AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, AUGUST 25, 2020, 1:30 PM
Virtual Meeting. Public may join via Zoom.

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 August 25, 2020, meeting of the Redevelopment Authority.

D. Public Hearings.

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

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

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

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

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

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

   7) Consideration with possible action to adopt a Resolution amending the Project Plan for TID Nine (9), State Highway 54/57 Business Park. The proposed costs include projects within the proposed boundary and within a one-half (1/2) mile radius of the proposed boundary of the TID.

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

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

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

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

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

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

E. Regular Business.

1. Consideration with possible action to adopt a Resolution amending the Project Plan for TID Nine (9), State Highway 54/57 Business Park. The proposed costs include projects within the proposed boundary and within a one-half (1/2) mile radius of the proposed boundary of the TID.

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

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

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

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

14. Consideration with possible action on a request for 12 months of deferred payments and interest on the RDA-TIF loan that was made to the Quality Inn & Suites at 321 S. Washington Street (Parcel 13-39).

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.

F. Informational.

1. Next Meeting: Tuesday, September 8, 2020.

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 08-25-20

Zoom Meeting Information

Join Zoom Meeting
https://us02web.zoom.us/j/83188044732?pwd=YUducEM2VUZWOGVYZzMyNTA0c1FJQT09

Meeting ID: 831 8804 4732
Password: 084117
One tap mobile
+13017158592,,83188044732# US (Germantown)
+13126266799,,83188044732# US (Chicago)

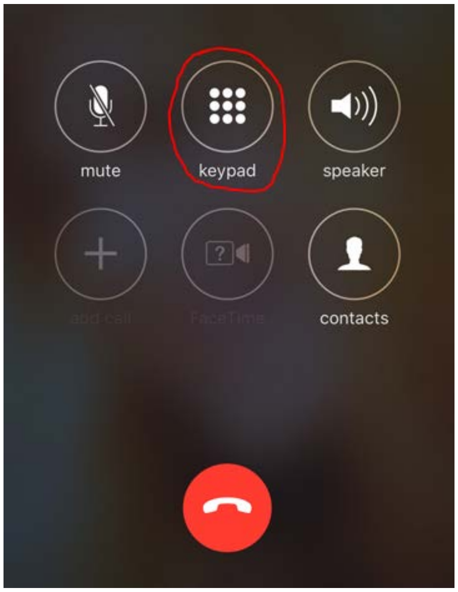
Dial by your location
+1 301 715 8592 US (Germantown)
+1 312 626 6799 US (Chicago)
+1 646 876 9923 US (New York)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 408 638 0968 US (San Jose)
+1 669 900 6833 US (San Jose)
Meeting ID: 831 8804 4732
Password: 084117
Find your local number: https://us02web.zoom.us/u/ktw1Wmza0

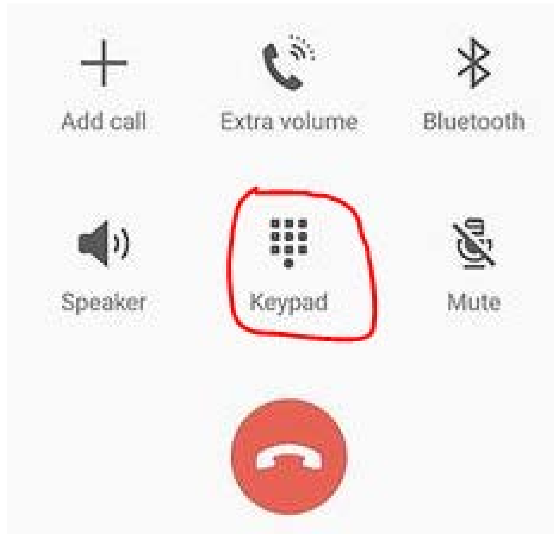
Additional Information

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 attending anonymously or listening to the meeting may call in by dialing *67 followed by the phone number above.

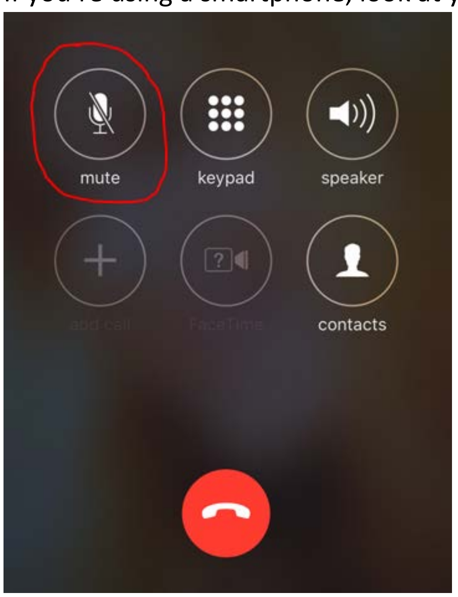
Calling into the Zoom meeting using a smartphone

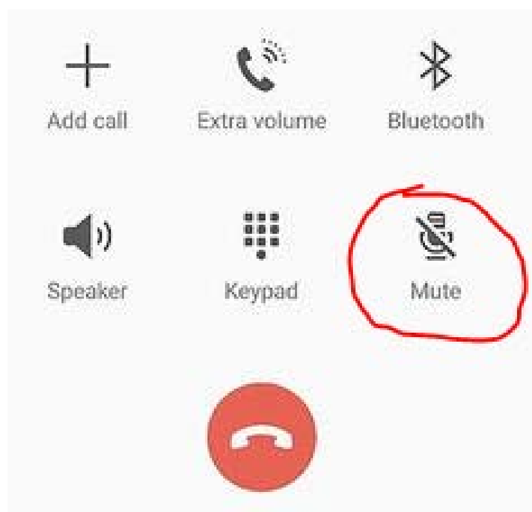
1. Dial the phone number listed at the beginning of this document.
2. When prompted, enter the Meeting ID number followed by **#**
   a. If you’re using a smartphone, you can access the keypad by clicking “Keypad” on your screen





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

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
August 25, 2020	Kevin J. Vonck, CED Director

AGENDA ITEM # D.1

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

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

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

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

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

7) Consideration with possible action to adopt a Resolution amending the Project Plan for TID Nine (9), State Highway 54/57 Business Park. The proposed costs include projects within the proposed boundary and within a one-half (1/2) mile radius of the proposed boundary of the TID.

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

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

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

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

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

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

BACKGROUND

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

Copies of Project Plans are available for inspection on the City website (https://greenbaywi.gov/473/TIF-BID-Districts). Copies will also be provided upon request in Room 608 of Green Bay City Hall, 100 N. Jefferson St. As City Hall is currently closed, you must call 920-448-3400 in order to schedule an appointment.

RECOMMENDATION

Receive public comment on proposed actions.

