



AGENDA OF THE TAX INCREMENTAL DISTRICTS JOINT REVIEW BOARD

WEDNESDAY, JUNE 23, 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 June 23, 2021, meeting of the Tax Incremental Districts Joint Review Board.

D. Approval of Minutes.

1. Approval of the minutes from the April 8, 2021, meeting of the Tax Incremental Districts Joint Review Board.

E. Regular Business.

1. Review the Tax Incremental Districts annual reports.
2. Staff report on the performance and status of each district governed by the Board.

F. Informational.

1. Set next meeting date, time and format.

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 06-23-2021

Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/84902238936?pwd=VIA5ZUYrU2FrMWxienFPbkg4VEZQZz09>

Meeting ID: 849 0223 8936

Passcode: 795666

One tap mobile

+13017158592,,84902238936# US (Washington DC)

+13126266799,,84902238936# 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)

+1 253 215 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: 849 0223 8936

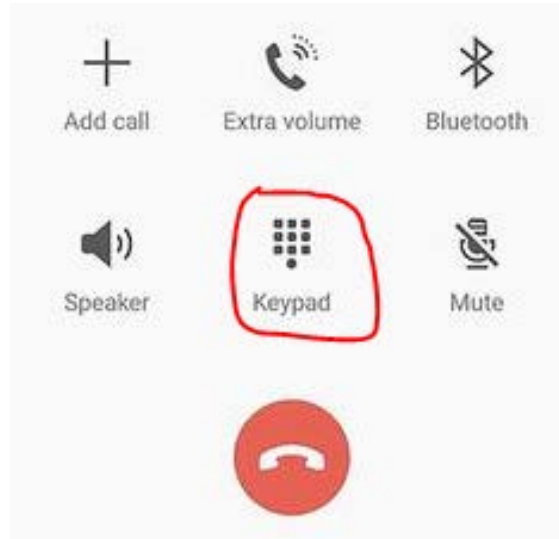
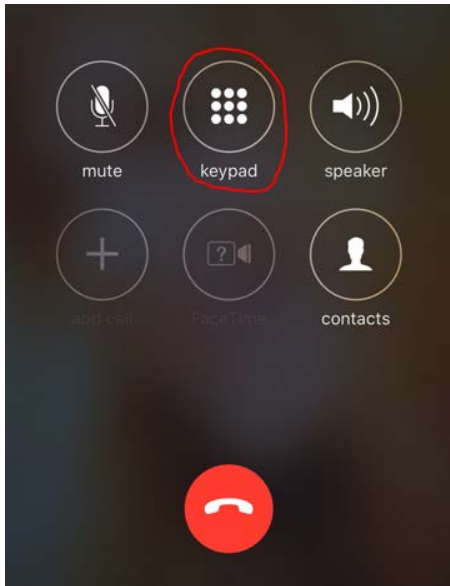
Find your local number: <https://us02web.zoom.us/j/84902238936?pwd=VIA5ZUYrU2FrMWxienFPbkg4VEZQZz09>

Additional Information

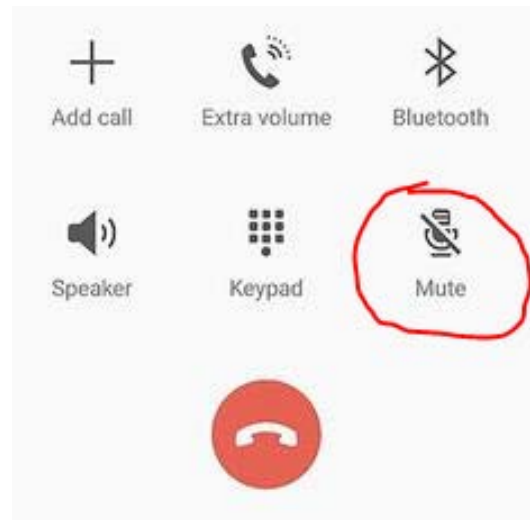
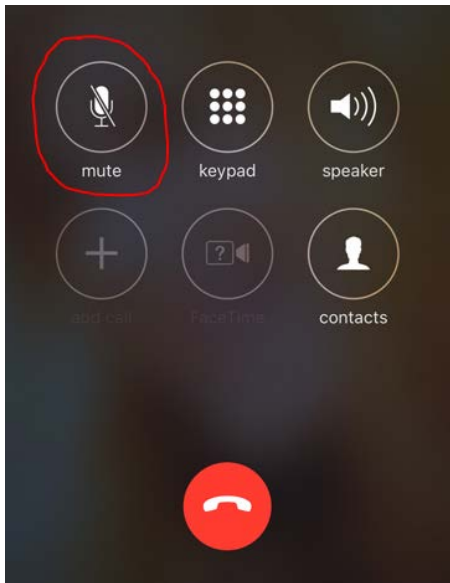
1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must give their name and address
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order*
2. All zoom meetings will have a password in the instructions. Please enter when prompted.
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





MINUTES OF THE TAX INCREMENTAL DISTRICTS JOINT REVIEW BOARD

THURSDAY, APRIL 8, 2021, 1:00 PM
Virtual Meeting. Public may join via Zoom.

