



# **AGENDA OF THE TAX INCREMENTAL DISTRICTS JOINT REVIEW BOARD**

**THURSDAY, SEPTEMBER 15, 2022, 10:00 AM**  
**Virtual Meeting. Public may join via Zoom.**

**A. Zoom Meeting Instructions.**

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; Joshua Patchak, Green Bay Area Public School District; Daniel Mincheff, Northeast Wisconsin Technical College; Brent Weycker, Citizen Member.

**C. Approval of the Agenda.**

1. Approval of the agenda for the September 15, 2022, meeting of the Tax Incremental Districts Joint Review Committee.

**D. Approval of Minutes.**

1. Approval of the minutes from the June 23, 2022 meeting.

**E. Regular Business.**

1. Consideration with possible action to adopt an Allocation Amendment Resolution and to amend the Project Plan for TID Four (4) Downtown to TID Twenty-Two (22).
2. Consideration with possible action to amend the Project Plan for TID Ten (10) Main Street and East Mason Street to add eligible projects.
3. Consideration with possible action to adopt an Allocation Amendment Resolution and to amend the Project Plan for TID Twelve (12) I-43 Industrial Park to TID Twenty-Two (22).
4. Consideration with possible action to adopt a Resolution extending TID Fourteen (14) North Broadway Corridor by three years.

5. Consideration with possible action to adopt a Creation Resolution to establish TID Number Twenty-four (24), Cherry Street, and adopt the Project Plan.
6. Consideration with possible action to adopt a Creation Resolution to establish TID Number Twenty-five (25), Grandview Industrial Park, and adopt the Project Plan.

**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](http://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/84780972306?pwd=Tm5Tc2VGb3ZLL2dxV1hHd2tLSWdxUT09>

**Meeting ID: 847 8097 2306**

**Passcode: 296675**

### One tap mobile

+16469313860,,84780972306# US

+13017158592,,84780972306# US (Washington DC)

### Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Washington DC)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

Meeting ID: 847 8097 2306

Find your local number: <https://us02web.zoom.us/j/84780972306?pwd=Tm5Tc2VGb3ZLL2dxV1hHd2tLSWdxUT09>

## 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.

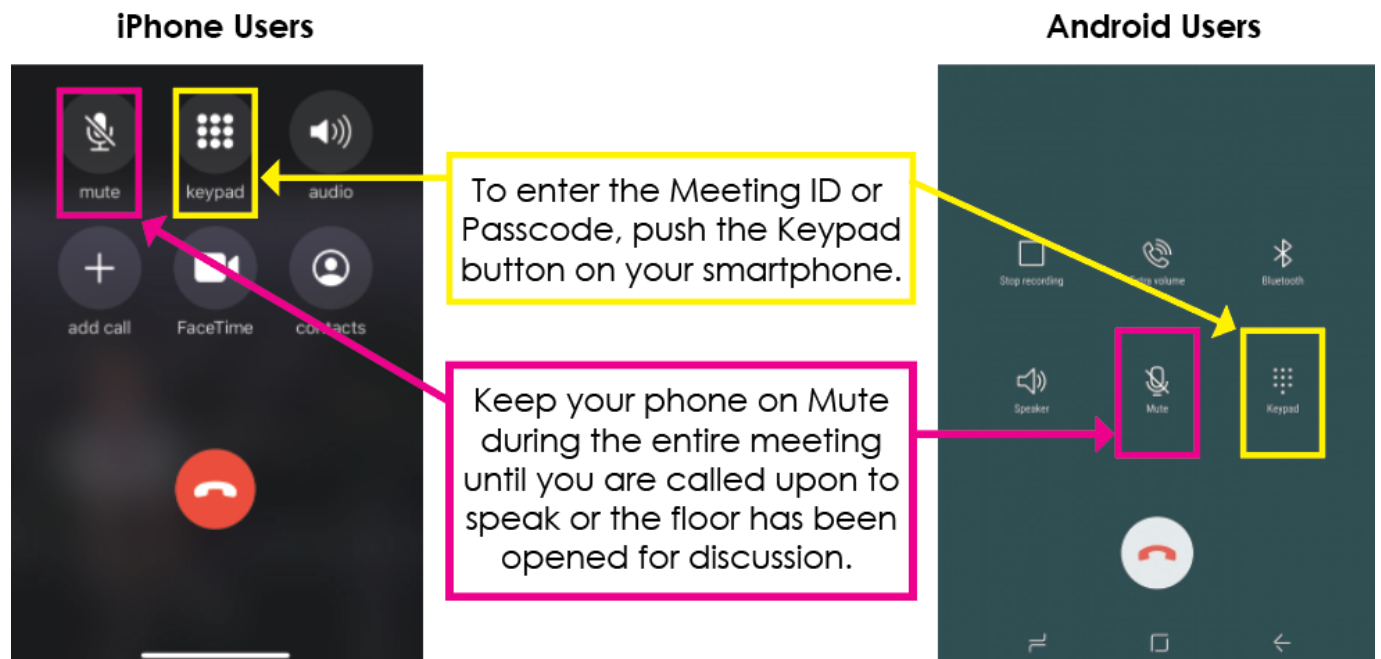
## Additional Information

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 12<sup>th</sup> 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**

September 15, 2022

**PREPARED BY**

**AGENDA ITEM # D.1**

Approval of the minutes from the June 23, 2022 meeting.

**BACKGROUND**

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

- I. JRB Minutes 06.23.22 with Verbatim



# **MINUTES 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.**

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

## **B. ROLL CALL.**

I. Members: Diana Ellenbecker, City of Green Bay; Bradley Klingsporn, Brown County; Josh Patchak, Green Bay Area Public School District; Bob Mathews, Northeast Wisconsin Technical College; Brent Weycker, Citizen Member.

Present: Brent Weycker, Diana Ellenbecker, Josh Patchak, Bradley Klingsporn, Bob Mathews,  
Excused:

## **C. APPROVAL OF THE AGENDA.**

I. Approval of the agenda for the June 23, 2022, meeting of the Tax Incremental Districts Joint Review Committee.

Moved by Bradley Klingsporn, seconded by Brent Weycker to approve the agenda. Motion Passed.  
Yes- Bob Mathews, Brent Weycker, Diana Ellenbecker, Josh Patchak, Bradley Klingsporn, No- None,  
Abstain- None.

## **D. APPROVAL OF MINUTES.**

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

Moved by Bradley Klingsporn, seconded by Josh Patchak to approve the minutes. Motion Passed.  
Yes- Bob Mathews, Brent Weycker, Diana Ellenbecker, Josh Patchak, Bradley Klingsporn, No- None,  
Abstain- None.

## **E. REGULAR BUSINESS.**

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

Moved by Bradley Klingsporn, seconded by Bob Mathews to receive and place on file. Motion Passed.

Yes- Bob Mathews, Brent Weycker, Diana Ellenbecker, Josh Patchak, Bradley Klingsporn, No- None, Abstain- None.

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

Moved by Josh Patchak, seconded by Bradley Klingsporn to hold until the next Joint Review Board meeting. Motion Passed.

Yes- Bob Mathews, Brent Weycker, Diana Ellenbecker, Josh Patchak, Bradley Klingsporn, No- None, Abstain- None.

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

Moved by Bradley Klingsporn, seconded by Josh Patchak to hold until the next Joint Review Board meeting. Motion Passed.

Yes- Bob Mathews, Brent Weycker, Diana Ellenbecker, Josh Patchak, Bradley Klingsporn, No- None, Abstain- None.

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.

Moved by Josh Patchak, seconded by Bob Mathews to hold until the next Joint Review Board meeting. Motion Passed.

Yes- Bob Mathews, Brent Weycker, Diana Ellenbecker, Josh Patchak, Bradley Klingsporn, No- None, Abstain- None.

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.

Moved by Josh Patchak, seconded by Bradley Klingsporn to hold until the next Joint Review Board meeting. Motion Passed.

Yes- Bob Mathews, Brent Weycker, Diana Ellenbecker, Josh Patchak, Bradley Klingsporn, No- None, Abstain- None.

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

Moved by Bradley Klingsporn, seconded by Bob Mathews to hold until the next Joint Review Board meeting. Motion Passed.

Yes- Bob Mathews, Brent Weycker, Diana Ellenbecker, Josh Patchak, Bradley Klingsporn, No- None, Abstain- None.

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.

Moved by Josh Patchak, seconded by Bradley Klingsporn to hold until next Joint Review Board meeting. Motion Passed.

Yes- Bob Mathews, Brent Weycker, Diana Ellenbecker, Josh Patchak, Bradley Klingsporn, No- None, Abstain- None.

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.

Bob Matthews left the meeting at 3:00 p.m.

Moved by Josh Patchak, seconded by Bradley Klingsporn to hold until the next Joint Review Board meeting. Motion Passed.

Yes- Brent Weycker, Diana Ellenbecker, Josh Patchak, Bradley Klingsporn, No- None, Abstain- None.

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.

Moved by Bradley Klingsporn, seconded by Josh Patchak to hold until the next Joint Review Board meeting. Motion Passed.

Yes- Brent Weycker, Diana Ellenbecker, Josh Patchak, Bradley Klingsporn, No- None, Abstain-None.

## **F. INFORMATIONAL.**

I. Set next meeting date, time and format.

The next meeting date will be confirmed, but is tentatively planned for August 18, 2022 or August 19, 2022.

## **G. ADJOURNMENT.**

Moved by Bradley Klingsporn, seconded by Josh Patchak to adjourn. Motion Passed.

Yes- Brent Weycker, Diana Ellenbecker, Josh Patchak, Bradley Klingsporn, No- None, Abstain-None.

## **VERBATIM MINUTES**

- Okay, agenda.

- Here we go.

- Call the Tax Incremental District joint review board for Thursday, June 23rd, 2022. We'll go through roll call. We have a Bradley Klingsporn.

- Here.

- Josh Patrick.

- Patrick here.

- Thank you, Bob Matthews.

- He's there, I see him.

- Yep. Thumbs up. He's here. Yep.

