



AGENDA OF THE TAX INCREMENTAL DISTRICTS JOINT REVIEW BOARD

THURSDAY, JUNE 23, 2022, 2:00 PM
Virtual Meeting. Public may join via Zoom.

A. Zoom Meeting Information.

1. This item contains Zoom information, instructions, and a link to the Virtual Comment Form.

B. Roll Call.

1. Members: Diana Ellenbecker, City of Green Bay; Bradley Klingsporn, Brown County; Josh Patchak, 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, 2022, meeting of the Tax Incremental Districts Joint Review Committee.

D. Approval of Minutes.

1. Approval of the minutes from the June 23, 2021 meeting.

E. Regular Business.

1. Consideration with possible action on the 2021 Annual Report on Tax Increment Finance Districts in the City of Green Bay.
2. Consideration with possible action to adopt an Allocation Amendment Resolution and to amend the Project Plan for TID Four (4) Downtown.
3. Consideration with possible action to amend the Project Plan for TID Ten (10) Main Street and East Mason Street to add eligible projects.
4. Consideration with possible action to adopt an Allocation Amendment Resolution and to amend the Project Plan for TID Twelve (12) I-43 Industrial Park.

5. Consideration with possible action to extend TID Fourteen (14) by three years, and adopt an Allocation Amendment Resolution and amend the Project Plan for TID Fourteen (14), the North Broadway corridor.
6. Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Twenty-Two (22), the Shipyard.
7. Consideration with possible action to adopt a Creation Resolution to establish TID Number Twenty-four (24), Cherry Street, and adopt the Project Plan. TID 24 is generally located in the area north of E. Walnut Street, south of Northland Ave, west of N. Adams Street, and east of N. Washington Street. TID 24 will be classified as a mixed-use district based on the identification and classification of the property proposed to be included within the TID. Proposed projects include cash grants and loans to owners, lessees, or developers of property within the TID; road, pedestrian, bicycle, and other transportation improvements; potable water, sanitary sewer, and storm water infrastructure; environmentally sustainable infrastructure, public spaces and amenities; land acquisition, environmental remediation, structural rehabilitation, and new construction; and administration. The proposed costs include projects within the proposed boundary and within a one-half (1/2) mile radius of the proposed boundary of the TID.
8. Consideration with possible action to adopt a Creation Resolution to establish TID Number Twenty-five (25), Monroe Street, and adopt the Project Plan. TID 25 is generally located in the area east of N. Monroe Avenue, south of Main Street, west of N. Quincy Street, and north of Cherry Street, plus a portion west of N. Monroe Avenue, south of Main Street, and east of N. Madison Street. TID 25 will be classified as a mixed-use district based on the identification and classification of the property proposed to be included within the TID. Proposed projects include cash grants and loans to owners, lessees, or developers of property within the TID; road, pedestrian, bicycle, and other transportation improvements; potable water, sanitary sewer, and storm water infrastructure; environmentally sustainable infrastructure, public spaces and amenities; land acquisition, environmental remediation, structural rehabilitation, and new construction; and administration. 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.
9. Consideration with possible action to adopt a Creation Resolution to establish TID Number Twenty-six (26), Grandview Industrial Park, and adopt the Project Plan. TID 26 is generally located in the area east of Erie Road, south of E. Mason Street, west of S. Northview Road, and north of Padi-Wood Lane, plus a portion east of S. Grandview Road, north of Finger Road, and west of S. Northview Road. TID 24 will be classified as a mixed-use district based on the identification and classification of the property proposed to be included within the TID. Proposed projects include cash grants and loans to owners, lessees, or developers of property within the TID; road, pedestrian, bicycle, and other transportation improvements; potable water, sanitary sewer, and storm water infrastructure; environmentally sustainable infrastructure, public spaces and amenities; land acquisition, environmental remediation, structural rehabilitation, and new construction; and administration. 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.

F. Informational.

- I. 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 Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/84702439013?pwd=Wk53U21LYnlMWjBoK2Yrekw1ZHk3Zz09>

Meeting ID: 847 0243 9013

Passcode: 261684

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Meeting ID: 847 0243 9013

Find your local number: <https://us02web.zoom.us/j/84702439013?pwd=Wk53U21LYnlMWjBoK2Yrekw1ZHk3Zz09>

Public Comments

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting.

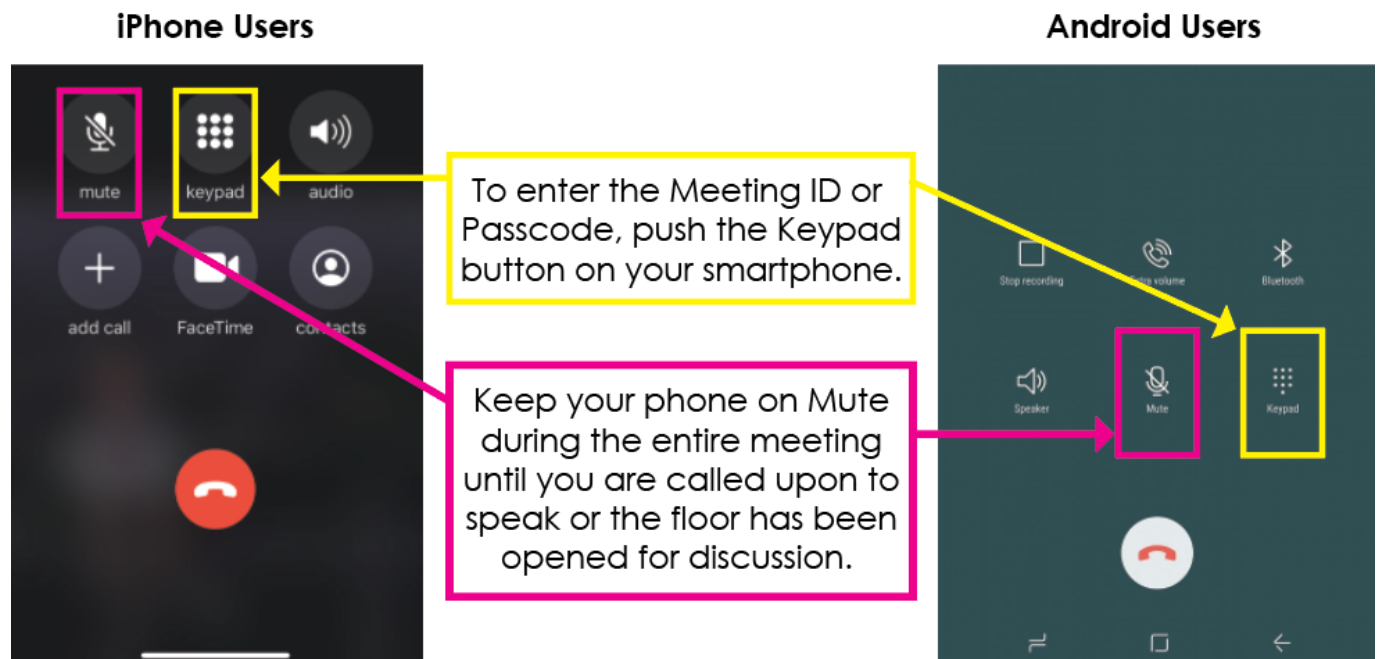
Additional Information

1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must state their name and address for the minutes.
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order Newly Revised 12th edition*.
2. Please log into the Zoom meeting at least 10 minutes before the meeting begins to ensure a proper connection and that your technology is working.
 - a. If you are a Board Member, please log into [CivicClerk](#) with a computer, laptop, or tablet device.
3. Once you are in the meeting please mute yourself.
 - a. You may unmute yourself when you are called upon to speak.
4. Waiting room
 - a. When you call in or connect via web or Zoom app, you will be placed in a “waiting room.”
 - b. The meeting host will then admit you to the meeting, and mute you upon entrance (you will still be able to hear and or otherwise observe the meeting).
5. 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 be tied to an email.
6. Raising your hand
 - a. Committee/Commission/Board members—you can either use CivicClerk and request to speak or you can also utilize the “raise your hand” tool in the Zoom platform (you’d need to use a computer or tablet) to let the host know you would like to speak. You can also un-mute yourself and start speaking.
 - b. Persons with items on the agenda or other interested parties —you can also utilize the “raise your hand” tool on the Zoom platform via computer or mobile device. You will be allowed to speak once the committee, commission, or board has moved to “open the floor for interested parties to speak.” Once discussion on your agenda item has concluded, the host will mute you, unless the committee opens the floor again.
7. What devices should I use?
 - a. Smart phone (please see more detailed instructions on page 3)
 - b. Land line
 - c. Tablet— in advance of the meeting, please download the Zoom Meeting app by using either the Apple Store or the Play Store. You will be asked to input your name, to identify you for the meeting.
 - d. Computer— you can access the meeting through a web browser by clicking on the meeting link, or through the Zoom Meeting app. If using the app, please download it in advance of the meeting. You will be asked to input your name, to identify yourself for the meeting.
 - e. For tablet and computer users--if you download the app you may be asked to verify your email.

8. Zoom etiquette
 - a. Muting yourself when you're not speaking 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 state your name and address before you speak. Zoom meeting hosts can see only your telephone number and will ask you to identify yourself.
9. Closed session
 - a. Persons in the Zoom meeting will be put into a waiting room while the committee/commission/board meets in Closed Session. Participants will be admitted back into the Zoom meeting once the committee reconvenes in Open Session.
 - b. Persons watching a Common Council meeting live on YouTube will see a gray screen with the City logo during closed session.
10. Persons interested in attending anonymously or listening to the meeting may call in by dialing *67 followed by the phone number in the Zoom Meeting Information box.

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





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

MEETING DATE

June 23, 2022

PREPARED BY

AGENDA ITEM # D.1

Approval of the minutes from the June 23, 2021 meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. JRB Minutes 06.23.2021 with Verbatim



MINUTES 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.

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.

Present: Peter Ross, Gina Van Egeren on behalf of Bob Matthews, Brent Weycker, Diana Ellenbecker, Bradley Klingsporn, Excused: None

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the June 23, 2021, meeting of the Tax Incremental Districts Joint Review Board.

Moved by Brent Weycker, seconded by Peter Ross to approve the agenda for the June 23, 2021, meeting. Motion Passed.