FISCAL IMPACT

ATTACHMENTS

None

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

MEETING DATE	PREPARED BY
August 25, 2020	Kevin J. Vonck, CED Director

AGENDA ITEM # E.1

Consideration with possible action to adopt a Resolution amending the Project Plan for TID Nine (9), State Highway 54/57 Business Park. The proposed costs include projects within the proposed boundary and within a one-half (1/2) mile radius of the proposed boundary of the TID.

BACKGROUND

The City of Green Bay ("City") created Tax Increment District Number Nine (9), State Highway 54/57 Business Park ("TID 9"), on October 7, 2003. Since the time of original adoption of the Project Plan, the City has experienced an increasing demand for, as well as a declining supply of, affordable housing units within the City; the City also has reason to believe that some parcels within TID 9 may have environmental contamination.

The JRB should amend the Project Plan, Section A., to add number "Seven (7). Approximately two million dollars ($2,000,000.00) to create, provide, or rehabilitate low-cost housing options needed for employees of the proposed industrial development."; and number "Eight (8). Approximately five hundred thousand dollars ($500,000.00) to remediate environmental contamination associated with historic agricultural practices and abandoned underground storage tanks."

RECOMMENDATION

Adopt a Resolution amending the Project Plan for TID Nine (9), State Highway 54/57 Business Park.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6-2-TID-TID-9-Resolution-200818-Project-Plan-Amendment
2. 6-2-TID-TID-9-Project-Plan-200818-Amended

Joint Review Board
of the City of Green Bay

RESOLUTION 20-##
REGARDING AN PROJECT PLAN AMENDMENT FOR
TAX INCREMENT DISTRICT NUMBER NINE (9),
STATE HIGHWAY 54/57 BUSINESS PARK ("TID 9")

September ##, 2020

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Nine (9), State Highway 54/57 Business Park ("TID 9"), on October 7, 2003; and

WHEREAS, the Common Council of the City designated the Redevelopment Authority of the City of Green Bay ("RDA") to perform all acts necessary to adopt a Resolution amending the Project Plan for TID 9 on Monday, June 29, 2020; and

WHEREAS, the RDA proposed adding project costs within the existing boundary of TID 9 and within a one-half (1/2) mile radius of the boundary of TID 9; and

WHEREAS, on Tuesday, August 18, 2020, the Joint Review Board ("JRB") of the City of Green Bay convened to elect a Chair, select a public member to the Board, and discuss the proposed Resolution and amended Project Plan; and

WHEREAS, the RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
1. On Wednesday, August 12, 2020, mailed, by both electronic means and first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
2. On Thursday, August 13, 2020, and Thursday, August 20, 2020, published a notice of said public hearing in the Green Bay Press-Gazette; and
3. On Friday, August 14, 2020, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
4. On Tuesday, August 25, 2020, at 1:30 p.m., virtually through Zoom, held a public hearing on the proposed amendments to TID 9, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and

WHEREAS, on Tuesday, August 25, 2020, the RDA approved a Resolution to amend the Project Plan for TID 9; and

WHEREAS, on Tuesday, September 15, 2020, the Common Council of the City of Green Bay approved a Resolution to amend the Project Plan for TID 9; and

WHEREAS, the Amended Project Plan meets all the requirements of Wis. Stats. §66.1105, to wit:
1. An economic feasibility study; and
2. A detailed list of estimated project costs; and
3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
4. A map showing existing uses and conditions of real property within TID 9; and
5. A map showing proposed improvements and uses in TID 9; and

6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 9 will not exceed thirty-five percent (35%); and
7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
8. A list of estimated non-project costs; and
9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
10. A statement indicating how creation of TID 9 promotes the orderly development of the City; and
11. An opinion of the City Attorney that the Amended Project Plan is complete and complies with Wis. Stats. §66.1105; and

WHEREAS, the RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:
1. The Amended Project Plan demonstrates that TID 9 will accumulate aggregate incremental property taxes greater than the amount of total project costs before its mandatory termination date of 2026; and
2. Wis. Stats. §66.1105 permits the City to add project costs within the existing boundary of TID 9 and within a one-half (1/2) mile radius of the boundary of TID 9; and
3. Since the time of original adoption of the Project Plan, the City has experienced an increasing demand for, as well as a declining supply of, affordable housing units within the City; and
4. Since the time of original adoption of the Project Plan, the City has reason to believe that some parcels within TID 9 may have environmental contamination; and
5. That "but for" the adoption of an amendment to the Project Plan, the development projected to occur in TID 9, as detailed in the City *Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
6. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in TID 9; and
7. The economic benefits of TID 9, as measured by increased property value, employment, and income,
   - 7.1. Are greater than the cost of the improvements identified in the Amended Project Plan; and
   - 7.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
8. The TID 9 Amended Project Plan is feasible and in conformity with the City *Comprehensive Plan*.

NOW, THEREFORE, BE IT RESOLVED that the JRB amends the Project Plan, Section A., adding number "Seven (7). Approximately two million dollars ($2,000,000.00) to create, provide, or rehabilitate low-cost housing options needed for employees of the proposed industrial development."; and

BE FURTHER RESOLVED that the JRB amends the Project Plan, Section A., adding number "Eight (8). Approximately five hundred thousand dollars ($500,000.00) to remediate environmental contamination associated with historic agricultural practices and abandoned underground storage tanks."; and

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

Adopted ____________________

Approved ____________________

JOINT REVIEW BOARD OF THE
CITY OF GREEN BAY

By: ____________________________________
Diana Ellenbecker, Chair

City of Green Bay
Department of Community and Economic Development

Tax Increment District Nine (9)

State Highway 54/57 Business Park

Amended PROJECT PLAN

City of Green Bay, Wisconsin
18 August 2020

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

Joint Review Board of the City of Green Bay
Diana Ellenbecker, *City of Green Bay*
Bradley Klingsporn, *Brown County*
Pete Ross, *Green Bay Area Public Schools*
Bob Mathews, *Northeast Wisconsin Technical College*
Brent Weycker, *Citizen Member*

Common Council of the City of Green Bay
Eric Genrich, *Mayor*
Jesse Brunette, *President, District 12*
Barbara Dorff, *Vice-President, District 1*
Veronica Corpus-Dax, *District 2*
Lynn Gerlach, *District 3*
Bill Galvin, *District 4*
Craig Stevens, *District 5*
Kathy Lefebvre, *District 6*
Randy Scannell, *District 7*
Chris Wery, *District 8*
Brian Johnson, *District 9*
Mark Steuer, *District 10*
John S. VanderLeest, *District 11*