- Matt Winker? Yep see him. Okay. And then Diana Ellenbecker. So all 5 are here. All right. Entertain a motion to approve this.

- Motion to approve.

- Second.

- We have a motion by Bradley and second by Brent. All in favor?

- [All] Aye.

- Motion approved. I'll entertainment to take a motion to approve the minutes from June 23 2021.

- Motion to approve.

- Second.

- Alright we have a motion and a second?

- Second.

- Third.

- Aye.

- Aye.

- Thank you that passes.

- Aye.

- Thank you. Right. We'll move on regular business. The first one was consideration with annual report on the TFI for the city of green bay. Is it gonna be okay if I, mute you? Or if you want to mute, for some reason we have feedback from her. Thank you. Certainly can unmute as you have questions. As you seeing in front of you, we have enough that we try to put our TIDs down and we have enough of them. We try to put them on one spreadsheet to make it a little bit easier to look at what I'm gonna go through is a very, very high level of our 2021 annual report. However, you can stop, ask any questions or you can wait till the end, ask some questions. I don't wanna bore you with all our TID's, but as you see the way we pull it together, we have a TID on the left number, the type of TID we have the name, we have the creation date, the term date. We have the fund balance at the beginning of the year of 2021, that we kinda recap of where our different revenue sources are coming in. Most of them, the majority typically is tax increment. We have some interest, shared revenue is really, the term has changed, but it's really property tax. Personal property and or exempt computers that share a column. Then we have some developer agreements and then we have, if we borrowed or some other revenue source. So that is in that revenue section. And then we have expenditures. We have capital land purchases. We have debt in the interest that goes along with that. And we have some, either development finance and or PayGos that goes through that column. And then we have other payments that go out the door and that'll give you what, how we ended the 2021 year. Then you have the column of future project costs and the future revenues. Do you want me to go through each one and kind of talk about the highlights in those items? In each one of the TIDs, I'm really gonna talk about the financials. Neil's gonna talk a little about some of the things that are on the development side. Do I have any feedback, do you want me to go through at a very high level by TID? Or do, would you like to receive and place on file, or have questions?

- Is there anything at risk Diana?

- At risk?

- Yeah. You're showing surplus in all of them, I'm just saying, is there anything that- it looks like you're pretty much working back to, to break even but is there anything that's that's of concern from the, from green based perspective on any of the TIDs out there?

- No. What, what I would say is, as you're seeing our TID 13 is a negative fund balance, but what we're seeing by 2023 or 2024, we believe that TID 13 is gonna turn positive. So that is some really good news, that's a large TID. It's a large increment that is starting to come in for that TID. So again, looking negative, but in a couple years, it's working its way out. TID 14 right now also has a large negative fund balance. Hasn't really moved. That one, we need to get some more increment. TID 14 is your North Broadway, what we call Larson Green. Really it's the rail yard now. Projects are started they just haven't completed. We just haven't seen enough increment to really get this one moving in the right direction there. There has been a lot of development, but we just need more projects completed. That one, I don't think there's a concern. The projects have to keep moving forward. And then the other one is 22, which is our shipyard. And that is an area in which the city is investing quite a bit of money in it. We have some large developments that are happening in that area, not a concern. That's just gonna be a large investment from the city to really get that shipyard up and running. Otherwise, we've heard that before, that a lot of the TIDs go down before they come back up and we are really starting to see some of our TIDs coming back up. If they were in a negative spot or vice, you know, in the last 2 development directors, we have worked really hard in majority of our TIDs to just do PayGos and very few upfront grant. So it's really a, a switch in how we are doing. The years have gotten better that our downtown and some of our other areas have improved. So we have switched to a different kind of funding mechanism. Otherwise I think we really don't have any large concerns for any of our TIDs.

- Thanks for me. It would help if you wanted to go and just talk about how many of these are kind of locked in? Meaning like, if I look at TID 4, I imagine those future project costs are debt, service payments, and maybe developer grants or something like that, that we've already agreed to. So nothing's gonna change there. We have a pretty good idea what future project costs are gonna be. And based on the increment, we have a pretty good idea what revenues are. So that's kind of locked in, but then when you look down further at shipyard and basically the shipyard and the legends maybe, those estimates are a whole lot more, "this is kind of how we're feeling about things" and not quite as concrete. Maybe if you could just say, all right, TIDs 4,5, etc are locked in. And we're pretty certain on those numbers. And then the ones where we're actively working on development and the numbers are just kind of our best guess.

- Yep, I actually went through on to each one of them this morning. So I think we're gonna be fine. TID 4 passes the expenditures period out of the 2.9 and the 2.955 I 1 million is debt. And then there is also about 1.9 million. What we are looking at is a proposed allocation to a TID 22 that is later in this deck. So right now 1 million is locked in of that 2.9. That's assuming that we have what is left of increment, the 2.2 million in increment that is assuming 4 years of increment, but again, 1 million is locked in at debt. If we go to TID 5, of that 12.7 million, we have development agreements about just under a million dollars, we have about 6 and a half million that's locked in at debt. We also have some projects that were started before the expenditure period ended, and that is improvements to our lake park. And that is about \$5 million, but that's all the changes that you've seen to allow that cruise ship that just came in this past week. And then there's some additional enhancements that are already in the works for lake park. So in this case, that is really the 12, 7, 6, over 6 and a half is debt development agreements, a million and there's improvements to the park that have already been

started. We'll continue on then. TID 7,8 and 9 were officially closed in 2021. So we have closed them officially, shut them down and have zeroed out those balances if there were any outstanding debt service, it will get moved to our debt service account. So those have officially been closed. When we get into TID 10, 4.2 million. In that case, the majority of that is future infrastructure needs. That is a corner of Main and Mason. We have a lot of flooding down there. So our director of public works is working on some projects to try to help reduce, not eliminate, of course we can't, but try to reduce, try to help curb some of the flooding down there. So at that point, those are future project costs. Those are truly infrastructure, project costs, no other dollars are actually obligated at this point. And that would be assuming still another 10 years, the increment side of 3.2, that is assuming 10 more years worth of increment at roughly, 250- \$300,000. If we continue onto to TID 12, that expenditure period had ended in 2020. We still had some open projects for infrastructure near our nature's way. Their facility. At that point of the 10.575, that is still outstanding, 1.7 is still obligated for debt. We have an estimated 3.2 million for development agreements for really PayGo. And there is an allocation request or we'd be looking to potentially to do an allocation of 5.5 million to other TIDs. So really there's 5.5. That is probably unallocated for TID 12. That is assuming with 2022 and 2023 increment. We go onto TID 13 at 35 million. Large number, but 6.2 is estimated at the development agreements or PayGos. Point 3 is standing and the remaining 13.5 was intended to put toward ramp replacement downtown. So out of the 35.3 that you're seeing in TID 13, about 22 of it at is 0.5, we are looking forward to using that money toward a ramp replacement. That is an all incremented there that is assuming that this TID stays over the remaining 11 years. That makes up the 37.5 for revenue. I go to TID 14, that 13.3 outstanding development agreements is estimated about 5 million debt is about 6.3 million. And we assume that we have some additional project grants about 1.3 million in that, TID that makes up the 13.3 increment is assuming at 12 additional years makes up the 16.1. TID 16. \$10 million is the future project cost development agreements. Just about 200,000. We have outstanding one, 5.1 million in debt. And the 4.7 is looking to pay for additional infrastructure in the military corridor. So that is unobligated the 4.5, but that's an additional project class that we're looking to do in the military corridor. And that is assuming increment for the next 13 years to make the 9.5 million. If we go into number 18, that one, I think we have a negative fund balance, we turn positive. We expect to turn positive in 2024 cash flow on number 18. That one, 27 million is a large number. Correct, outstanding. We have development agreements of about 9.8 million projected. And those are obligated. And we are looking at future project costs of 17 million in that TID, as Bradley did explain earlier. We are starting to get some of our newer TIDs. These are additional projects that, we were possibly anticipating, but there's none of those in the 5th 17.3 are locked in at this time. 19, another newer TID that started in 17. That is our east home mall area out of the 8.7 million, 1.5 is locked into development agreements for PayGos and future project costs of 7.5. That is assuming about 23 more years worth of increment to get you to your 8.9.

- And future project costs on that. Are you looking at future development agreements or infrastructure type projects for us?

- It would be a little bit of both, as you see, there's some things happening in the east town mall area. I see Neil shaking his head, he is actually gonna touch on that when he gets to the east town mall area. But I'll let Neil just speak to your question Bradley.

- Yeah, probably a little both Brad, the one thing that I think that's unique about this one is we're kind of focusing on what we're calling in lot development. So you kinda see where the new bank buildings going up, kind of on the inside ring there, we're kind of working with the developer there to actually establish a kinda a new row of development on there. They're facing a lot of the current mall

projects right now. You guys remember probably the recently the developer actually kinda rezoned the back half of that building to actually get a semi-industrial tenant in the back of that, to get that all fully occupied. We're having preliminary conversations with the owner of the Shopco building in terms of what may happen there. I think the really kind part of is to prove that this tool actually works is when I think when 19 was created, they actually left off the frontage, the parcels that were on the frontage of Mason street. And when we get to slides later, I'll show you that. So a couple of those new buildings, like the Chipotle that just opened a couple of those buildings, those are not in TIF 19. Those are actually fully on the tax roll. So obviously from a passerby, it just looks like it's entirely all east town mall, but those new developments right on Mason street are not in the TID and those are actually on the tax roll. But the investment that's happening on the inside, I think is definitely positively affecting the investment that's happening on the roadway there. So probably a little bit of both, we've got some, pedestrian improvements and some other things we wanna make to kind of help make that more of that area done in there. There's always some storm water improvements we can make to make that a little bit better, but we're anticipating, if those inline's continue, we probably have some development incentives to do to help with those as well.

- Thank you.

