AGENDA OF THE TAX INCREMENTAL DISTRICTS JOINT REVIEW BOARD

MONDAY, MARCH 8, 2021, 11:00 AM
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: Diana Ellenbecker, City of Green Bay; Bradley Klingsporn, Brown County; Peter Ross, Green Bay Area Public School District; Bob Matthews, Northeast Wisconsin Technical College; Brent Weycker, Citizen Member.

C. Approval of the Agenda.

1. Approval of the agenda for the March 8, 2021, meeting of the Tax Incremental Districts Joint Review Committee.

D. Approval of Minutes.

1. Approval of the minutes from the September 22, 2020 meeting.

E. Regular Business.

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 to make an allocation to TID Twenty-Three (23), Legends District, for purposes of blight elimination and public infrastructure costs.

2. Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Twenty-Three (23), Legends District, to be a recipient of an allocation from TID Seven (7), Lombardi Avenue and Ashland Avenue Corridors for purposes of blight elimination and public infrastructure costs.

F. Informational.

1. Consideration with possible action to adopt an Affordable Housing Extension Resolution for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.
2. 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.
3. Consideration with possible action to adopt an Affordable Housing Extension Resolution for TID Eight (8), Henry and Morrow Streets.
4. 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.
5. 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.
6. Set next meeting date and time.

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 Tax Incremental Districts Joint Review Board 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

Tax Incremental Districts Joint Review Board 03-08-2021

Zoom Meeting Information

Join Zoom Meeting
https://us02web.zoom.us/j/81815023365?pwd=TUcwQ3JpU3VIbTB0QVpKUzRuRXhRQT09

Meeting ID: 818 1502 3365
Passcode: 268513
One tap mobile
+13017158592,,81815023365# US (Washington DC)
+13126266799,,81815023365# US (Chicago)

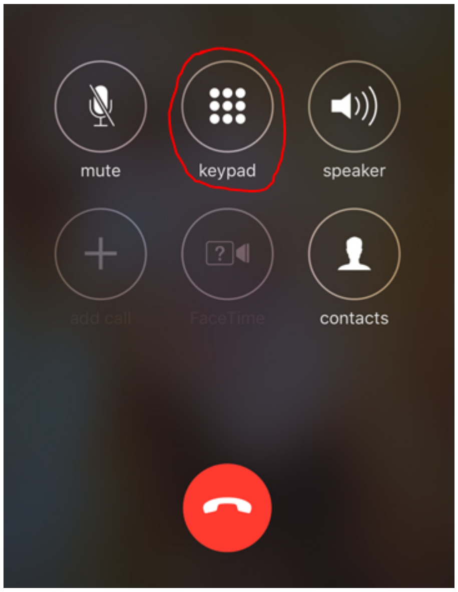
Dial by your location
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 646 876 9923 US (New York)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 408 638 0968 US (San Jose)
Meeting ID: 818 1502 3365
Find your local number: https://us02web.zoom.us/u/kNcQ0RI2z

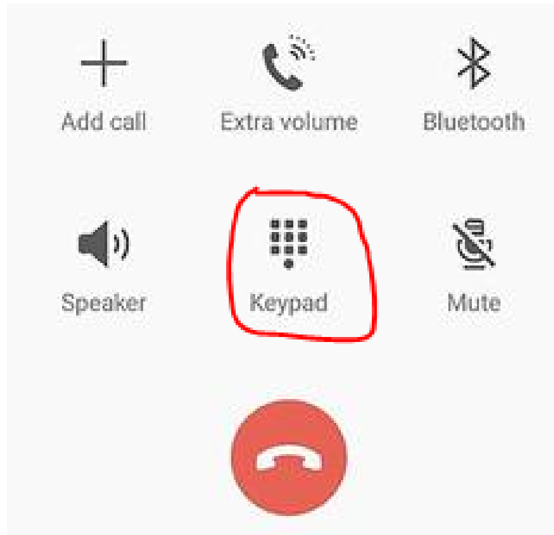
Additional Information

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.

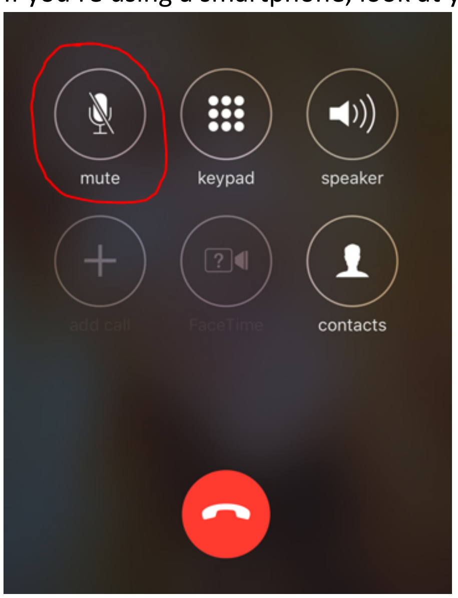
Calling into the Zoom meeting using a smartphone