Yes- Gina Van Egeren, Brent Weycker, Diana Ellenbecker, Peter Ross, Bradley Klingsporn, No-None, Abstain- None.

D. APPROVAL OF MINUTES.

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

Moved by Bradley Klingsporn, seconded by Gina Van Egeren to approve the minutes from the April

8, 2021, meeting. Motion Passed.

Yes- Gina Van Egeren, Brent Weycker, Diana Ellenbecker, Peter Ross, Bradley Klingsporn, No-None, Abstain- None.

E. REGULAR BUSINESS.

1. Review the Tax Incremental Districts annual reports.

Moved by Bradley Klingsporn, seconded by Gina Van Egeren to receive and place on file the Tax Incremental Districts annual reports. Motion Passed.

Yes- Gina Van Egeren, Brent Weycker, Diana Ellenbecker, Peter Ross, Bradley Klingsporn, No-None, Abstain- None.

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

Neil Stechschulte presented the staff report. No action needed.

F. INFORMATIONAL.

1. Set next meeting date, time and format.

No action needed.

G. ADJOURNMENT.

Moved by Bradley Klingsporn, seconded by Peter Ross to adjourn. Motion Passed.

Yes- Gina Van Egeren, Brent Weycker, Diana Ellenbecker, Peter Ross, Bradley Klingsporn, No-None, Abstain- None.

VERBATIM MINUTES

- That is, I think we're ready to go. Let's say, I guess, digitally are we all? Well, we have Lisa, we all good to go in terms of everything else for a minutes and recording, okay perfect. And Dave gives us the thumbs up too. I think we are good to go, Diana.

- All right, sounds good. Well, call the meeting together for the tax increment district. The joint review board for June 23rd at 11:00 AM. We will take a roll call. Bradley Klingsporn?

- Here.

- Peter Ross?

- Present.

- Bob Matthews?

- Actually, yeah. Gina is here on Bob's behalf today.

- Okay, thank you.

- Gina is here. And then we have Brent Wecker.

- Yes.

- And then Diana Ellenbecker from the city is here.

- Excellent.

- All right, so we'll move on to the approval of the agenda.

- All right, we have a move by Brent, second by Peter all in favor. That's approved. We're down to the approval of the minutes from the meeting on April 8th, 2021.

- I'll second.

- All right, we had a motion by Bradley and second by Gina all in favor, that is approved. We'll move on to regular business. The item is review of the tax increment district annual reports. Obviously, there's a lot of information here. It's a large packet, as we've done in the past. We tried to take all that information, the DOR reports and we summarize it on one spreadsheet. I think that's a little bit easier as a snapshot. Do you have questions right from the beginning? Do you want me to go through a lot of detailed? How do you want to meet me to handle this? I can give you as much detail as little detail as you want, any suggestions?

- I'm good with a 20,000 foot view.

- Okay, well then we'll go over and very quickly very high level and please stop me. I will touch on every one real quick, but just, I don't even know if I have to catch them all, you know. Tip four is our oldest and still it has a term date of 2025. I'm good, that one is just running just smoothly. That's tid four, tid five there was a lot that happened in tid five in this past year that had a, that district got amended and we moved out the ship yard out of the tid five. So, we created tid 22 instead in the shipyard. So, there was a lot of movement of revenues and expenses and then projections. And, that also had there was money that was allocated to tid 9. So there was a lot of moving. So, you know, we started at 1.9 million at the beginning of the year, right? We went down to about \$900,000. We still expect some large expenditures in this tid, tid five. But, we will need those years, last couple of years to finish out paying for those projects. But, again, lot happened in tid five. But, now that has been carved. All the shipyard has been carved out. Move on to seven, eight and nine. All three of them were closed in 2020. So if you looked at last year's projections of future costs and future revenues numbers have changed a lot because we have now closed out those TID's. We've had some allocations out of those TID's. So, shows very little movement or activity future activity for those TID's TID 10 is our next next one, main and mason. And that one is, not a lot of expenditures. At this point, we have just started working with our development team to work on some future projects for this TID, as we have income coming in, and not as many expenditures. So, we are working on projects to try to, this is mainly Mason. There's plenty of stormwater projects that we can use down and Maine and Mason. We move on to TID 12. This is a tid, also, there was quite a bit of activity that went on last year. And this year, the increment is over \$2 million, but we also had a lot of projects going on mostly for one of our large development in the I-43 development. It was the nature's way. So, getting infrastructure into that TID. We continue to, it also had a allocation to TIF

9, that was approved last year. So, still some future costs that are being still worked on. And, were already obligated, with some future revenues coming through. We'll go onto TID 13. That one is our downtown TID. Have a lot of expenditures here, as you can tell. See, it's a negative fund balance. We do have more increment coming in then we do have show of future expenses. And we just show that this TID will turn positive in the about the next two years. So at this point, there's no new projects. I mean, no new infrastructure projects planned in here. We do have potential some new development going on downtown which will help our increment. But, the goal is still is within two to three years, that this one will turn positive. Go onto TID 14 which is our rail yard area that we're starting to see some nice improvement in the tax increment. We also had some large infrastructure projects in there. We also did some borrowing in this TID. So, it went from a negative fund balance of 3 million down, to about two five. And this one also based on projections, in about two years, we are looking to have this one as a positive fund balance. Again, we have a lot of activity going on in TID 14. And the Director will talk to you after we go through the annual reports of some of these additional new projects coming through. TID 16, which is our military avenue very little activity there at this point, starting to show off positive fund balance. Finally, in 2020 we rolled to a positive fund balance. And so we are looking at some future storm water projects in this TIF before closure. TIF 18 university avenue the festival foods now out on that side our JBS out on that side. Negative fund balance and that is partially because of a project that was started at JBS. We just haven't seen the increment to go with that project. We did have an upfront project grant of 1.5 million and that's why you're seeing a nick. But, the director also had some positive information on that TID, but we are seeing some positive movement on this TID. Then we get into East Towne Mall, as you know, we had high expectations of changes in East Towne Mall. But, we were lucky to get some change in the Cub foods. We have some changes going on there now, but so this one still remains very little activity. We haven't done any payouts other than some now pay goes for increment that's been created. So, it's still small positive fund balance looking for some bigger changes coming down the pipe. Whitney park, very new development. We haven't seen much increment yet. That will all be coming online for the one of 21 which will affect will be we'll see the increment really at the beginning of next year. Again, that one just has a negative fund balance but for a few administrative costs a few minor costs, same thing. Green bay packaging, green bay packaging has a by the time we ended the year we've had a negative fund balance of 31,000. But, one of 21, we do have incremental \$1.6 million that came in from green bay packaging. This is our large pay-go. We do have a 90% pay-go that goes on to pre-med packaging. As we have very little infrastructure costs that we have so far put into this TID. So, right now it's looking negative 31, by next year we'll have a nice positive fund balance. And again, we'll start paying out a large 90% pay-go on this in this TID. We go onto the shipyard again, there was a lot of changes with a new TID that was created. We moved out all expenditures and all revenues that were brought in for the ship yard and that district that was removed out of TID 5. We had some new bonding in 2020 of \$2 million. We transferred in about 1.5, 7 million from TID 5. So, started off very small because it was just a brand new TID. And at the end of the year we are sitting at about a \$2.6 million fund balance. But again, the majority of that is because of borrowing, and for future projects at the shipyard. Phase one will be happening this fall. And then the director will talk to that. So, right now it looks positive. We just haven't spent down some of the money that we borrowed yet for that project. The legend district, a very new TID at this point, very little activity, but it will be receiving \$850,000 in 2021 from our TIDs. That was a project that was started in TID 7. It was a pedestrian walkways that was not able to complete prior to us closing, so we got approval to allocate \$850,000 from TID 7 to TID 23, which will be then able to be spent in this TID and improve that. Use that for infrastructure in this district. I know I flew right through it. Please let me know what questions you have. I got thumbs up from Peter.

- I just want to clarify it was seven and it closed in 2020?

- 7, 8, and 9 all closed in 2020, correct.

- Okay. Thank you.

- And I think, director had asked the question and should I steal his thunder? Between the three of them that we closed, they had increment value of \$58,970,000. So overall our equalized value, our TID stats we're currently at 7.3% of the 12% that we can have open for TID's. These three that we closed are about a 0.8%. So, we go from about a 7.3% to about a 6.5%. So we drop our allowable TID's by closing these three TID's. Any other questions? Otherwise we would take a motion I guess this is just to receive and place on file. If there are no changes or questions, or recommendation, we had some spelling mistakes on our DOR reports. So, thank you to Bradley. We are going to be fixing those before we submit them to DOR. But, also changes we would be submitting them as presented in the packet. And again, this would be a receive and place on file then.

- Before you do that, I have a question. So a couple, the next mandatory term dates there's a couple of 2025, 26's, and when you're going through, you were talking about if you had infrastructure projects that could be done. Is there any discussion on what's going to happen next? And whether, instead of doing the infrastructure project there now rather, A to terminate a couple of years early and create a new TID service there, I guess. Cause they're all ongoing effort to develop. You know what, I'm thinking what TID 5, TID 10. I'd imagine that in 2027, there's going to be a TID there. It just isn't going to be the same one that we created here.

- We've believe I had some discussions. We, on a weekly basis, we meet with our development team. And TID five, as you know, as you were just mentioning TID five actually has an expenditure period that ends in December of 21 here. So we have been looking at some projects that still could be completed this year to make sure that we could use projects that are needed into TID five. So at this point we have not had any discussion of closing TID five early, as some of these expenditures will really take our fund balance down, and that will need a little bit of more future revenues to kind of bring it back up. But, at this point there was no discussion of closing that one early, and then that really the next one that has the next termination date would be yes, TID 10. And at this point our expenditure period doesn't end till 2026. So, again, the discussion and the plan at this point was to move forward and continue to have some projects up until 2026. We did not discuss closing this one down and then creating a new one, certainly up for discussion, certainly something, those are, you know, those are the two options, spend them up to your expenditure period or closing, create new.

- And I would add Brad, certainly if we get a if we get a new project, certainly that needs that is going to be, we're going to need to probably, it's probably going to be in our interest to do that anyway because we're going to need the life of a new district to help out if, especially if it's a significant project. So that certainly remains a possibility. But I think something we haven't really made a determination on yet at this point.