A. ZOOM MEETING INFORMATION.

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

B. ROLL CALL.

I. Members: 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.

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

C. APPROVAL OF THE AGENDA.

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

Moved by Peter Ross, seconded by Brent Weycker to approve the agenda for the April 8, 2021, meeting of the Tax Incremental Districts Joint Review Board. Motion carried.
Yes- Bradley Klingsporn, Bob Mathews, Brent Weycker, Diana Ellenbecker, Peter Ross, No- None, Abstain- None

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the March 8, 2021 meeting.

Moved by Bob Mathews, seconded by Bradley Klingsporn to approve the minutes from the March 8, 2021 meeting. Motion carried.
Yes- Bradley Klingsporn, Bob Mathews, Brent Weycker, Diana Ellenbecker, Peter Ross, No- None, Abstain- None

E. REGULAR BUSINESS.

I. 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.

Moved by Bradley Klingsporn, 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 to include an allocation not to exceed \$850,000 to TID Twenty-Three (23), Legends District, for purposes of blight elimination and public infrastructure costs. Motion carried.
Yes- Bradley Klingsporn, Bob Mathews, Brent Weycker, 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 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.

Moved by Bradley Klingsporn, seconded by Bob Mathews to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Twenty-Three (23), Legends District, to be able to receive an allocation not to exceed \$850,000 from TID Seven (7), Lombardi Avenue and Ashland Avenue Corridors, for purposes of blight elimination and public infrastructure costs. Motion carried.

Yes- Bradley Klingsporn, Bob Mathews, Brent Weycker, Diana Ellenbecker, Peter Ross, No- None, Abstain- None

F. INFORMATIONAL.

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

No action needed.

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.

No action needed.

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

No action needed.

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.

No action needed.

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.

No action needed.

6. Set next meeting date and time.

Members will be contacted to schedule a meeting for mid to late June.

G. ADJOURNMENT.

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

VERBATIM MINUTES

- Okay. All right. I'll get, wait for Dave to get us recording here.
- Good to go.
- Okay. Looks like we're good. Thumbs up there. All right. So zoom meeting information is posted. I'll just do a quick roll call here. So, Ellenbecker?
- Here.
- Klingsporn?
- Here.
- Ross?
- Here.
- Mathews?
- Here.
- Weycker?
- Here.
- All right, it looks like we have everyone here. Approval of the agenda. Could we have, for today's meeting, could I have a motion?
- I so move.
- Second.
- Motion and a second. All in favor, say aye.
- Aye [Group].
- Opposed? There being none. Great. Thank you. Approval of the minutes. The minutes are attached in your packet. Would request a motion for approval.
- Move to approve.
- Second.
- Perfect, I have a motion and a second there. Any questions on the minutes or changes? If not, all in favor, please by responding by saying aye.

- Aye [Group].

- Any opposed?

- Perfect. Thank you very much. I'll pop into regular business item E1, consideration to possible action and adopt an application amendment resolution to amend the project plan for TID 7 Ashland Avenue and Lombardi Avenue Corridors is to make an allocation to TID 23 Legends District for purposes of blight elimination and infrastructure costs. Want to go ahead and just kind of, this is essentially, these are the same resolutions that were presented last time. The project plans have been included in your packet with the appropriate resolutions attached. I did want to make a note per, I think, Mr. Klingsporn's request. At the first meeting, we did clarify specified the project description down to specifically the pedestrian and street scape improvements identified in the approved plan document. So I wanted to make sure, Brad, to see if that was acceptable to what you were looking for to kind of dial that in.

- Perfect. Excellent. Great, there. Does anybody have any questions on that? We did have a, Brad had some questions and comments. We did refine the financial tables that were kind of included in your packet. I can bring those up real quick. We'd like to kind of show those to make sure we've got what we need here. Let me see if I got the right - Share my screen here if I can. Let's do this one. Let me see if I can actually get the PowerPoint over for everybody. Can you guys see a PowerPoint on your screen? Might take a couple seconds maybe to come through.