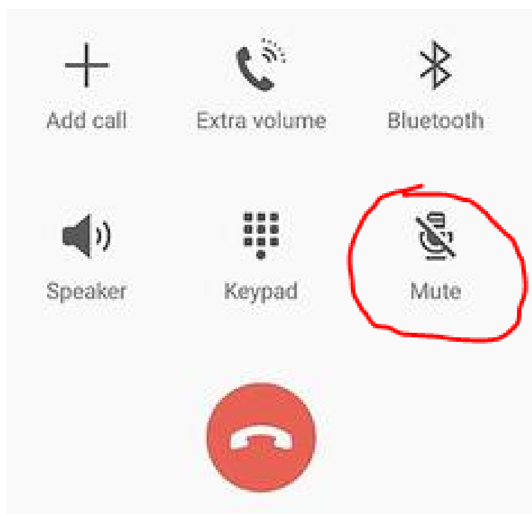
1. Dial the phone number listed at the beginning of this document.
2. When prompted, enter the Meeting ID number followed by **#**
    a. If you're using a smartphone, you can access the keypad by clicking "Keypad" on your screen





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

MEETING DATE	PREPARED BY
March 8, 2021	

AGENDA ITEM # D.1

Approval of the minutes from the September 22, 2020 meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. VERBATIM MINUTES

MINUTES OF THE TAX INCREMENTAL DISTRICTS JOINT REVIEW COMMITTEE

TUESDAY, SEPTEMBER 22, 2020, 2:00 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.

Diana Ellenbecker called to order the meeting of the Tax Incremental Districts Joint Review Committee.

B. ROLL CALL.

1. Members: Diana Ellenbecker, City of Green Bay; Bradley Klingsporn, Brown County; Peter Ross, Green Bay Area Public School District; Bob Matthews, Northeast Wisconsin Technical College; Brent Weycker, Citizen Member.

Present: Bob Mathews, Diana Ellenbecker, Peter Ross, Excused: Bradley Klingsporn, Brent Weycker

C. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the September 22, 2020, meeting of the Tax Incremental Districts Joint Review Committee.

Moved by Bob Mathews, seconded by Peter Ross to approve the agenda. Motion carried.
Yes- Bob Mathews, Diana Ellenbecker, Peter Ross, No- None, Abstain- None

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the August 18, 2020 meeting.

Moved by Bob Mathews, seconded by Peter Ross to approve the minutes. Motion carried.
Yes- Bob Mathews, Diana Ellenbecker, Peter Ross, No- None, Abstain- None

E. REGULAR BUSINESS.

Interim Director Cheryl Renier-Wigg gave a brief overview of the TID information and the process it has gone through thus far.

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.

Moved by Bob Mathews, seconded by Peter Ross to 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. Motion carried.
Yes- Bob Mathews, Diana Ellenbecker, Peter Ross, No- None, Abstain- None

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

Moved by Bob Mathews, seconded by Peter Ross to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Twelve (12), I-43 Commercial Development. Motion carried.
Yes- Bob Mathews, Diana Ellenbecker, Peter Ross, No- None, Abstain- None

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.

Moved by Bob Mathews, seconded by Peter Ross to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors. Motion carried.
Yes- Bob Mathews, Diana Ellenbecker, Peter Ross, No- None, Abstain- None

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

Moved by Peter Ross, seconded by Bob Mathews to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Eight (8), Henry and Morrow Streets. Motion carried.
Yes- Bob Mathews, Diana Ellenbecker, Peter Ross, No- None, Abstain- None

F. INFORMATIONAL.

Interim Director Cheryl Renier-Wigg asked Committee members there was any additional discussion needed for Information Items 1 - 8 at this time. All stated no.

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

No discussion needed at this time.

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

No discussion needed at this time.

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

No discussion needed at this time.

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

No discussion needed at this time.

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

No discussion needed at this time.

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

No discussion needed at this time.

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

No discussion needed at this time.

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

No discussion needed at this time.

9. Set next meeting date and time.

The next meeting will be scheduled as needed.

G. ADJOURNMENT.

Moved by Bob Mathews, seconded by Peter Ross to adjourn. Motion carried.
Yes- Bob Mathews, Diana Ellenbecker, Peter Ross, No- None, Abstain- None

H. VERBATIM MINUTES.

- Scrambling. So...

- Alright. If everyone's ready, Jesse, are you all ready?

- I'm ready to go.

- Okay. At this point, then I'm going to call the order, the Joint Review Board Meeting for Tuesday, September 22nd. I'm going to take a roll call. Peter Ross?

- Here.

- Matthews?

- Here.

- Diana Ellenbecker from the city is here. Brent Weycker is not on the online and neither is Bradley Klingsporn. If they join us well, I'll mention it as I see them come online. I would entertain a motion to approve the agenda.

- Don't moved.

- It’s okay.

- All right. We had a motion by Bob second by Peter. All in favor.

- Aye. Aye.

- Aye, that passes. Then I would entertain a motion to approve the minutes.

- Uh, so moved

- It’s okay.

- I was just giving you the chance Peter to-.

- Yeah that's all right

- Oh, wait a second. By Peter Ross, all in favor, say aye.

- Aye.