- We're getting close to the end and then you can ask any more questions again, that certainly then would be fine. TID number 20 on the Whitney park at about \$6 million, about \$2 million is locked in for development agreements that are ready in place. And that is assuming about 8 million for additional project costs. We do additional development agreements. Neil's gonna kind of explain some of the newer TIDs we're putting together, and we're making them smaller. So in this case, there still is some additional lots that are looking to be developed in our Whitney's park area. But at this point that would be either 3.8 million in future project costs and or into additional development agreements. And that 6.1 million is increment over 23 years Going to green made packaging. That one is the large number there, but out the 52 million for future project costs, 38 million is locked into a development agreement. We have a large PayGo with green bay packaging. So out of the 52, 38 million is locked in with the green bay packaging. That leaves about 14.3 million for future project grants. At this point I'm not anticipating additional development agreements, but certainly as if you've driven down those roads, there's certainly some infrastructure, railroads, streets; improvements that could be done over by green bay packaging. So again, not locked in the 14.3, but some future project cost. That's assuming additional 23 years worth of increment. 22 is our shipyard. That is the one. At this point, it looks like positive fund balance, and we continue as a positive fund balance, but that is because our borrowing is ahead of our expenditures at this point, that one is going to be, in cost, put in from, by the city. Out of the 63 million that is right now projected as future cost project cost to date that is locked in at just under \$10 million for the development or PayGos development agreements with PayGos. We are anticipating about \$27 million in debt, and that would still free up our future project costs. For additional enhancements in that area. And the reason 59.9 million is we assume additional borrowing of up to about 11 million. We are anticipating grants of about 7 million for the shipyard and the water feature. And then the balance is estimated increment for the next 25 years for this TID. And then we'll go onto the last one, which right now is our legends district. At that point, the 11.7 is locked in at estimated development agreements or PayGos of 5 million. Those are the items that are already locked in, and that would leave an allowance for about \$6 million of project costs. Within that, we also have a lighting project that's going on. That's also in those future project costs. So far we haven't had a lot of development in that area. So I certainly can think that if we have more development, we'd have more allocation to development agreements or PayGos, but also we probably have increased increment, but that is not built in, but either way out of the 11.7, 5

million is locked in and then 6 million is for future project costs. That is assuming an increment of 24 over the next 24 years of projects that are already in the works or that we're aware of. Any questions from any of the members on the results from 2021?

- I'm just gonna quickly zip through these, then. Diana covered a lot of the information. Oh, go ahead.

- Hang on. We have these all separate items. So we really would have to entertain a motion to receive in place and file this report.

- I guess, Diana, before we do that, I did have one financial related question for 13. There was a payment to Foxcon and I was just wondering what it was that they had done in TID 13 that justified the, the 54,952 paid to them.

- That's an interesting one. The city of green bay is on the hook for the property tax bill for the parking ramp. That is the river ramp. It was an agreement prior to Foxcon that we thought we were going to be getting the parking ramp. So I'm not sure exactly how that all happened, but we have a development agreement slash parking agreement that we, the city maintains the building. There's some payments that go back and forth on the, on that parking ramp. But the 54,000 is actually really not a developer. It's really paying for the property tax bill on the river ramp.

- OK. So that really didn't, it didn't go to them for doing anything. It just wiped out the property tax bill for the parking ramp? Yeah.

- Essentially. Yes.

- Unfortunately they haven't. Yes. They haven't done anything. So yes. We're not paying them for any services or any development that they have done.

- But they do own that. Or they have some sort of.

- They do still own the property, yes.

- Okay. All right. Thank you. I'll have a motion to approve.

- I'll second.

- Alright we have a motion by Bradley, a second by Bob. Any other questions otherwise all in favor?

- [All] Aye.

- That passes.

- Okay.

- Then item number 2 consideration with possible action to adopt, or did you just wanna run down through the TIDs?

- Yeah, yeah, absolutely. So just as again, I think Diana covered most of this, but this is in the annual

port, but again, this is just kind of the general location of where all our districts are at. Here's TID 4. It's downtown, no significant development looking at possible allocation closes in 2025. TID 5 is kind of a weird one, more Frankenstein shaped one. It kind of crosses the river goes both sides here, this is where certainly the light wall dock improvements that you mentioned was a big hit with the cruise ship. Second one I think is coming in on June 30th already. So that's a, a good sign. The company had a good experience with that. I did want to make a note on the one Astra project that's in this area south of Mason has been delayed. So the developer's kind of working on getting some new financing and doing some things there. So we're hopeful that that comes back next year, but we're not positive exactly where that's gonna come from. And obviously the public market project and the private development project associated with that. That's within this district. However, if we were gonna do a deal that would certainly probably require a separate TID going in the future, probably in overlay in a separate development agreement, which is not in place, but we have had preliminary discussions on that one, but certainly nothing, nothing in, in force at this point. So again, the expenditure period is done and it closes in 26. TID 10. Several smaller retail infield projects are being looked at in this area. The big expenditure again is Dianne is probably more storm water improvements, hopefully for this area, just because of the flooding that does happen in this area. Looking to close that in 31. TID 12. This is the I 43 business park. You know, the nature's way project infrastructure was the main thing that's driving that one right now. Latest closure on that one is 25. TID 13. This is important, certainly because not only it's existing area, but also because of the WPS site here in this area here. Part of this area is in for that we had just very preliminary discussions on that site. Really kinda just looking at preliminary land use concepts with, with the developer, as well as just kinda coming up with the plan for environmental mediation on the site. Definitely looking at this area for how to accommodate some parking in the future that has to do with certainly obligations with the main street ramp going away possibly, and then identifying another location for new parking. So the main street, specifically that actually goes to Schriber at their request within the next 10 to 12 years if they ask for it. Essentially we'd have to knock that building down and give them that site for future expansion. Last conversation we've had with them is they have no intention of exercising that right now, I think their office building is set up for 800 people. They've got about 500 on staff right now, about a hundred people actually on site. So they don't have a whole lot of need for the extra space right now, but that's certainly impacting our downtown. And we'd love to get a few more folks back in the offices to come out and have lunch during the day. Then that one closes in 32, here's TID 14, the rail yard working with them to do project financing for that project. We are in the middle of kinda renegotiating that development agreement. Project has received its WHEDA tax credits. So that's a great sign moving that one forward. Also working with them on active discussions on maybe a new corporate tenant for one of their buildings. So we are still seeing some good positive activity there. We haven't got the increment, we're working on getting that, moving forward, working very positively with the developer at this point, TID 16, Military avenue. I think the notable projects on this one is we got some outlaw development possibly at the former shop go site. HJ Martins also got a lot of development about lots kind of in these same areas where we're working on these. So we think we're very positive on the future of this district as well. Again, that closes in 34. TID 18. This is University avenue. This is the project, tuning properties. The folks remember it used to be TMD properties had a project here that kind of stalled and didn't go forward. We got a new development agreement in place with Tune-in properties to construct their side. They're going to be hopefully moving ground, hopefully this fall and then actually be under construction with their first phase in the spring. There's also a new vet clinic that's being evaluated for it, so a little bit more extra increment here in that area. We mentioned east town mall again here. I mentioned these white areas here, right on the frontage area. That's where some of the newer restaurants have built and located and are not within the tip district are coming fully on the tax roll, but I think are benefiting from the investment

activity that's happening within the district, right on the other side of it. Some of those in lots, the façade improvements mentioned the adjusted retail development. We expect that to continue. We hope the developers continue to attract other investors hopefully for that area. The TID should close in 2044. Here's Wendy park. I think Diana mentioned there's a couple of more opportunities for a few town homes to be built in this area. But right now there's nothing in the docket. We're hopefully gonna be continuing discussions with that developer to keep those moving at some point. They have met their minimum requirement I believe for their agreement, but they still have an opportunity to continue that development. So we hope to talk them into doing that. Green bay packaging- whoop, go ahead.

- Neil has the response to those properties been strong? I mean, do they have high occupancy?

- I think there's half of them have done very, very well. And half of them have been a little slow and we think primarily it's just due to price point difference between the 2 developers who worked in this area, but we certainly are still seeing plenty of demand. So we're confident that maybe if we can get this one developer who's been very successful, but maybe acquire the rest of the space that's available. He might be the one then to pull it off and try to get some additional projects going on there. So mixed results. We think primarily based on price point for the housing units.

- OK. Thank you.

- I mentioned green bay packaging here and in the shipyard, obviously lots of news going on here, phase 1 improvements or contract has just been awarded. So we'll be actually doing the public improvements here in the next couple of weeks, we'll get those started. That includes all the waterfront amenities, the marina, the kayak launch, the bike trail, some of the other seating area, right on the waterfront, that will be underway really here in the next 30 to 60 days. Phase 2 is already being planned. We have been essentially notified of potential award from the national park service from a 5 million grant for phase 2. So we're excited to see that and hopefully get that fully implemented to moving forward. Our private development, some updates on those: the merge urban development project are currently kind of reworking some of their soils costs on site. They had made some assumptions in terms of what the soil compaction level was on the site and found that it was not what they thought it was. So we're kind of working through with them on how to get that taken care of. We're hopeful that they're just gonna change their phasing around a little bit and hopefully should be getting moving here in the spring. Impact 7 is actually on the Badger sheet metal site across the street on Broadway. They are actually looking at doing an affordable housing project as well. They have, received their tax credits as well. We are looking at trying to figure out exactly how that project moves forward. We're readily under a planning option, a preliminary term sheet with that developer, hopefully having a development agreement with them in the next 30, 60 days. So a lot going on in this particular district. So we're excited to see some things finally get moving here on this one. Then obviously the legends district, the last one. The good news was the hotel groundbreaking was just this past what couple weeks ago. So they're under construction and they're moving forward. We are looking at some, several pedestrian trail and lighting improvements, as Diana mentioned for that corridor, getting going in the summer, early fall, that one closes in 46. So does anybody have any questions on any of those? I know we just raced through a lot of territory in not a lot of time. So if anybody has any questions I may answer, certainly let me know if you have anything, even after this meeting, I'd be happy to follow up on any status of any projects in these areas.

- On the shipyard, those 2 developments that you mentioned. You said that we were working through some changes. Do we have any commitments? Is there a chance that they both fall through?

