properties located within the 100-year floodplain.

Application Process

1. ~~P~~Before submitting an application, potential applicants are required to meet with Community & Economic Development staff to discuss ~~the~~ project eligibility, ~~review~~ preliminary design concepts, proposed building materials, ~~and discuss~~ Federal requirements, ~~(Environmental Review or Davis Bacon) that may affect~~ and the project timeline. If desired by the applicant, this meeting may also include a free design consultation provided by the City's Design Specialist, Real Estate Specialist, and/or Historic Preservation Specialist.
2. After meeting with City staff, the applicant may submit their complete application which includes the following:
    - Facade Grant Application Form
    - At least two project bids from qualified contractors. Bids must separate the estimated costs of building materials from labor.
    - Building elevation plan or rendering prepared by an architect, contractor, or designer.
    - ~~1.~~ Detailed information on the proposed building materials, including brands, series, and colors.
3. ~~2.~~ ~~Applicants must provide project plans and obtain a cost estimate from a qualified licensed contractor. Applicants should include any consultation with architects to discuss design and implementation.~~

   ~~3. Submit a completed Façade Grant application.~~ Applications are accepted year-round and may be emailed directly to program staff or mailed to the following address:

   Façade Grant Program
   Department of Community & Economic Development
   City of Green Bay
   100 N. Jefferson St. – Room 608
   Green Bay, WI 54301

4. Complete applications will be reviewed and scored by the Design Review Team~~Board~~. The Design Review Team~~Board~~ is made up of a team of City staff specializing in economic development, historic preservation, urban design, and urban planning. If the proposed project is located within an established Business Improvement District (BID), the BID Director (or assigned representative) will also be invited to serve on the Design Review Team~~Board~~. Applications will be scored on the following criteria:
    - Visual Impact and Design Quality

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- Building Material Quality and Durability
- Economic Impact
- Applicant Capability and Responsibility
- Historic Preservation
- Sustainability

~~4.~~ After scoring the application ~~T~~the Design Review Team~~Board~~ will make a recommendation on approval to the Green Bay Redevelopment Authority (RDA).

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5. The RDA considers the application at their monthly meeting and will vote to approve or deny.
6. If approved, City staff will prepare a grant agreement, and once executed, the project may proceed.

Bidding Requirements

Façade improvement grants are public funds, therefore participants will be expected to submit at least two bids for their project with the application. Project participants are encouraged to use Green Bay-based businesses. This allows for some assurance that the project pricing is competitive and that there is an opportunity to support local businesses. Bids must separate cost estimates between labor and building materials. Cost estimates for each proposed building material must also be separated by line item.

Project Timeline Requirements

Projects may not begin until after a grant agreement is executed between the RDA and the project participant. No work/ improvements conducted prior to the execution of the agreement (including materials ordered, preparation work, etc.) will be eligible for reimbursement. ~~or can be counted as project match.~~

Projects must begin within 3 months of the grant award and be completed within 9 months after the project start date. Longer timelines may be considered depending on the size and scope of the proposed project. Requests to extend an approved timeline must be requested in writing to City staff. The request must include a revised timeline and explanation for delays.

~~Davis-Bacon Prevailing Wage Requirements~~

~~Federal Labor Standards are statutory provisions dealing with construction projects, including façade improvements that receive federal funds such as CDBG funds. Contracts in excess of $2,000 which employ craftsmen, mechanics and/or laborers for construction-related activities shall contain provisions with respect to minimum wages and fringe benefits set by the federal Department of Labor, also known as Davis-Bacon wages. In general, if CDBG funds are used to purchase materials and/or for contracts less than $2,000, the federal labor standards may not apply.~~

~~Program participants are asked for a detailed scope of work and budget broken down by labor and material costs so that City staff can determine whether or not federal labor standards might be required. In certain circumstances, the size of the company owned by the contractor will determine the application of the wage determination standards and it would be appropriate for the contractor to provide a statement regarding the size of their company. Contractors that are sole proprietors are not required to meet Davis-Bacon wage standards.~~

~~If the project participant is undertaking other construction projects on the property (separate from the grant-funded work), and both projects are occurring simultaneously, Davis-Bacon standards may apply to the separate projects as well.~~

~~Bidding Requirements~~

~~As these façade improvement grants are public funds, participants will be expected to get at least two three bids for their project. Project participants are encouraged to use Green Bay-based businesses. This allows for some assurance that the project pricing is competitive and that there is an opportunity to support local businesses. Bids must separate cost estimates between labor and building materials. Cost estimates for each proposed building material must also be separated by line item.~~

Funding Procedures

Grants may only fund ~~up to 75% of approved project costs~~ eligible costs for the purchase of building materials. The applicant is required to cover all labor costs required for construction/installation. The level of grant funding will be determined on a case-by-case basis, depending on the amount of funds available and the application's review score. ~~Maximum funding levels are determined on a case-by-case basis and will be established upon announcement of the grant award~~. Projects must be approved prior to beginning construction to participate in the program. Once the grant agreement is executed, materials may be ordered and work may proceed.

Funds will be provided in the form of reimbursement. Reimbursements will only be issued after the applicant or their contract submits paid receipts of eligible material costs. ~~the submission and approval of proper documentation. Proof of contractor payment and compliance with applicable Davis-Bacon prevailing wage requirements is required before funds will be awarded.~~ Grant reimbursement may be reduced or rescinded if the participant is unable to verify compliance with all applicable policies, procedures, or laws.

COMMERCIAL FAÇADE IMPROVEMENT GRANT PROGRAM
POLICIES AND PROCEDURES

DRAFT JULY 2020 UPDATE

Program Purpose & Overview

The purpose of the Commercial Façade Improvement Grant Program is to enhance and revitalize the aesthetics of Green Bay's commercial districts by providing a financial incentive for businesses to invest in their property. The Program aims to address deteriorating property conditions and encourage enhancements to the property as viewed from the public right of way as a means to generate economic development for Green Bay's business districts.

Program participants are eligible to be reimbursed for eligible building material costs for a façade improvement project. The grant program does not reimburse any construction labor costs. The level of grant funding will be determined on a case-by-case basis, depending on the amount of funds available and the application's review score. The Program is funded by Community Development Block Grant (CDBG) provided by the Federal Department of Housing and Urban Development (HUD). The Program is managed and administered by the City of Green Bay's Department of Community & Economic Development.

Applicant Eligibility

Eligible applicants of the Facade Grant Program include commercial property owners and business owners leasing space in a commercial property. A business owner who is leasing space must have a current lease and written approval from the property owner to participate in the Program. Applicants, property owners, and any business directly benefiting from the project cannot be delinquent on any current City charges, taxes, or assessments, or have defaulted on any previous City assistance.