- That passes. We will move right into the regular business. I will actually turn it over to staff and I will do a director renew your week

- Good afternoon. So I am the interim development director taking Kevin's place until we find a new director. So nice to see you again. I was at the last JRB meeting. I've also asked Dave Buck to join me. He's the bandit in the corner or wherever he is on the screen. He's in our council chambers, but he's actually had some TID experience as well to help answer any questions. So really we're back, we're back to the final state it's to the JRB. We were, we went to the JRB in middle of August. We had our entire plan of action that you approved with the exception of the extension for TID 14, which was that Broadway extension. You're like, oh, that's got about 30 years to go. Yeah, let's hold on. That, that entire agenda then went to the redevelopment authority in August as well. They approved all of the plan and the information as well with the exception of that extension, they agreed with the JRB and I went, ah, that's a little long let's wait. So the next step was that city council. So we took these to city council in which they passed resolutions, actually four one through four on your agenda. It passed a couple more resolutions, but I think there for the extensions for affordable housing, but we're going to need to take those up next year because we have to do the action in the year. Its happening is understanding. So what I've got before you then are the four items that need to take place this year for action, which is basically the plan to close TID nine. So it's a plan amendment for TID nine and then its allocation amendment resolutions to take the money from 7, 8 and 12. In a nutshell to 12 would be contributing 420,000 to nine to seven wood, which is the legends district to 1243 to seven. So the legends district they would contribute that would contribute 800,000 into, into nine. And then TID eight, which is our Henry Murrell housing development there by Bormans that would contribute 1 million, 480,000. So that $2.7 million allocation that we would need to, to close to nine. That covers items one through four. So I'm not sure if you know, I've got a PowerPoint I can pull up if you want, or if you need more information on it, I guess that's up to you. Otherwise I would entertain motions on these.

- Take it one at a time or do we need, yeah. Okay.

- Yeah I think we should...

- Yeah, that's what I would think.

- If you want. I can be the item. Number one consideration with possible action to adopt the resolution amending the budget state highway 54 57 business park. The proposed costs include projects within the proposed boundary and within one half mile radius of the proposed Foundry of the TID, I would entertain a motion.

- I'll move.

- All second.

- So we have a motion by that. Peter Ross, a second bide by Matthews is all in favor, say aye. Aye.

- Aye.

- That passes. Moving on to item. Number two consideration with possible action to adopt an allocation amendment resolution and amend the project plan for 10 to 12, 143 the commercial development, any discussion here?

- So moved.

- Second.

- So we have a motion by, by Matthews second by Peter Ross, all in favor, say aye.

- Aye, aye.

- Aye. That passes. I'm moving on to item. Number three, consideration with possible action to adopt an allocation amendment resolution and amend the project plan for TID seven Ashland Avenue and Laverde Avenue. Any discussion.

- So moved.

- Second.

- Alright. We have emotion by Bob Matthews. I'm a second by Peter Ross, all in favor. Say aye.

- Aye.

- Aye

- That passes. Moving on to item number four consideration with possible action to adopt an allocation amendment resolution and amend the project plan for TID eight Henry and Morrow streets. Any discussion here?

- So moved.

- Second.

- We have a motion by Peter Ross a second by Matthews, all in favor, say aye,

- Aye,

- That passes and next items are informational. And a director has already gone through basically the rest of this big package, this big plan. This has really been put on there to show you that if you wanted to still discuss or have any more information, we can go through these items and it would be up to the board, whether they have additional questions on these items.

- No, Diana, I don't.

- I'm good.

- That's up on what's coming next year.

- Yeah. Then the next item would be actually set the next date and time, which at this point we don't have that success, but we do know that there is some deadline between before April of 2021, we will have to get together again and again, that's to do the, is that affordable, affordable housing?

- I think it's the affordable housing resolutions.

- It has to be done within the year, but it has to be done. We have been working very closely director Vonck was very, very good at getting the calendars all in line. So we have spent a bit been spending some call quality. And so she explained, made sure we had the right things that we're pulling today and then reminded us that by April of next year, we have to have a few more resolutions approved, but it didn't pay to do it today. They weren't going to mean anything. So we will have to set something in spring again to get those resolutions approved in the year. So at this point we would, we would set out, send out an email for the next meeting date. Any other questions at German? Anyone want emotion?

- Go ahead, Bob.

- I'm so moved.

- And I'll second.

- Thank you Peter.

- I have a portion by Bob second by Peter. All in favor. Say aye.

- Aye

- Thank you. Thanks, appreciate it. Have a nice day.

- Oh, you posted that one right out of here.

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

MEETING DATE	PREPARED BY
March 8, 2021	Neil Stechschulte, Director

AGENDA ITEM # E.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 to make an allocation to TID Twenty-Three (23), Legends District, for purposes of blight elimination and public infrastructure costs.

BACKGROUND

TID 7 has accumulated aggregate incremental property taxes greater than the amount of total project costs. However, several pedestrian and streetscape public improvements planned for this district have not been installed because of a delay in a private development due to the economic conditions created by the pandemic. Leaving these projects to be funded by TID 7 would require the City to leave TID 7 open for an additional year. The location of the proposed improvements are in proximity to and will also serve TID 23. Wisconsin State Statutes permit the transfer of funds from TID 7 to TID 23 as a blighted/remediation TID. The Green Bay Redevelopment Authority has the ability to approve such a transfer subject to further approvals by the Green Bay City Council and the Joint Review Board. Staff has determined that an allocation of up to eight-hundred and fifty-thousand dollars ($850,000) of excess TID 7 incremental property taxes to TID 23 would provide sufficient funds to cover these project costs, and would allow the City to close TID 7 this year.