- Not yet.

- Okay. We'll see if I've got the right one. Looks like it should be coming up here, but if it doesn't, let me try a different section here. I'm going to move it, I'm going to move screens here.

- Yes, that was. Oops.

- Okay, so you got my screen. Okay. But that's good. I can get it to go here. Okay. There we go.

- Yes.

- Perfect. I will hop on here. So I will just go through these real quick, so we can have any, see if we have any questions on these. That's not the worst, I want here. Well, hopefully we can get it, everybody can just read through these. Here we go. So I'm just going to, these are all pretty much all the same slides that were presented last time. I did want to highlight the changes. This was a specifically the description I just asked Brad about in terms of if it were response to his question last time. So I wanted to make sure everyone was aware of that. That is the same language that has been included into the resolution specifically to be tied into those specific costs. There's also, there's the map of the district. So here we go. We did amend, we went back right after we kind of reviewed the questions on this specifically wanted to address this question to make sure it kind of the numbers balanced out a little here. We went back to our \$850,000 because that was what was the number that was in the resolution, essentially, so we just wanted to make sure that it's an up to that number. If for some reason it comes in at a lower figure, certainly the amendment would come in less than that. So we just wanted to make sure, but again is, you know, leave it to an accounting guy to make sure that our math is working, which we appreciate. Thank you, Brad [Laughter] So we did kind of add that to just update that. So again the allocation amendment is specifically the \$850,000. We also do want to note that we updated the specific affordable housing number, right, Diana, that's the actual number of the affordable housing number, so we did not have that number at the first meeting, so that has been incorporated into the summary here. So just if anybody has any questions on that. So otherwise it is the same structure and setup as last time, it's just that we've refined those two specific numbers on that. We mentioned some of the other, going to hop down, these are the other resolutions that really don't require action from this group, but the council did approve all those. We'll talk about those later on in the agenda just as a recap, if there's any questions on those. But TID 23 was the other one, with the chairs okay, just kind of present both of these simultaneously since they are

directly related to each other. Again, same as similar language that was included as previously referenced both here and in the project plan and in the specific resolution. And then again, identify them, the TID 23 balance again, essentially, to represent exactly, kind of, what we think the allocation. And again, transferred back to the \$850,000. So a lot of these numbers are estimates. So there's a little bit off, there's some rounding. That's why it's not an absolute zero balance presented here. But so in some of these are still projected in estimated numbers, but the object obviously is to get it as close to zero as we can. So those are just, kind of, the allocations. Again, this is just an update on, this was a new slide from last time too. This is kind of an estimate, of what we think the closures we'll be bringing back to each of the jurisdictions. So just as a reference, TID 7, is about \$780,000 taxes that were received. TID 8 is \$381,000, and TID 9 was \$185,000. So that was, you know, so if anybody's interested in reporting back what the actual impacts of these districts closing on an annual basis would be, this is just kind of provide that information. So again, the kind of the justification and the reason why we all do this, right? So eventually to get these numbers back in, and start increasing the tax revenue back to everyone here. And then just to recap, very quickly, these were the meetings that were essentially that were all held and notice and where everything was essentially was adopted. So, all right, with that, I'll try to get back to our agenda. So the project plan documents are included for TID 7, specifically, is in your packet. Again, pretty much it's actually the exact same document as you had previously, except for the addition of the proper resolutions in the attorney's opinion. The very last page of that plan document is the actual joint review board resolution that we would be requesting your approval of at this meeting here today. And with that, I would ask if there are any questions. If not, I would ask if there could be a motion approving the joint review board resolution approving the allocation amendment for TID 7 to TID 23.

- Motion to approve.

- Second.

- A motion and a second. Are there any other questions on the TID 7 project plan? If not, all in favor, please say aye.

- Aye [Group].

- Any opposed? Thank you, and that motion passes. Thank you very much. Similarly, with TID 23 also included in your packet, essentially the same situation, the plan has been included as well as the resolutions and the attorney's opinion on process. Are there any questions on the proposed allocation amendment for TID 23? This is essentially just being the recipient donor from TID 7, just to clarify.

- Motion to approve.

- Second.

- Motion and a second. Are there any other questions on the amendment for TID 23? If not, all in favor, please respond by saying aye.

- Aye [Group].