Property Eligibility

Eligible properties include commercial buildings located within the City of Green Bay that are within either a Low/Moderate Income Area (LMI Area) or a designated slum/blight area. Properties may be located outside these areas if the project is limited to addressing serious conditions that are detrimental to public health and safety. Potential applicants should consult with City staff before applying to confirm eligibility.

Project Eligibility

The Facade Grant Program may reimburse costs for building materials used for eligible projects that restore or enhance the facades of commercial properties. Eligible projects include:

- Restoration of masonry, brick, wood, and glass
- Restoration/preservation of historical or architecturally significant features
- Storefront redesign and reconstruction
- Murals and permanent art fixtures
- Exterior lighting enhancements
- Awnings
- Other exterior building improvement projects deemed eligible by the Development Director that are permanent and clearly visible from the public right-of-way.

Ineligible Improvements include roofs that are not "part of the façade" (i.e. do not face the public way; the portion of mansard roofs, for example, facing street frontage are eligible), parking lots, landscaping, fencing, non-permanent fixtures, security systems, personal property, interior window coverings, equipment, any improvements not visible from the public right-of-way or public vantage point, and any improvements deemed to be inconsistent with adopted City Plans or Policies. Potential applicants should consult with City staff before applying to confirm project eligibility.

CDBG National Objective Requirements

The City of Green Bay's Façade Grant Program is funded by the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program. All projects participating in the Façade Grant Program must meet a federally established National Objectives and be an eligible activity. City staff will verify if the project meets one of the following National Objectives:

1. LMI Benefit: The project must benefit a Low/Moderate Income (LMI) Area as defined by HUD.
2. Slum/Blight Area: The project must eliminate slum/blight within a designated blighted area of the community.
3. Slum/Blight Spot Basis: The project, if located outside an LMI Area and a designated slum/blight area, must eliminate slum/blight on a spot basis AND be limited to only those conditions that are detrimental to public health and safety.

Environmental Review & Flood Insurance Requirements

All properties being considered for the Façade Grant Program must have an environmental review conducted by City staff to ensure that the proposed project does not negatively impact the surrounding environment and that the property site itself is safe for development. Every project must follow the National Environmental Protection Act (NEPA). Flood insurance must be maintained in perpetuity for properties located within the 100-year floodplain.

Application Process

1. Before submitting an application, potential applicants are required to meet with Community & Economic Development staff to discuss project eligibility, preliminary design concepts, proposed building materials, Federal requirements, and the project timeline. If desired by the applicant, this meeting may also include a free design consultation provided by the City's Design Specialist, Real Estate Specialist, and/or Historic Preservation Specialist.
2. After meeting with City staff, the applicant may submit their complete application which includes the following:
    - Facade Grant Application Form
    - At least two project bids from qualified contractors. Bids must separate the estimated costs of building materials from labor.
    - Building elevation plan or rendering prepared by an architect, contractor, or designer.
    - Detailed information on the proposed building materials, including brands, series, and colors.

    Applications are accepted year-round and may be emailed directly to program staff or mailed to the following address:

    Façade Grant Program
    City of Green Bay
    Department of Community & Economic Development
    100 N. Jefferson Street, Room 608
    Green Bay, WI 54301

3. Complete applications will be reviewed and scored by the Design Review Team. The Design Review Team is made up of a team of City staff specializing in economic development, historic preservation, urban design, and urban planning. If the proposed project is located within an established Business Improvement District (BID), the BID Director (or assigned representative) will also be invited to serve on the Design Review Team. Applications will be scored on the following criteria:
    - Visual Impact and Design Quality
    - Building Material Quality and Durability
    - Economic Impact
    - Applicant Capability and Responsibility
    - Historic Preservation
    - Sustainability

    After scoring the application the Design Review Team will make a recommendation on approval to the Green Bay Redevelopment Authority (RDA).
4. The RDA considers the application at their monthly meeting and will vote to approve or deny.
5. If approved, City staff will prepare a grant agreement, and once executed, the project may proceed.

Bidding Requirements

Façade improvement grants are public funds; therefore, participants will be expected to submit at least two bids for their project with the application. Project participants are encouraged to use Green Bay-based businesses. This allows for some assurance that the project pricing is competitive and that there is an opportunity to support local businesses. Bids must separate cost estimates between labor and building materials. Cost estimates for each proposed building material must also be separated by line item.

Project Timeline Requirements

Projects may not begin until after a grant agreement is executed between the RDA and the project participant. No work/improvements conducted prior to the execution of the agreement (including materials ordered, preparation work, etc.) will be eligible for reimbursement. Projects must begin within 3 months of the grant award and be completed within 9 months after the project start date. Longer timelines may be considered depending on the size and scope of the proposed project. Requests to extend an approved timeline must be requested in writing to City staff. The request must include a revised timeline and explanation for delays.

Funding Procedures

Grants may only fund eligible costs for the purchase of building materials. The applicant is required to cover all labor costs required for construction/installation. The level of grant funding will be determined on a case-by-case basis, depending on the amount of funds available and the application's review score. Projects must be approved prior to beginning construction to participate in the program. Once the grant agreement is executed, materials may be ordered and work may proceed.

Funds will be provided in the form of reimbursement. Reimbursements will only be issued after the applicant or their contractor submits paid receipts of eligible material costs. Grant reimbursement may be reduced or rescinded if the participant is unable to verify compliance with all applicable policies, procedures, or laws.

Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE	PREPARED BY
July 14, 2020	Matt Buchanan, Staff

AGENDA ITEM # E.3

Consideration with possible action on request to approve Hold Harmless Agreement with Downtown Green Bay, Inc. for a temporary outdoor dining space at 204, 206, 208, and 210 N. Washington Street (Tax Parcels 12-65, 12-66, 12-67, 12-68).

BACKGROUND

Downtown Green Bay, Inc. (DGBI) has requested temporary use of the westernmost bay of the RDA-owned Adams Street Parking Lot. DGBI intends to use the space to host an outdoor dining room to benefit 15 nearby restaurants that have been impacted by COVID-19. The purpose of the outdoor dining space is to provide restaurants a large open air environment where their patrons may dine with social distance. DGBI intends to place picnic tables, seating, planter boxes, trash receptacles and shade structures within the proposed outdoor dining area. Staff proposes an initial 30-day period for DGBI's use of the property. As owner of the property, it is necessary for RDA to approve a Hold Harmless Agreement with DGBI.

RECOMMENDATION

Approve Hold Harmless Agreement with Downtown Green Bay, Inc. for 204, 206, 208, and 210 N. Washington Street (Tax Parcels 12-65, 12-66, 12-67, 12-68).

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 7-1-Parking-Adams-12-64-Hold-Harmless-20-01

HOLD HARMLESS AGREEMENT 20-01

ADAMS STREET LOT: DGBI OUTDOOR DINING SPACE

This Agreement is made this 14th Day of July, 2020

by THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY ("RDA"), and

Downtown Green Bay, Inc., a Wisconsin non-stock corporation, doing business as DGBI ("Owner").