It is necessary for this resolution to be adopted by the JRB prior to the adoption of a Termination Resolution for TID 7.

RECOMMENDATION

Adopt an Allocation Amendment Resolution and amend the Project Plan for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors to include an allocation to not to exceed $850,000 to TID Twenty-Three (23), Legends District, for purposes of blight elimination and public infrastructure costs, and forward to the Green Bay City Council for their consideration.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. JRB-Organizational-Meeting-Slides 03042021
2. TID-7-JRB-Resolution-Allocation-Amendment 03022021
3. TID-7-Project-Plan-Amended 03012021 DRAFT

Joint Review Board

of the City of Green Bay

Monday, March 8, 2021 | 11:00 a.m.

agenda

TID 7

- allocation amendment
- affordable housing extension
- termination

TID 8

- affordable housing extension
- termination

TID 9

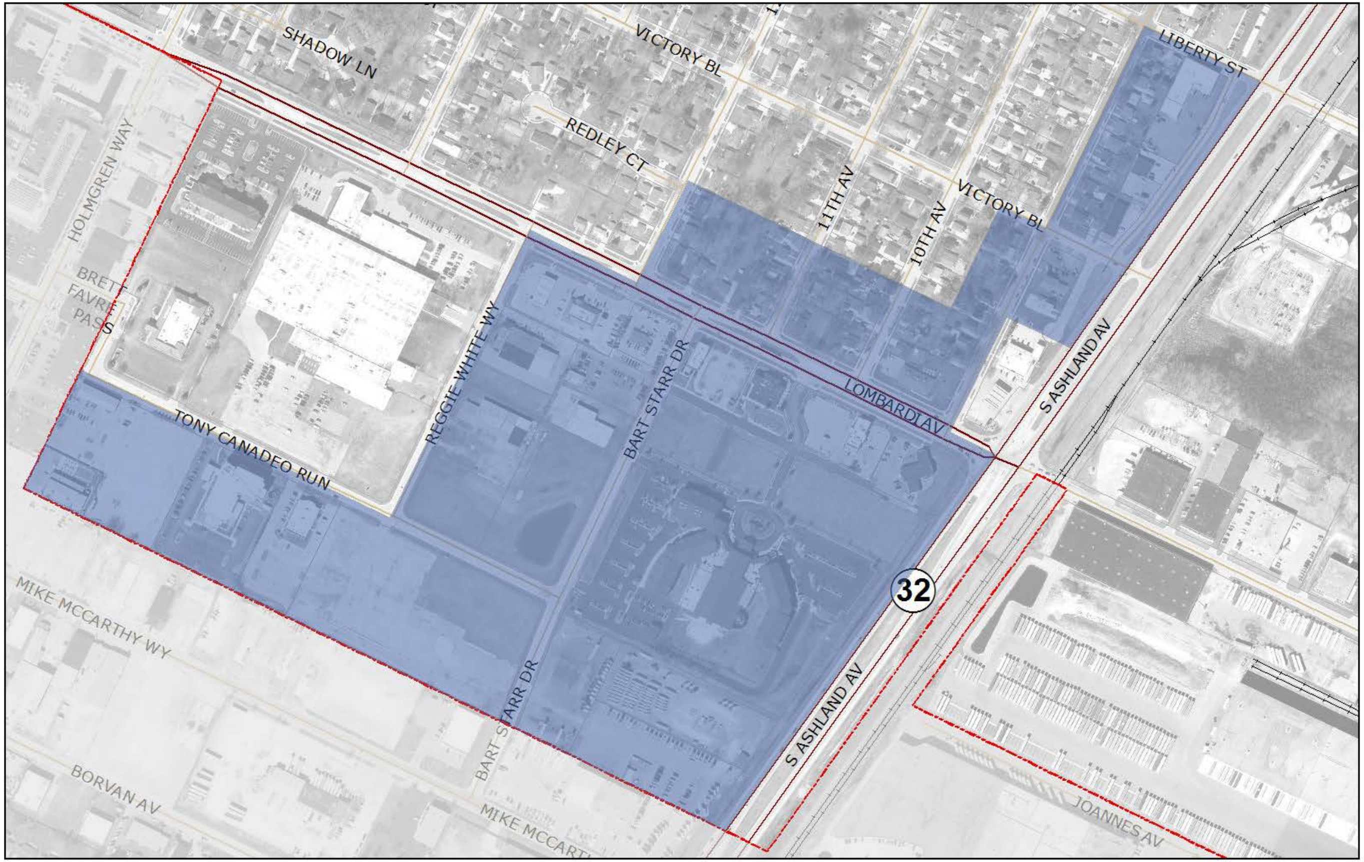
- termination

TID 23

- allocation amendment

TID 7

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.