- Yeah, and just kind of, if you extend two period with the need to have the increment allow you to pay that off, then you can't really do anything in that, not expenditure period. Whereas, if you don't expand it, and you're able to close. Then, you have the flexibility to do more things in the future, so.

- Absolutely.

- Perfect, the other question I had was the agreement packaging legal agreement is that go through 2045 then I need a .
- Give me a moment, I have to look up the I'm going to look at the spreadsheet real quick make sure I have right answer for you.
- Not that any of us will care too much in 2044, but whether it was gonna be active is what I am curious. You know, cause it goes payload goes until 2045 then that's just locked in until 2045, and it just coasts.
- A tax year of 2045, payable in 2046. Correct.
- All right, well that one is gonna coast in there for the next 24 years.
- Money in, money out, exactly, yeah exactly. But, they did just have their, their actual ribbon cutting for the plant here just about a month ago. So it was nice to see that they actually followed through on it, so.
- Yeah, that sounds great. I will make a motion to receive.
- We have a motion. Do we have a second?
- Second by Gina? All in favor.
- That passes. We'll move on to the second regular business items staff report on the performance and status of each district governed by the board and the director will take this one.
- Yep, I'm going to kind of grace through some specific project updates some of the key ones, some of the districts. And we'll see if it just, again, want to see if you folks have any questions on that. So, hopefully projects update hopefully is coming up on the screen.
- Yes.
- All right, perfect. Great. Excellent. So we'll hop right in obviously here's our map of all of our districts. Certainly the 2021 map we'll remove seven, eight, and nine from this map, but they will no longer be on here again. I just kind of remind folks where the districts are at here throughout the city. Here at TID 14 in Washington apartments. I know our TID 4. I don't believe we had a whole lot of activity on this one. This is just a reminder of where this one is at again. So between Mason street and just past a little bit past Walnut street on the right on the river there. Similarly here's our TID 5 downtown. Again, this is one we have seen significant activity in. A recall there was a small property amendment. I believe some of this property was removed from TID five here and this right in this area here where the cursor is on the screen. That was our boundary minute that was done. So again, the area was taken out of that district. I think particular area that a focus going forward on the is certainly here for the, for this coming year two aspects of it, really the parking lot here in the close the near part of this, the photo here. Cities actively considering getting an RFP reissued for that particular lot for redevelopment on that site. However, we were also working with kind of some of the owners of the Bay Lake city center building there in terms of what the possible future use of that

building may end up being. We're evaluating several concepts right now the original concept actually called for that building to be removed and some open space to be added here. The authenticity planted, folks remembered that. There's enough users in that building right now that are kind of proposing some new uses. So, we're still kind of evaluating and working with those property owners as to whether or not some sort of new mixed use may actually end up occurring in that Bay Lake building. And obviously that certainly impacts our ability. We think to RFP, the Adams street lot and get a development project on that side as well. But, again so what could be seeing some significant changes on this either one or both sites here. Certainly in the coming future here, so. A lot of work that we needed to make that happen, one way or the other, but again, certainly probably one of the most highest potential locations. I think for redevelopment, certainly in the city right now whether that's for use of the existing building or just, you know, a new project on the city's lot parking lot that they have right there, so. Stay tuned on this one. Hopefully we have some, some more information one way or the other on that one going forward. This is again, here's TID 10. The Maine and Mason TIF district and kind of reminding folks where that exactly. No real activity in that one at this point. TID 12, we mentioned certainly this is the I-43 business park. We've got a lot of interest in activities. Certainly staff is taking a very hard look at this in terms of expanding this, expanding the park here, certainly with the life of TID 12, being where it's at. Certainly that presents challenges in terms of being able to utilize the existing district to move that forward. So we'll talk a little bit about perhaps a future project. A future district need on what that might look like going forward here at some point. One project that is happening in that area by the bakery is a major daycare expansion project happening for the facility that's there in this particular area. I think we estimated this. You may bring up my notes here about a \$12 million new clinics, about 130,000 square feet. So, a very nice project occurring. There is no direct assistance being added for that particular project. So, there is no TIF assistance. So, that's just new increment going into that particular site. So, we're certainly excited about that one. And that's, I believe they just broke ground on that one here. I believe here actually within the last month or so, I believe. TID 13, obviously this is one we see some significant activity possibly coming up here in the future. But, right now, no specific project. We mentioned the rail yard, certainly the one project that's here on this part. So here's the rail line, that's the river. You know, certainly the fort is probably the one project that's out there. Folks going to notice the elevator shafts that are up right now with not much other construction activity going on. The developers kinda lost part of their investment stack essentially. We're trying to re-establish really what their overall financing plans going to be at this point. They're certainly trying to work in adjust probably advancing and maybe going for some WEDA tax credits in terms of some affordable housing project in this area. Also, working with staff right now in terms of evaluating the mixed use status on the bottom floor of the building. I think the city's position has been, we've kind of want to see that commercial component really to kind of remain on that bottom part there, but that may be presenting some challenges for the developer. Specifically, with regard to financing the project. So we are currently kind of in negotiations for them. Ideally, if we get something worked out and we see some additional construction work happening here see at sometime this fall, if everything went perfectly, so. I mentioned the TID 16 military avenue district. This is here's the area here no specific real projects happening in that district to report on. The university avenue, project TID 18. This is a major one I think director did mention the project. These are the two buildings were constructed on the site, but then the developer after about a hundred, I think it was 1.5 million, Diana. did put in there for, for essentially for cleanup on the JBS site, I believe was the number. Got a couple of buildings started here, but the developers kind of had, again, unable to proceed with the project for financial aid at this point. We are in negotiations with a new developer to kind of present a similar, a different residential concept of kind of going from I think it was essentially there's 322 units at a value of about \$21.9 million. So, we have a new developer proposing 209 units, but at the same valuation.

So, a little bit nicer, a little bit larger, a little bit bigger units, but the same value. So, we're excited, we're getting negotiations kind of getting that transferred over right now. We'd like to see that hopefully move forward here to both the RDA and city council. Hopefully within the next 30 to 60 days. So, there are some challenges in terms of getting the infrastructure lined up. If it was one developer they could kind of use a private drive. Since now there's going to be more than one owner. There, there probably needs to be some public street infrastructure that's going to be needed there as part of the project. So, we're kind of evaluating that, working with both developers to try to figure out exactly what that's going to end up looking like. But, excited to finally kind of see some progress on this one. I know our RDA has been kind of following up on this one and noting the lack of progress. Hopefully again, with the new developer we think we can get this jump started and get probably even a little bit nicer set of units on the site, even though the number's not quite as many units, but I think the quality of the unit and size of the unit will actually be a little bit better on this site. So, fingers crossed that proceeds here, this coming year. We mentioned the East Towne Mall project or East Towne Mall TIFF here. This is again the current reminder of where this is at. The structure here, that's going on here. We're kind of, this is a rather unique project that is happening here right now. American tent is actually being located in kind of the back half of these, these kind of giant buildings. So, it's gonna be kind of an industrial user, but in all of the commercial retail tenants are kind of being moved and relocated to the front of the building, so. For the outside perspective of folks, just driving by it's going to kind of look like a usual mall, but it's going to have a rather large industrial tenant in the back. A very fast growing company. American Tenant company is going to put one of their production space kind of back here in the back half of this building, so. A very unique combination of uses. And we're also seeing some interest in kind of generating some additional work on some of the out lots. Related to kind of the inner ring road. I guess we should call for lack of a better term and actually kind of making that inner road instead of just kind of a drive around the aisle of the mall actually being more of a functional public street access with actual businesses on both sides. So, we could be looking at adding some infill to these areas and obviously those parking lots are what they are there. There a large paved areas that don't generate a lot of increment. So, hopefully we can actually figure out a way to kind of update theirs. I think Dave Buck is on the line, and he said, there's more than a dozen planned unit developments I think on this particular site. So we're kind of, we're trying to work and try to get a kind of a master zoning re-established for the area that would kind of allow us to take a look at some of those things, including adding some of those additional infill developments possibly on some of these areas. Particularly like this main entrance here. We could see certainly billings occurring on both sides of that in kind of continuing this drive back to the main part of the mall. We similarly think there's some good opportunities there to kind of add some infill development to this particular area. I mentioned Whitney park. I think a lot of the updates a lot of the projects were completed. I think in this area last year were reported as a joint review board. And I think those were illustrated last year. Kind of working with them right now to kind of see exactly when they're going to receive their first payment. It was based on largely based on occupancy permit which I don't think they got until January 1. They just kinda missed the deadline. So, it kind of is delaying their, increment by it here. They were a little surprised by that. So we may be bringing an amendment back to the RDA to try to at least get something back to them this year for a subset based on the assessment based on the substantial completion of the project. So, that's probably coming forward to RDA here in July, we suspect. I mentioned Green Bay Packaging. Again, this was the largest. This is probably I think so looking back in the files this was apparently the first new paper mill constructed in Wisconsin in the last 30 years. So, pretty impressive project. Obviously they needed an enormous investment on the company's part, as well as from the TIFF standpoint. This is probably the largest project I'm anticipating. Seeing certainly for our foreseeable future, but again a great project in . The employer kind of retaining those jobs here,