- The merge urban development is actually under development agreement. So we have an agreement with them in place. We're looking at just modifying, primarily modifying the timeframe for them, certainly with costs being what they are, construction costs. There's always a little concern with that, but right now they have not given us any indication that they plan on not moving forward with the project. They're simply working through maybe a little bit of a schedule, change. Impact 7 we're been kinda working through them with their numbers and their financial model of what they're trying to bring forward, but they have been very persistent in trying to accelerate their project. So right now we're still confident. We don't have any reason to believe that they're going to delay and hopefully we'll be in and have something moving forward with them either this fall again, or early spring. I celebrate when I actually see the bull moving dirt and we know they've got their financing and everything's moving forward. So certainly in this economy with interest rates and everything else, until they're actually moving, and even the project's actually done, there's always some degree of risk I think in this day and age.

- I think that's it then. We're going to the next section Diana.

- Business item, number 2: consideration with possible action to adopt an allocation amendment resolution and to amend the project plan for TID 4 downtown.

- We don't have a whole lot of details on these at this point, because these are primarily tax amendments and most cases on these, they're not substantial documents. So for TID 4, as we mentioned before, would simply be an allocation amendment of revenues from 4 into TID 22. At this point for these and really all the subsequent reports on shown on the screen. Right now, we're just gonna be asking for a hold till the next joint review board meeting. Obviously the TID 4 balance, we feel could be a safety net for what we're looking to get completed in TID 22 with the shipyard. That's the short version of that one. Anybody have any questions on that one?

- Well, I do have a question. In your projections that you have built in, are those allocations assumed in your projections?

- Yes, they are. In the future project costs, that was kind of what Bradley had asked earlier. When we went through TID 4, we have 2.9 million future project costs. We have 1 million outstanding for debt. And then that is about 1.9 million as a proposed allocation to TID 22. So that is already built in over the course of the next 4 years.

- Any other questions?

- How much is the allocation from TID 12 to TID 22, please.

- For TID 12 have we pulled the number for that one yet Diana? I can't remember if we did or not. I think we're actually looking through our TID 22. We have L as our financial consultant reviewing the overall TID 22 financial picture. So by the time we get to the RDA version of this, there will be a much more sound projection on what that's going to be. But I think we may have had a preliminary number at this point. I don't know if we had one. Do you remember if we put one in for that or not?

- Yes. Out of the 10.5 million. That's outstanding on that. We're looking at for future project costs for TID 12, 1.7 is locked in for debt, 3.2 is estimated for PayGo. And that leaves about 5.5 million that we were looking to do an allocation amendment to TID 22. Yes, that is what we had discussed. There are some options with that one. You know, affordable housing but that right now there's out of that 10.5, 5.5 is not obligated as in, as an allocation amendment.

- Okay. Thank you.

- I guess, to follow up on that. So a bit with both TID 4 and TID 12 It looks like, if we didn't do an allocation to TID 22, some of those could be terminated.

- Yes. Early.

- This year. like they'll have enough to cover future costs based on the increments and what the balance was at 12, 31, 21, that they could cover all their future costs by the end of 2022.

- Yeah, I think, go ahead, Diana.

- That, that would be correct. Based on the fund balance of 740, we get another 500, in and the 22 would go into, by the end of 20. Yes. Based on future probability yes. TID 4 could be terminated by the end of 22 and still have a slight positive fund balance without allocation amendment.

- I'm not proposing that, I'm just trying to show what the decision is. Do we keep these open to the end of their term in 2025? And then we can allocate 1.7 from TID 4 and 5.5 from TID 12 to give 7.2 million to TID 22, reducing the borrowing, especially with borrowing costs, being higher on this new TID and improve the financial viability of it, or do we terminate those right away and get our TID increments? That's the decision that the taxing authorities need to make. Is that accurate?

- Absolutely Brad. Exactly. I said we're still cautiously optimistic that the increment that will come in from the projects we're working on will sail, look great. And we're coming back to you guys in 2 years saying, "you know what, guys, we're good." We can move this and everything worked the way we thought it was going to, just the uncertainty around the things you exactly mentioned, Brad, is kinda why we're looking at at least having these I guess as a safety net, if you will, to kind of make sure that those projects are paid for.

- You're just pushing dollars out that would be received in another 20 years. So I'd like to understand if TID 22 is truly at risk that you, to the tune of, you know, \$7.4 million, because it's fairly early for you to be calling that risk out. So what changed in your assumptions?

- Yeah, I think the main thing that we're looking at right now is obviously, we've just had all of our borrowing approved for phase 1. So that borrowing is in place and we're proceeding with that, for phase 2, even with the \$5 million grant coming in for the federal, there's a dollar for dollar match for that requirement. So we're certainly looking at having those while we're bringing in 5 billion, we still need to show the investment, to match of what the rest of that could be there. So that's certainly a driving factor. And then obviously we're looking at still some of the uncertainty around some of the environmental in that particular area, is well in terms of getting that resolved and until we actually have buildings in the ground, that increment is actually coming in. Certainly we're a little hesitant to say it's all gonna be all smooth sailing at this point, but an absolute fair question. Ellers is actually

performing kind of an updated analysis for us on TID 22. So we'll, we will have a full, detailed financial for that by the time the RDA takes a look at this. And we'll certainly be sharing that with the members here as well.

- Okay. Thank you.

- I guess that kind of brings up the question of the timing of the transfer. Do you need this funds for activities that you'll be paying out in 2023? And so the transfer needs to happen now in 22 for you to have the cash into 22 or is this something- oh, go ahead, Diane.

- Oh, I apologize. What I would be projecting out of the I.9, I would say in 2022, we would have \$1 million balance that would be transferred. The resolution that I would work with Neil to bring forward would be a million dollars at this point in 2022, that could go to TID 22, which would reduce our borrowing in 22 to pay for the shipyard. Again, as Neil just said, we just awarded a construction contract that we will have enough to pay probably out this year, but by spring we would have to pay out the balance. So we would be looking at potentially a million now, and then I, I would the remaining balance, which would be roughly 900,000 projected cash flow would be really 2025. So we would really be looking to split it half now and half in 3 years. This is what we've projected out for the over the next couple years.

- Okay.

- Other questions on TID 4. At this point, there's certainly, there's no approvals at this point. It would simply be asking this to hold this item to the next joint review board meeting for when we have a full draft project plan available with including the full financial analysis. That's the one that Bob is referring to.

- Yes so I'm going to make a motion to hold until the next RDA or really the next JRB meeting.

- JRB meeting. We'll be sharing full information by the time the RDA meeting rolls around with the joint review board. But the actual action would not be until the next JRB meeting.

- Including at actual resolution then.

- Yes. And that will include an RDA resolution and council resolution, assuming that those are both supported.

- Move to hold.

- Second.

- Okay. So we had a motion to hold by Joshua. And was that Bradley that second it?

- Yes.

- Thank you all in favor.

- [All] Aye.

- That motion passes.

- Thank you.

- I will go to the next item. Number 3 for consideration with possible action to amend the project plan for TID 10 main street and East Mason projects.

- Yeah, right now, as we said, our director, Steve Greener and public works department is essentially kind of developing an updated storm water management plan for this area. And that's where the primary investment is going to be for this in particular. We are not anticipating any other really new projects at this time that we believe that they are primarily storm. There may be a street project or something else associated with a storm water project, but the storm water addition spin will probably likely be the main addition for this area. And again, we'll have a detailed map of, of what those might be in a list. Certainly coming up here shortly. We have a very preliminary estimate from director Greener but he's looking to kind of finalize a map location as well as some more detailed cost estimates.

- Motion to hold to the next joint review meeting.

- Second.

- All right. We have a motion by Bradley and second by Joshua. Any other discussion all in favor?

- [All] Aye.

- That passes, next item. Number 4 consideration with possible action to adopt an allocation amendment resolution to amend the project plan for TID 12, 143 industrial park.

- Essentially, this is the same report we did for TID 4 and for the same purpose we called through and we kind of finalized the financial projections on this; we'll determine final need and hopefully, maybe confirm the amount needed, at least for being considered for this allocation event.

- So in the, in the packet, it looks like there's a possibility. This could go to TID 14 or TID 22. Is that still on the table?

- I think right now we're looking at primarily 22. Initially, we looked at it as possibly be being 14 of them. But because of the next item we're looking at here on this item, we're looking at this point just allocating to 22, depending on what happens with the action on TID 14.

- Move to hold to the next JRD.

- Second.

- We have a, a motion by Joshua, I believe second by Bob.

- Yes.

- And any other discussion? All in favor?

- [All] Aye.

- Motion passes. Number 5 consideration with possible action to extend TID 14 by 3 years and adopt an allocation amendment resolution and amend the project plan for TID 14, the north Broadway corridor.

- And again, I think similar to what we said previously, Josh, you mentioned on this one, I think right now we're really just looking at a project plan amendment for the extension of 3 years on this one. Obviously I think this is something that this board has looked at previously, but we were looking at essentially now this time in terms of the pandemic and delays and the change in project financing and the loss of essentially 2 years of increment. Since I think this was discussed previously, we're back in front of this. The developer has provided the city with a cash flow analysis, documenting why they think they need this extension. We preliminary look on it. The staff is preliminary agreement that we agree with their analysis, but we are going to ask Ellers to take a look at that full cash flow analysis and provide that essentially at the time of when this comes back before this body. Actually at the time of the RDA public hearing to have that analysis completed and available.

- I apologize for being new if this is obvious to other people, but in the, the annual report is the future revenue estimated? Does that assume the 3 year extension?

- It does not. The 16.1 million that is out that we chose is for future revenue is increment for 12 years. And I made myself a note that does not include an extension. So it would have the extension. Good question.

- Yeah.

- Yeah. It does not anticipate an extension, it's not built in at this point.

- Would this change any of the development terms? If we had the extra 3 years of increment of one and a half million dollars going into that, would you want to then propose infrastructure or is this just to have a buffer in case anything goes wrong? Because right now you're projecting a \$13 surplus.