Green Bay Tax Increment District 7

Miles
0 0.0375 0.075 0.15

N

TID
ID
7
City Info
Highway (Federal, State, or County)

Local Road or Street
Private Road or Street
Proposed Road or Street
Unknown; Unofficial Road or Street
Vacated Road or Street
Trails
Railroad

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Date Printed: 06 Aug 2019 X:\Planning\Work Order Requests\2018\18.11 Individual TIDs\individual_TIDs.mxd

TID 7: terminates April 15, 2021

	2020	2021	2022
starting balance	$1,299,863	----	----
revenue: tax increment	$767,000	$793,000	----
expenses: public	($42,000)	----	----
expenses: development	($14,000)	----	----
expenses: debt	($260,000)	----	----
allocation amendment	($900,000)	($850,000)	----
affordable housing	----	($793,000)	----
ending balance	----	----	----

TID 7

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

- Information Only: No JRB Action Required

TID 7

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

- Information Only: No JRB Action Required

Green Bay Tax Increment District 8

0 0.025 0.05 0.1 Miles

N

TID
ID
8

Railroad
Highway (Federal, State, or County)
Local Road or Street
Private Road or Street
Proposed Road or Street
Unknown; Unofficial Road or Street
Vacated Road or Street
Trails
City Info

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Date Printed: 06 Aug 2019 X:\Planning\Work Order Requests\2018\18.11 Individual TIDs\individual_TIDs.mxd

TID 8: terminates April 15, 2021

	2020	2021	2022
starting balance	$1,981,540	----	----
revenue: tax increment	$340,000	$381,000	----
expenses: public	($9,000)	----	----
expenses: development	----	----	----
expenses: debt	($753,000)	----	----
allocation amendment	($1,560,000)	----	----
affordable housing	----	($381,000)	----
ending balance	----	----	----

TID 8

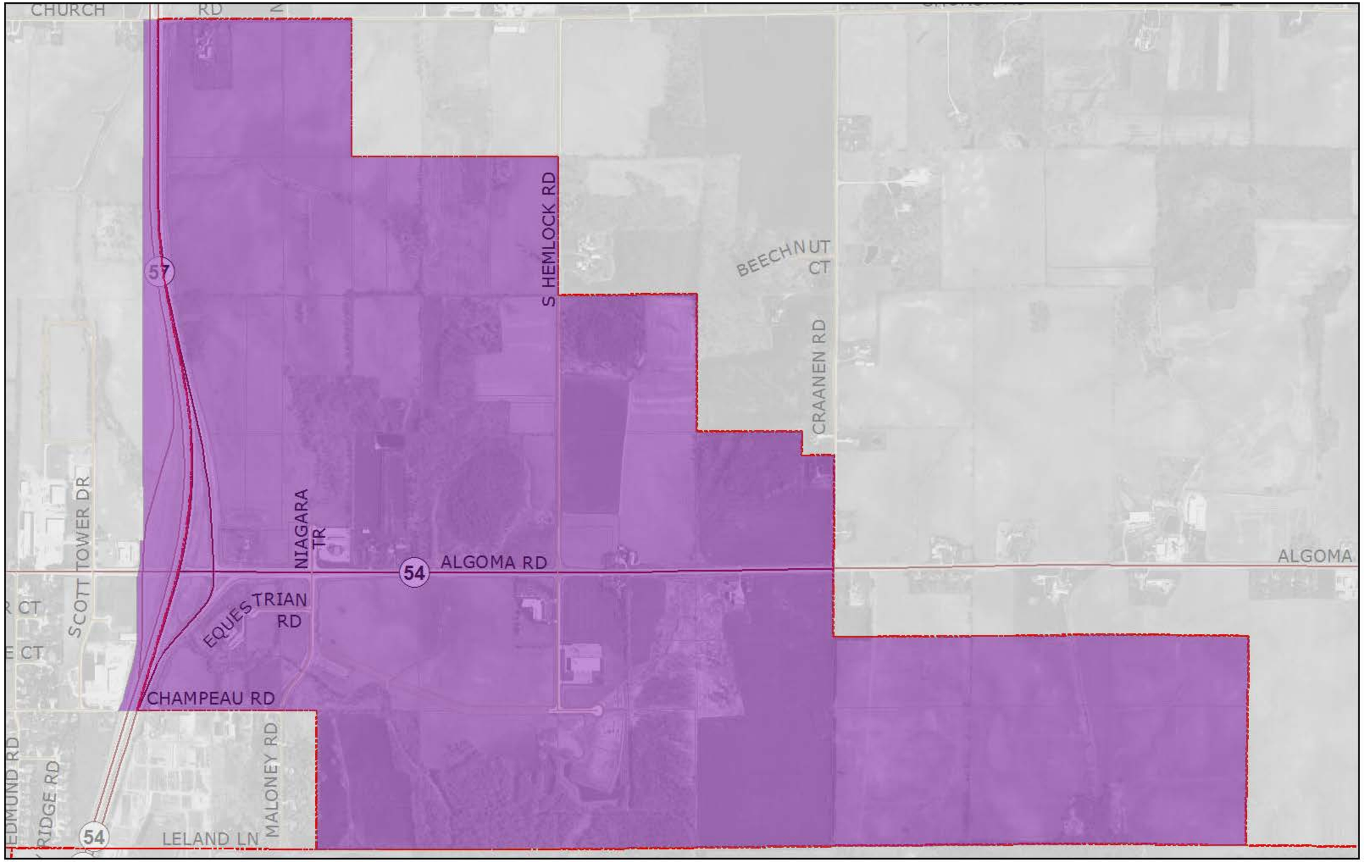
4) Consideration with possible action to adopt an Affordable Housing Extension Resolution for TID Eight (8), Henry and Morrow Streets.