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

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

Table of Contents

Summary of Findings

1. In accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Nine (9), State Highway 54/57 Business Park ("TID 9"), on October 7, 2003; and
2. The Common Council of the City designated the Redevelopment Authority of the City of Green Bay ("RDA") to perform all acts necessary to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 9 on Monday, June 29, 2020; and
3. The RDA proposed adding project costs within the existing boundary of TID 9 and within a one-half (1/2) mile radius of the boundary of TID 9; and
4. The RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
   4.1. On Wednesday, August 12, 2020, mailed, by both electronic means and first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
   4.2. On Thursday, August 13, 2020, and Thursday, August 20, 2020, published a notice of said public hearing in the Green Bay Press-Gazette; and
   4.3. On Friday, August 14, 2020, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
   4.4. On Tuesday, August 25, 2020, at 1:30 p.m., virtually through Zoom, held a public hearing on the proposed amendments to TID 9, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
5. The Amended Project Plan meets all the requirements of Wis. Stats. §66.1105, to wit:
   5.1. An economic feasibility study; and
   5.2. A detailed list of estimated project costs; and
   5.3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
   5.4. A map showing existing uses and conditions of real property within TID 9; and
   5.5. A map showing proposed improvements and uses in TID 9; and
   5.6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 9 will not exceed thirty-five percent (35%); and
   5.7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
   5.8. A list of estimated non-project costs; and
   5.9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
   5.10. A statement indicating how creation of TID 9 promotes the orderly development of the City; and
   5.11. An opinion of the City Attorney that the Amended Project Plan is complete and complies with Wis. Stats. §66.1105; and
6. The RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:
   6.1. The Amended Project Plan demonstrates that TID 9 will accumulate aggregate incremental property taxes greater than the amount of total project costs before its mandatory termination date of 2026; and
   6.2. Wis. Stats. §66.1105 permits the City to add project costs within the existing boundary of TID 9 and within a one-half (1/2) mile radius of the boundary of TID 9; and
   6.3. Since the time of original adoption of the Project Plan, the City has experienced an increasing demand for, as well as a declining supply of, affordable housing units within the City; and
   6.4. Since the time of original adoption of the Project Plan, the City has reason to believe that some parcels within TID 9 may have environmental contamination; and
   6.5. That "but for" the adoption of an amendment to the Project Plan, the development projected to occur in TID 9, as detailed in the City *Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
   6.6. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in TID 9; and
   6.7. The economic benefits of TID 9, as measured by increased property value, employment, and income,

6.7.1. Are greater than the cost of the improvements identified in the Amended Project Plan; and
6.7.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and

6.8. The TID 9 Amended Project Plan is feasible and in conformity with the City *Comprehensive Plan*.

Proposed Amendments

Amend Section A., adding number "Seven (7). Approximately two million dollars ($2,000,000.00) to create, provide, or rehabilitate low-cost housing options needed for employees of the proposed industrial development."

Amend Section A., adding number "Eight (8). Approximately five hundred thousand dollars ($500,000.00) to remediate environmental contamination associated with historic agricultural practices and abandoned underground storage tanks."

Appendix A: City Attorney Legal Opinion

to be inserted

Report to the

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

MEETING DATE	PREPARED BY
August 25, 2020	Kevin J. Vonck, CED Director

AGENDA ITEM # E.2

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

BACKGROUND

Upon receipt of allocations from TID 7, TID 8, and TID 12, TID 9 will have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs, and in accordance with Wis. Stats. §66.1105, shall be required to close. TID 9 has a mandatory termination date of October 7, 2026.

RECOMMENDATION

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

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6-2-TID-TID-9-Resolution-200818-Termination

Save Print Clear

Tab to navigate.

Tax Incremental District Termination

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

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

- ☑ Distribute excess increment to overlying taxing districts
- ☐ Transfer all remaining debts to the municipality

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

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

☑ WHEREAS, sufficient increment was collected as of the 2019 (year) tax roll, payable 2020 (year), to cover TID # 9 project costs.

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

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

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

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

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

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

Adopted this 15 day of September , 2020 (year)

Resolution introduced and adoption moved by alderperson ______

Motion for adoption seconded by alderperson ______

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

ATTEST:

______
Mayor/Head of Government Signature

______
Clerk Signature

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

MEETING DATE	PREPARED BY
August 25, 2020	Kevin J. Vonck, CED Director

AGENDA ITEM # E.3

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

BACKGROUND

TID 7 has accumulated aggregate incremental property taxes greater than the amount of total project costs. Prior to the mandatory termination date of October 7, 2026, TID 9 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs. Therefore, the JRB should allocate up to one million dollars ($1,000,000.00) of excess TID 7 incremental property taxes to TID 9 in order to provide sufficient funds to cover project costs.

RECOMMENDATION

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

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6-2-TID-TID-7-Resolution-200818-Allocation-Amendment
2. 6-2-TID-TID-7-Project-Plan-200818-Amended

Joint Review Board
of the City of Green Bay

RESOLUTION 20-##
REGARDING AN ALLOCATION AMENDMENT FOR
TAX INCREMENT DISTRICT NUMBER SEVEN (7),
ASHLAND AVENUE AND LOMBARDI AVENUE CORRIDORS ("TID 7")

September ##, 2020

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

WHEREAS, the Common Council of the City designated the Redevelopment Authority of the City of Green Bay ("RDA") to perform all acts necessary to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 7 on Monday, June 29, 2020; and

WHEREAS, the RDA proposed allocating excess incremental property taxes from TID 7 to Tax Increment District Number Nine (9), State Highway 54/57 Business Park ("TID 9") in order to create, provide, or rehabilitate low-cost housing or to remediate environmental contamination; and

WHEREAS, on Tuesday, August 18, 2020, the Joint Review Board ("JRB") of the City of Green Bay convened to elect a Chair, select a public member to the Board, and discuss the proposed Allocation Amendment Resolution and amended Project Plan; and

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

1. On Wednesday, August 12, 2020, mailed, by both electronic means and first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
2. On Thursday, August 13, 2020, and Thursday, August 20, 2020, published a notice of said public hearing in the Green Bay Press-Gazette; and
3. On Friday, August 14, 2020, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
4. On Tuesday, August 25, 2020, at 1:30 p.m., virtually through Zoom, held a public hearing on the proposed amendments to TID 7, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and

WHEREAS, on Tuesday, August 25, 2020, the RDA approved an Allocation Amendment Resolution and amendment the Project Plan for TID 7; and

WHEREAS, on Tuesday, September 15, 2020, the Common Council of the City of Green Bay approved an Allocation Amendment Resolution and amendment the Project Plan for TID 7; and

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

1. An economic feasibility study; and
2. A detailed list of estimated project costs; and
3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and

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

WHEREAS, the RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:

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

NOW, THEREFORE, BE IT RESOLVED that the JRB amends the Non-Project Costs section of the TID 7 Project Plan to include an allocation, in an amount not to exceed one million dollars ($1,000,000.00), from TID 7 to TID 9, for the purposes of industrial development and project costs to create, provide, or rehabilitate low-cost housing or to remediate environmental contamination in TID 9, which is consistent with the purpose for which TID 9 was created; and