- Any opposed? Motion carries. Thank you very much, much appreciated. We hop back to our agenda here, get back to the top of the page here. Thank you. So just informational, these other remaining agendas, those were all previous actions that were essentially the affordable housing allocations for TID 7 and for TID 8 were included, closures, essentially, closing termination resolutions then for TID 7 and TID 8 were both included and then they now so a termination resolution for TID 9. So all of those were reviewed by the redevelopment authority and approved by the City Council, do not require specific action by this board but wanted to make sure you were aware of these. Were posted last time for information purposes and wanted to see if there were any questions on any of these items. All right, if not, next meeting and time, I'm guessing probably is

going to be our annual meeting. I don't know if, Diana, is that usually in June maybe we do those? Is there a set time we do those?

- Sometimes middle to late June because if I see statute, the goal is to have them done by July 1st is when the DOR annual report is due.

- Perfect, so we'll obviously be searching. We'll set up a time specifically with, obviously, the joint review board members for a poll to make sure that there's a time that's convenient and works for everyone if that's acceptable to the board.

- Perfect, thank you very much. And I think unless there are any other questions, I think that concludes the business we had on the agenda today. If there was no other questions, we'd ask for a motion for adjournment.

- Move to adjourn.

- Second.

- Motion and a second, all in favor of adjournment, please respond by saying aye.

- Aye [Group].

- Motion carries. Thank you very much, everybody, appreciate your time.

- Thanks guys.

- Thank you.



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

MEETING DATE

June 23, 2021

PREPARED BY

Diana Ellenbecker, Finance Director

AGENDA ITEM # E.1

Review the Tax Incremental Districts annual reports.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. JRB packet 6-23-21

**TID ANNUAL REPORT (PE-300) SUMMARIZED
YEAR ENDED DECEMBER 31, 2020**

TIF Dist	TYPE	NAME	Creation date	Mandatory term date	Fund balance as of 1/1/20	Revenues					Expenditures				Fund balance as of 12/31/20	Future project costs	Future revenue	Surplus or deficit
						Tax Increment	Interest	Shared Revenue	Developers guarantees	Other/ Borrowing	Capital & Land	Debt Service & Interest	Developers grants	Other				
4	Blight	Washington Apartments	1/20/1998	1/20/2025	95,664	529,706	2,277	1,071	-	-	-	200,000	-	14,509	414,209	3,129,000	2,821,338	106,547
5	Blight	Downtown	12/21/1999	12/21/2026	1,991,885	1,849,405	11,963	159,424	20,706	-	-	1,306,905	56,557	1,815,506	854,415	11,782,004	13,014,685	2,087,096
7	Blight	Lombardi/Ashland	1/15/2002	1/15/2029	1,299,863	765,506	9,987	1,780	-	-	-	25,617	13,580	922,514	1,115,425	1,126,583	3,468	(7,690)
8	Blight	Berger/Morrow	8/20/2002	8/20/2029	1,981,540	304,759	11,215	20,410	-	-	-	166,736	-	1,569,395	581,793	618,145	30,254	(6,098)
9	Industrial	University Heights	10/7/2003	10/7/2026	(1,540,076)	180,519	-	1,608	3,490	2,900,000	-	215,516	-	12,850	1,317,175	1,302,657	9,911	24,429
10	Blight	Main/Mason	8/17/2004	8/17/2031	706,663	220,374	4,645	8,233	-	-	-	-	21,026	19,575	899,314	3,848,026	3,058,347	109,635
12	Industrial	I43 Industrial Park	9/6/2005	9/6/2025	2,504,748	2,102,259	23,932	424,464	-	5,000	2,010,207	292,032	200,000	572,937	1,985,227	6,625,974	5,989,312	1,348,565
13	Reh/Cons	Downtown	9/6/2005	9/6/2032	(3,941,066)	2,398,633	-	523,895	-	17,552	-	1,428,870	485,437	109,416	(3,024,709)	34,609,418	38,506,971	872,844
14	Blight	N Broadway / Railyard	9/16/2006	9/16/2033	(3,238,395)	358,513	-	5,774	212,097	3,000,000	-	447,557	2,310,184	55,080	(2,474,832)	11,667,541	15,232,529	1,090,156
16	Blight	Military Avenue	5/6/2007	5/6/2034	(84,898)	376,702	1,153	61,183	-	-	-	27,411	40,000	11,385	275,344	7,322,701	7,494,328	446,971
18	Reh/Cons	University Avenue	10/6/2015	10/6/2043	(1,367,654)	362,740	-	11,324	-	-	-	5,615	180,816	19,762	(1,199,783)	13,355,959	17,582,893	3,027,151
19	Reh/Cons	East Town Mall	9/19/2017	9/19/2044	90,906	207,573	1,203	-	-	-	-	-	109,436	15,773	174,473	6,819,075	7,343,451	698,849
20	Reh/Cons	Whitney Park Green Bay	9/25/2018	9/25/2045	(29,590)	6,869	-	-	-	-	-	115	-	13,412	(36,248)	4,543,027	5,263,311	684,036
21	Blight	Packaging	9/25/2018	9/25/2045	(41,391)	36,119	-	-	-	-	-	46	-	25,691	(31,009)	44,469,483	46,281,992	1,781,500
22	Blight	The Shipyard	9/25/2018	9/25/2045	(27,321)	-	1,016	-	-	3,716,976	908,877	13,642	-	170,698	2,597,454	34,782,200	36,477,469	4,292,723
23	Blight	Legends District	9/17/2019	9/17/2046	(13,184)	-	-	-	-	-	-	60	-	12,310	(25,554)	7,944,738	9,241,037	1,270,745
Totals					(1,612,306)	9,699,677	67,391	1,219,166	236,293	9,639,528	2,919,084	4,130,122	3,417,036	5,360,813	3,422,694	193,946,531	208,351,296	17,827,459