- Information Only: No JRB Action Required

TID 8

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

- Information Only: No JRB Action Required



Green Bay Tax Increment District 9

Miles
0 0.1 0.2 0.4

N

TID
ID
9
Railroad
Highway (Federal, State, or County)
Local Road or Street
Private Road or Street
Proposed Road or Street
Unknown; Unofficial Road or Street
Vacated Road or Street
Trails
City Info

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Date Printed: 06 Aug 2019 X:\Planning\Work Order Requests\2018\18.11 Individual TIDs\individual_TIDs.mxd

TID 9

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

- Information Only: No JRB Action Required

TID 9: terminates April 15, 2021

	2020	2021	2022
starting balance	($1,540,076)	$1,240,000	----
revenue: tax increment	$181,000	$185,000	----
expenses: public	($26,000)	($50,000)	----
expenses: development	----	----	----
expenses: debt	($209,000)	($1,435,000)	----
allocation amendment	$2,900,000	----	----
affordable housing	----	----	----
ending balance	$1,300,000	----	----

TID 23 Map 6: Legends District Projects

TID 23 Boundary

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

TID 23

- 7) Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Twenty-Three (23), Lombardi Avenue Corridor.

TID 23: Allocation

	2020	2021
starting balance	($13,184)	($25,600)
revenue: tax increment	$0	$15,000
expenses: public	($12,400)	($20,000)
expenses: development	----	----
expenses: debt	----	($820,000)
allocation amendment	----	$850,000
affordable housing	----	----
ending balance	($25,600)	----

UPCOMING MEETINGS

- Joint Review Board Meeting #1 – March 8^{th}
- Green Bay Redevelopment Authority (RDA) – March 9^{th}
- City Council – March 16^{th}
- Joint Review Board Meeting #2 - TBD

Joint Review Board

of the City of Green Bay

Monday, March 8, 2021 | 11:00 a.m.

RESOLUTION 2021-01
REGARDING AN ALLOCATION AMENDMENT FOR
TAX INCREMENT DISTRICT NUMBER SEVEN (7),
ASHLAND AVENUE AND LOMBARDI AVENUE CORRIDORS ("TID 7")

March 8, 2021 [DRAFT]

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 Ashland Avenue and Lombardi Avenue Corridors to Tax Increment District Number Twenty-Three (23) Legends District ("TID 23") for purposes of blight elimination and public infrastructure costs; and

WHEREAS, on Monday, March 8 2021, 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 Friday, February 25, 2021, 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 Tuesday, March 2, 2021, published a notice of said public hearing in the Green Bay Press-Gazette; and
3. On Tuesday, March 2, 2021, 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, March 9, 2021, 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, the Original Project Plan document plus the Amended Project Plan addendum 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. Implementation of some projects identified in TID 7 have been delayed due to economic conditions related to the COVID-19 pandemic, and funding such projects out of TID 7 would require the delay of closing of TID 7; and
4. The mandatory termination date for TID 7 is January 15, 2029; and
5. The mandatory termination date for TID 23 is September 17, 2046; and
6. Wis. Stats. §66.1105 permits the City to donate surplus funds from TID 7 to TID 23 as a blighted or rehabilitation TID for purposes of blight elimination and public infrastructure costs; and
7. That "but for" the adoption of an Allocation Amendment, the development projected to occur in both TID 7 and TID 23, as detailed in the City Comprehensive Plan, would not occur in the manner desired by the City and RDA; and
8. 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 23; and
9. The economic benefits of both TID 7 and TID 23, as measured by increased property value, employment, and income,
   a) Are greater than the cost of the improvements identified in the respective Project Plans; and
   b) Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
10. The TID 7 and TID 23 Project Plans are feasible and in conformity with the City Comprehensive Plan.

WHEREAS, on Tuesday, March 9, 2021, the RDA approved an Allocation Amendment Resolution and amendment the Project Plan for TID 7; and

WHEREAS, on Tuesday, March 16, 2020, the Common Council of the City of Green Bay approved an Allocation Amendment Resolution and amendment the Project Plan for TID 7; and

NOW, THEREFORE, BE IT RESOLVED that the JRB approves the amendment of the Non-Project Costs section of the TID 7 Project Plan to include an allocation, in an amount not to exceed eight hundred and fifty thousand dollars ($850,000.00), from TID 7 to TID 23, for the purposes of blight elimination, environmental remediation, rehabilitation, historic preservation, and public infrastructure related to TID 23, which is consistent with the purpose for which TID 23 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 [DRAFT]
PROJECT PLAN

City of Green Bay, Wisconsin
March 1, 2021

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
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James Blumreich
Melanie Parma
Kathy Hinkfuss
Deby Dehn