here in Green Bay, so. And plus that hopefully adding a few more when things normalize a little, so. It's shipyard is probably where we've seen the most excitement on here the last couple months. Again, this here's a map of the district. That's kind of the close-up of the area here. The reason that just remind folks, cause I certainly had to ask the reason this bizarre strip goes out here that is exactly what the parcel is, along the rail line. So, that we didn't have to in order to just keep, just take that parcel in. We actually had to go, this is actually one whole parcel this whole stretch out here. So, there's no projects or no increment obviously going to happen on that. It's just simply in the logistics of the map we had to have the, that was part of the parcel that was included down in this area. So, we simply had to include that strange stretch outbound the side there. So, I think the main project, obviously the shipyard here in general, here's the concept plan. The main project that was announced here earlier this year it was that we have a signed development agreement with Merge Urban Development. Their project is about 225 units of market rate housing. It's about \$21 million project. I think it's going to be let's see how many buildings do we see. I think it's going to be two, four story buildings I believe is kind of what they're proposing on the site. A very unique design and that it keeps, maintains a visual access for most of the units to the river. So, they've actually done some kind of unique design aspects there to make that happen. Shortly after this was announced, we have a planning option has been pulled on the Badger sheet metal site kind of immediately adjacent to the site here. Impact seven is actually proposing and kind of currently evaluating a 238 unit project. That's actually at a more targeted rental rate for the 80 to 110% of the county median income. So, again, a little bit lower than market rate kind of in that middle median income number. Which is a unique aspect. This is our first project that's actually targeting kind of that center, that center income. So, you know, there's affordable and market rate. These are kind of are right in the middle it's we're kind of excited that they're filling a targeted need. We don't have a projected valuation on that. This is just a working on that, but really preliminary estimates are saying it's a 45 to \$50 million construction costs. So, that'd be three, four story buildings. Is it going to be the massing on that site. So, a nice sized project there. So, we're excited to see some momentum kind of finally building here in the shipyard area. And then TID 23, this is the legends district. Again, the primary front check. This was, I think you guys have seen this one before. This is the legacy hotel project that's being proposed. We're currently working through with them. They actually did a relocation on their site from one side of the site to the other that affected some code questions and raise some issues to make that work. We're also thinking the valuation is probably largely going to remain the same. This is a \$12 million five story building about 90,000 square feet would like to see hopefully get something worked out and updated development agreement completed with them here yet this summer and see some progress on the site here maybe even as early as this fall. So again, it could be a nice project over there by the, in the legends district close to Lambeau Field. I think Dr. Allen Becker already mentioned these. These were the actions that we took at the the joint review board meeting and the RDA here this earlier this year, just to remind everybody this is kind of what we went through the allocation amendments and the housing resolutions at least were all completed earlier this year. Just a quick reminder on that. We are looking at some possible new districts in terms of staff reviewing, you know when we might need to do these here we're looking at there's one for the one Astro project which I think everybody has probably seen before, but has been delayed for multiple reasons, coal piles being one of them, pandemic being another add, add to the list. As far as you go, if folks have driven by there they've actually seen the Fox River Trail actually being installed and actually going in on this site. So, some of the improvements have begun on the site. We're excited to see those, hasn't been officially dedicated on there. And I think we're already seeing several hundred people a day already going down the section of trail much to the private owners dismayed despite his efforts to block it off. So, folks are excited about it. They want to use the trail. The Monroe project that we're going to have it. It's a nice project. We'll kind of highlight that here

shortly. And I mentioned previously, you know, kind of maybe an update for the pending business park expansion. And there is a blind elimination tip in Northeast neighborhood. We are taking a look at possibly as a staff to considering that as a possibility. So, we do know that we knew the one Astro project and the Monroe street project are going to require a new TIF district, for sure. We know eventually I-43 one will, as well. But, again, exactly what the timing of those are going to be is still a little bit up, up in the air. One of these could, you know, certainly they could move forward this year. We think probably one Astor will probably need to move forward this year. So, we'll probably be reaching out to you guys, again, for a meeting on that particular district. Monroe, I think it is it could be this year. It could be next year. I think we're evaluating with the developer exactly what their schedule is going to be. I-43, there's some other zoning, it's using several landowners out there that we're still doing some coordination on with that. And I think the planning staff is kind of evaluating this Northeast neighborhood areas still in terms of its potential to create a district. But, those are the ones that are at least on the radar screen right now, in terms of creating new ones. And this was the one Astro her project again. It's a four stories, a hundred units. I think it was estimated at about \$13 million in value. So, again, that was the project that's kind of going on right there by the Mason street bridge. This would be what would be going on. I think ideally we get the agreement updated. They could be doing some site work and then actually had the trail exit trailed stations going in and actually see the project under construction as early as next spring. The one that's centering a lot of the excitement I think at least amongst staff, this is the former is the 200 north Monroe project being proposed. That is about, \$22 million project. It's a three to five story building. You kind of see the difference in the height depending as the next architect actually lowered the height. As it goes to the residential neighborhood next to it. 172 units, a mixed use project. Not only are we excited about the, certainly the adding the residential units, it also includes expanding the main street Oriental market here and actually relocating across the street into the site, kind of expanding the grocery options downtown, which has been a major objective. The other one is we believe, I think there's negotiations going on possibly with UWGB to be at least tenant in this building and actually have get them to have a presence downtown, which is again, the city has been working on for quite some time. It would be pretty excited to have that. So, those projects all together, just to kind of give folks some perspective, we did kind of add that it looks like it's actually going to be a it could be about 200, if everything happens as currently anticipated, it's about \$200 million in project valuation and about 1100, and almost just under 1200 residential units added. So pretty, pretty impressive numbers. We hope the pandemic stays away and takes care of things. And we're able to keep all these on track. And if so, should be seeing some significant investment private sector investment coming forward here in the next several years. So with that, I am certainly available to answer any questions folks may have.

- What would be the procedure for the . You know, if they say, Hey, we really like to break ground. We have things ready.

- Yeah, yeah, yup. Well, we have to have it depending on the timing. If we want this playing in place, we certainly have to have the agreement place. And I think we have to have the district. If we want to count the valuation as in one-one of this year, I think we have to have it done. Everything procedurally done before October 1st, I believe is the date. So, certainly that, if we need to know that, we need to know that pretty quick, because it sounds like, oh it's no problem. It's mid June, as well as that, that 90 days that kind of plus or minus it requires to actually create a district, that fills up pretty fast. So, we're kind of getting on the crunch. So, I'm assuming we're gonna know, probably make a determination on that Brad, probably within the next 30 days, I would think. We're going to have to have some discussions with, and as soon as we can come up with a new and really I think the

key domino it falls that is getting an updated agreement with the developer. So, if we can agree on schedule and get everything ready to go. Now again, if he's not going to start construction until next spring, if he's definitely not doing anything, we'd probably have some options in terms of making it as available as of one, one next year. But again, it's just kind of figuring out, you know. What exactly is that going to be? So, hopefully we'll get that resolved here in the next 30 to 60 days, so.

- All right, we're good.

- Any other questions?

- I have a question. This is Steve. I know I'm not part of the, at all. But, Diana had mentioned how much increment was going back into the tactical from our three closed earlier. And I just kinda missed it, update me. Was it like 58 million or something?

- Let's see, hold on. What was that number?

- That was the increment that is part of the three closed TIDS, remember. Two of them don't have affordable housing. And so there's one year of delay before those will go back to the texts and jurisdictions. It was a total of \$58,970,700 worth of increment from those three TID's that we'll be going back to the taxing jurisdictions either this year or the following year.

- Yeah, I just, I guess I just want it to kind of make, say these TID's are definitely performing. They're doing what they're supposed to and it's pretty exciting. That life is going against the rules within the next couple of years.

- So he's showing off, that's what, that's what David was trying to do there. That's in case you guys missed that. That's what he was doing. So, we're excited about, and I guess to build on that obviously, you know, adding the prospect of an additional 200 million coming online with these additional districts obviously that's, we want to keep that trend going. That's, we're like seeing the private investment that is being generated by these districts. We are very happy with at this point, so. Any other questions?

- If there are no other questions you know what we'll set the next meeting date as needed and there might be one coming this fall. If we're going to issue, set up a new TID. Otherwise I would take a motion for adjournment.

- Motion adjourned.

- Do we have a second? And was that you, Brad?

- Pete.

- Peter, okay. We have a motion by Bradley, second by Peter. All in favor. Alright, we're adjourned thanks guys.

- Enjoy your vacations.

- Thank.



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

MEETING DATE

June 23, 2022

PREPARED BY

Neil Stechschulte, Director

AGENDA ITEM # E.1

Consideration with possible action on the 2021 Annual Report on Tax Increment Finance Districts in the City of Green Bay.

BACKGROUND

Staff will provide an overview of each district at the meeting.

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

No fiscal impact from the annual report.

ATTACHMENTS

- I. JRB final packet 2021 YE

**TID ANNUAL REPORT (PE-300) SUMMARIZED
YEAR ENDED DECEMBER 31, 2021**

TIF Dist	TYPE	NAME	Creation date	Mandatory term date	Fund balance as of 1/1/21	Revenues					Expenditures				Fund balance as of 12/31/21	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	414,209	541,571	620	1,071	-	-	-	200,000	-	13,400	744,071	2,955,050	2,216,521	5,542
5	Blight	Downtown	12/21/1999	12/21/2026	854,415	1,903,817	1,961	177,077	53,114	-	84,184	1,307,264	48,211	92,698	1,458,027	12,777,641	11,321,092	1,478
7	Blight	Lombardi/Ashland	1/15/2002	1/15/2029	1,115,425	780,291	1,225	(3,459)	-	6,082	-	229,462	13,891	1,656,211	-	-	-	-
8	Blight	Berger/Morrow	8/20/2002	8/20/2029	581,793	380,989	697	30,406	-	5,514	-	603,905	-	395,494	-	-	-	-
9	Industrial	University Heights	10/7/2003	10/7/2026	1,317,175	185,011	(11)	249	3,662	-	-	1,167,070	-	339,016	-	-	-	-
10	Blight	Main/Mason	8/17/2004	8/17/2031	899,314	251,991	882	9,499	-	-	-	-	21,507	23,088	1,117,091	4,273,012	3,226,960	71,039
12	Industrial	I43 Industrial Park	9/6/2005	9/6/2025	1,985,227	2,454,267	3,333	442,140	-	-	450,089	290,802	200,000	81,201	3,862,875	10,575,418	6,854,691	142,148
13	Reh/Cons	Downtown	9/6/2005	9/6/2032	(3,024,709)	2,539,445	-	607,374	16,486	9,859	-	1,417,455	591,028	82,935	(1,942,963)	35,319,975	37,551,587	288,649
14	Blight	N Broadway/Larsen Green	9/16/2006	9/16/2033	(2,474,833)	523,604	3,311	4,623	208,376	168,234	1,095	724,469	490,447	53,420	(2,836,116)	13,270,454	16,106,583	13
16	Blight	Military Avenue	5/6/2007	5/6/2034	275,344	447,031	483	82,474	-	-	-	181,155	1,479	15,441	607,257	10,003,935	9,457,807	61,129
18	Reh/Cons	University Avenue	10/6/2015	10/6/2043	(1,199,783)	463,192	-	15,678	-	-	-	1,131	184,948	20,520	(927,512)	27,502,855	28,497,801	67,434
19	Reh/Cons	East Town Mall	9/19/2017	9/19/2044	174,473	211,258	271	-	75,900	-	-	-	105,816	18,704	337,382	8,681,090	8,967,153	623,445
20	Reh/Cons	Whitney Park	9/25/2018	9/25/2045	(36,248)	116,140	52	-	-	-	-	-	34,664	16,917	28,363	6,018,876	6,132,934	142,421
21	Blight	Green Bay Packaging	9/25/2018	9/25/2045	(31,009)	1,556,802	1,092	-	-	-	-	-	-	23,988	1,502,897	52,424,742	51,172,340	250,495
22	Blight	The Shipyard	9/25/2018	9/25/2045	2,597,454	-	2,145	-	500	2,007,200	349,166	77,048	-	48,595	4,132,490	63,687,304	59,952,712	397,898
23	Blight	Legends District	9/17/2019	9/17/2046	(25,554)	13,664	106	-	-	850,000	6,788	28	-	282,963	548,437	11,723,645	11,196,178	20,970
Totals					3,422,693	12,369,073	16,167	1,367,132	358,038	3,046,889	891,322	6,199,789	1,691,991	3,164,591	8,632,299	259,213,997	252,654,359	2,072,661