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

Adopted __________________

Approved __________________

JOINT REVIEW BOARD OF THE
CITY OF GREEN BAY

By: ____
Diana Ellenbecker, Chair

City of Green Bay
Department of Community and Economic Development

Tax Increment District Seven (7)

Ashland Avenue and Lombardi Avenue Corridors

Amended

PROJECT PLAN

City of Green Bay, Wisconsin
18 August 2020

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

Joint Review Board of the City of Green Bay
Diana Ellenbecker, *City of Green Bay*
Bradley Klingsporn, *Brown County*
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Chris Wery, *District 8*
Brian Johnson, *District 9*
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Redevelopment Authority of the City of Green Bay
Gary Delveaux, *Chair*
Matt Schueller, *Vice Chair*
Alderperson Barbara Dorff
James Blumreich
Melanie Parma
Kathy Hinkfuss
Deby Dehn

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

Table of Contents

Summary of Findings

1. In accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Seven (7), Ashland Avenue and Lombardi Avenue Corridors ("TID 7"), on January 15, 2002; and
2. The Common Council of the City designated the Redevelopment Authority of the City of Green Bay ("RDA") to perform all acts necessary to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 7 on Monday, June 29, 2020; and
3. The RDA proposed allocating excess incremental property taxes from TID 7 to Tax Increment District Number Nine (9), State Highway 54/57 Business Park ("TID 9") in order to create, provide, or rehabilitate low-cost housing or to remediate environmental contamination; and
4. The RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
    4.1. On Wednesday, August 12, 2020, mailed, by both electronic means and first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
    4.2. On Thursday, August 13, 2020, and Thursday, August 20, 2020, published a notice of said public hearing in the Green Bay Press-Gazette; and
    4.3. On Friday, August 14, 2020, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
    4.4. On Tuesday, August 25, 2020, at 1:30 p.m., virtually through Zoom, held a public hearing on the proposed amendments to TID 7, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
5. The Amended Project Plan meets all the requirements of Wis. Stats. §66.1105, to wit:
    5.1. An economic feasibility study; and
    5.2. A detailed list of estimated project costs; and
    5.3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
    5.4. A map showing existing uses and conditions of real property within TID 7; and
    5.5. A map showing proposed improvements and uses in TID 7; and
    5.6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 7 will not exceed thirty-five percent (35%); and
    5.7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
    5.8. A list of estimated non-project costs; and
    5.9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
    5.10. A statement indicating how creation of TID 7 promotes the orderly development of the City; and
    5.11. An opinion of the City Attorney that the Project Plan is complete and complies with Wis. Stats. §66.1105; and
6. The RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:
    6.1. The Amended Project Plan demonstrates that TID 7 has accumulated aggregate incremental property taxes greater than the amount of total project costs; and
    6.2. In accordance with Wis. Stats. §66.1105(6)(f)3, that TID 7 has satisfied all of its current year debt service and project cost obligations; and
    6.3. Prior to the mandatory termination date of October 7, 2026, TID 9 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and
    6.4. Wis. Stats. §66.1105 permits the City to donate surplus funds from TID 7 to TID 9, given project costs to create, provide, or rehabilitate low-cost housing or to remediate environmental contamination; and
    6.5. That "but for" the adoption of an Allocation Amendment, the development projected to occur in both TID 7 and TID 9, as detailed in the City *Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
    6.6. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in both TID 7 and TID 9; and

6.7. The economic benefits of both TID 7 and TID 9, as measured by increased property value, employment, and income,
   6.7.1. Are greater than the cost of the improvements identified in the respective Project Plans; and
   6.7.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
6.8. The TID 7 and TID 9 Project Plans are feasible and in conformity with the City *Comprehensive Plan*.

Proposed Amendment

Amend the Non-Project Costs section of the TID 7 Project Plan to include an allocation, in an amount not to exceed one million dollars ($1,000,000.00), from TID 7 to TID 9, for the purposes of industrial development and project costs to create, provide, or rehabilitate low-cost housing or to remediate environmental contamination in TID 9, which is consistent with the purpose for which TID 9 was created.

Appendix A: City Attorney Legal Opinion

to be inserted

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

MEETING DATE	PREPARED BY
August 25, 2020	Kevin J. Vonck, CED Director

AGENDA ITEM # E.4

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

BACKGROUND

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

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

RECOMMENDATION

Adopt an Affordable Housing Extension Resolution for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6-2-TID-TID-7-Resolution-200818-Affordable-Housing-Extension

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

September 15, 2020

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

WHEREAS, prior to September 15, 2020, TID 7 has accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs, and in accordance with Wis. Stats. §66.1105, shall be required to close; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Green Bay extends the life of TID 7 until April 15, 2021, for the purposes of improving housing stock within the City as defined under the provisions of Wis. Stats. §66.1105(6)(g); and

BE IT FURTHER RESOLVED that the City shall establish a Tax Increment District Affordable Housing ("TIDAH") (segregated account) Fund, from which such incremental property taxes of tax year 2020, collected in calendar year 2021, shall be placed; and

BE IT FURTHER RESOLVED that such TIDAH Fund will improve housing stock within the City through projects that include, but are not limited to, the construction and/or rehabilitation of larger multi-unit (rental or owner-occupied) projects located outside of a TID; rehabilitation of multi-unit (rental or owner-occupied) structures; the construction and/or rehabilitation of residential space above retail establishments; public-led construction of new (rental or owner-occupied) single or multi-unit structures; and home improvement loans for applicants who are not eligible under federal program regulations; and

BE IT FURTHER RESOLVED that no less than seventy-five percent (75%) of money within the TIDAH Fund shall be allocated to affordable housing projects, with affordable being defined as housing that costs no more than thirty percent (30%) of the gross monthly income of a household; and

BE IT FINALLY RESOLVED that the City shall adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID 7, effective on or before April 15, 2021.

Adopted ____________________

Approved ____________________

COMMON COUNCIL OF THE
CITY OF GREEN BAY

By: ____
Eric Genrich, Mayor

Attest: ____
Kris Teske, City Clerk

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

MEETING DATE	PREPARED BY
August 25, 2020	Kevin J. Vonck, CED Director

AGENDA ITEM # E.5

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

BACKGROUND

TID 7 has accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs, and in accordance with Wis. Stats. §66.1105, shall be required to close. TID 7 has a mandatory termination date of January 15, 2029.

RECOMMENDATION

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

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6-2-TID-TID-7-Resolution-200818-Termination

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Tax Incremental District Termination

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

Resolution Number --

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

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

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

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

- [x] WHEREAS, sufficient increment was collected as of the 2019 (year) tax roll, payable 2020 (year), to cover TID # 7 project costs.
- [ ] WHEREAS, insufficient increment was collected to cover project costs.