RECITALS

A. Downtown Green Bay Inc., doing business as DGBI, is located at 130 E. Walnut Street, #501, Green Bay, Wis.

B. Owner desires to place picnic tables, seating, planter boxes, trash receptacles and shade structures ("Objects") within adjacent property owned by the RDA, as described below:

Tax Parcel	Address	Acres
12-65	204 N. Washington St.	0.085
12-66	206 N. Washington St.	0.085
12-67	208 N. Washington St.	0.085
12-68	210 N. Washington St.	0.254

C. The parcels listed above shall be referred to as the "Property." The Property comprises approximately five hundred nine thousandths (0.509) acres of land. A legal description of the Property is herein attached as EXHIBIT A.

D. At their meeting on July 14, 2020, The RDA granted Owner permission to place Objects within the RDA Property until August 31, 2020, subject to the provision of insurance and execution of a Hold Harmless Agreement. The RDA hereby authorizes the Executive Director of the RDA, in consultation with the Director of Public Works, to extend this date further into the future.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

I. PURPOSE

Subject to the conditions listed in this Agreement, the RDA grants to Owner permission to place, maintain, and repair Objects within the Property, as shown on a Site Plan herein attached as EXHIBIT B. The Owner shall only place Objects within the open spaces of the Property; the placement of any Objects within structures is prohibited.

II. OBLIGATIONS OF OWNER

A. Site Plan. Owner shall submit to the RDA a Site Plan that shows the general placement of Objects within the Property, which shall be approved by the Executive Director of the RDA or his/her designee.

B. Insurance. Owner shall submit to the RDA a Certificate of Insurance indicating General Liability coverage in a minimum amount of $1,000,000.00 and a written thirty (30) days' prior notice of cancellation, covering Owner's activities described herein and specifically any injury or damage that may occur pursuant to the permission so granted, said insurance policy to be maintained in full force and effect throughout the duration of this Agreement and said insurance policy to have the RDA named as an additional insured.

C. Ownership. Owner shall own all Objects and shall be responsible for all costs and expense related to the placement, maintenance and repair of the Objects.

D. Public Access. Owner shall insure that placement of the Objects provides a non-obstructed public walkway a minimum of five (5) feet wide at all times that does not unreasonably impair or impede the orderly and safe ingress, egress, or smooth flow of pedestrians through the Property.

E. Maintenance and Repair. Owner shall at all times keep and maintain, or cause to be kept and maintained, the Property in good condition and repair, in a safe, clean, and attractive condition, and free of all trash, litter, refuse, and waste, subject to demolition and construction activities contemplated by this Agreement.

F. Wait Service. Owner or any business entity shall not provide wait service to any persons using Objects on the Property. Alcoholic beverages shall not be permitted on the Property.

G. Removal. Owner shall promptly remove the Objects from the Property within forty-eight (48) hours of written notice from the Executive Director of the RDA.

III. REPRESENTATIONS, WARRANTIES AND COVENANTS

Owner represents and warrants to the RDA as follows:

A. Certification of Facts. No statement of fact by Owner contained in this Agreement and no statement of fact furnished or to be furnished by Owner to the RDA pursuant to this Agreement contains or will contain any untrue statement of a material fact or omits or will omit to state a material fact necessary in order to make the statements herein or therein contained not misleading.

B. No Material Change in Owner Operations. There has been no material change in the business operations of Owner since the date the parties began negotiation to enter into this Agreement.

C. Compliance with Zoning. The Property now conforms and will continue to conform at all times and in all respects with applicable zoning and land division laws, rules, regulations and ordinances.

D. Good Standing. Owner is organized and existing in good standing under the laws of the State of Wisconsin and has the power and all necessary licenses, permits and franchises to own its assets and properties and to carry on its business.

E. General Indemnity.

1. Protection Against Losses. Owner shall indemnify, defend and hold harmless the City of Green Bay ("City"), RDA, and their respective officers, employees, agents, attorneys, insurers and the successors and assigns of all of the foregoing, from any and all liabilities, claims, losses, damages, judgments or awards, costs or expenses, including reasonable attorneys' fees, of whatsoever nature and by whomsoever asserted, whether asserted by a third party or by a party to this Agreement ("Losses"), directly or indirectly, arising out of, resulting from or in any way connected with:

    a) Any breach by Owner of the terms of this Agreement;

    b) Any non-compliance with laws, ordinances, rules or regulations applicable to Owner's obligations under this Agreement; or

    c) Any governmental, regulatory or other proceedings to the extent any such proceedings result from Owner's failure to comply with its obligations under this Agreement or otherwise.

2. Indemnification Procedures. Owner shall promptly assume full and complete responsibility for the investigation, defense, compromise and settlement of any claim, suit or action arising out of or relating to the indemnified matters following written notice thereof from the City or RDA, which notice shall be given by the City or RDA within ten (10) days of their knowledge of such claim, suit or action. Failure to provide such timely notice shall not eliminate Owner's indemnification obligations to the City and RDA unless, and only to the extent to which, such failure has substantially prejudiced Owner. Notwithstanding the foregoing, in its sole discretion and at its expense, the City and RDA may participate in or defend or prosecute, through their own counsel(s), any claim suit or action for which either of them is entitled to indemnification by Owner; provided, however, that if the City or RDA is advised in writing by its legal counsel that there is a conflict between the positions of Owner and City or RDA, as appropriate, in conducting the defense of such action or that there are legal defenses available to the City or RDA different from or in addition to those available to Owner, then counsel for the City or RDA, at Owner's expense, shall be entitled to conduct the defense only to the extent necessary to protect the interests of the City or RDA. Owner shall not enter into any compromise or settlement without the prior written consent of the City or RDA, as appropriate, which consent shall not be unreasonably withheld. The absence of a complete and general release of all claims against the City or RDA shall be reasonable grounds for the City or RDA to refuse to provide written consent to a compromise or settlement. If Owner does not assume the defense of such claim, suit or action, Owner shall reimburse the City and RDA for the reasonable fees and expenses of counsel(s) retained by the City and by RDA, and shall be bound by the results obtained by the City and RDA; provided, however, that no such claim, suit or action shall be settled without Owner's prior written consent, which consent shall not be unreasonably withheld. The absence of a complete and general release of all claims against Owner shall be reasonable grounds for Owner to refuse to provide written consent to a compromise or settlement.

3. Survival. This indemnity provision shall survive the termination or expiration of this Agreement.

IV. TERMINATION

RDA or Owner may immediately terminate this Agreement for any reason upon written notice to the other party. Upon termination of this agreement for any reason, Owner shall at their sole cost and expense, remove the Objects and restore the right-of-way to the satisfaction of the Executive Director of the RDA or his/her designee.