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

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Summary of Findings

1. In accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Seven (7), Ashland Avenue and Lombardi Avenue Corridors ("TID 7"), on January 15, 2002; and
2. The Common Council of the City designated the Redevelopment Authority of the City of Green Bay ("RDA") to perform all acts necessary to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 7 on Monday, June 29, 2020; and
3. The RDA proposed allocating excess incremental property taxes from TID 7 to Tax Increment District Number Twenty-Three (23), Ashland Avenue & Lombardi Ave. Corridors ("TID 23") for purposes of blight elimination, environmental remediation, rehabilitation, historic preservation, and public infrastructure. The RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
   - 3.1. On Friday, February 25, 2021, 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
   - 3.2. On Tuesday, March 2, 2021, published a notice of said public hearing in the Green Bay Press-Gazette; and
   - 3.3. On Tuesday, March 2, 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
   - 3.4. On Tuesday, March 9, 2021, 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
4. The Original Project Plan document Amended Project Plan addendum meets all the requirements of Wis. Stats. §66.1105, to wit:
   - 4.1. An economic feasibility study; and
   - 4.2. A detailed list of estimated project costs; and
   - 4.3. 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
   - 4.4. A map showing existing uses and conditions of real property within TID 7; and
   - 4.5. A map showing proposed improvements and uses in TID 7; and
   - 4.6. 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
   - 4.7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
   - 4.8. A list of estimated non-project costs; and
   - 4.9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
   - 4.10. A statement indicating how creation and amendment of TID 7 promotes the orderly development of the City; and
   - 4.11. An opinion of the City Attorney that the Project Plan is complete and complies with Wis. Stats. §66.1105; and
5. The RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:
   - 5.1. The Amended Project Plan demonstrates that TID 7 has accumulated aggregate incremental property taxes greater than the amount of total project costs; and
   - 5.2. 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
   - 5.3. The mandatory termination date for TID 7 is January 15, 2029; and
   - 5.4. The mandatory termination date for TID 23 is September 17, 2046; and
   - 5.5. Implementation of some projects identified in TID 7 have been delayed due to economic conditions related to the COVID-19 pandemic, and funding such projects out of TID 7 would require the delay of closing of TID 7; and
   - 5.6. Wis. Stats. §66.1105 permits the City to donate surplus funds from TID 7 to TID 23 as a blighted or rehabilitation TID for purposes of blight elimination and public infrastructure costs; and

5.7. That "but for" the adoption of an Allocation Amendment, the development projected to occur in both TID 7 and TID 23, as detailed in the City *Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and

5.8. 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 23 and

5.9. The economic benefits of both TID 7 and TID 23, as measured by increased property value, employment, and income,

 5.9.1. Are greater than the cost of the improvements identified in the respective Project Plans; and

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

5.10. The TID 7 and TID 23 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 eight hundred and fifty thousand dollars ($850,000), from TID 7 to TID 23, for the purposes of blight elimination, and public infrastructure costs related to TID 23, which is consistent with the purpose for which TID 23 was created.

Appendix A: City Attorney Legal Opinion

to be inserted

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

MEETING DATE	PREPARED BY
March 8, 2021	Neil Stechschulte, Director

AGENDA ITEM # E.2

Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Twenty-Three (23), Legends District, to be a recipient of an allocation from TID Seven (7), Lombardi Avenue and Ashland Avenue Corridors for purposes of blight elimination and public infrastructure costs.

BACKGROUND

TID 7 has accumulated aggregate incremental property taxes greater than the amount of total project costs. However, several pedestrian and streetscape public improvements planned for this district have not been installed because of a delay in a private development due to the economic conditions created by the pandemic. Leaving these projects to be funded by TID 7 would require the City to leave TID 7 open for an additional year. The location of the proposed improvements are in proximity to and will also serve TID 23. Wisconsin State Statutes permit the transfer of funds from TID 7 to TID 23 as a blighted/remediation TID for purposes of blight elimination and public infrastructure costs. The Redevelopment Authority has the ability to approve such a transfer subject to further approvals by the Green Bay City Council and the Joint Review Board. Staff has determined that an allocation of up to eight-hundred and fifty-thousand dollars ($850,000) of excess TID 7 incremental property taxes to TID 23 would provide sufficient funds to cover these project costs, and would allow the City to close TID 7 this year. The project plan for TID 23 must be amended to be able to receive an allocation from TID 7.

RECOMMENDATION

Adopt an Allocation Amendment Resolution and amend the Project Plan for TID Twenty-Three (23), Legends District, to be able to receive an allocation to not to exceed $850,000 from TID Seven (7), Lombardi Avenue and Ashland Avenue Corridors, for purposes of blight elimination and public infrastructure costs, and forward to the Green Bay City Council and Joint Review Board for their consideration.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. TID-23-JRB-Resolution-Allocation-Amendment 03042021

Joint Review Board
of the City of Green Bay

RESOLUTION 2021- 02
REGARDING AN ALLOCATION AMENDMENT FOR TAX INCREMENT DISTRICT NUMBER TWENTY-THREE (23), LEGENDS DISTRICT ("TID 23")

March 8, 2021 [DRAFT]

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Twenty-Three (23) Legends District ("TID 23"), on September 17, 2019; 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 23 on Monday, June 29, 2020; and

WHEREAS, the RDA proposed allocating excess incremental property taxes from TID 7 (Ashland Avenue and Lombardi Avenue Corridors) to Tax Increment District Number 23 (Legends District) for purposes of blight elimination, and public infrastructure; and