- But essentially this is looking at what would be owed to the developer under there in terms of the incentive directly to the developer. That does include some infrastructure responsibilities on their end, Brad. So we're assuming as part of that, there are also other agreements in the rail yard that certainly could potentially benefit from this. But at this point we're looking at primarily the Ford at the rail yard being the primary beneficiary of that extension. If and when that gets passed, we've told the developer that BDL would sit down with them and actually reevaluate the existing agreements on a one by one basis. But we not giving automatic 3 year extension on all their projects automatically.

- Okay. I'll move to hold to the next JRB.

- Second.

- We have a motion by Joshua second by Bradley. Any other discussion? All in favor?

- [All] Aye. Any neighs? Motion passes. Number 6 consideration with possible action to adopt an allocation amendment resolution and amend the project plan for TID 22, the shipyard.

- And our understanding is actually discussing legal counsel. If we put this in there, I don't believe an allocation amendment action is actually required for a recipient for a donor TIF to be a recipient. However, to be on the safe side, we've gone ahead and added this on here just to cover our bases. So assuming the other actions would move forward, we would also proceed with just make sure that we're, we're legally covered with any action we might need to do for TED 22s project and accept any funds. Subjects to direction by the city attorney.

- It's a little odd to have those as separate items.

- Yeah I agree, and Brad, tell me if I'm wrong. In our experience with the department of revenue, they like things being very specific. We're being a little bit overly specific in terms of saying, "Hey, we're acknowledging these guys are donating and we're acknowledging this one is a recipient." So we're just trying to make sure we cover our legal bases that we've adequately noticed. That's the intent of what we wanna do, but I fully agree.

- It's just possible for the donor to pass and then the recipient to fail, which would be awkward.

- Absolutely. Yeah. So if we determine the legal counsels is not needed, we'll report that as such at, at the next meeting.

- I was wondering if we could, with these allocations, when we have these for consideration at the next meeting, if we could have the amount that would be an immediate transfer this year as separate consideration for an intention of future transfers. And I just think that the idea of transferring to avoid some borrowing costs in the shipyard makes a lot of sense financially, but we don't want to get into what Bob was getting at before. We don't want it to look like we're bailing out this brand new TID, they need our financial help. And so to say that we're gonna transfer things in 2025 kind of presupposes the financial condition of the shipyard at that point. Is that something that we would need, you know, a separate action on or what do the other members think of that proposal?

- Yeah, I agree. I think the thing is, once the dollars get transferred, they're hard to get out because it closes at the end. So if we treat it as a financing mechanism, I'm much more supportive. Just taking cash and moving it in for rainy day, Not as interested.

- Yes, I would agree. Actually on my cash flow, I have let's say TID 4, I show an estimated 1 million coming in or sorry, 1 million going out in 2022. And then I didn't show them another transfer until 3 years later. So when we were gonna bring that resolution through, it would probably would've been an ask for \$1 million and not for the full 1.9. But we certainly can have the resolution stating what we're asking for now. And then if there's an anticipated and a future date for a future resolution, we would let you know what that is. But we wouldn't be looking for action on that at the next JRB.

- Great. Thank you.

- Any motion on this one? Number 6.

- I have a motion to hold until the next meeting.

- Second.

- All right. We have a motion by Bradley second by Bob. Any other's discussion if all in favor?

- [All] Aye.

- Motion passes.

- Super.

- Number 7 consideration with possible action to adopt a creation resolution to establish TID number 24 cherry street and adopt the project plan. You need me to continue the whole item?

- Nope, I can go ahead and list that one here. Just start off on some notes on this one. Staff has been, I think Diana mentioned before, we're trying to kind of identify smaller districts at this point rather than go out and grab everything just to kind of mitigate any risks of valuation going down. Just in terms of trying to be a little bit more conservative in terms of how we know it is, this process to amend a boundary is fairly straightforward. It's similar to what we're doing right now. And if we decide there's a good project and need to do that, you know, again, we feel very confident that we could bring that forward and present that to you guys at that time. So we think this is a good call again, in addition, we're looking at mixed use districts because they are shorter duration, usually 20 years versus other ones, I'll address that later on, possibly being a more of a rehabilitation district to get that a little bit extra time, depending on the cash flow, but obviously mentioned construction pricing is slowing projects. It has not canceled them yet, but it's certainly slowing them down and causing delays. The good news is with the districts. We'll be talking about here shortly. There is an anchor project that's kind of set up to help create increment right off the bat. So we're excited about that. They are not overly speculative. They have projects ready to go. The downtown TID will certainly be PayGo to the extent we can on anything related to the developer incentive and the industrial TID we're gonna be reviewing may have some minimal upfront costs. If there's some infrastructure things we need to do to accommodate that. But the very first item in this agenda item is the cherry street project. So folks know this is the here's the cherry street parking ramp. This is this here's this Adam street parking lot, 221 Cherry street here, Shower and Schumacher buildings are right here. The confetti's building, the old Vic theater is right here. So this is in a relatively small district, but again, very specific in its purpose of what we wanna do. So we talk about these areas projects, essentially looking at initially. Also when the draft plan was attached, looking at about 11.8 million of costs. Right now, we've got about \$8-11.5 million of revenue coming in. We haven't done any other projections unlimited. We don't have full projects or evaluations listed in there. So we believe that will come up enough to cover the cost anticipated by the incentives on that. But that has not been quite finalized. We are also working with elders essentially to come up with a cashflow analysis for this particular district. So it is very small. There is a project that is proposed right here at 222 Cherry street. This is the boss's building we call it in terms of the single story building that normally, if you walk by here, you would see a single story retail structure right here. It's being proposed to add 5 stories to the top of that at this point, subject to final architectural was that we have a development agreement in place to provide incentives to assist with the cost of actually redoing this building. Apparently, historically, I think it did have a 4 to 5 story building. There was apparently a fire sometime in the past that took all the top floors off it and they never added them back on. So we're hopeful that the, the foundations are still good enough to be able to support a new

project. I understand that they're still going back and kinda confirming and verifying that. Best case scenario, they would be able to do that. Worst case scenario, They would probably have to actually do full demolition on the current site and put a new foundation in for that particular structure.

- You know what the projected price points are on those apartments?

- I think they are supposed to be market rates, depending on the bedroom unit account, I do actually have it in their development agreement. Bob, I can forward those over to you, but I think they're kind of looking at the 80 to 120% of the area median income was kind what they were talking. So more moderate range. They're not gonna be super luxury ones. Just out past the affordable range. Which is kind of what we're seeing is more of a gap. We're doing a lot of investment in the lower end, not as much in the higher end, but in terms of pricing and so forth, we are seeing some projects that are going that direction. What's missing is this kind of area in the middle in terms of folks who are just, they're not qualified for the lower income programs, but they're not, certainly can't afford the top of the line. So there's kinda this middle gap and we feel this project would actually fit that perfectly. I think it's mostly just one and 2 bedroom units if I recall correctly. So probably in more of that 800 to 1200 bucks a month rent. I'm assuming at this point.

- So just real quickly, you said Whitney way, some were some were selling quickly and others weren't. Is it a price point issue or is it a price for the quality issue?

- Well, I certainly don't know about that second part, Bob, but there's certainly a price point. I thought what we have heard at this point from other folks is just a general price condition. Although certainly I know the quality of the one developer is certainly the one who's doing pretty well. It does build a nice unit and I think has been pretty successful with that. I am not familiar with the other developer quite as much.

- OK. Only I'm asking is if Whitney's not that far away and you're putting in similar price point, it's either I've got poor quality for the price or, you know, or that price point isn't as, as in demand.

- Absolutely. Fair question. From all of our market data and research we're seeing is that there's still pretty high demand for housing units. So it's surprising to see unless something's really out of whack price wise. It is surprising to not see those moving a little bit faster because it is a good location. It's a great project spot right next to the park. It's close to downtown. It's a good spot. So, absolutely a fair question. I wish I had a, a better answer for you.

- That's fine. We'll have a chance to talk about it again. I apologize. I have to leave at 3. I have another appointment.

- Okay. Just if I jump off, that's the reason why I'm not upset.

- Okay. Fair enough. Thanks Bob. So any, any questions on the proposed hit 24 here. otherwise, similar to the other ones, we'd ask for just a motion to hold this to the next JRB meeting.

- The concept we saw there, is that 222 and 221.

- No, this is just 222, 221 is just a parking lot across the street from this project that does not have an active project being proposed at this point. The city's owns that lot. So we're actually likely to go

out for an RFP to try to attract a developer to do something on that site.

- And same thing you're looking for mixed use multifamily.

- Ideally, I think this is a good opportunity to get some density downtown and maybe support some of the, the downtown businesses by getting a few more heads down there, living downtown here. Absolutely.

- And that would be on the side of the existing Adam street parking lot.

- Yes. Correct.

- Okay.

- To, to hold to the next meeting.

- Second.

- All right. We have a motion by Joshua and we have a second by Bradley. Any other question? Any other discussion, If not, all approve.

- [All] Aye.

- Okay. Number 8, consideration with possible action to adopt a creation resolution to establish TID number 25 Monroe street and adopted project plan.

- Okay. Solona here's this is an also one. We have a specific project, lots right here owned by our redevelopment authority right now the 200 north Monroe project folks have seen that pop up in the news here within the last year or so. So a relatively smaller district kind of in between some of our other districts in this immediate area. We, trying with the area, we're looking at in until such time as other projects may come about. So again, that's the area. So we are looking at about 25 parcels, kind of looking at it as a mixed use district. However, we look at our cash flow life. We were assuming kind of a 27 year life. So if that's the case, this will end up being a conservation or rehabilitation TID at end of the day. This project has been the specific project on that location has been really experiencing some difficulties with their construction estimates. We have assigned development agreements subjects to a, a TID being created for this one, working with them on about a \$2 and a half million gap. They are not asking for more TIF assistance. This is the good news. However, we are trying to find other financing options for them to essentially close the gap and complete their project. So we do have some opportunity if we really wanted to. And Diane cover your ears, because I think we kind of are comfortable with really where it's at. And fortunately the developer has felt that he really wasn't comfortable asking for any additional, knowing what we, the city's other projects have been requested for the area. So most of them have been in the 70% increment range. This one's actually at 75, so it's a hair higher, but in terms of just overall cash flow, we do feel that there's other projects kind of north up. And this, this is where this project is. There's nothing pending on these projects, but we do think there have been some discussions where additional increment is very likely to occur. So we are confident that there there'll be substantial revenue to cover any expenditures at this point. And again, we'll also be kind of taking care of having elders run a formal cash flow analysis for us on this part as well. There's just a rendering what that project would look like. So again, kind

of a nice up on the Monroe, the tower scale, the 5 stories here, first floor retail, including kind of a grocery market space, possibly UWGB leasing some space here and then scaling it down to kind of this 3 story building again, where there's more residential kind of on the side. So very unique design, underground parking for a lot of the project, this is because outdoor patio area. And then there some onsite parking for the retail customers. So a really very exciting project. We're excited. Got a little bit more work to do with them to show UPEN the pencil, to get across the finish line. But we believe TIF contribution is pretty much locked in at this point.