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

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

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

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

Adopted this 15 day of September , 2020 (year)

Resolution introduced and adoption moved by alderperson ______

Motion for adoption seconded by alderperson ______

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

ATTEST:

______
Mayor/Head of Government Signature

______
Clerk Signature

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

MEETING DATE	PREPARED BY
August 25, 2020	Kevin J. Vonck, CED Director

AGENDA ITEM # E.6

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

BACKGROUND

TID 8 has accumulated aggregate incremental property taxes greater than the amount of total project costs.

Prior to the mandatory termination date of October 7, 2026, TID 9 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs. Therefore, the JRB should allocate up to one million, five hundred thousand dollars ($1,500,000.00) of excess TID 8 incremental property taxes to TID 9 in order to provide sufficient funds to cover project costs.

Prior to the mandatory termination date of September 2, 2035, TID 17 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs. Therefore, the JRB should allocate up to one hundred thousand dollars ($100,000.00) of excess TID 8 incremental property taxes to TID 17 in order to provide sufficient funds to cover project costs.

RECOMMENDATION

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

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6-2-TID-TID-8-Resolution-200818-Allocation-Amendment
2. 6-2-TID-TID-8-Project-Plan-200818-Amended

RESOLUTION 20-##
REGARDING AN ALLOCATION AMENDMENT FOR
TAX INCREMENT DISTRICT NUMBER EIGHT (8),
HENRY AND MORROW STREETS ("TID 8")

September ##, 2020

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

WHEREAS, the Common Council of the City designated the Redevelopment Authority of the City of Green Bay ("RDA") to perform all acts necessary to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 8 on Monday, June 29, 2020; and

WHEREAS, the RDA proposed allocating excess incremental property taxes from TID 8 to Tax Increment District Number Nine (9), State Highway 54/57 Business Park ("TID 9") in order to create, provide, or rehabilitate low-cost housing or to remediate environmental contamination and from TID 8 to Tax Increment District Number Seventeen (17), 900 Block North Broadway ("TID 17"); and

WHEREAS, on Tuesday, August 18, 2020, the Joint Review Board ("JRB") of the City of Green Bay convened to elect a Chair, select a public member to the Board, and discuss the proposed Allocation Amendment Resolution and amended Project Plan; and

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

1. On Wednesday, August 12, 2020, mailed, by both electronic means and first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
2. On Thursday, August 13, 2020, and Thursday, August 20, 2020, published a notice of said public hearing in the Green Bay Press-Gazette; and
3. On Friday, August 14, 2020, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
4. On Tuesday, August 25, 2020, at 1:30 p.m., virtually through Zoom, held a public hearing on the proposed amendments to TID 8, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and

WHEREAS, on Tuesday, August 25, 2020, the RDA approved an Allocation Amendment Resolution and amendment the Project Plan for TID 8; and

WHEREAS, on Tuesday, September 15, 2020, the Common Council of the City of Green Bay approved an Allocation Amendment Resolution and amendment the Project Plan for TID 8; and

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

1. An economic feasibility study; and
2. A detailed list of estimated project costs; and
3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and

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

WHEREAS, the RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:

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

NOW, THEREFORE, BE IT RESOLVED that the JRB amends the Non-Project Costs section of the TID 8 Project Plan to include an allocation, in an amount not to exceed one million, five hundred thousand dollars ($1,500,000.00), from TID 8 to TID 9, for the purposes of industrial development and project costs to create, provide, or rehabilitate low-cost housing or to remediate environmental contamination in TID 9, which is consistent with the purpose for which TID 9 was created; and

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

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

Adopted ___________________

Approved ___________________

JOINT REVIEW BOARD OF THE
CITY OF GREEN BAY

By: ____________________________________
Diana Ellenbecker, Chair

City of Green Bay
Department of Community and Economic Development

Tax Increment District Eight (8)

Henry and Morrow Streets

Amended
PROJECT PLAN

City of Green Bay, Wisconsin
18 August 2020

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Deby Dehn

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

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Summary of Findings

1. In accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Eight (8), Henry and Morrow Streets ("TID 8"), on August 20, 2002; and
2. The Common Council of the City designated the Redevelopment Authority of the City of Green Bay ("RDA") to perform all acts necessary to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 7 on Monday, June 29, 2020; and
3. The RDA proposed allocating excess incremental property taxes from TID 8 to Tax Increment District Number Nine (9), State Highway 54/57 Business Park ("TID 9") in order to create, provide, or rehabilitate low-cost housing or to remediate environmental contamination, and from TID 8 to Tax Increment District Number Seventeen (17), 900 Block North Broadway ("TID 17"); and
4. The RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
   - 4.1. On Wednesday, August 12, 2020, mailed, by both electronic means and first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
   - 4.2. On Thursday, August 13, 2020, and Thursday, August 20, 2020, published a notice of said public hearing in the Green Bay Press-Gazette; and
   - 4.3. On Friday, August 14, 2020, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
   - 4.4. On Tuesday, August 25, 2020, at 1:30 p.m., virtually through Zoom, held a public hearing on the proposed amendments to TID 8, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
5. The Amended Project Plan meets all the requirements of Wis. Stats. §66.1105, to wit:
   - 5.1. An economic feasibility study; and
   - 5.2. A detailed list of estimated project costs; and
   - 5.3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
   - 5.4. A map showing existing uses and conditions of real property within TID 8; and
   - 5.5. A map showing proposed improvements and uses in TID 8; and
   - 5.6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 8 will not exceed thirty-five percent (35%); and
   - 5.7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
   - 5.8. A list of estimated non-project costs; and
   - 5.9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
   - 5.10. A statement indicating how creation of TID 8 promotes the orderly development of the City; and
   - 5.11. An opinion of the City Attorney that the Amended Project Plan is complete and complies with Wis. Stats. §66.1105; and
6. The RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:
   - 6.1. The Amended Project Plan demonstrates that TID 8 has accumulated aggregate incremental property taxes greater than the amount of total project costs; and
   - 6.2. In accordance with Wis. Stats. §66.1105(6)(f)3, that TID 8 has satisfied all of its current year debt service and project cost obligations; and
   - 6.3. Prior to the mandatory termination date of October 7, 2026, TID 9 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and
   - 6.4. Prior to the mandatory termination date of September 2, 2035, TID 17 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and
   - 1. Wis. Stats. §66.1105 permits the City to donate surplus funds from TID 8 to TID 9 given project costs to create, provide, or rehabilitate low-cost housing or to remediate environmental contamination and/or TID 17; and

6.5. That "but for" the adoption of an Allocation Amendment, the development projected to occur in both TID 8, TID 9, and TID 17, as detailed in the City *Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
6.6. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in both TID 8, TID 9, and TID 17; and
6.7. The economic benefits of both TID 8, TID 9, and TID 17, as measured by increased property value, employment, and income,
    6.7.1. Are greater than the cost of the improvements identified in the respective Project Plans; and
    6.7.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
6.8. The TID 8, TID 9, and TID 17 Project Plans are feasible and in conformity with the City *Comprehensive Plan*.