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY	County BROWN	Due date 07/01/2021	Report type ORIGINAL	
TID number 004	TID type 2	TID name Washington Appartments	Creation date 01/20/1998	Mandatory termination date 01/20/2025	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$95,664

Section 3 - Revenue	Amount
Tax increment	\$529,706
Investment income	\$2,277
Debt proceeds	
Special assessments	
Shared revenue	\$1,071
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$533,054

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$13,439
Professional services	\$920
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$200,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$214,509

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$414,209
Future costs	\$3,129,000
Future revenue	\$2,821,338
Surplus or deficit	\$106,547

Section 6 - Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title ACCOUNTANT
Preparer email stephanie.schmutzer@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name DIANA ELLENBECKER	Contact title FINANCE DIRECTOR
Contact email DIANA.ELLENBECKER@GREENBAYWI.GOV	Contact phone (920) 448-3025

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY	County BROWN	Due date 07/01/2021	Report type ORIGINAL	
TID number 005	TID type 2	TID name Downtown	Creation date 12/21/1999	Mandatory termination date 12/21/2026	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$1,991,885

Section 3 - Revenue	Amount
Tax increment	\$1,849,405
Investment income	\$11,963
Debt proceeds	
Special assessments	
Shared revenue	\$159,424
Sale of property	
Allocation from another TID	
Developer guarantees	
Developer name TOHO PLATTEN BUILDING	\$13,627
Developer name WASHINGTON ST INN	\$7,079
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$2,041,498

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
------------------------	--------------------------	------------------------------------

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$72,610
Professional services	\$25,031
Interest and fiscal charges	\$300,285
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$1,006,620
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number 022	\$1,712,376
Developer grants	
Developer name Smet rebate historical train station	\$5,000
Developer name Parking/Schillinger Properties/Northcoast	\$5,267
Developer name Bellin buidling parking PAYGO	\$14,105
Developer name TMJ Initiative One	\$10,000
Developer name Lorenzen Holdings	\$13,576
Developer name Historic Hibernia	\$8,609
Transfer to other funds	
Other expenditures	
Name UTILITIES	\$4,519
Name TAX ADJ	\$820
Total Expenditures	\$3,178,968

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$854,415
Future costs	\$11,782,004
Future revenue	\$13,014,685
Surplus or deficit	\$2,087,096

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
------------------------	--------------------------	-----------------------------------

Section 6 - Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title ACCOUNTANT
Preparer email stephanie.schmutzer@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name DIANA ELLENBECKER	Contact title FINANCE DIRECTOR
Contact email DIANA.ELLENBECKER@GREENBAYWI.GOV	Contact phone (920) 448-3025

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
------------------------	--------------------------	------------------------------------

Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/01/2021	Report type ORIGINAL
TID number 007	TID type 2	TID name Lombardi Ashland	Creation date 01/15/2002	Mandatory termination date 03/16/2021	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$1,299,863

Section 3 - Revenue	Amount
Tax increment	\$765,506
Investment income	\$9,987
Debt proceeds	
Special assessments	
Shared revenue	\$1,780
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$777,273

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
------------------------	--------------------------	------------------------------------