V. MISCELLANEOUS PROVISIONS

A. Assignment. Owner may not assign its rights under this Agreement without the express prior written consent of the RDA.

B. No Personal Liability. Under no circumstances shall any trustee, officer, official, commissioner, director, member, partner or employee of the RDA have any personal liability arising out of this Agreement, and Owner shall not seek or claim any such personal liability.

C. No Personal Interest of Public Employee. No official or employee of the City or RDA shall have any personal interest in this Agreement, nor shall any such person voluntarily acquire any ownership interest, direct or indirect, in the legal entities that are parties to this Agreement. No official or employee of the City or RDA shall be personally liable to Owner or any successor in interest, in the event of any default or breach by the City or RDA, or for any amount that becomes due to the Owner or its successors under this Agreement.

D. Relationship of Parties. The City and the RDA are not partners or joint venturers with Owner in the Project or otherwise. Under no circumstances shall the City or RDA be liable for any of the obligations of Owner under this Agreement or otherwise. There are no third party beneficiaries of this Agreement.

E. Parties and Survival of Agreement. Except as otherwise expressly provided herein, this Agreement is made solely for the benefit of the parties hereto and no other person, partnership, association or corporation shall acquire or have any rights hereunder or by virtue hereof. All representations and agreements in this Agreement shall remain operative and in full force and effect until fulfilled and shall survive the closing.

F. Governing Law. The laws of the State of Wisconsin shall govern this Agreement.

G. Venue. The venue for any proceeding involving the negotiation, drafting, interpretation or enforcement of this Agreement shall be the circuit court for Brown County, Wisconsin, all other venues being inappropriate for any such proceeding.

[Signature pages follow]

IN WITNESS WHEREOF, the parties to this Agreement have caused this instrument to be signed by duly authorized representatives of Owner and RDA as of the day and year first written above.

OWNER:
DOWNTOWN GREEN BAY, INC.

By: ____

Jeff Mirkes, Executive Director

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS
COUNTY OF BROWN)

Personally came before me this _________ day of __________________ 2020, the above named ___________________________ , a member of Downtown Green Bay, Inc., a Wisconsin non-stock corporation, to me known to be the person who executed the foregoing instrument and acknowledged the same.

____
*____
Notary Public, __________________ County, Wisconsin
My Commission Expires ___________________________

Signature page
THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY and DOWNTOWN GREEN BAY, INC.

REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

By: ______________________________________
Gary J. Delveaux, Chair

Attest: ______________________________________
Kevin J. Vonck, Executive Director

EXHIBIT A
Legal Description

12-65 204 N. Washington St.
PLAT OF NAVARINO N 1/3 OF LOT 29

12-66 206 N. Washington St.
PLAT OF NAVARINO S 1/3 OF LOT 30

12-67 208 N. Washington St.
PLAT OF NAVARINO MIDDLE 1/3 OF LOT 30

12-68 210 N. Washington St.
PLAT OF NAVARINO N 1/3 OF LOT 30 & S 2/3 OF LOT 31

EXHIBIT B
Site Plan

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
July 14, 2020	Ken Rovinski, Staff

AGENDA ITEM # E.4

Consideration with possible action to purchase two (2) properties from the Brown County Treasurer 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 the RDA seven (7) properties they are acquiring as a result of the tax foreclosure process this year. Of the list, Staff has offered to purchase two (2) properties. 1255 Cherry Street will be marketed for new house construction as part of the New Homes in Your Neighborhood program. 2475 Remington Road will be deeded to the City of Green Bay as this was what was intended when the original subdivision was developed.

RECOMMENDATION

Approve the purchase of two (2) properties from the Brown County Treasurer for $6,257.15 using Neighborhood Enhancement funds.

FISCAL IMPACT

Acquisition price:
1255 Cherry Street = $5,938.54.
2475 Remington Road = $319.61
Total = $6,257.15

ATTACHMENTS

1. ACQ 20-03 - Report info
2. ACQ 20-04 - Report info

1255 Cherry Street

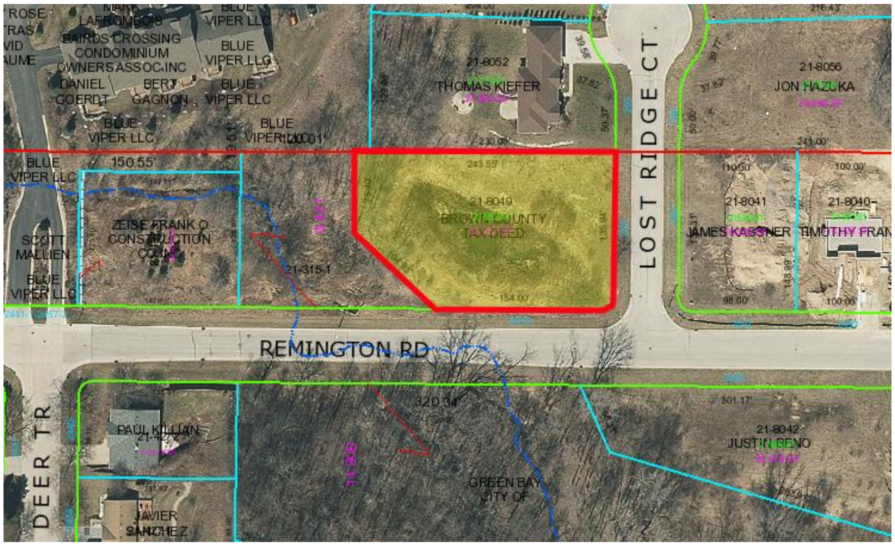
Property Information:

Parcel ID ……………………………………… 14-118
Lot Size…………………………………… 53' x 122'
Zoning………………………………. Residential One

Current Tax Information:

Land Value……………………… $12,400
Improvement Value …………… $0
Total Assessed …………………. $12,400

2475 Remington Road



Property Information:

Parcel ID	21-8049
Lot Size	33,027 SF
Zoning	Residential One

Current Tax Information:

Land Value	$1,000
Improvement Value	$0
Total Assessed	$1,000

Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE	PREPARED BY
July 14, 2020	Kevin J. Vonck, CED Director, Diana Ellenbecker, Finance Director

AGENDA ITEM # F.1

Tax Increment District (TID) Annual Report.

BACKGROUND

The purpose of this item is to discuss the current status -- both in terms of finance and development -- of Tax Increment Districts (TIDs) within the City. PE-300 reports that the City is required to submit annually to the Wisconsin Department of Revenue are attached.

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

Not applicable.