Proposed Amendment

Amend the Non-Project Costs section of the TID 8 Project Plan to include an allocation, in an amount not to exceed one million, five hundred thousand dollars ($1,500,000.00), from TID 8 to TID 9, for the purposes of industrial development and project costs to create, provide, or rehabilitate low-cost housing or to remediate environmental contamination in TID 9, which is consistent with the purpose for which TID 9 was created.

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

Appendix A: City Attorney Legal Opinion

to be inserted

Report to the

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

MEETING DATE	PREPARED BY
August 25, 2020	Kevin J. Vonck, CED Director

AGENDA ITEM # E.7

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

BACKGROUND

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

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

RECOMMENDATION

Adopt an Affordable Housing Extension Resolution for TID Eight (8), Henry and Morrow Streets.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6-2-TID-TID-8-Resolution-200818-Affordable-Housing-Extension

Common Council
of the City of Green Bay

RESOLUTION
REGARDING AN AFFORDABLE HOUSING EXTENSION FOR
TAX INCREMENT DISTRICT NUMBER EIGHT (8),
HENRY AND MORROW STREETS (“TID 8”)

September 15, 2020

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

WHEREAS, prior to September 15, 2020, TID 8 has accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs, and in accordance with Wis. Stats. §66.1105, shall be required to close; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Green Bay extends the life of TID 8 until April 15, 2021, for the purposes of improving housing stock within the City as defined under the provisions of Wis. Stats. §66.1105(6)(g); and

BE IT FURTHER RESOLVED that the City shall establish a Tax Increment District Affordable Housing (“TIDAH”) (segregated account) Fund, from which such incremental property taxes of tax year 2020, collected in calendar year 2021, shall be placed; and

BE IT FURTHER RESOLVED that such TIDAH Fund will improve housing stock within the City through projects that include, but are not limited to, the construction and/or rehabilitation of larger multi-unit (rental or owner-occupied) projects located outside of a TID; rehabilitation of multi-unit (rental or owner-occupied) structures; the construction and/or rehabilitation of residential space above retail establishments; public-led construction of new (rental or owner-occupied) single or multi-unit structures; and home improvement loans for applicants who are not eligible under federal program regulations; and

BE IT FURTHER RESOLVED that no less than seventy-five percent (75%) of money within the TIDAH Fund shall be allocated to affordable housing projects, with affordable being defined as housing that costs no more than thirty percent (30%) of the gross monthly income of a household; and

BE IT FINALLY RESOLVED that the City shall adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID 8, effective on or before April 15, 2021.

Adopted ____________________

Approved ____________________

COMMON COUNCIL OF THE
CITY OF GREEN BAY

By: ____
Eric Genrich, Mayor

Attest: ____
Kris Teske, City Clerk

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

MEETING DATE	PREPARED BY
August 25, 2020	Kevin J. Vonck, CED Director

AGENDA ITEM # E.8

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

BACKGROUND

TID 8 has accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs, and in accordance with Wis. Stats. §66.1105, shall be required to close. TID 8 has a mandatory termination date of August 20, 2029.

RECOMMENDATION

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

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6-2-TID-TID-8-Resolution-200818-Termination

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Tax Incremental District Termination

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

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

☑ Distribute excess increment to overlying taxing districts

☐ Transfer all remaining debts to the municipality

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

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

☑ WHEREAS, sufficient increment was collected as of the 2019 (year) tax roll, payable 2020 (year), to cover TID # 8 project costs.

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

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

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

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

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

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

Adopted this 15 day of September , 2020 (year)

Resolution introduced and adoption moved by alderperson ______

Motion for adoption seconded by alderperson ______

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

ATTEST:

______
Mayor/Head of Government Signature

______
Clerk Signature

Report to the

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

MEETING DATE	PREPARED BY
August 25, 2020	Kevin J. Vonck, CED Director

AGENDA ITEM # E.9

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

BACKGROUND

TID 12 has accumulated aggregate incremental property taxes greater than the amount of total project costs. Prior to the mandatory termination date of October 7, 2026, TID 9 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs. Therefore, the JRB should allocate up to five hundred thousand dollars ($500,000.00) of excess TID 12 incremental property taxes to TID 9 in order to provide sufficient funds to cover project costs.

RECOMMENDATION

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

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6-2-TID-TID-12-Resolution-200818-Allocation-Amendment
2. 6-2-TID-TID-12-Project-Plan-200818-Amended

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

Joint Review Board
of the City of Green Bay

RESOLUTION 20-##
REGARDING AN ALLOCATION AMENDMENT FOR
TAX INCREMENT DISTRICT NUMBER TWELVE (12),
I-43 COMMERCIAL DEVELOPMENT ("TID 12")

September ##, 2020

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Twelve (12), I-43 Commercial Development ("TID 12"), on September 6, 2005; and

WHEREAS, the Common Council of the City designated the Redevelopment Authority of the City of Green Bay ("RDA") to perform all acts necessary to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 12 on Monday, June 29, 2020; and

WHEREAS, the RDA proposed allocating excess incremental property taxes from TID 12 to Tax Increment District Number Nine (9), State Highway 54/57 Business Park ("TID 9") in order to create, provide, or rehabilitate low-cost housing or to remediate environmental contamination; and

WHEREAS, on Tuesday, August 18, 2020, the Joint Review Board ("JRB") of the City of Green Bay convened to elect a Chair, select a public member to the Board, and discuss the proposed Allocation Amendment Resolution and amended Project Plan; and

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

1. On Wednesday, August 12, 2020, mailed, by both electronic means and first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
2. On Thursday, August 13, 2020, and Thursday, August 20, 2020, published a notice of said public hearing in the Green Bay Press-Gazette; and
3. On Friday, August 14, 2020, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
4. On Tuesday, August 25, 2020, at 1:30 p.m., virtually through Zoom, held a public hearing on the proposed amendments to TID 12, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and

WHEREAS, on Tuesday, August 25, 2020, the RDA approved an Allocation Amendment Resolution and amendment the Project Plan for TID 12; and

WHEREAS, on Tuesday, September 15, 2020, the Common Council of the City of Green Bay approved a Allocation Amendment Resolution and amendment the Project Plan for TID 12; and

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

1. An economic feasibility study; and
2. A detailed list of estimated project costs; and
3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
4. A map showing existing uses and conditions of real property within TID 12; and

5. A map showing proposed improvements and uses in TID 12; and
6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 12 will not exceed thirty-five percent (35%); and
7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
8. A list of estimated non-project costs; and
9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
10. A statement indicating how creation of TID 12 promotes the orderly development of the City; and
11. An opinion of the City Attorney that the Amended Project Plan is complete and complies with Wis. Stats. §66.1105; and