- Is there anything to include the Monroe apartments?

- Oh, right. This one right here. Just because we've heard the conditions that we're dealing with over there right now, they're pretty rough in terms of, we think there's likely to be some sort of project happening there sometime in the future. There's nothing pending that we're aware of, but there has been a lot of action in terms of our inspection departments and things kind of having to come over there and do work there. So we're familiar. We're very familiar with its prime for redevelopment, especially if there's some activity. We do know that there's a builder actively looking at this corner of Maine in Monroe that if something could happen here, that there might be some incentive to grabbing something here on this particular site. Plus the value of this building is low enough. It's not likely to go any lower it's. I hope not.

- It's zero.

- Yeah. Is it still zero at this point? We're just kinda looking at this as we do think that it is a redevelopment opportunity and obviously if it's zero, there was no risk in including it in terms of evaluation. Nothing specifically pending that we're aware of at this point. Just, just being a bit speculative that something, could happen there. Any questions on 25?

- A motion.

- To hold to the next meeting.

- Second.

- Alright we had a motion by Joshua 2nd by Bradley to hold any other discussion, hearing none all in favor.

- [All] Aye.

- That passes.

- Okay. Thank you.

- Let me read. The last one consideration with possible action to adopt a creation resolution, to establish TID number 26 grand new industrial park and adopt the project plan.

- Great. Thank you, Diana. This is essentially here. If folks are familiar, we've had had recent discussions and development agreement approved with carnivore meat company here at green green bank located here, primarily on these parcels right here. These are essentially city owned parcels that

we have acquired for purposes of industrial development. So this is the location of where that project would go. The other areas you've identified here, staff has actually been in communication with, with these owners and that they have expressed an interest in possibly moving forward on development. So at this point, this is reviewing this as our phase I area essentially, of the growth park of this particular industrial area. So the I 43 park is simply kind of just off the screen over here, off to the left. So these particular owners, we feel that's a strong potential for add additional industrial development going forward. We do have essentially a development agreement with the the initial landowner. We're conservatively, assuming that there would be kind of a mirrored project occurring on some of those properties, obviously with the amount of land here, there should be multiple projects, occurring infrastructure is largely to this area. There's some things we'll need to extend to the south and maybe a little bit out to the west to ensure that it's available for the next phase of expansion for this area. But for the most part that most of the infrastructure needed in this area will kind of be to the south and possibly a, a bit of it to the east and west to provide some sort of spur connection for future industrial development here. So again, right now we anticipate just on the first project, the industrial project that has been approved at this point was again, Phil was a very competitive project but a very, very, I think beneficial cash flow for the city in terms of what its projection in projected increment would be. So we do suspect there should be sufficient, even just on a very conservative approach. We feel there's gonna be some substantial valuation and increment made to help cover the costs that we're projecting at this point. We'll be doing a full formal financial cash flow analysis as part of the final project. And this is the car project a little bit tough to see it's a great big long building. So here's kinda the building footprint on that particular site. Here's the actual building structure that is as proposed. They would like to be under construction like in the next couple weeks. So they're not messing around.

- It says here, the description of the district. This is 26, right?

- Yep. It looks like I got the wrong.

- That's for the last one.

- Right. Mainstream road that should not be in there anymore. That's the wrong descriptions. North and south of Mason street and Finger road. And then with Grandview here in the middle. Thank you for pointing that out.

- Yeah.

- This would be a standard industrial TID I think 20 years, for this one.

- I would entertain a motion.

- Motion to hold to the next meeting.

- Second.

- All right. We have a motion by Bradley second by Joshua. Any other discussion? If not all in favor.

- [All] Aye. The motion passes.

- Thank you. And I think just as from a wrap up here, Diana, this is akin. We're kind of looking at RDA meeting and public hearing on August 1st and public city council meeting the next day on August 2nd, looking at probably tentatively in our to checking availability for members here on the 18th or 19th of August. So we are planning on having a full kind of working draft of all the project plans, ready to go and resolutions by the August 1st meeting. So those packets should include that. We'll be including that and sharing that with joint review board members as well in case there's any questions.

- Any other discussion, or that would be our last item, motion to adjourn.

- So moved.

- Second.

- Motion by Bradley second by Joshua. All in favor.

- [All] Aye.

- Thank you everybody.



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

**MEETING DATE**

September 15, 2022

**PREPARED BY**

Neil Stechschulte, Director

**AGENDA ITEM # E.1**

Consideration with possible action to adopt an Allocation Amendment Resolution and to amend the Project Plan for TID Four (4) Downtown to TID Twenty-Two (22).

**BACKGROUND**

Staff is proposing that \$1 million (\$1,000,000) from TID 4 be transferred to TID 22 to aid in the lost revenue due to project delays related to the pandemic, and the increase in materials cost for projects for public improvements in the Shipyard. Additional information will be presented at the meeting.

**RECOMMENDATION**

Approval of the Allocation Amendment Resolution and amendment of the Project Plan to allow for the allocation of funds from TID Four (4) to TID Twenty-Two (22).

**FISCAL IMPACT**

The City has contracted with Ehler's to provide the fiscal analysis confirming the financial viability of the proposed allocation amendment, and has confirmed that adequate funds are available in TID 4.

**ATTACHMENTS**

1. Full TID 4 Amended Project Plan Document
2. 091522 JRB TID 4 Amendment Resolution



City of Green Bay  
Department of Community and Economic Development

**Tax  
Increment  
District  
Four (4)**

**Downtown/  
Washington Apartments**

**Amended  
PROJECT PLAN  
*Joint Review Board #2***

**City of Green Bay, Wisconsin  
September 15, 2022**

### **Joint Review Board of the City of Green Bay**

Diana Ellenbecker, *City of Green Bay*  
Bradley Klingsporn, *Brown County*  
Josh Patchak, *Green Bay Area Public School District*  
Bob Mathews, *Northeast Wisconsin Technical College*  
Brent Weycker, *Citizen Member*

### **Common Council of the City of Green Bay**

Eric Genrich, *Mayor*  
Jennifer Grant, *District 1*  
Jim Hutchison, *District 2*  
William Morgan, *District 3*  
Bill Galvin, *District 4*  
Craig Stevens, *District 5*  
Steve Campbell, *District 6*  
Randy Scannell, *District 7*  
Chris Wery, *District 8*  
Brian Johnson, *District 9, Vice President*  
Mark Steuer, *District 10*  
Melinda Eck, *District 11*  
Jesse Brunette, *District 12, President*

### **Redevelopment Authority of the City of Green Bay**

Gary Delveaux, *Chair*  
Matt Schueller, *Vice Chair*  
Melanie Parma  
Aldersperson Randy Scannell, *District 7*  
Kathy Hinkfuss  
Deby Dehn  
Jessica Ganther

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

**Table of Contents**

Summary of Findings ..... 4

Proposed Amendment ..... 5

Appendix A - Financial Analysis

Appendix B - Public Notices

Appendix C - RDA Resolution

Appendix D - Common Council Resolution

Appendix E - City Attorney Letter

Appendix F - Joint Review Board Resolution

## Summary of Findings

1. In accordance with Wis. Stats. §66.1105, the City of Green Bay (“City”) created Tax Increment District Number Four (4), (“TID 4”), Downtown/Washington Apartments on January 20, 1998; and
2. The Common Council of the City designated the Redevelopment Authority of the City of Green Bay (“RDA”) to perform all acts necessary to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 4 on Monday, June 29, 2020; and
3. The RDA proposed allocating excess incremental property taxes from TID 4 to Tax Increment District Number Twenty-two (“TID 22”), the Shipyard; and
4. The RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
  - 4.1. On August 9, 2022, at 1:30 p.m., in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed amendments to TID 4, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
  - 4.2. On Friday, July 22, 2022, and Friday July 29, 2022, published a notice of said public hearing in the City’s official paper, the Press Times; and
  - 4.3. On Friday, July 22, 2022, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
  - 4.4. On Friday, July 22, 2022, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
5. The Original Project Plan and the Amended Project Plan meet all the requirements of Wis. Stats. §66.1105, to wit:
  - 5.1. An economic feasibility study; and
  - 5.2. A detailed list of estimated project costs; and
  - 5.3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
  - 5.4. A map showing existing uses and conditions of real property within TID 4; and
  - 5.5. A map showing proposed improvements and uses in TID 4; and
  - 5.6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 4 will not exceed thirty-five percent (35%); and
  - 5.7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
  - 5.8. A list of estimated non-project costs; and
  - 5.9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
  - 5.10. A statement indicating how creation of TID 4 promotes the orderly development of the City; and
  - 5.11. An opinion of the City Attorney that the Project Plan is complete and complies with Wis. Stats. §66.1105; and
6. The RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:
  - 6.1. The Amended Project Plan demonstrates that TID 4 has accumulated aggregate incremental property taxes greater than the amount of total project costs; and
  - 6.2. In accordance with Wis. Stats. §66.1105(6)(f)3, that TID 4 has satisfied all of its current year debt service and project cost obligations; and
  - 6.3. Prior to the mandatory termination date of September 17, 2046, TID 22 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and
  - 6.4. The mandatory termination date for TID 4 is January 20, 2025; and
  - 6.5. The mandatory termination date for TID 22 is September 17, 2046; and
  - 6.6. Wis. Stats. §66.1105 permits the City to donate surplus funds from TID 4 to TID 22; and
  - 6.7. That “but for” the adoption of an Allocation Amendment, the development projected to occur in both TID 4 and TID 22, as detailed in the City *Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
  - 6.8. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in both TID 4 and TID 22; and

- 6.9. The economic benefits of both TID 4 and TID 22, as measured by increased property value, employment, and income,
  - 6.9.1. Are greater than the cost of the improvements identified in the respective Project Plans; and
  - 6.9.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
- 6.10. The TID 4 and TID 22 Project Plans are feasible and in conformity with the *City Comprehensive Plan*.