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY	County BROWN	Due date 07/01/2022	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	\$414,209

Section 3 - Revenue	Amount
Tax increment	\$541,571
Investment income	\$620
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)	\$543,262

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$7,687
Professional services	\$1,650
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	
Name Personal Property Aid refund	\$3,913
Total Expenditures	\$213,400

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$744,071
Future costs	\$2,955,050
Future revenue	\$2,216,521
Surplus or deficit	\$5,542

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	2021 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/01/2022	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	\$854,415

Section 3 - Revenue	Amount
Tax increment	\$1,903,817
Investment income	\$1,961
Debt proceeds	
Special assessments	
Shared revenue	\$177,077
Sale of property	
Allocation from another TID	
Developer guarantees	
Developer name TOHO Platten Building	\$13,331
Developer name Washington St Inn	\$39,783
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$2,135,969

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	\$84,184
Administration	\$70,076
Professional services	\$16,650
Interest and fiscal charges	\$276,539
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$1,030,725
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name Smet rebate historical train station	\$5,000
Developer name Bellin buidling parking PAYGO	\$14,429
Developer name TMJ Initiative One	\$10,000
Developer name Lorenzen Holdings	\$9,977
Developer name Historic Hibernia	\$8,805
Transfer to other funds	
Other expenditures	
Name Utilities	\$5,822
Total Expenditures	\$1,532,357

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$1,458,027
Future costs	\$12,777,641
Future revenue	\$11,321,092
Surplus or deficit	\$1,478

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 6 - Preparer/Contact Information	
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Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/01/2022	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	\$899,314

Section 3 - Revenue	Amount
Tax increment	\$251,991
Investment income	\$882
Debt proceeds	
Special assessments	
Shared revenue	\$9,499
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$262,372

Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$20,288
Professional services	\$2,650
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name GB Real Estate - 1901 M Street	\$21,507
Transfer to other funds	
Other expenditures	
Total Expenditures	\$44,595

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$1,117,091
Future costs	\$4,273,012
Future revenue	\$3,226,960
Surplus or deficit	\$71,039

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	2021 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/01/2022	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 12/31/2023

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$1,985,227

Section 3 - Revenue	Amount
Tax increment	\$2,454,267
Investment income	\$3,333
Debt proceeds	
Special assessments	
Shared revenue	\$442,140
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$2,899,740

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Section 4 - Expenditures	Amount
Capital expenditures	\$450,089
Administration	\$67,585
Professional services	\$12,430
Interest and fiscal charges	\$56,447
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$234,355
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name Willow Creek Strategic Behavioral Health	\$200,000
Transfer to other funds	
Other expenditures	
Name Utilities	\$1,036
Total Expenditures	\$1,022,092

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$3,862,875
Future costs	\$10,575,418
Future revenue	\$6,854,691
Surplus or deficit	\$142,148

Section 6 - Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
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Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/01/2022	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	\$-3,024,709

Section 3 - Revenue	Amount
Tax increment	\$2,539,445
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$607,374
Sale of property	\$16,486
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source Lot Rent	\$9,859
Total Revenue (deposits)	\$3,173,164

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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$75,237
Professional services	\$650
Interest and fiscal charges	\$426,236
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$991,219
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name Schreiber Foods	\$236,041
Developer name Associated Bank	\$154,978
Developer name Foxconn	\$54,952
Developer name Northland	\$145,057
Transfer to other funds	
Other expenditures	
Name Utilities	\$6,898
Total Expenditures	\$2,091,418

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-1,942,963
Future costs	\$35,319,975
Future revenue	\$37,551,587
Surplus or deficit	\$288,649

Section 6 - Preparer/Contact Information	
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Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY	County BROWN	Due date 07/01/2022	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	\$-2,474,833

Section 3 - Revenue	Amount
Tax increment	\$523,604
Investment income	\$3,311
Debt proceeds	
Special assessments	
Shared revenue	\$4,623
Sale of property	
Allocation from another TID	
Developer guarantees	
Developer name SMET	\$208,376
Transfer from other funds	
Grants	
Source WEDC Grant	\$168,234
Other revenue	
Total Revenue (deposits)	\$908,148

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Section 4 - Expenditures	Amount
Capital expenditures	\$1,095
Administration	\$48,120
Professional services	\$5,150
Interest and fiscal charges	\$174,469
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$550,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name DDL Project Grant	\$490,447
Transfer to other funds	
Other expenditures	
Total Expenditures	\$1,269,431

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-2,836,116
Future costs	\$13,270,454
Future revenue	\$16,106,583
Surplus or deficit	\$13

Section 6 - Preparer/Contact Information	
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Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/01/2022	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	\$275,344

Section 3 - Revenue	Amount
Tax increment	\$447,031
Investment income	\$483
Debt proceeds	
Special assessments	
Shared revenue	\$82,474
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$529,988

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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$13,641
Professional services	\$1,650
Interest and fiscal charges	\$110,841
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$70,314
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name Burlington and Broadway Automotive	\$1,479
Transfer to other funds	
Other expenditures	
Total Expenditures	\$198,075

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$607,257
Future costs	\$10,003,935
Future revenue	\$9,457,807
Surplus or deficit	\$61,129

Section 6 - Preparer/Contact Information	
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Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/01/2022	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	\$-1,199,783

Section 3 - Revenue	Amount
Tax increment	\$463,192
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$15,678
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$478,870

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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$17,720
Professional services	\$2,650
Interest and fiscal charges	\$1,131
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	\$184,948
Transfer to other funds	
Other expenditures	
Total Expenditures	\$206,599

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-927,512
Future costs	\$27,502,855
Future revenue	\$28,497,801
Surplus or deficit	\$67,434

Section 6 - Preparer/Contact Information	
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Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/01/2022	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	\$174,473

Section 3 - Revenue	Amount
Tax increment	\$211,258
Investment income	\$271
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Developer name Green Bay East LLC	\$75,900
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$287,429

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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$15,904
Professional services	\$2,650
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name Green Bay East LLC	\$105,816
Transfer to other funds	
Other expenditures	
Total Expenditures	\$124,520

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$337,382
Future costs	\$8,681,090
Future revenue	\$8,967,153
Surplus or deficit	\$623,445

Section 6 - Preparer/Contact Information	
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Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/01/2022	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	\$-36,248

Section 3 - Revenue	Amount
Tax increment	\$116,140
Investment income	\$52
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)	\$116,192

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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$16,117
Professional services	\$650
Interest and fiscal charges	\$0
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 Whitney School Development LLC	\$34,664
Transfer to other funds	
Other expenditures	
Total Expenditures	\$51,581

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$28,363
Future costs	\$6,018,876
Future revenue	\$6,132,934
Surplus or deficit	\$142,421

Section 6 - Preparer/Contact Information	
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Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY	County BROWN	Due date 07/01/2022	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	\$-31,009

Section 3 - Revenue	Amount
Tax increment	\$1,556,802
Investment income	\$1,092
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)	\$1,557,894

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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$23,188
Professional services	\$650
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$23,988

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$1,502,897
Future costs	\$52,424,742
Future revenue	\$51,172,340
Surplus or deficit	\$250,495

Section 6 - Preparer/Contact Information	
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Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY	County BROWN	Due date 07/01/2022	Report type ORIGINAL	
TID number 022	TID type 2	TID name SHIPYARD	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	\$2,597,454

Section 3 - Revenue	Amount
Tax increment	\$0
Investment income	\$2,145
Debt proceeds	\$2,000,000
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Developer name Impact Seven INC	\$500
Transfer from other funds	
Grants	
Other revenue	
Source Rental income	\$7,200
Total Revenue (deposits)	\$2,009,845

Section 4 - Expenditures	Amount
Capital expenditures	\$346,745
Administration	\$21,605
Professional services	\$650
Interest and fiscal charges	\$77,048
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	
Name Purchase of Land	\$2,421
Name Utilities	\$26,190
Total Expenditures	\$474,809

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$4,132,490
Future costs	\$63,687,304
Future revenue	\$59,952,712
Surplus or deficit	\$397,898

Section 6 - Preparer/Contact Information	
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Form PE-300	TID Annual Report	2021 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/01/2022	Report type ORIGINAL
TID number 023	TID type 2	TID name LEGENDS 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	-\$25,554

Section 3 - Revenue	Amount
Tax increment	\$13,664
Investment income	\$106
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source Transfer in from closed TID 7	\$850,000
Total Revenue (deposits)	\$863,770

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Section 4 - Expenditures	Amount
Capital expenditures	\$6,788
Administration	\$13,866
Professional services	\$268,947
Interest and fiscal charges	\$28
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	\$289,779

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$548,437
Future costs	\$11,723,645
Future revenue	\$11,196,178
Surplus or deficit	\$20,970

Section 6 - Preparer/Contact Information	
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Report to the
Tax Incremental Districts Joint Review Board
of the City of Green Bay

MEETING DATE

June 23, 2022

PREPARED BY

Neil Stechschulte, Director

AGENDA ITEM # E.2

Consideration with possible action to adopt an Allocation Amendment Resolution and to amend the Project Plan for TID Four (4) Downtown.