WHEREAS, the RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:

1. The Amended Project Plan demonstrates that TID 12 has accumulated aggregate incremental property taxes greater than the amount of total project costs; and
2. In accordance with Wis. Stats. §66.1105(6)(f)3, that TID 12 has satisfied all of its current year debt service and project cost obligations; and
3. Prior to the mandatory termination date of October 7, 2026, TID 9 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and
4. Wis. Stats. §66.1105 permits the City to donate surplus funds from TID 12 to TID 9, given project costs to create, provide, or rehabilitate low-cost housing or to remediate environmental contamination; and
5. That "but for" the adoption of an Allocation Amendment, the development projected to occur in both TID 12 and TID 9, as detailed in the City *Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
6. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in both TID 12 and TID 9; and
7. The economic benefits of both TID 12 and TID 9, as measured by increased property value, employment, and income,
    7.1. Are greater than the cost of the improvements identified in the respective Project Plans; and
    7.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
8. The TID 12 and TID 9 Project Plans are feasible and in conformity with the City *Comprehensive Plan*.

NOW, THEREFORE, BE IT RESOLVED that the JRB amends the Non-Project Costs section of the TID 12 Project Plan to include an allocation, in an amount not to exceed five hundred thousand dollars ($500,000.00), from TID 12 to TID 9, for the purposes of industrial development and project costs to create, provide, or rehabilitate low-cost housing or to remediate environmental contamination in TID 9, which is consistent with the purpose for which TID 9 was created; and

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

Adopted __________________

Approved __________________

JOINT REVIEW BOARD OF THE
CITY OF GREEN BAY

By: ____
Diana Ellenbecker, Chair

City of Green Bay
Department of Community and Economic Development

Tax Increment District Twelve (12)

I-43 Commercial Development

Amended
PROJECT PLAN

City of Green Bay, Wisconsin
18 August 2020

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

Joint Review Board of the City of Green Bay
Diana Ellenbecker, *City of Green Bay*
Bradley Klingsporn, *Brown County*
Pete Ross, *Green Bay Area Public Schools*
Bob Mathews, *Northeast Wisconsin Technical College*
Brent Weycker, *Citizen Member*

Common Council of the City of Green Bay
Eric Genrich, *Mayor*
Jesse Brunette, *President, District 12*
Barbara Dorff, *Vice-President, District 1*
Veronica Corpus-Dax, *District 2*
Lynn Gerlach, *District 3*
Bill Galvin, *District 4*
Craig Stevens, *District 5*
Kathy Lefebvre, *District 6*
Randy Scannell, *District 7*
Chris Wery, *District 8*
Brian Johnson, *District 9*
Mark Steuer, *District 10*
John S. VanderLeest, *District 11*

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

This Project Plan was prepared by
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Tom Giese, *Right-of-Way Specialist*

Table of Contents

Summary of Findings

1. In accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Twelve (12), I-43 Commercial Development ("TID 12"), on September 6, 2005; and
2. The Common Council of the City designated the Redevelopment Authority of the City of Green Bay ("RDA") to perform all acts necessary to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 12 on Monday, June 29, 2020; and
3. The RDA proposed allocating excess incremental property taxes from TID 12 to Tax Increment District Number Nine (9), State Highway 54/57 Business Park ("TID 9" in order to create, provide, or rehabilitate low-cost housing or to remediate environmental contamination); and
4. The RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
    4.1. On Wednesday, August 12, 2020, mailed, by both electronic means and first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
    4.2. On Thursday, August 13, 2020, and Thursday, August 20, 2020, published a notice of said public hearing in the Green Bay Press-Gazette; and
    4.3. On Friday, August 14, 2020, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
    4.4. On Tuesday, August 25, 2020, at 1:30 p.m., virtually through Zoom, held a public hearing on the proposed amendments to TID 12, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
5. The Amended Project Plan meets all the requirements of Wis. Stats. §66.1105, to wit:
    5.1. An economic feasibility study; and
    5.2. A detailed list of estimated project costs; and
    5.3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
    5.4. A map showing existing uses and conditions of real property within TID 12; and
    5.5. A map showing proposed improvements and uses in TID 12; and
    5.6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 12 will not exceed thirty-five percent (35%); and
    5.7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
    5.8. A list of estimated non-project costs; and
    5.9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
    5.10. A statement indicating how creation of TID 12 promotes the orderly development of the City; and
    5.11. An opinion of the City Attorney that the Amended Project Plan is complete and complies with Wis. Stats. §66.1105; and
6. The RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:
    6.1. The Amended Project Plan demonstrates that TID 12 has accumulated aggregate incremental property taxes greater than the amount of total project costs; and
    6.2. In accordance with Wis. Stats. §66.1105(6)(f)3, that TID 12 has satisfied all of its current year debt service and project cost obligations; and
    6.3. Prior to the mandatory termination date of October 7, 2026, TID 9 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and
    6.4. Wis. Stats. §66.1105 permits the City to donate surplus funds from TID 12 to TID 9, given project costs to create, provide, or rehabilitate low-cost housing or to remediate environmental contamination; and
    6.5. That "but for" the adoption of an Allocation Amendment, the development projected to occur in both TID 12 and TID 9, as detailed in the City *Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
    6.6. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in both TID 12 and TID 9; and

6.7. The economic benefits of both TID 12 and TID 9, as measured by increased property value, employment, and income,
   6.7.1. Are greater than the cost of the improvements identified in the respective Project Plans; and
   6.7.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
6.8. The TID 12 and TID 9 Project Plans are feasible and in conformity with the City *Comprehensive Plan*.

Proposed Amendment

Amend the Non-Project Costs section of the TID 12 Project Plan to include an allocation, in an amount not to exceed five hundred thousand dollars ($500,000.00), from TID 12 to TID 9, for the purposes of industrial development and project costs to create, provide, or rehabilitate low-cost housing or to remediate environmental contamination in TID 9, which is consistent with the purpose for which TID 9 was created.

Appendix A: City Attorney Legal Opinion

to be inserted

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

MEETING DATE	PREPARED BY
August 25, 2020	Kevin J. Vonck, CED Director

AGENDA ITEM # E.10

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

BACKGROUND

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

Even with the Affordable Housing Extension, TID 12 will close before its mandatory termination date of September 6, 2025.