## **Proposed Amendment**

Amend the Non-Project Costs section of the TID 4 Project Plan to include an allocation, in an amount not to exceed one million dollars (\$1,000,000.00), from TID 4 to TID 22, for the purposes of blight elimination in TID 22, which is consistent with the purpose for which TID 22 was created.

Appendix A  
Financial Analysis

# City of Green Bay, Wisconsin

## Tax Increment District No. 4

### Cash Flow Projection

Year	Projected Revenues				Expenditures				Balances			Year
	Tax Increments	Interest Earnings/ (Cost)	Other Revenue	Total Revenues	Taxable General Obligation Refunding Bonds, Series 2012D 1,975,000 Dated Date: 06/05/15 Principal	Donations to TID 22	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	
<b>2020</b>	<b>529,706</b>	<b>2,278</b>	<b>1,071</b>	<b>533,054</b>	<b>200,000</b>		<b>14,509</b>	<b>214,509</b>	<b>318,545</b>	<b>414,209</b>	<b>1,000,000</b>	<b>2020</b>
<b>2021</b>	<b>541,571</b>	<b>1,098</b>	<b>(3,320)</b>	<b>539,349</b>	<b>200,000</b>		<b>9,487</b>	<b>209,487</b>	<b>329,862</b>	<b>744,071</b>	<b>800,000</b>	<b>2021</b>
2022	535,824	7,441	1,071	544,336	200,000	1,000,000	5,800	1,205,800	(661,464)	82,607	600,000	2022
2023	543,861	826	1,071	545,759	200,000		5,950	205,950	339,809	422,416	400,000	2023
2024	552,019	4,224	1,071	557,315	200,000		5,800	205,800	351,515	773,931	200,000	2024
2025	560,300	7,739	1,071	569,110	200,000	925,000	12,500	1,137,500	(568,390)	205,541	0	2025
Total	3,263,281	23,606	2,036	3,288,923	1,200,000	1,925,000	54,046	3,179,046				Total

Notes:

Bolded rows represent actual information per the TID Annual Report (Form PE-300).

Projected TID Closure

Appendix B  
Public Notices

# AFFIDAVIT OF PUBLICATION

Advertiser Name and Address

Green Bay Planning Department  
100 N. Jefferson St. Room 608  
Green Bay, WI 54301

STATE OF WISCONSIN}  
COUNTY OF BROWN}

Dave Wood, being duly sworn, says:

That he is the Publisher of the Press Times, a weekly newspaper of general circulation, printed and published in Howard, Brown County, Wisconsin; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

July 22 + 29 2022

That said newspaper was regularly issued and circulated on those dates.

Dave Wood

Publisher

Subscribed to and sworn to me this 29<sup>th</sup> day of July, 2022.

Casie L Mallien

Casie L Mallien, Brown County, Wisconsin

My commission expires: March 29, 2026

Publication Cost: \$78.97

An affidavit cost of \$1 is included in the Publication Fees listed above.

Ad No: 177570, 177571

Customer No: 118866



Green Bay

WNAXLP

NOTICE OF PUBLIC HEARING REGARDING TAX INCREMENTAL DISTRICT (TID) FOUR (4), TEN (10), TWELVE (12), FOURTEEN (14), TWENTY-TWO (22), TWENTY-FOUR (24) AND TWENTY-FIVE (25) IN THE CITY OF GREEN BAY, WISCONSIN

NOTICE IS HEREBY GIVEN, that Pursuant to Wis. Stats. §66.1105, the Redevelopment Authority of the City of Green Bay (RDA), will hold a public hearing **Tuesday, August 9, 2022, at 1:30 p.m. at City Hall, 100 N. Jefferson St., Room 604, Green Bay, Wisconsin** in order to discuss the following:

**THE PRESS TIMES, JI**

- 1) Consideration with possible action to adopt an Allocation Amendment Resolution and to amend the Project Plan for TID Four (4) Downtown to TID Twenty-Two (22).
- 2) Consideration with possible action to amend the Project Plan for TID Ten (10) Main Street and East Mason Street to add eligible projects.
- 3) Consideration with possible action to adopt an Allocation Amendment Resolution and to amend the Project Plan for TID Twelve (12) I-43 Industrial Park to TID Twenty-Two (22).
- 4) Consideration with possible action to adopt a Resolution extending TID Fourteen (14) North Broadway Corridor by three years.
- 5) 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.

6) Consideration with possible action to adopt a Creation Resolution to establish TID Number Twenty-five (25), Grandview Industrial Park, and adopt the Project Plan. TID 25 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 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. All persons will be afforded an opportunity to comment on the proposed actions at the hearing. Any person wishing to attend who, because of a disability requires special accommodation, should contact the City Safety Manager at 920-448-3125 at least forty-eight (48) hours before the scheduled meeting time so that arrangements can be made. Comments may also be sent to [neil.stechschulte@greenbaywi.gov](mailto:neil.stechschulte@greenbaywi.gov) prior to the hearing. Copies of Project Plans are available for inspection on the City website (<https://greenbaywi.gov/473/TIF-BID-Districts>). Copies will also be provided upon request

in Room 608 of Green Bay City Hall, 100 N. Jefferson St. Dated this 19th Day of July 2022  
 Neil Stechschulte,  
 Executive Director  
 Redevelopment Authority of  
 the City of Green Bay  
 Publication Dates: July 22,  
 2022 and July 29, 2022  
 WNAXLP

# AFFIDAVIT OF PUBLICATION

Advertiser Name and Address

Green Bay Planning Department  
100 N. Jefferson St. Room 608  
Green Bay, WI 54301

STATE OF WISCONSIN}  
COUNTY OF BROWN}

Dave Wood, being duly sworn, says:

That he is the Publisher of the Press Times, a weekly newspaper of general circulation, printed and published in Howard, Brown County, Wisconsin; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

September 9 2022

That said newspaper was regularly issued and circulated on those dates.

Dave Wood  
\_\_\_\_\_  
Publisher

Subscribed to and sworn to me this 9th day of September, 2022.

Casie L Mallen  
\_\_\_\_\_  
Casie L Mallen, Brown County, Wisconsin

My commission expires: March 29, 2026

Publication Cost: \$9.22  
\_\_\_\_\_  
An affidavit cost of \$1 is included in the Publication Fees listed above.

Ad No: 192429  
\_\_\_\_\_

Customer No: 118866  
\_\_\_\_\_

**ALS**

Meetings and Public Hearings 7720

**Green Bay WNAJLP  
NOTICE OF JOINT REVIEW  
BOARD MEETING (#2)  
REGARDING TAX  
INCREMENTAL DISTRICT  
(TID) FOUR (4), TEN (10),  
TWELVE (12), FOURTEEN  
(14), TWENTY-TWO (22),  
TWENTY-FOUR (24) AND  
TWENTY-FIVE (25)  
IN THE CITY OF GREEN  
BAY, WISCONSIN**

NOTICE IS HEREBY GIVEN, that Pursuant to Wis. Stats. §66.1105, the Joint Review Board (JRB) of the City of Green Bay will hold a meeting on **Thursday, September 15, 2022 at 10:00 a.m. virtually through Zoom** in order to discuss the following:

- 1) Consideration with possible action to adopt an Allocation Amendment Resolution and to amend the Project Plan for TID Four (4) Downtown to TID Twenty-Two (22).
- 2) Consideration with possible action to amend the Project Plan for TID Ten (10), Main Street and East Mason Street to add eligible projects.
- 3) Consideration with possible action to adopt an Allocation Amendment Resolution and to amend the Project Plan for TID Twelve (12), I-43 Industrial Park to TID Twenty-Two (22).
- 4) Consideration with possible action to adopt a Resolution extending TID Fourteen (14), North Broadway Corridor by three years.
- 5) 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.

6) Consideration with possible action to adopt a Creation Resolution to establish TID Number Twenty-five (25), Grandview Industrial Park, and adopt the Project Plan. TID 25 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 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.

This meeting will be held virtually; the public may participate through Zoom via internet:  
<https://us02web.zoom.us/j/84780972306?pwd=TW5lc2VGb3ZLL2dxV1hHd2tLSWdxUT09>  
via phone: 301-715-8592 or 312-626-6799  
Meeting ID: 847 8097 2306  
Passcode: 296675  
Copies of Project Plans are available for inspection on the City website.