ATTACHMENTS

1. 6-2-TID-JRB-200714-Annual-Report-RDA

TID ANNUAL REPORT (PE-300) SUMMARIZED

YEAR ENDED DECEMBER 31, 2019

						Revenues					Expenditures							
TIF Dist	**TYPE**	**NAME**	**Creation date**	**Mandatory term date**	**Fund balance as of 1/1/19**	**Tax Increment**	**Interest**	**Exempt Computer aid**	**Developers guarantees**	**Other/ Borrowing**	**Capital & Land**	**Debt Service & Interest**	**Developers grants**	**Other**	**Fund balance as of 12/31/19**	**Future project costs**	**Future revenue**	**Surplus or deficit**
4	Blight	Washington Apartments	1/20/1998	1/20/2025	180,463	521,241	4,378	1,071	-	3,913	-	608,645	-	6,757	95,664	1,440,600	3,965,677	2,620,741
5	Blight	Downtown	12/21/1999	12/21/2026	397,895	1,786,359	54,171	107,818	87,470	1,565,203	185	1,266,962	50,595	689,289	1,991,885	19,709,096	18,211,696	494,485
7	Blight	Lombardi/Ashland	1/15/2002	1/15/2029	712,456	735,785	25,040	1,237	-	5,783	-	157,589	13,191	9,658	1,299,863	1,483,417	8,621,256	8,437,702
8	Blight	Berger/Morrow	8/20/2002	8/20/2029	1,812,569	289,726	39,547	153	-	10,261	-	164,696	-	6,020	1,981,540	856,441	4,045,533	5,170,632
9	Industrial	University Heights	10/7/2003	10/7/2026	(1,497,666)	182,198	-	1,608	8,324	1,359	-	222,815	-	13,084	(1,540,076)	1,540,884	1,373,322	(1,707,638)
10	Blight	Main/Mason	8/17/2004	8/17/2031	539,011	192,394	14,304	3,652	-	3,315	-	-	20,424	25,589	706,663	2,028,313	3,457,004	2,135,354
12	Industrial	I43 Industrial Park	9/6/2005	9/6/2025	3,451,006	1,789,017	104,528	375,403	-	31,385	2,707,607	273,263	200,000	65,721	2,504,748	10,181,922	18,600,922	10,923,748
13	Reh/Cons	Downtown	9/6/2005	9/6/2032	(3,072,136)	1,905,045	-	360,648	-	81,407	1,200,575	1,464,046	442,642	108,767	(3,941,066)	40,033,172	46,285,712	2,311,474
14	Blight	N Broadway/Larsen Green	9/16/2006	9/16/2033	(1,141,425)	273,594	-	5,774	467,124	1,152	-	449,962	2,341,258	53,394	(3,238,395)	12,629,619	19,231,529	3,363,515
16	Blight	Military Avenue	5/6/2007	5/6/2034	(372,605)	326,091	-	22,591	-	17,301	-	29,235	40,000	9,041	(84,898)	3,833,530	7,180,630	3,262,202
17	Blight	North Broadway	9/2/2008	9/2/2035	(67,594)	6,852	-	-	7,696	49	-	1,040	-	6,358	(60,395)	41,770	147,626	45,461
18	Reh/Cons	University Avenue	10/6/2015	10/6/2043	(1,408,341)	253,444	-	-	-	6,969	-	20,496	176,869	22,362	(1,367,655)	11,803,163	18,841,185	5,670,367
19	Reh/Cons	East Town Mall	9/19/2017	9/19/2044	(56,904)	151,911	1,573	-	125,776	-	-	-	112,798	18,652	90,906	7,551,961	8,893,547	1,432,492
20	Reh/Cons	Whitney Park	9/25/2018	9/25/2045	(16,782)	-	-	-	-	-	-	296	-	12,512	(29,590)	3,012,575	3,899,298	857,133
21	Blight	Green Bay Packaging	9/25/2018	9/25/2045	(25,169)	-	-	-	-	-	-	442	-	15,780	(41,391)	6,061,839	6,370,307	267,077
		Totals			**(565,222)**	**8,413,657**	**243,541**	**879,955**	**696,390**	**1,728,097**	**3,908,367**	**4,659,487**	**3,397,777**	**1,062,984**	**(1,632,197)**	**122,208,302**	**169,125,244**	**45,284,745**

22 The Shipyard

23 Legends District

Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date July 1, 2020	Report type ORIGINAL
TID number 004	TID type 2	TID name Washington Appartments	Creation date 01/20/1998	Mandatory termination date 01/20/2025	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	$180,463

Section 3 - Revenue	Amount
Tax increment	$521,241
Investment income	$4,378
Debt proceeds	
Special assessments	
Exempt computer aid	$1,071
Sale of property	
Allocation from another TID	
Developer guarantees name	
Transfer from other funds source	
Other grants sources	
Other revenue sources	
Source Personal Property Aid	$3,913
Total Revenue (deposits)	$530,603

Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	$5,957
Professional services	$650
Interest and fiscal charges	$3,645
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	$605,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants name	
Developer name N/A	$0
Transfer to other funds source	
Other expenditures source	
Total Expenditures	$615,402

Section 5 - Ending Balance	Amount
TID fund balance at end of year	$95,664
Future costs	$1,440,600
Future revenue	$3,965,677
Surplus or deficit	$2,620,741

Section 6 - Preparer/Contact Information	
Preparer name **Stephanie Schmutzer**	Preparer title **Accountant**
Preparer email **stephaniesc@greenbaywi.gov**	Preparer phone **(920) 448-3409**
Contact name **Diana Ellenbecker**	Contact title **Finance Director**
Contact email **dianael@greenbaywi.gov**	Contact phone **(920) 448-3025**

Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Submission Information	
Co-muni code	05231
TID number	004
Submission date	06-22-2020 12:01 PM
Confirmation	TIDAR20190128O1590761715294
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date July 1, 2020	Report type ORIGINAL
TID number 005	TID type 2	TID name Downtown	Creation date 12/21/1999	Mandatory termination date 12/21/2026	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	$397,895

Section 3 - Revenue		Amount
Tax increment		$1,786,359
Investment income		$54,171
Debt proceeds		$1,500,000
Special assessments		
Exempt computer aid		$107,818
Sale of property		$1,010
Allocation from another TID		
Developer guarantees name		
Developer name	TOHO Platten Building	$13,998
Developer name	Washington St INN Repayment	$42,472
Developer name	2013 Planing Option	$31,000
Transfer from other funds source		
Other grants sources		
Other revenue sources		
Source	Rental of Property	$30,241
Source	Personal Property Aid	$33,952
Total Revenue (deposits)		$3,601,021

Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Section 4 - Expenditures		Amount
Capital expenditures		$185
Administration		$72,046
Professional services		$571,865
Interest and fiscal charges		$284,324
DOR fees		$150
Discount on long-term debt		
Debt issuance costs		$5,360
Principal on long-term debt		$982,638
Environmental costs		
Real property assembly costs		
Allocation to another TID		
Developer grants name		
Developer name	Smet rebate historical train station	$5,000
Developer name	Parking/Schillinger Properties/Northcoast	$5,140
Developer name	Bellin buidling parking PAYGO	$13,701
Developer name	TMJ Initiative One	$10,000
Developer name	Lorenzen Holdings	$3,725
Developer name	Historic Hibernia	$13,029
Transfer to other funds source		
Other expenditures source		
Name	Utilities for City owned properties	$29,613
Name	Purchase of land	$10,255
Total Expenditures		$2,007,031