BACKGROUND

Staff is proposing that some funds from TID 4 be transferred to either 1) TID 14 to assist with infrastructure costs and the delay in new increment, and/or 2) TID 22 to aid in the lost revenue due to project delays related to the pandemic, and the increase in materials cost for projects in the Shipyard. Additional information will be provided at the meeting.

RECOMMENDATION

Hold until the next Joint Review Board meeting.

FISCAL IMPACT

A detailed fiscal impact will be provided along with the proposed amendment to the project plan.

ATTACHMENTS

None



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

MEETING DATE

June 23, 2022

PREPARED BY

Neil Stechschulte, Director

AGENDA ITEM # E.3

Consideration with possible action to amend the Project Plan for TID Ten (10) Main Street and East Mason Street to add eligible projects.

BACKGROUND

Staff is proposing that some additional projects be added to the eligible projects list identified within TID 10. These projects were delayed or have increased in cost due to the pandemic. Additional information will be provided at the meeting.

RECOMMENDATION

Hold until the next Joint Review Board meeting.

FISCAL IMPACT

A formal fiscal impact analysis will be provided with the formal amendment to the project plan.

ATTACHMENTS

None



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

MEETING DATE

June 23, 2022

PREPARED BY

Neil Stechschulte, Director

AGENDA ITEM # E.4

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

BACKGROUND

Staff is proposing that some funds from TID 12 be transferred to either 1) TID 14 to assist with infrastructure costs and the delay in new increment, and/or 2) TID 22 to aid in the lost revenue due to project delays related to the pandemic, and the increase in materials cost for projects in the Shipyard. Additional information will be provided at the meeting.

RECOMMENDATION

Hold until the next Joint Review Board meeting.

FISCAL IMPACT

A formal fiscal impact analysis will be provided with the amended project plan.

ATTACHMENTS

None



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

MEETING DATE

June 23, 2022

PREPARED BY

Neil Stechschulte, Director

AGENDA ITEM # E.5

Consideration with possible action to extend TID Fourteen (14) by three years, and adopt an Allocation Amendment Resolution and amend the Project Plan for TID Fourteen (14), the North Broadway corridor.

BACKGROUND

Staff is proposing that TID 14 be extended three years to help recover lost revenue due to project delays related to the pandemic, and the increase in materials cost. Staff is also proposing that TID 14 be able to receive funds from other TIDs with a positive cash flow to recover these costs. Additional information will be provided at the meeting.

RECOMMENDATION

Hold until the next Joint Review Board meeting.

FISCAL IMPACT

A formal fiscal impact analysis will be provided in the amended project plan.

ATTACHMENTS

None



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

MEETING DATE

June 23, 2022

PREPARED BY

Neil Stechschulte, Director

AGENDA ITEM # E.6

Consideration with possible action to adopt an Allocation Amendment Resolution and amend the Project Plan for TID Twenty-Two (22), the Shipyard.

BACKGROUND

Staff is proposing that TID 22 be designated as a recipient of potential transfers from several other TID's to aid in the lost revenue due to project delays related to the pandemic, and the increase in materials cost for projects in the Shipyard. Additional information will be provided at the meeting.

RECOMMENDATION

Hold until the next Joint Review Board meeting.

FISCAL IMPACT

A formal fiscal analysis will be provided as a part of the amended project plan.

ATTACHMENTS

None



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

MEETING DATE

June 23, 2022

PREPARED BY

Neil Stechschulte, Director

AGENDA ITEM # E.7

Consideration with possible action to adopt a Creation Resolution to establish TID Number Twenty-four (24), Cherry Street, and adopt the Project Plan. TID 24 is generally located in the area north of E. Walnut Street, south of Northland Ave, west of N. Adams Street, and east of N. Washington Street. TID 24 will be classified as a mixed-use district based on the identification and classification of the property proposed to be included within the TID. Proposed projects include cash grants and loans to owners, lessees, or developers of property within the TID; road, pedestrian, bicycle, and other transportation improvements; potable water, sanitary sewer, and storm water infrastructure; environmentally sustainable infrastructure, public spaces and amenities; land acquisition, environmental remediation, structural rehabilitation, and new construction; and administration. The proposed costs include projects within the proposed boundary and within a one-half (1/2) mile radius of the proposed boundary of the TID.

BACKGROUND

Staff will provide an overview of the proposed TID 24 at the meeting.

RECOMMENDATION

Hold until next Joint Review Board meeting.

FISCAL IMPACT

A formal fiscal impact will be included as part of the final project plan.

ATTACHMENTS

- I. TID 24 Project Plan Draft



City of Green Bay
Department of Community and Economic Development

**Tax
Increment
District
Twenty-Four (24)**

Cherry Street

PROJECT PLAN

**City of Green Bay, Wisconsin
June 17, 2022**

PRELIMINARY DRAFT

Key Dates:

Organizational Joint Review Board Meeting:	June 23, 2022
Public Hearing Held:	August 1, 2022
Approval by Redevelopment Authority:	August 1, 2022
Adoption by Common Council:	August 2, 2022
Approval by the Joint Review Board:	August 18 or 19, 2022 (TBD)

Executive Summary

- Description of District:
 - Tax Incremental District (“TID”) No. 24 (“District”) is a proposed mixed-use district consisting of 13 parcels on approximately 4.5 acres bounded by N. Adams St., E. Walnut St., N. Washington St. and the northern boundary of the Adams Street parking lot owned by the Green Bay Redevelopment Authority.
- Authority
 - The City is creating the District under the provisions of Wis. Stat. § 66.1105.
- Preliminary Projected/Estimated Project Cost Expenditures (\$11.8 million)
 - Approximately \$4.5 million in development incentives for a mixed-use project at 222 Cherry Street. (Per approved development agreement contingent upon TIF creation.)
 - Estimated \$5 million in development incentives for a projected mixed-use or multi-family redevelopment project at 221 Cherry Street.
 - Estimated \$500,000 in development incentives for potential mixed-use redevelopment projects at 217 E. Walnut, 227 E. Walnut, and 101 N. Adams.
 - Estimated \$250,000 for Public Improvements to the Cherry Street Parking Ramp
 - Estimated \$250,000 for Streetscape Improvements
 - Estimated \$100,000 for Public Art within the District
 - Estimated \$1.2 million for Administrative costs (10%)
- Preliminary Projected/Estimated Incremental Valuation (\$29 million)
 - Approximately \$13 million in improvements for a mixed-use project at 222 Cherry Street.
 - Approximately \$15 million in improvements for a projected mixed-use or multi-family redevelopment project at 221 Cherry Street.
 - Approximately \$1 million in improvements for potential mixed-use redevelopment projects at 217 E. Walnut, 227 E. Walnut, and 101 N. Adams.
- Expected Termination of District
 - Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will need to remain open for its entire 20 year life to generate sufficient tax increment to pay all Project Costs.


- Summary of Findings
 - As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made: **[TO BE COMPLETED]**

Preliminary Map of Proposed District Boundary



TID 24: Cherry St Boundary

 TID 24 Boundary



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 08 Jun 2022 X:\Planning\Work Order Requests\2022\22_10 TID\CherrySt.mxd

Map Showing Existing Uses and Conditions - Zoning 100% Downtown Two (D2)



Map Showing Existing Uses and Conditions – Existing Land Use
[TO BE COMPLETED]

Map Showing Existing Uses and Conditions – Future Land Use
Downtown (Purple), Park or Public Use (Green)



Preliminary Parcel List and Analysis (as of 6/17/2022)

Parcel ID	Location	Owner	Total Value	Land Value	Improvement Value	Map Area (sq ft)
12-114	216 CHERRY ST	TAJ ENTERPRISES LLC	\$ 775,600	\$ 133,800	\$ 641,800	15,892
12-118	109 N ADAMS ST	GREEN BAY REDEVELOPMENT AUTHORITY	\$ -	\$ -	\$ -	3,389
12-122	101 N ADAMS ST	GREEN BAY REDEVELOPMENT AUTHORITY	\$ -	\$ -	\$ -	1,472
12-121	217 E WALNUT ST	AMERICAN HOLDINGS INC	\$ 281,900	\$ 91,600	\$ 190,300	10,868
12-120	225 E WALNUT ST	LIZA RAE LLC	\$ 219,200	\$ 19,600	\$ 199,600	2,340
12-119	227 E WALNUT ST	GREEN BAY REDEVELOPMENT AUTHORITY	\$ -	\$ -	\$ -	6,652
12-353	211 E WALNUT ST	WALNUT WASHINGTON LLC	\$ 347,400	\$ 53,800	\$ 293,600	50,486
12-354	102 N WASHINGTON ST	7878 BIG SKY LLC	\$ 791,900	\$ 87,700	\$ 704,200	50,486
12-355	126 N WASHINGTON ST	NICOLET NATIONAL BANK	\$ 139,800	\$ 44,100	\$ 95,700	50,486
12-351	202 CHERRY ST	GREEN BAY CITY OF	\$ -	\$ -	\$ -	50,486
12-352	CHERRY ST	GREEN BAY CITY OF	\$ -	\$ -	\$ -	50,486
12-356	N WASHINGTON ST	NICOLET NATIONAL BANK	\$ 5,700	\$ 5,700	\$ -	50,486
12-112	221 CHERRY ST	GREEN BAY REDEVELOPMENT AUTHORITY	\$ -	\$ -	\$ -	67,036
			\$ 2,561,500	\$ 436,300	\$ 2,125,200	410,567

Equalized Value Test [TO BE COMPLETED]

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District [TO BE COMPLETED]

Map Showing Proposed Improvements and Uses [TO BE COMPLETED]

Detailed List of Estimated Project Costs **[TO BE COMPLETED]**

- Approximately \$4.5 million in development incentives for a mixed-use project at 222.Cherry Street. (Per approved development agreement contingent upon TIF creation.)
- Estimated \$5 million in development incentives for a projected mixed-use or multi-family redevelopment project at 221 Cherry Street.
- Estimated \$500,000 in development incentives for potential mixed-use redevelopment projects at 217 E. Walnut, 227 E. Walnut, and 101 N. Adams.
- Estimated \$250,000 for Public Improvements to the Cherry Street Parking Ramp
- Estimated \$250,000 for Streetscape Improvements
- Estimated \$100,000 for Public Art within the District
- Estimated \$1.2 million for Administrative costs (10%)

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred [TO BE COMPLETED]

Annexed Property

No parcels or other property or territory will be annexed. All parcels exist within the City of Green Bay.