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$14,874
Professional services	\$7,490
Interest and fiscal charges	\$6,381
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$19,236
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number 009	\$900,000
Developer grants	
Developer name Shorewest PayGo	\$13,580
Transfer to other funds	
Other expenditures	
Total Expenditures	\$961,711

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$1,115,425
Future costs	\$1,126,583
Future revenue	\$3,468
Surplus or deficit	\$-7,690

Section 6 - Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title ACCOUNTANT
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Form PE-300	TID Annual Report	2020 WI Dept of Revenue
------------------------	--------------------------	------------------------------------

Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/01/2021	Report type ORIGINAL
TID number 008	TID type 2	TID name BERGER MORROW	Creation date 08/20/2002	Mandatory termination date 03/16/2021	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$1,981,540

Section 3 - Revenue	Amount
Tax increment	\$304,759
Investment income	\$11,215
Debt proceeds	
Special assessments	
Shared revenue	\$20,410
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$336,384

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
----------------	--------------------------	-----------------------------------

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$8,440
Professional services	\$805
Interest and fiscal charges	\$16,736
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$150,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number 009	\$1,500,000
Developer grants	
Developer name NA	\$0
Transfer to other funds	
Other expenditures	
Name allocation to TID 17	\$60,000
Total Expenditures	\$1,736,131

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$581,793
Future costs	\$618,145
Future revenue	\$30,254
Surplus or deficit	\$-6,098

Section 6 - Preparer/Contact Information	
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Form PE-300	TID Annual Report	2020 WI Dept of Revenue
------------------------	--------------------------	------------------------------------

Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/01/2021	Report type ORIGINAL
TID number 009	TID type 4	TID name University Heights	Creation date 10/07/2003	Mandatory termination date 10/07/2026	Expected termination date 04/15/2021

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-1,540,076

Section 3 - Revenue	Amount
Tax increment	\$180,519
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$1,608
Sale of property	
Allocation from another TID	
TID number 007	\$900,000
TID number 008	\$1,500,000
TID number 012	\$500,000
Developer guarantees	
Developer name Madlgan	\$3,490
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$3,085,617

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
----------------	--------------------------	-----------------------------------

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$11,960
Professional services	\$740
Interest and fiscal charges	\$39,635
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$175,881
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name NA	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$228,366

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$1,317,175
Future costs	\$1,302,657
Future revenue	\$9,911
Surplus or deficit	\$24,429

Section 6 - Preparer/Contact Information	
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Form PE-300	TID Annual Report	2020 WI Dept of Revenue
------------------------	--------------------------	------------------------------------

Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/01/2021	Report type ORIGINAL
TID number 010	TID type 2	TID name MAIN MASON	Creation date 08/17/2004	Mandatory termination date 08/17/2031	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$706,663

Section 3 - Revenue	Amount
Tax increment	\$220,374
Investment income	\$4,645
Debt proceeds	
Special assessments	
Shared revenue	\$8,233
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$233,252

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
----------------	--------------------------	-----------------------------------

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$18,665
Professional services	\$760
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name GB Real Estate - 1901 M Street	\$21,026
Transfer to other funds	
Other expenditures	
Total Expenditures	\$40,601

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$899,314
Future costs	\$3,848,026
Future revenue	\$3,058,347
Surplus or deficit	\$109,635

Section 6 - Preparer/Contact Information	
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Form PE-300	TID Annual Report	2020 WI Dept of Revenue
------------------------	--------------------------	-----------------------------------

Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/01/2021	Report type ORIGINAL
TID number 012	TID type 5	TID name I43 Industrial Park	Creation date 09/06/2005	Mandatory termination date 09/06/2025	Expected termination date 04/15/2023

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$2,504,748

Section 3 - Revenue	Amount
Tax increment	\$2,102,259
Investment income	\$23,932
Debt proceeds	
Special assessments	
Shared revenue	\$424,464
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source Erie Road reclass	\$5,000
Total Revenue (deposits)	\$2,555,655

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
------------------------	--------------------------	------------------------------------

Section 4 - Expenditures	Amount
Capital expenditures	\$2,010,207
Administration	\$65,472
Professional services	\$7,315
Interest and fiscal charges	\$65,491
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$226,541
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number 009	\$500,000
Developer grants	
Developer name Willow Creek Strategic Behavioral Health	\$200,000
Transfer to other funds	
Other expenditures	
Total Expenditures	\$3,075,176

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$1,985,227
Future costs	\$6,625,974
Future revenue	\$5,989,312
Surplus or deficit	\$1,348,565