Section 5 - Ending Balance	Amount
TID fund balance at end of year	$1,991,885
Future costs	$19,709,096
Future revenue	$18,211,696
Surplus or deficit	$494,485

Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Section 6 - Preparer/Contact Information	
Preparer name **Stephanie Schmutzer**	Preparer title **Accountant**
Preparer email **stephaniesc@greenbaywi.gov**	Preparer phone **(920) 448-3409**
Contact name **Diana Ellenbecker**	Contact title **Finance Director**
Contact email **dianael@greenbaywi.gov**	Contact phone **(920) 448-3025**

Submission Information	
Co-muni code	**05231**
TID number	**005**
Submission date	**06-22-2020 12:05 PM**
Confirmation	**TIDAR20190128O1591283678197**
Submission type	**ORIGINAL**

Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date July 1, 2020	Report type ORIGINAL
TID number 007	TID type 2	TID name Lombardi Ashland	Creation date 01/15/2002	Mandatory termination date 01/15/2029	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	$712,456

Section 3 - Revenue	Amount
Tax increment	$735,785
Investment income	$25,040
Debt proceeds	
Special assessments	
Exempt computer aid	$1,237
Sale of property	
Allocation from another TID	
Developer guarantees name	
Transfer from other funds source	
Other grants sources	
Other revenue sources	
Source Personal Property Aid	$5,783
Total Revenue (deposits)	$767,845

Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	$8,858
Professional services	$650
Interest and fiscal charges	$8,039
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	$149,550
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants name	
Developer name Shorewest PayGo	$13,191
Transfer to other funds source	
Other expenditures source	
Total Expenditures	$180,438

Section 5 - Ending Balance	Amount
TID fund balance at end of year	$1,299,863
Future costs	$1,483,417
Future revenue	$8,621,256
Surplus or deficit	$8,437,702

Section 6 - Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
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Contact name Diana Ellenbecker	Contact title Finance Director
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Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Submission Information	
Co-muni code	05231
TID number	007
Submission date	06-22-2020 12:32 PM
Confirmation	TIDAR20190128O1591285266335
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date July 1, 2020	Report type ORIGINAL
TID number 008	TID type 2	TID name BERGER MORROW	Creation date 08/20/2002	Mandatory termination date 08/20/2029	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	$1,812,569

Section 3 - Revenue	Amount
Tax increment	$289,726
Investment income	$39,547
Debt proceeds	
Special assessments	
Exempt computer aid	$153
Sale of property	
Allocation from another TID	
Developer guarantees name	
Transfer from other funds source	
Other grants sources	
Other revenue sources	
Source Personal Property Aid	$10,261
Total Revenue (deposits)	$339,687

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	$5,220
Professional services	$650
Interest and fiscal charges	$19,696
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	$145,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants name	
Developer name NA	$0
Transfer to other funds source	
Other expenditures source	
Total Expenditures	$170,716

Section 5 - Ending Balance	Amount
TID fund balance at end of year	$1,981,540
Future costs	$856,441
Future revenue	$4,045,533
Surplus or deficit	$5,170,632

Section 6 - Preparer/Contact Information

Preparer name Stephanie Schmutzer	Preparer title Accountant
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Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Submission Information	
Co-muni code	05231
TID number	008
Submission date	06-22-2020 12:39 PM
Confirmation	TIDAR20190128O1591286142015
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date July 1, 2020	Report type ORIGINAL
TID number 009	TID type 4	TID name University Heights	Creation date 10/07/2003	Mandatory termination date 10/07/2026	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	$-1,497,666

Section 3 - Revenue		Amount
Tax increment		$182,198
Investment income		
Debt proceeds		
Special assessments		
Exempt computer aid		$1,608
Sale of property		
Allocation from another TID		
Developer guarantees name		
Developer name	Madlegan Developer	$8,324
Transfer from other funds source		
Other grants sources		
Other revenue sources		
Source	Personal Property Aid	$1,359
Total Revenue (deposits)		$193,489

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	$12,284
Professional services	$650
Interest and fiscal charges	$57,464
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	$165,351
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants name	
Developer name NA	$0
Transfer to other funds source	
Other expenditures source	
Total Expenditures	$235,899

Section 5 - Ending Balance	Amount
TID fund balance at end of year	$-1,540,076
Future costs	$1,540,884
Future revenue	$1,373,322
Surplus or deficit	$-1,707,638

Section 6 - Preparer/Contact Information	
Preparer name **Stephanie Schmutzer**	Preparer title **Accountant**
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Contact name **Diana Ellenbecker**	Contact title **Finance Director**
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Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Submission Information	
Co-muni code	05231
TID number	009
Submission date	06-22-2020 12:44 PM
Confirmation	TIDAR20190128O1591286475338
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date July 1, 2020	Report type ORIGINAL
TID number 010	TID type 2	TID name MAIN MASON	Creation date 08/17/2004	Mandatory termination date 08/17/2031	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	$539,011

Section 3 - Revenue	Amount
Tax increment	$192,394
Investment income	$14,304
Debt proceeds	
Special assessments	
Exempt computer aid	$3,652
Sale of property	
Allocation from another TID	
Developer guarantees name	
Transfer from other funds source	
Other grants sources	
Other revenue sources	
Source Personal Property Aid	$3,315
Total Revenue (deposits)	$213,665

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	$24,789
Professional services	$650
Interest and fiscal charges	
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants name	
Developer name GB PF Development - Planet Fitness	$0
Developer name GB Real Estate - 1901 M Street	$20,424
Transfer to other funds source	
Other expenditures source	
Total Expenditures	$46,013

Section 5 - Ending Balance	Amount
TID fund balance at end of year	$706,663
Future costs	$2,028,313
Future revenue	$3,457,004
Surplus or deficit	$2,135,354

Section 6 - Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
Preparer email stephaniesc@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name Diana Ellenbecker	Contact title Finance Director
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Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Submission Information	
Co-muni code	05231
TID number	010
Submission date	06-22-2020 12:53 PM
Confirmation	TIDAR20190128O1591287034289
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date July 1, 2020	Report type ORIGINAL
TID number 012	TID type 5	TID name I43 Industrial Park	Creation date 09/06/2005	Mandatory termination date 09/06/2025	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	$3,451,006