WHEREAS, the boundaries of TID 23 are not changing with the proposed amendment; and

WHEREAS, on Monday, March 8, 2021, 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 Friday, February 25, 2021, 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 Tuesday, March 2, 2021, published a notice of said public hearing in the Green Bay Press-Gazette; and
3. On Tuesday, March 2, 2021, 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, March 9, 2021, at 1:30 p.m., virtually through Zoom, held a public hearing on the proposed amendments to TID 23, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and

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

1. An economic feasibility study; and
2. A detailed list of estimated project costs; and
3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
4. A map showing existing uses and conditions of real property within TID 23; and
5. A map showing proposed improvements and uses in TID 23; and
6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 23 will not exceed thirty-five percent (35%); 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 23 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 An opinion of the City Attorney that the Amended Project Plan is complete and complies with Wis. Stats. §66.1105; and

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

1. The Amended Project Plan demonstrates that TID 7 will 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. Implementation of some projects identified in TID 7 have been delayed due to economic conditions related to the COVID-19 pandemic, and funding such projects out of TID 7 would require the delay of closing of TID 7; and
4. The mandatory termination date for TID 7 is January 15, 2029; and
5. The mandatory termination date for TID 23 is September 17, 2046; and
6. Wis. Stats. §66.1105 permits the City to donate surplus funds from TID 7 to TID 23 as a blighted or rehabilitation TID for purposes of blight elimination and public infrastructure costs; and
7. That "but for" the adoption of an Allocation Amendment, the development projected to occur in both TID 7 and TID 23, as detailed in the City Comprehensive Plan, would not occur in the manner desired by the City and RDA; and
8. 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 23; and
9. The economic benefits of both TID 7 and TID 23, as measured by increased property value, employment, and income,
    a. Are greater than the cost of the improvements identified in the respective Project Plans; and
    b. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
10. The TID 7 and TID 23 Project Plans are feasible and in conformity with the City Comprehensive Plan.

WHEREAS, the RDA met on March 9, 2021 and approved the amendment of the Non-Project Costs section of the TID 7 Project Plan to include an allocation, in an amount not to exceed eight hundred and fifty thousand dollars ($850,000.00), from TID 7 to TID 23; and

WHERAS, the Green Bay City Council met on March 16, 2021 and approved the amendment of the Non-Project Costs section of the TID 7 Project Plan to include an allocation, in an amount not to exceed eight hundred and fifty thousand dollars ($850,000.00), from TID 7 to TID 23; and

NOW, THEREFORE, BE IT RESOLVED that the JRB approves the amendment of the Non-Project Costs section of the TID 23 Project Plan to include being a recipient of an allocation, in an amount not to exceed eight hundred and fifty thousand dollars ($850,000.00), from TID 7 to TID 23, for the purposes of blight elimination, and public infrastructure related to TID 23, which is consistent with the purpose for which TID 23 was created

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

Report to the

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

MEETING DATE	PREPARED BY
March 8, 2021	Neil Stechschulte, Director

AGENDA ITEM # F.1

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.

The funds for this extension will be based on the 2020 tax year, and collected in 2021.

RECOMMENDATION

Wisconsin DOR has advised that JRB Action is not necessary for this action.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

None

Report to the

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

MEETING DATE	PREPARED BY
March 8, 2021	Neil Stechschulte, Director

AGENDA ITEM # F.2

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. Once the proposed allocation amendment and the affordable housing extension are adopted, TID 7 can be closed in 2021.

RECOMMENDATION

Wisconsin DOR has advised that JRB action is not required on this item.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

None

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

MEETING DATE	PREPARED BY
March 8, 2021	Neil Stechschulte, Director

AGENDA ITEM # F.3

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.

The funds for this extension will be based on the 2020 tax year, and collected in 2021.

It is necessary for this resolution to be adopted by the RDA prior to the adoption of a Termination Resolution for TID 8.

Note: This item was previously reviewed and approved by the RDA in September of 2020, but the City was instructed by the Wisconsin Department of Revenue that this action needed to be taken in the same year it was being implemented.

RECOMMENDATION

Wisconsin DOR has advised that JRB action is not required on this item.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

None

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

MEETING DATE	PREPARED BY
March 8, 2021	Neil Stechschulte, Director

AGENDA ITEM # F.4

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. Once the proposed affordable housing extension is adopted, TID 8 can be closed in 2021.

RECOMMENDATION

Wisconsin DOR has advised that JRB action is not required on this item.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

None

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

MEETING DATE	PREPARED BY
March 8, 2021	Neil Stechschulte, Director

AGENDA ITEM # F.5

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

In 2020, the RDA, the City Council and the Joint Review Board approved allocations from TID 7, TID 8, and TID 12 to TID 9. TID 9 has not accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs. Based on the evaluation of current market conditions and development projections, Staff has determined that closure of TID 9 in 2021 is in the best interest of the City. Any remaining debt owed in TID 9 will be absorbed by the City of Green Bay. TID 9 has a mandatory termination date of October 7, 2026. The City intends to continue to work with property owners to market this area for development.

RECOMMENDATION

Wisconsin DOR has advised that JRB action is not required on this item.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

None