Section 6 - Preparer/Contact Information	
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Form PE-300	TID Annual Report	2020 WI Dept of Revenue
------------------------	--------------------------	------------------------------------

Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/01/2021	Report type ORIGINAL
TID number 013	TID type 3	TID name Downtown	Creation date 09/06/2005	Mandatory termination date 09/06/2032	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-3,941,066

Section 3 - Revenue	Amount
Tax increment	\$2,398,633
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$523,895
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source LOT RENT	\$17,552
Total Revenue (deposits)	\$2,940,080

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
------------------------	--------------------------	------------------------------------

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$80,832
Professional services	\$1,865
Interest and fiscal charges	\$461,532
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$967,338
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name Schreiber Foods	\$280,010
Developer name Associated Bank	\$151,666
Developer name Foxconn	\$53,761
Transfer to other funds	
Other expenditures	
Name UTILITIES	\$6,679
Name TECHNICAL SERVICES	\$19,890
Total Expenditures	\$2,023,723

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-3,024,709
Future costs	\$34,609,418
Future revenue	\$38,506,971
Surplus or deficit	\$872,844

Section 6 - Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title ACCOUNTANT
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Form PE-300	TID Annual Report	2020 WI Dept of Revenue
------------------------	--------------------------	------------------------------------

Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY	County BROWN	Due date 07/01/2021	Report type ORIGINAL	
TID number 014	TID type 2	TID name N Broadway Larsen Green	Creation date 09/16/2006	Mandatory termination date 09/16/2033	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-3,238,395

Section 3 - Revenue	Amount
Tax increment	\$358,513
Investment income	
Debt proceeds	\$3,000,000
Special assessments	
Shared revenue	\$5,774
Sale of property	
Allocation from another TID	
Developer guarantees	
Developer name SMET	\$212,097
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$3,576,384

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
----------------	--------------------------	-----------------------------------

Section 4 - Expenditures	Amount
Capital expenditures	\$0
Administration	\$48,292
Professional services	\$6,638
Interest and fiscal charges	\$121,636
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	\$10,921
Principal on long-term debt	\$315,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name DDL Project Grant	\$2,310,184
Transfer to other funds	
Other expenditures	
Total Expenditures	\$2,812,821

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-2,474,832
Future costs	\$11,667,541
Future revenue	\$15,232,529
Surplus or deficit	\$1,090,156

Section 6 - Preparer/Contact Information	
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Form PE-300	TID Annual Report	2020 WI Dept of Revenue
------------------------	--------------------------	------------------------------------

Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY	County BROWN	Due date 07/01/2021	Report type ORIGINAL	
TID number 016	TID type 2	TID name Military Avenue	Creation date 05/06/2007	Mandatory termination date 05/06/2034	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-84,898

Section 3 - Revenue	Amount
Tax increment	\$376,702
Investment income	\$1,153
Debt proceeds	
Special assessments	
Shared revenue	\$61,183
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$439,038

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
----------------	--------------------------	-----------------------------------

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$10,395
Professional services	\$840
Interest and fiscal charges	\$12,411
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$15,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name Burlington and Broadway Automotive	\$40,000
Transfer to other funds	
Other expenditures	
Total Expenditures	\$78,796

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$275,344
Future costs	\$7,322,701
Future revenue	\$7,494,328
Surplus or deficit	\$446,971

Section 6 - Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title ACCOUNTANT
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Form PE-300	TID Annual Report	2020 WI Dept of Revenue
------------------------	--------------------------	------------------------------------

Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/01/2021	Report type ORIGINAL
TID number 018	TID type 3	TID name University Avenue	Creation date 10/06/2015	Mandatory termination date 10/06/2043	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-1,367,654

Section 3 - Revenue	Amount
Tax increment	\$362,740
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$11,324
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$374,064

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
------------------------	--------------------------	------------------------------------

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$18,777
Professional services	\$835
Interest and fiscal charges	\$5,615
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name JBS project grant	\$0
Developer name Festival Foods paygo	\$180,816
Transfer to other funds	
Other expenditures	
Total Expenditures	\$206,193

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-1,199,783
Future costs	\$13,355,959
Future revenue	\$17,582,893
Surplus or deficit	\$3,027,151

Section 6 - Preparer/Contact Information	
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Form PE-300	TID Annual Report	2020 WI Dept of Revenue
------------------------	--------------------------	------------------------------------

Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/01/2021	Report type ORIGINAL
TID number 019	TID type 3	TID name East Town Mall	Creation date 09/19/2017	Mandatory termination date 09/19/2044	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$90,906