Section 3 - Revenue		Amount
Tax increment		$1,789,017
Investment income		$104,528
Debt proceeds		
Special assessments		
Exempt computer aid		$375,403
Sale of property		
Allocation from another TID		
Developer guarantees name		
Transfer from other funds source		
Other grants sources		
Other revenue sources		
Source	Personal Property Aid	$31,385
Total Revenue (deposits)		$2,300,333

Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Section 4 - Expenditures	Amount
Capital expenditures	$2,707,607
Administration	$54,896
Professional services	$10,675
Interest and fiscal charges	$105,464
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	$167,799
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants name	
Developer name Willow Creek Strategic Behavioral Health	$200,000
Transfer to other funds source	
Other expenditures source	
Total Expenditures	$3,246,591

Section 5 - Ending Balance	Amount
TID fund balance at end of year	$2,504,748
Future costs	$10,181,922
Future revenue	$18,600,922
Surplus or deficit	$10,923,748

Section 6 - Preparer/Contact Information	
Preparer name **Stephanie Schmutzer**	Preparer title **Accountant**
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Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Submission Information	
Co-muni code	05231
TID number	012
Submission date	06-22-2020 12:56 PM
Confirmation	TIDAR20190128O1591287303900
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Section 1 - Municipality and TID

Co-muni code	Municipality		County	Due date	Report type
05231	GREEN BAY		BROWN	July 1, 2020	ORIGINAL
TID number	**TID type**	**TID name**	**Creation date**	**Mandatory termination date**	**Expected termination date**
013	3	Downtown	09/06/2005	09/06/2032	N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	$-3,072,136

Section 3 - Revenue		Amount
Tax increment		$1,905,045
Investment income		
Debt proceeds		
Special assessments		
Exempt computer aid		$360,648
Sale of property		
Allocation from another TID		
Developer guarantees name		
Transfer from other funds source		
Other grants sources		
Other revenue sources		
Source	Surface lot revenue	$1,640
Source	Personal Property Aid	$79,767
Total Revenue (deposits)		$2,347,100

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Section 4 - Expenditures		Amount
Capital expenditures		$285
Administration		$76,624
Professional services		$30,400
Interest and fiscal charges		$517,920
DOR fees		$150
Discount on long-term debt		
Debt issuance costs		
Principal on long-term debt		$946,126
Environmental costs		
Real property assembly costs		
Allocation to another TID		
Developer grants name		
Developer name	Schreiber Foods	$241,456
Developer name	Associated Bank	$147,875
Developer name	Foxconn	$53,311
Transfer to other funds source		
Other expenditures source		
Name	Purchase of Land	$1,200,290
Name	Utilities of City owned properties	$1,593
Total Expenditures		$3,216,030

Section 5 - Ending Balance	Amount
TID fund balance at end of year	$-3,941,066
Future costs	$40,033,172
Future revenue	$46,285,712
Surplus or deficit	$2,311,474

Section 6 - Preparer/Contact Information	
Preparer name **Stephanie Schmutzer**	Preparer title **Accountant**
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Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Submission Information	
Co-muni code	05231
TID number	013
Submission date	06-22-2020 12:58 PM
Confirmation	TIDAR20190128O1591287799191
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date July 1, 2020	Report type ORIGINAL
TID number 014	TID type 2	TID name N Broadway Larsen Green	Creation date 09/16/2006	Mandatory termination date 09/16/2033	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	$-1,141,425

Section 3 - Revenue		Amount
Tax increment		$273,594
Investment income		
Debt proceeds		
Special assessments		
Exempt computer aid		$5,774
Sale of property		
Allocation from another TID		
Developer guarantees name		
Transfer from other funds source		
Other grants sources		
Source	WEDC Grant	$256,766
Other revenue sources		
Source	Smet Repayment	$210,358
Source	Personal Property Aid	$1,152
Total Revenue (deposits)		$747,644

Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	$51,594
Professional services	$1,650
Interest and fiscal charges	$139,962
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	$310,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants name	
Developer name DDL Project Grant	$2,341,258
Transfer to other funds source	
Other expenditures source	
Total Expenditures	$2,844,614

Section 5 - Ending Balance	Amount
TID fund balance at end of year	$-3,238,395
Future costs	$12,629,619
Future revenue	$19,231,529
Surplus or deficit	$3,363,515

Section 6 - Preparer/Contact Information	
Preparer name **Stephanie Schmutzer**	Preparer title **Accountant**
Preparer email **stephaniesc@greenbaywi.gov**	Preparer phone **(920) 448-3409**
Contact name **Diana Ellenbecker**	Contact title **Finance Director**
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Form PE-300	# TID Annual Report	2019 WI Dept of Revenue

Submission Information	
Co-muni code	05231
TID number	014
Submission date	06-22-2020 01:00 PM
Confirmation	TIDAR20190128O1591291797276
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date July 1, 2020	Report type ORIGINAL
TID number 016	TID type 2	TID name Military Avenue	Creation date 05/06/2007	Mandatory termination date 05/06/2034	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	$-372,605

Section 3 - Revenue		Amount
Tax increment		$326,091
Investment income		
Debt proceeds		
Special assessments		
Exempt computer aid		$22,591
Sale of property		
Allocation from another TID		
Developer guarantees name		
Transfer from other funds source		
Other grants sources		
Other revenue sources		
Source	Personal Property Aid	$17,301
Total Revenue (deposits)		$365,983

Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	$8,241
Professional services	$650
Interest and fiscal charges	$14,235
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	$15,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants name	
Developer name Burlington and Broadway Automotive	$40,000
Transfer to other funds source	
Other expenditures source	
Total Expenditures	$78,276

Section 5 - Ending Balance	Amount
TID fund balance at end of year	$-84,898
Future costs	$3,833,530
Future revenue	$7,180,630
Surplus or deficit	$3,262,202

Section 6 - Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
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Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Submission Information	
Co-muni code	05231
TID number	016
Submission date	06-22-2020 01:02 PM
Confirmation	TIDAR20190128O1591292189789
Submission type	ORIGINAL

Form PE-300	# TID Annual Report	2019 WI Dept of Revenue

Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date July 1, 2020	Report type ORIGINAL
TID number 017	TID type 2	TID name North Broadway	Creation date 09/02/2008	Mandatory termination date 09/02/2035	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	$-67,594

Section 3 - Revenue		Amount
Tax increment		$6,852
Investment income		
Debt proceeds		
Special assessments		
Exempt computer aid		
Sale of property		
Allocation from another TID		
Developer guarantees name		
Developer name	Packerland Builders	$7,696
Transfer from other funds source		
Other grants sources		
Other revenue sources		
Source	Personal Property Aid	$49
Total Revenue (deposits)		$14,597

Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	$4,673
Professional services	$1,535
Interest and fiscal charges	$1,040
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants name	
Developer name NA	$0
Transfer to other funds source	
Other expenditures source	
Total Expenditures	$7,398

Section 5 - Ending Balance	Amount
TID fund balance at end of year	$-60,395
Future costs	$41,770
Future revenue	$147,626
Surplus or deficit	$45,461