Estimate of Property to Be Devoted to Retail Business [TO BE COMPLETED]

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

No changes to zoning or the comprehensive plan are anticipated at this time.

Statement of the Proposed Method for the Relocation of any Persons to be Displaced [TO BE COMPLETED]

How Creation of the Tax Incremental District Promotes the Orderly Development of the City [TO BE COMPLETED]

List of Estimated Non-Project Costs

General reporting costs, audit, and review by the City's financial consultant on an annual basis.

Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f) [TO BE COMPLETED]



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

MEETING DATE

June 23, 2022

PREPARED BY

Neil Stechschulte, Director

AGENDA ITEM # E.8

Consideration with possible action to adopt a Creation Resolution to establish TID Number Twenty-five (25), Monroe Street, and adopt the Project Plan. TID 25 is generally located in the area east of N. Monroe Avenue, south of Main Street, west of N. Quincy Street, and north of Cherry Street, plus a portion west of N. Monroe Avenue, south of Main Street, and east of N. Madison Street. TID 25 will be classified as a mixed-use district based on the identification and classification of the property proposed to be included within the TID. Proposed projects include cash grants and loans to owners, lessees, or developers of property within the TID; road, pedestrian, bicycle, and other transportation improvements; potable water, sanitary sewer, and storm water infrastructure; environmentally sustainable infrastructure, public spaces and amenities; land acquisition, environmental remediation, structural rehabilitation, and new construction; and administration. The proposed costs include projects within the proposed boundary and within a one-half (1/2) mile radius of the proposed boundary of the TID.

BACKGROUND

Staff will provide an overview of the proposed TID 25 at the meeting.

RECOMMENDATION

Hold until the next Joint Review Board meeting.

FISCAL IMPACT

A formal fiscal impact analysis will be provided with the final project plan.

ATTACHMENTS

- I. TID 25 Project Plan Draft



City of Green Bay
Department of Community and Economic Development

**Tax
Increment
District
Twenty-Five (25)**

Monroe Street

PROJECT PLAN

**City of Green Bay, Wisconsin
June 17, 2022**

PRELIMINARY DRAFT

Key Dates:

Organizational Joint Review Board Meeting:	June 23, 2022
Public Hearing Held:	August 1, 2022
Approval by Redevelopment Authority:	August 1, 2022
Adoption by Common Council:	August 2, 2022
Approval by the Joint Review Board:	August 18 or 19, 2022 (TBD)

Executive Summary

- Description of District:
 - Tax Incremental District (“TID”) No. 25 (“District”) is a proposed mixed-use district consisting of 25 parcels on approximately 10.4 acres generally bounded by Main Street, N. Monroe Ave., Cherry Street, and Quincy St.
- Authority
 - The City is creating the District under the provisions of Wis. Stat. § 66.1105.
- Preliminary Projected/Estimated Project Cost Expenditures (\$13.6 million)
 - Approximately \$10 million in development incentives for a mixed-use project at 200 N. Monroe St. (Per approved development agreement contingent upon TIF creation.)
 - Estimated \$1 million in development incentives for future mixed-use redevelopment projects throughout the District.
 - Estimated \$500,000 for Streetscape Improvements
 - Estimated \$1 million for traditional public infrastructure (Water, Sanitary Sewer, Stormwater management, sidewalks, streets, etc.)
 - Estimated \$100,000 for Public Art within the District
 - Estimated \$1 million for Administrative costs (17%)
- Preliminary Projected/Estimated Incremental Valuation (\$22 million)
 - Approximately \$17 million in improvements for a mixed-use project at 200 N. Monroe.
 - Approximately \$5 million in improvements for potential mixed-use redevelopment projects throughout the rest of the District.
- Expected Termination of District
 - Based on the Economic Feasibility Study located within this Plan, the City anticipates that the District will need to remain open for its entire 20 year life to generate sufficient tax increment to pay all Project Costs.

- Summary of Findings
 - As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made: **[TO BE COMPLETED]**

Preliminary Map of Proposed District Boundary



TID 25: Monroe Ave Boundary

TID 25 Boundary



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Map Showing Existing Uses and Conditions – Existing Land Use
[TO BE COMPLETED]

Map Showing Existing Uses and Conditions – Future Land Use
Downtown (Purple), Medium Intensity Retail, Office or Housing (Pink)



Preliminary Parcel List and Analysis (as of 6/17/2022)

Parcel ID	Location	Owner	Total Value	Land Value	Improvement Value	Map Area (sq ft)
11-160	616 PINE ST	CITY OF GREEN BAY	\$ -	\$ -	\$ -	35,014
11-191	420 N MONROE AVE	GB REAL ESTATE INVESTMENTS LLC	\$ 500	\$ 500	\$ -	1,524
11-153	607 BODART ST	MAY MARIE INC	\$ 235,300	\$ 104,100	\$ 131,200	17,518
11-155	406 N MONROE AVE	RICOS PARKING LOT LLC	\$ 215,100	\$ 78,300	\$ 136,800	13,157
11-199	620 MAIN ST	KUEHN LLC	\$ 150,000	\$ 106,100	\$ 43,900	12,510
11-156	227 N QUINCY ST	CITY OF GREEN BAY	\$ -	\$ -	\$ -	5,324
11-191	605 CHERRY ST	CITY OF GREEN BAY	\$ -	\$ -	\$ -	17,566
11-150	619 BODART ST	KEVIN C KUEHN	\$ -	\$ -	\$ -	26,279
11-192	416 N MONROE AVE	GREEN BAY CITY OF	\$ -	\$ -	\$ -	11,235
11-95-A	MAIN ST	GREEN BAY REDEVELOPMENT AUTHORITY	\$ -	\$ -	\$ -	2,045
11-100	417 N QUINCY ST	KEVIN C KUEHN	\$ -	\$ -	\$ -	6,760
11-158	624 PINE ST	CITY OF GREEN BAY	\$ -	\$ -	\$ -	8,784
11-159	618 PINE ST	CITY OF GREEN BAY	\$ -	\$ -	\$ -	8,784
11-157	221 N QUINCY ST	CITY OF GREEN BAY	\$ -	\$ -	\$ -	29,810
11-152	621-623 PINE ST	RUESCH PROPERTIES LLC	\$ 233,700	\$ 74,700	\$ 159,000	8,787
11-45	314 N MONROE AVE	EDWARD M & RENEE J WINECK	\$ 144,200	\$ 60,800	\$ 83,400	7,978
11-47	618 BODART ST	K B PROPERTIES LLP	\$ 102,200	\$ 31,800	\$ 70,400	4,185
11-46	610 BODART ST	WAGNER ROBERT E & MELIDA REVOCABLE LIVING TRUST	\$ 239,000	\$ 112,400	\$ 126,600	16,603
11-155	313 N QUINCY ST	RUESCH PROPERTIES LLC	\$ 56,300	\$ 19,100	\$ 37,200	5,325
11-48	622 BODART ST	NEW COMMUNITY CLINIC LTD	\$ -	\$ -	\$ -	22,177
11-153	625-627 PINE ST	RUESCH PROPERTIES LLC	\$ 184,800	\$ 50,100	\$ 134,700	5,893
11-149	310 N MONROE AVE	MAIN ORIENTAL MARKET LLC	\$ 206,600	\$ 145,700	\$ 60,900	21,436
11-154	303 N QUINCY ST	RUESCH PROPERTIES LLC	\$ 138,100	\$ 38,000	\$ 100,100	6,356
11-44	BODART ST	RENEE J & EDWARD M WINECK	\$ 54,400	\$ 51,200	\$ 3,200	6,691
11-66	411 N MONROE AVE	MONROE PLAZA APARTMENTS LLC	\$ -	\$ -	\$ -	70,338
			\$ 1,960,200	\$ 872,800	\$ 1,087,400	372,080

Equalized Value Test [TO BE COMPLETED]

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District [TO BE COMPLETED]

Map Showing Proposed Improvements and Uses [TO BE COMPLETED]

Detailed List of Estimated Project Costs **[TO BE COMPLETED]**

- Approximately \$10 million in development incentives for a mixed-use project at 200 N. Monroe St. (Per approved development agreement contingent upon TIF creation.)
- Estimated \$1 million in development incentives for future mixed-use redevelopment projects throughout the District.
- Estimated \$500,000 for Streetscape Improvements
- Estimated \$1 million for traditional public infrastructure (Water, Sanitary Sewer, Stormwater management, sidewalks, streets, etc.)
- Estimated \$100,000 for Public Art within the District
- Estimated \$1 million for Administrative costs (17%)

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred [TO BE COMPLETED]

Annexed Property

No parcels or other property or territory will be annexed. All parcels exist within the City of Green Bay.

Estimate of Property to Be Devoted to Retail Business [TO BE COMPLETED]

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

No changes to zoning or the comprehensive plan are anticipated at this time.

Statement of the Proposed Method for the Relocation of any Persons to be Displaced [TO BE COMPLETED]

How Creation of the Tax Incremental District Promotes the Orderly Development of the City [TO BE COMPLETED]

List of Estimated Non-Project Costs

General reporting costs, audit, and review by the City's financial consultant on an annual basis.

Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f) [TO BE COMPLETED]



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

MEETING DATE

June 23, 2022

PREPARED BY

Neil Stechschulte, Director

AGENDA ITEM # E.9

Consideration with possible action to adopt a Creation Resolution to establish TID Number Twenty-six (26), Grandview Industrial Park, and adopt the Project Plan. TID 26 is generally located in the area east of Erie Road, south of E. Mason Street, west of S. Northview Road, and north of Padi-Wood Lane, plus a portion east of S. Grandview Road, north of Finger Road, and west of S. Northview Road. TID 24 will be classified as a mixed-use district based on the identification and classification of the property proposed to be included within the TID. Proposed projects include cash grants and loans to owners, lessees, or developers of property within the TID; road, pedestrian, bicycle, and other transportation improvements; potable water, sanitary sewer, and storm water infrastructure; environmentally sustainable infrastructure, public spaces and amenities; land acquisition, environmental remediation, structural rehabilitation, and new construction; and administration. The proposed costs include projects within the proposed boundary and within a one-half (1/2) mile radius of the proposed boundary of the TID.