Section 3 - Revenue	Amount
Tax increment	\$207,573
Investment income	\$1,203
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$208,776

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
----------------	--------------------------	-----------------------------------

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$14,868
Professional services	\$755
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name Green Bay East LLC	\$109,436
Transfer to other funds	
Other expenditures	
Total Expenditures	\$125,209

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$174,473
Future costs	\$6,819,075
Future revenue	\$7,343,451
Surplus or deficit	\$698,849

Section 6 - Preparer/Contact Information	
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Form PE-300	TID Annual Report	2020 WI Dept of Revenue
------------------------	--------------------------	------------------------------------

Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY	County BROWN	Due date 07/01/2021	Report type ORIGINAL	
TID number 020	TID type 3	TID name WHITNEY PARK	Creation date 09/25/2018	Mandatory termination date 09/25/2045	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	-\$29,590

Section 3 - Revenue	Amount
Tax increment	\$6,869
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$6,869

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
----------------	--------------------------	-----------------------------------

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$12,612
Professional services	\$650
Interest and fiscal charges	\$115
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$13,527

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-36,248
Future costs	\$4,543,027
Future revenue	\$5,263,311
Surplus or deficit	\$684,036

Section 6 - Preparer/Contact Information	
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Form PE-300	TID Annual Report	2020 WI Dept of Revenue
------------------------	--------------------------	------------------------------------

Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY	County BROWN	Due date 07/01/2021	Report type ORIGINAL	
TID number 021	TID type 2	TID name GREEN BAY PACKAGING	Creation date 09/25/2018	Mandatory termination date 09/25/2045	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	-\$41,391

Section 3 - Revenue	Amount
Tax increment	\$36,119
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$36,119

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
----------------	--------------------------	-----------------------------------

Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$24,871
Professional services	\$670
Interest and fiscal charges	\$46
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$25,737

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-31,009
Future costs	\$44,469,483
Future revenue	\$46,281,992
Surplus or deficit	\$1,781,500

Section 6 - Preparer/Contact Information	
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Form PE-300	TID Annual Report	2020 WI Dept of Revenue
------------------------	--------------------------	------------------------------------

Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/01/2021	Report type ORIGINAL
TID number 022	TID type 2	TID name SHIPYAED	Creation date 09/17/2019	Mandatory termination date 09/17/2046	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	-\$27,321

Section 3 - Revenue	Amount
Tax increment	\$0
Investment income	\$1,016
Debt proceeds	\$2,000,000
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
TID number 005	\$1,712,376
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source RENTS	\$4,600
Total Revenue (deposits)	\$3,717,992

Section 4 - Expenditures	Amount
Capital expenditures	\$908,877
Administration	\$18,948
Professional services	\$9,241
Interest and fiscal charges	\$109
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	\$13,533
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name NONE	\$0
Transfer to other funds	
Other expenditures	
Name PURCHASE OF LAND	\$118,646
Name UTILITIES	\$23,713
Total Expenditures	\$1,093,217

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$2,597,454
Future costs	\$34,782,200
Future revenue	\$36,477,469
Surplus or deficit	\$4,292,723

Section 6 - Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title ACCOUNTANT
Preparer email stephanie.schmutzer@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name DIANA ELLENBECKER	Contact title FINANCE DIRECTOR
Contact email DIANA.ELLENBECKER@GREENBAYWI.GOV	Contact phone (920) 448-3025

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY	County BROWN	Due date 07/01/2021	Report type ORIGINAL	
TID number 023	TID type 2	TID name LEDGENS DISTRICT	Creation date 09/17/2019	Mandatory termination date 09/17/2046	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	-\$13,184

Section 3 - Revenue	Amount
Tax increment	\$0
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$0

Form PE-300	TID Annual Report	2020 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$11,510
Professional services	\$650
Interest and fiscal charges	\$60
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name NONE	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$12,370

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-25,554
Future costs	\$7,944,738
Future revenue	\$9,241,037
Surplus or deficit	\$1,270,745

Section 6 - Preparer/Contact Information	
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Contact name DIANA ELLENBECKER	Contact title FINANCE DIRECTOR
Contact email DIANA.ELLENBECKER@GREENBAYWI.GOV	Contact phone (920) 448-3025



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

MEETING DATE

June 23, 2021

PREPARED BY

Neil Stechschulte, Director

AGENDA ITEM # E.2

Staff report on the performance and status of each district governed by the Board.

BACKGROUND

To be presented at meeting.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None