Section 6 - Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
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Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Submission Information	
Co-muni code	05231
TID number	017
Submission date	06-22-2020 01:04 PM
Confirmation	TIDAR20190128O1591293340134
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date July 1, 2020	Report type ORIGINAL
TID number 018	TID type 3	TID name University Avenue	Creation date 10/06/2015	Mandatory termination date 10/06/2043	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	$-1,408,341

Section 3 - Revenue		Amount
Tax increment		$253,444
Investment income		
Debt proceeds		
Special assessments		
Exempt computer aid		
Sale of property		
Allocation from another TID		
Developer guarantees name		
Transfer from other funds source		
Other grants sources		
Other revenue sources		
Source	Personal Property Aid	$6,969
Total Revenue (deposits)		$260,413

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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	$21,562
Professional services	$650
Interest and fiscal charges	$20,496
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants name	
Developer name JBS project grant	$1,236
Developer name Festival Foods paygo	$175,633
Transfer to other funds source	
Other expenditures source	
Total Expenditures	$219,727

Section 5 - Ending Balance	Amount
TID fund balance at end of year	$-1,367,655
Future costs	$11,803,163
Future revenue	$18,841,185
Surplus or deficit	$5,670,367

Section 6 - Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
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Form PE-300	# TID Annual Report	2019 WI Dept of Revenue

Submission Information	
Co-muni code	05231
TID number	018
Submission date	06-22-2020 01:06 PM
Confirmation	TIDAR20190128O1591295272360
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date July 1, 2020	Report type ORIGINAL
TID number 019	TID type 3	TID name East Town Mall	Creation date 09/19/2017	Mandatory termination date 09/19/2044	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	$-56,904

Section 3 - Revenue	Amount
Tax increment	$151,911
Investment income	$1,573
Debt proceeds	
Special assessments	
Exempt computer aid	
Sale of property	
Allocation from another TID	
Developer guarantees name	
Developer name Green Bay East LLC	$125,776
Transfer from other funds source	
Other grants sources	
Other revenue sources	
Total Revenue (deposits)	$279,260

Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	$17,852
Professional services	$650
Interest and fiscal charges	
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants name	
Developer name Green Bay East LLC	$112,798
Transfer to other funds source	
Other expenditures source	
Total Expenditures	$131,450

Section 5 - Ending Balance	Amount
TID fund balance at end of year	$90,906
Future costs	$7,551,961
Future revenue	$8,893,547
Surplus or deficit	$1,432,492

Section 6 - Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
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Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Submission Information	
Co-muni code	05231
TID number	019
Submission date	06-22-2020 01:07 PM
Confirmation	TIDAR20190128O1591295853868
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Section 1 - Municipality and TID

Co-muni code	Municipality		County	Due date	Report type
05231	GREEN BAY		BROWN	July 1, 2020	ORIGINAL
TID number	**TID type**	**TID name**	**Creation date**	**Mandatory termination date**	**Expected termination date**
020	3	WHITNEY PARK	09/25/2018	09/25/2045	N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	$-16,782

Section 3 - Revenue	Amount
Tax increment	$0
Investment income	
Debt proceeds	
Special assessments	
Exempt computer aid	
Sale of property	
Allocation from another TID	
Developer guarantees name	
Transfer from other funds source	
Other grants sources	
Other revenue sources	
Total Revenue (deposits)	$0

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	$12,362
Professional services	
Interest and fiscal charges	$296
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants name	
Developer name N/A	$0
Transfer to other funds source	
Other expenditures source	
Total Expenditures	$12,808

Section 5 - Ending Balance	Amount
TID fund balance at end of year	$-29,590
Future costs	$3,012,575
Future revenue	$3,899,298
Surplus or deficit	$857,133

Section 6 - Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
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Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Submission Information	
Co-muni code	05231
TID number	020
Submission date	06-22-2020 01:09 PM
Confirmation	TIDAR20190128O1591296495801
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2019 WI Dept of Revenue

Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date July 1, 2020	Report type ORIGINAL
TID number 021	TID type 2	TID name GREEN BAY PACKAGING	Creation date 09/25/2018	Mandatory termination date 09/25/2045	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	$-25,169

Section 3 - Revenue	Amount
Tax increment	$0
Investment income	
Debt proceeds	
Special assessments	
Exempt computer aid	
Sale of property	
Allocation from another TID	
Developer guarantees name	
Transfer from other funds source	
Other grants sources	
Other revenue sources	
Total Revenue (deposits)	$0

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	$15,630
Professional services	
Interest and fiscal charges	$442
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants name	
Developer name N/A	$0
Transfer to other funds source	
Other expenditures source	
Total Expenditures	$16,222

Section 5 - Ending Balance	Amount
TID fund balance at end of year	$-41,391
Future costs	$6,061,839
Future revenue	$6,370,307
Surplus or deficit	$267,077

Section 6 - Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
Preparer email stephaniesc@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name Diana Ellenbecker	Contact title Finance Director
Contact email dianael@greenbaywi.gov	Contact phone (920) 448-3025

Form PE-300	# TID Annual Report	2019 WI Dept of Revenue

Submission Information	
Co-muni code	**05231**
TID number	**021**
Submission date	**06-22-2020 01:03 PM**
Confirmation	**TIDAR20190128O1591296744845**
Submission type	**ORIGINAL**

Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE	PREPARED BY
July 14, 2020	Ken Rovinski, Staff

AGENDA ITEM # F.2

Report on 520 Hubbard Street (Tax Parcel 4-96).

BACKGROUND

To be presented at meeting.

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

Not applicable.

ATTACHMENTS

None

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
July 14, 2020	Krista Cisneroz, Staff

AGENDA ITEM # F.3

Financial report and check register.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Check Register

City of Green Bay RDA
Check Register
6/30/2020

CHECK #	CHECK DATE	VENDOR NAME	AMOUNT
21257	06/11/2020	CITY OF GREEN BAY	26,612.89
21258	06/11/2020	FEDERAL EXPRESS CORP	30.09
21259	06/11/2020	GREEN BAY WATER UTILITY	160.63
21260	06/11/2020	WISCONSIN PUBLIC SERVICE CORPORATION	72.60
21261	06/11/2020	LIBERTY TITLE & ABSTRACT INC	65.00
21262	06/11/2020	TRANS UNION, LLC	50.00
21263	06/11/2020	REMODEL SHOP	33,424.80
21264	06/11/2020	HANDS LLC	6,050.00
21265	06/11/2020	GREEN BAY AREA BUILDERS	10,000.00
21266	06/11/2020	SONIA ELIZABETH MENNING	5,000.00
21267	06/11/2020	AARDVARK WINE LOUNGE LLC	5,000.00
21268	06/11/2020	JON M. MEIDL	5,000.00
			91,466.01