BACKGROUND

Staff will provide a detailed overview of the project plan at the meeting.

RECOMMENDATION

Hold until the next Joint Review Board meeting.

FISCAL IMPACT

A formal fiscal impact analysis will be provided as part of the final project plan.

ATTACHMENTS

- I. TID 26 Project Plan Draft



City of Green Bay
Department of Community and Economic Development

**Tax
Increment
District
Twenty-Six (26)**

Grandview Industrial Park

PROJECT PLAN

**City of Green Bay, Wisconsin
June 17, 2022**

PRELIMINARY DRAFT

Key Dates:

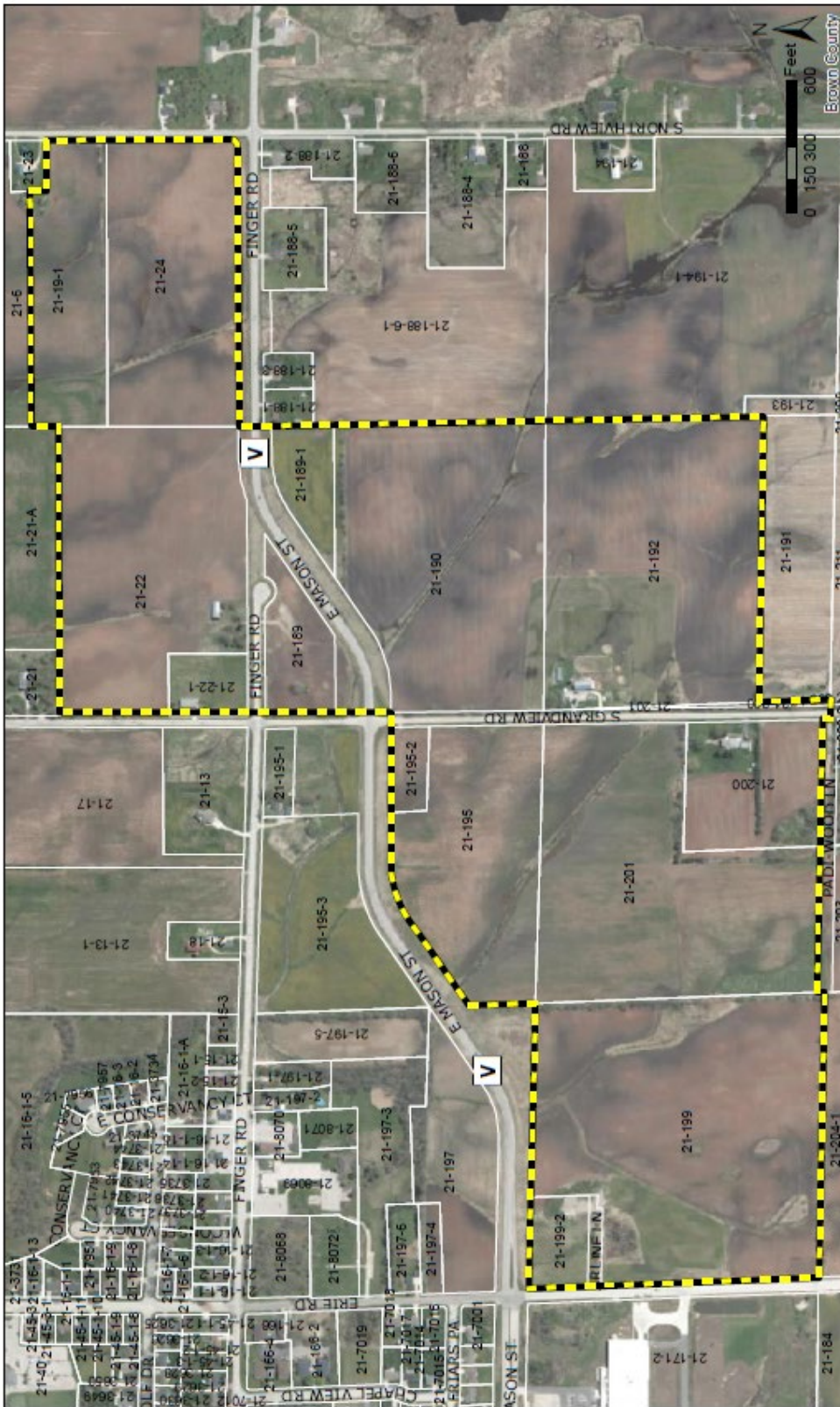
Organizational Joint Review Board Meeting:	June 23, 2022
Public Hearing Held:	August 1, 2022
Approval by Redevelopment Authority:	August 1, 2022
Adoption by Common Council:	August 2, 2022
Approval by the Joint Review Board:	August 18 or 19, 2022 (TBD)

Executive Summary

- Description of District:
 - Tax Incremental District (“TID”) No. 26 (“District”) is a proposed industrial district consisting of 14 parcels on approximately 208.7 acres generally bounded by Main Street, N. Monroe Ave., Cherry Street, and Quincy St.
- Authority
 - The City is creating the District under the provisions of Wis. Stat. § 66.1105.
- Preliminary Projected/Estimated Project Cost Expenditures (\$17.1 million)
 - Approximately \$3 million in development incentives for an industrial project at 3731 Finger Road (Per approved development agreement contingent upon TIF creation.)
 - Estimated \$3 million in future development incentives for future industrial development projects throughout the District.
 - Estimated \$10 million for traditional public infrastructure (Water, Sanitary Sewer, Stormwater management, sidewalks, streets, etc.)
 - Estimated \$100,000 for Public Art within the District
 - Estimated \$1 million for Administrative costs
- Preliminary Projected/Estimated Incremental Valuation (\$22 million)
 - Approximately \$35 million in improvements for an industrial project at 3731 Finger Road (Per approved development agreement contingent upon TIF creation.)
 - Approximately \$30 million in improvements for potential industrial development projects throughout the rest of the District.
- Expected Termination of District
 - Based on the Economic Feasibility Study located within this Plan, the City anticipates that the District will need to remain open for its entire 20 year life to generate sufficient tax increment to pay all Project Costs.

- Summary of Findings
 - As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made: **[TO BE COMPLETED]**

Preliminary Map of Proposed District Boundary



TID 26: Grandview Industrial Park Boundary

TID 26 Boundary

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Map Showing Existing Uses and Conditions - Zoning
[TO BE COMPLETED]

Map Showing Existing Uses and Conditions – Existing Land Use
[TO BE COMPLETED]

Map Showing Existing Uses and Conditions – Future Land Use
[TO BE COMPLETED]

Preliminary Parcel List and Analysis (as of 6/17/2022)

Location	Owner	Total Value	Land Value	Improvement Value	Map Area (sq ft)
3714 E MASON ST	GREEN BAY CITY OF	\$ -	\$ -	\$ -	179,363
3760 E MASON ST	GREEN BAY CITY OF	\$ -	\$ -	\$ -	134,728
3731 FINGER RD	GREEN BAY CITY OF	\$ -	\$ -	\$ -	1,002,454
3731 FINGER RD	GREEN BAY CITY OF	\$ -	\$ -	\$ -	768,727
S NORTHVIEW RD	RRL LAND LLC	\$ 1,800	\$ 1,800	\$ -	435,590
909 S GRANDVIEW RD	RENTMEESTER ANTOINETTE L REVOCABLE TRUST	\$ 125,900	\$ 55,000	\$ 70,900	1,284,761
1020 S GRANDVIEW RD	STUART E & CYNTHIA G FRANKOW	\$ 169,100	\$ 47,400	\$ 121,700	370,625
911 ERIE RD	JOHN J BUNKER, ETAL	\$ 79,000	\$ 79,000	\$ -	111,540
ARLINE LN	& & & PIERQUET FAMILY LTD PARTNERSHIP	\$ 6,400	\$ 6,400	\$ -	1,562,724
720 S GRANDVIEW RD	PIERQUET ROSELLA REVOCABLE TRUST	\$ 300	\$ 300	\$ -	64,445
PADI WOOD LN	PIERQUET FAMILY LTD PARTNERSHIP ETAL	\$ 5,100	\$ 5,100	\$ -	1,235,124
641 S GRANDVIEW RD	GREEN BAY CITY OF	\$ -	\$ -	\$ -	102,400
S GRANDVIEW RD	RENTMEESTER ANTOINETTE L REVOCABLE TRUST	\$ 4,700	\$ 4,700	\$ -	1,143,335
E MASON ST	PIERQUET FAMILY LTD PARTNERSHIP ETAL	\$ 2,000	\$ 2,000	\$ -	697,864
		\$ 394,300	\$ 201,700	\$ 192,600	9,093,678

Equalized Value Test [TO BE COMPLETED]

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District [TO BE COMPLETED]

Map Showing Proposed Improvements and Uses [TO BE COMPLETED]

Detailed List of Estimated Project Costs

- Preliminary Projected/Estimated Project Cost Expenditures (\$17.1 million)
 - Approximately \$3 million in development incentives for an industrial project at 3731 Finger Road (Per approved development agreement contingent upon TIF creation.)
 - Estimated \$3 million in future development incentives for future industrial development projects throughout the District.
 - Estimated \$10 million for traditional public infrastructure (Water, Sanitary Sewer, Stormwater management, sidewalks, streets, etc.)
 - Estimated \$100,000 for Public Art within the District
 - Estimated \$1 million for Administrative costs

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred [TO BE COMPLETED]

Annexed Property

No parcels or other property or territory will be annexed. All parcels exist within the City of Green Bay.

Estimate of Property to Be Devoted to Retail Business [TO BE COMPLETED]

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

No changes to zoning or the comprehensive plan are anticipated at this time.

Statement of the Proposed Method for the Relocation of any Persons to be Displaced [TO BE COMPLETED]

How Creation of the Tax Incremental District Promotes the Orderly Development of the City [TO BE COMPLETED]

List of Estimated Non-Project Costs

General reporting costs, audit, and review by the City's financial consultant on an annual basis.

Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f) [TO BE COMPLETED]