RECOMMENDATION

Adopt an Affordable Housing Extension Resolution for TID Twelve (12), I-43 Commercial Development.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6-2-TID-TID-12-Resolution-200818-Affordable-Housing-Extension

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

September 15, 2020

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

WHEREAS, prior to September 15, 2021, TID 12 will have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs, and in accordance with Wis. Stats. §66.1105, shall be required to close; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Green Bay extends the life of TID 12 until April 15, 2022, for the purposes of improving housing stock within the City as defined under the provisions of Wis. Stats. §66.1105(6)(g); and

BE IT FURTHER RESOLVED that the City shall establish a Tax Increment District Affordable Housing ("TIDAH") (segregated account) Fund, from which such incremental property taxes of tax year 2021, collected in calendar year 2022, shall be placed; and

BE IT FURTHER RESOLVED that such TIDAH Fund will improve housing stock within the City through projects that include, but are not limited to, the construction and/or rehabilitation of larger multi-unit (rental or owner-occupied) projects located outside of a TID; rehabilitation of multi-unit (rental or owner-occupied) structures; the construction and/or rehabilitation of residential space above retail establishments; public-led construction of new (rental or owner-occupied) single or multi-unit structures; and home improvement loans for applicants who are not eligible under federal program regulations; and

BE IT FURTHER RESOLVED that no less than seventy-five percent (75%) of money within the TIDAH Fund shall be allocated to affordable housing projects, with affordable being defined as housing that costs no more than thirty percent (30%) of the gross monthly income of a household; and

BE IT FINALLY RESOLVED that the City shall adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID 12, effective on or before April 15, 2022.

Adopted ___________________

Approved ___________________

COMMON COUNCIL OF THE
CITY OF GREEN BAY

By: ____
Eric Genrich, Mayor

Attest: ____
Kris Teske, City Clerk

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

MEETING DATE	PREPARED BY
August 25, 2020	Kevin J. Vonck, CED Director

AGENDA ITEM # E.11

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

BACKGROUND

In 2021, TID 12 will have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs, and in accordance with Wis. Stats. §66.1105, shall be required to close. TID 12 will close before its mandatory termination date of September 6, 2025.

RECOMMENDATION

Adopt a Termination Resolution for the dissolution of a TID Plan, for the closure of TID Twelve (12), I-43 Commercial Development.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6-2-TID-TID-12-Resolution-200818-Termination

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Tax Incremental District Termination

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

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

☑ Distribute excess increment to overlying taxing districts

☐ Transfer all remaining debts to the municipality

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

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

☑ WHEREAS, sufficient increment was collected as of the 2020 (year) tax roll, payable 2021 (year), to cover TID # 12 project costs.

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

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

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

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

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

☐ BE IT FURTHER RESOLVED, that the City of Green Bay shall accept all remaining debts for TID # 12 as determined by the final audit by the Municipality's auditors, ______ .

Adopted this 15 day of September, 2020 (year)

Resolution introduced and adoption moved by alderperson ______

Motion for adoption seconded by alderperson ______

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

ATTEST:

______
Mayor/Head of Government Signature

______
Clerk Signature

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

MEETING DATE	PREPARED BY
August 25, 2020	Kevin J. Vonck, CED Director

AGENDA ITEM # E.12

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

BACKGROUND

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

RECOMMENDATION

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

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6-2-TID-TID-14-Resolution-200818-Standard-Extension

Joint Review Board
of the City of Green Bay

RESOLUTION 20-##
REGARDING A STANDARD EXTENSION FOR
TAX INCREMENT DISTRICT NUMBER FOURTEEN (14),
THE RAIL YARD ("TID 14")

September ##, 2020

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Fourteen (14), North Broadway Redevelopment ("TID 14") on September 16, 2006; and adopted a Territory Amendment and renamed TID 14 to The Rail Yard on September 27, 2019; and

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

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

WHEREAS, the Common Council of the City designated the RDA to perform all acts necessary to adopt a Standard Extension Resolution for TID 14 on Monday, June 29, 2020; and

WHEREAS, on Tuesday, August 18, 2020, the Joint Review Board ("JRB") of the City of Green Bay convened to elect a Chair, select a public member to the Board, and discuss the proposed Standard Extension Resolution; and

WHEREAS, on Tuesday, August 25, 2020, the RDA approved a Standard Extension Resolution for TID 14; and

WHEREAS, on Tuesday, September 15, 2020, the Common Council of the City of Green Bay approved a Standard Extension Resolution for TID 14; and

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

Adopted __________________

Approved __________________

JOINT REVIEW BOARD OF THE
CITY OF GREEN BAY

By: ____
Diana Ellenbecker, Chair

100 North Jefferson Street, Room 203, Green Bay, Wisconsin 54301-5026
(p) 920.448.3010 (f) 920.448.3016 greenbaywi.gov

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

MEETING DATE	PREPARED BY
August 25, 2020	Kevin J. Vonck, CED Director

AGENDA ITEM # E.13

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

BACKGROUND

With an allocation from TID 8, TID 17 will have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs, and in accordance with Wis. Stats. §66.1105, shall be required to close. TID 17 has a mandatory termination date of September 2, 2035.

RECOMMENDATION

Adopt a Termination Resolution for the dissolution of a TID Plan, for the closure of TID Seventeen (17), 900 Block North Broadway.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6-2-TID-TID-17-Resolution-200818-Termination

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Tax Incremental District Termination

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

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

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

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

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

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

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

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

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

- [x] BE IT FURTHER RESOLVED, that the City Treasurer shall distribute any excess increment collected after providing for ongoing expenses of the TID, to the affected taxing districts with proportionate shares to be determined by the final audit by the City 's auditors, ______ .
- [ ] BE IT FURTHER RESOLVED, that the City of Green Bay shall accept all remaining debts for TID # 17 as determined by the final audit by the Municipality's auditors, ______ .

Adopted this 15 day of September, 2020 (year)

Resolution introduced and adoption moved by alderperson ______

Motion for adoption seconded by alderperson ______

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

ATTEST:

______
Mayor/Head of Government Signature

______
Clerk Signature

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
August 25, 2020	Wendy Townsend, Economic Coordinator

AGENDA ITEM # E.14

Consideration with possible action on a request for 12 months of deferred payments and interest on the RDA-TIF loan that was made to the Quality Inn & Suites at 321 S. Washington Street (Parcel 13-39).

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 2004, the RDA provided a loan to the Quality Inn and Suites, formerly the Best Western, on Washington Street for $500,000 from TIF 5 to make improvements to the business. In March of 2020, the City offered a 90-day suspension of interest and payments to City owned loans to help assist businesses that were experiencing hardships with the COVID 19 pandemic.

Paul Van Den Wymelenberg (Paul Van) has contacted staff to ask for the RDA-TIF loan to be deferred for 12 months, which would extend to March 1, 2021. His business is experiencing the challenges of reduced occupancy due to COVID19 and the likelihood of a reduced or modified Packer schedule.

All payments were current through February 2020, with monthly payments of $3539.35 and 61 payments remaining.

RECOMMENDATION

Staff is recommending approval of the request to suspend the Quality Inn and Suites RDA-TIF loan payments and interest for 12 months which would end on 03/01/2021. Regular payments would resume at that time.

FISCAL IMPACT

ATTACHMENTS

1. Quality Inn & Suites Scheudule
2. Quality Inn & Suites Request