(<https://greenbaywi.gov/473/TIF-BID-Districts>). Copies will also be provided upon request in Room 608 of Green Bay City Hall, 100 N. Jefferson St Dated this 9th Day of September 2022  
Neil Stechschulte,  
Executive Director  
Redevelopment Authority of the City of Green Bay Publish 09.09.22 WNAJLP

Appendix C  
RDA Resolution



Redevelopment Authority  
of the City of Green Bay

**RESOLUTION 2022-01  
REGARDING AN ALLOCATION AMENDMENT FOR  
TAX INCREMENT DISTRICT NUMBER FOUR (4)  
DOWNTOWN ("TID 4")**

August 9, 2022

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Four (4) Downtown ("TID 4"), on January 20, 1998; and

WHEREAS, the Common Council of the City designated the Redevelopment Authority of the City of Green Bay ("RDA") to perform all acts necessary to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 4 on Monday, June 29, 2020; and

WHEREAS, the RDA proposed allocating excess incremental property taxes from TID 4 Downtown to Tax Increment District Number Twenty-Two (2) Shipyard (TID 22") for purposes of blight elimination and public infrastructure costs; and

WHEREAS, the boundaries of TID 4 are not changing with the proposed amendment; and

WHEREAS, on Thursday, June 23, 2022, the Joint Review Board ("JRB") of the City of Green Bay convened to elect a Chair, select a public member to the Board, and discuss the proposed Allocation Amendment Resolution and amended Project Plan; and

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

1. On Friday, July 22, 2022, mailed, by both electronic means and first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
2. On Friday, July 22, 2022, and Friday July 29, 2022, published a notice of said public hearing in the City's official paper, the Press Times; and
3. On Friday, July 22, 2022, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
4. On Tuesday, August 9, 2022, at 1:30 p.m., held a public hearing on the proposed amendments to TID 4, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and

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

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

7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
8. A list of estimated non-project costs; and
9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
10. A statement indicating how creation of TID 4 promotes the orderly development of the City; and
11. An opinion of the City Attorney that the Amended Project Plan is complete and complies with Wis. Stats. §66.1105; and


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

1. The Amended Project Plan demonstrates that TID 4 has accumulated aggregate incremental property taxes greater than the amount of total project costs; and
2. In accordance with Wis. Stats. §66.1105(6)(f)3, that TID 4 has satisfied all of its current year debt service and project cost obligations; and
3. Implementation of some projects identified in TID 22 have been delayed due to economic conditions related to the COVID-19 pandemic, and funding such projects out of TID 22 would require the delay of closing of TID 22; and
4. The mandatory termination date for TID 4 is January 20, 2025; and
5. The mandatory termination date for TID 22 is September 17, 2046; and
6. Wis. Stats. §66.1105 permits the City to donate surplus funds from TID 4 to TID 22 as a blighted or rehabilitation TID; and
7. That “but for” the adoption of an Allocation Amendment, the development projected to occur in both TID 4 and TID 22, as detailed in the City *Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
8. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in both TID 4 and TID 22; and
9. The economic benefits of both TID 4 and TID 22, as measured by increased property value, employment, and income,
  - 9.1. Are greater than the cost of the improvements identified in the respective Project Plans; and
  - 9.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
10. The TID 4 and TID 22 Project Plans are feasible and in conformity with the City *Comprehensive Plan*.

NOW, THEREFORE, BE IT RESOLVED that the RDA approves the amendment of the Non-Project Costs section of the TID 4 Project Plan to include an allocation, in an amount not to exceed one million dollars (\$1,000,000.00), from TID 4 to TID 22, for the purposes of blight elimination and public infrastructure costs related to the implementation of Shipyard Phase I public improvements, which is consistent with the purpose for which TID 22 was created; and forwards this amendment for consideration by the Green Bay City Council and the Green Bay Joint Review Board.

Approved August 9, 2022

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF GREEN BAY**

By:   
Gary J. Deveau, Chair

Attest:   
Neil Stechschulte, Executive Director

Appendix D  
Common Council Resolution

**RESOLUTION RELATING TO AN ALLOCATION AMENDMENT  
FOR TAX INCREMENT DISTRICT NUMBER FOUR (4)  
DOWNTOWN ("TID 4")**

August 30, 2022

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Four (4) Downtown ("TID 4"), on January 20, 1998; and

WHEREAS, the Common Council of the City designated the Redevelopment Authority of the City of Green Bay ("RDA") to perform all acts necessary to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 4 on Monday, June 29, 2020; and

WHEREAS, the RDA proposed allocating excess incremental property taxes from TID 4 Downtown to Tax Increment District Number Twenty-Two (22) Shipyard ("TID 22") for purposes of blight elimination and public infrastructure costs; and

WHEREAS, the boundaries of TID 4 are not changing with the proposed amendment; and

WHEREAS, on Thursday, June 23, 2022, the Joint Review Board ("JRB") of the City of Green Bay convened to elect a Chair, select a public member to the Board, and discuss the proposed Allocation Amendment Resolution and amended Project Plan; and

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

1. On Friday, July 22, 2022, mailed, by both electronic means and first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
2. On Friday, July 22, 2022, and Friday July 29, 2022, published a notice of said public hearing in the City's official paper, the Press Times; and
3. On Friday, July 22, 2022, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
4. On Tuesday, August 9, 2022, at 1:30 p.m., held a public hearing on the proposed amendments to TID 4, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan, and then approved the Amended Project Plan for TID 4; and

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

1. An economic feasibility study; and
2. A detailed list of estimated project costs; and
3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
4. A map showing existing uses and conditions of real property within TID 4; and
5. A map showing proposed improvements and uses in TID 4; and
6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 4 will not exceed thirty-five percent (35%); and
7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
8. A list of estimated non-project costs; and

9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
10. A statement indicating how creation of TID 4 promotes the orderly development of the City; and
11. An opinion of the City Attorney that the Amended Project Plan is complete and complies with Wis. Stats. §66.1105; and

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

1. The Amended Project Plan demonstrates that TID 4 has accumulated aggregate incremental property taxes greater than the amount of total project costs; and
2. In accordance with Wis. Stats. §66.1105(6)(f)3, that TID 4 has satisfied all of its current year debt service and project cost obligations; and
3. Implementation of some projects identified in TID 22 have been delayed due to economic conditions related to the COVID-19 pandemic, and funding such projects out of TID 22 would require the delay of closing of TID 22; and
4. The mandatory termination date for TID 4 is January 20, 2025; and
5. The mandatory termination date for TID 22 is September 17, 2046; and
6. Wis. Stats. §66.1105 permits the City to donate surplus funds from TID 4 to TID 22 as a blighted or rehabilitation TID; and
7. That “but for” the adoption of an Allocation Amendment, the development projected to occur in both TID 4 and TID 22, as detailed in the City *Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
8. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in both TID 4 and TID 22; and
9. The economic benefits of both TID 4 and TID 22, as measured by increased property value, employment, and income,
  - 9.1. Are greater than the cost of the improvements identified in the respective Project Plans; and
  - 9.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
10. The TID 4 and TID 22 Project Plans are feasible and in conformity with the City *Comprehensive Plan*.

NOW, THEREFORE, BE IT RESOLVED that the COMMON COUNCIL approves the amendment of the Non-Project Costs section of the TID 4 Project Plan to include an allocation, in an amount not to exceed one million dollars (\$1,000,000.00), from TID 4 to TID 22, for the purposes of blight elimination and public infrastructure costs related to the implementation of Shipyard Phase I public improvements, which is consistent with the purpose for which TID 22 was created.

Adopted August 30, 2022  
Approved August 31, 2022

**COMMON COUNCIL OF THE  
CITY OF GREEN BAY**

By: \_\_\_\_\_

Eric Genrich, Mayor

Attest: \_\_\_\_\_

Celestine Jeffreys, City Clerk

Appendix E  
City Attorney Letter



City of Green Bay Law Department  
100 North Jefferson Street - Room 200  
Green Bay, Wisconsin 54301-5026  
www.greenbaywi.gov

Phone 920.448.3080  
Fax 920.448.3081

August 26, 2022

Mayor and Common Council  
of the City of Green Bay  
100 N. Jefferson Street  
Green Bay, WI 54301

RE: Certification of Amended Project Plan  
Tax Increment District No. 4  
City of Green Bay, Brown County, Wisconsin

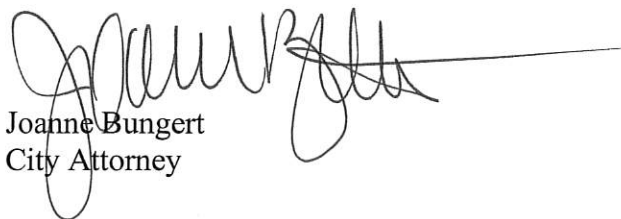
This opinion relates to the compliance of the proposed amended project plan for Tax Increment District No. 4 City of Green Bay, Brown County, Wisconsin (hereinafter "District") with the requirements of §66.1105(4), Wis. Stats.

The Community and Economic Development Department has drafted an amended project plan for the District. Pursuant to statutory requirements, a public hearing was held before the Redevelopment Authority at which interested parties were afforded a reasonable opportunity to express their views on the proposed project plan amendment [§66.1105(4)(e), Wis. Stats.]. This hearing was held on August 9, 2022. Resolutions adopting the amended project plan and authorizing allocation of positive tax increments from TID 4 to TID 22 will be considered by the Common Council on the evening of August 30, 2022.

I have examined the amended project plan and find that, together with the original project plan, it is complete and complies with the requirements of §66.1105(4)(f), Wis. Stats. This opinion is provided pursuant to §66.1105(4)(f), Wis. Stats.

Thank you for your attention to this matter.

Sincerely,



Joanne Bungert  
City Attorney

Appendix F  
Joint Review Board Resolution



**Joint Review Board  
of the City of Green Bay**

**RESOLUTION 2022-01  
REGARDING AN ALLOCATION AMENDMENT FOR  
TAX INCREMENT DISTRICT NUMBER FOUR (4)  
DOWNTOWN (“TID 4”)**

September 15, 2022

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay (“City”) created Tax Increment District Number Four (4) Downtown (“TID 4”), on January 20, 1998; and

WHEREAS, the Common Council of the City designated the Redevelopment Authority of the City of Green Bay (“RDA”) to perform all acts necessary to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 4 on Monday, June 29, 2020; and

WHEREAS, the RDA proposed allocating excess incremental property taxes from TID 4 Downtown to Tax Increment District Number Twenty-Two (2) Shipyard (TID 22”) for purposes of blight elimination and public infrastructure costs; and

WHEREAS, the boundaries of TID 4 are not changing with the proposed amendment; and

WHEREAS, on Thursday, June 23, 2022, the Joint Review Board (“JRB”) of the City of Green Bay convened to elect a Chair, select a public member to the Board, and discuss the proposed Allocation Amendment Resolution and amended Project Plan; and

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

1. On Friday, July 22, 2022, mailed, by both electronic means and first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
2. On Friday, July 22, 2022, and Friday July 29, 2022, published a notice of said public hearing in the City’s official paper, the Press Times; and
3. On Friday, July 22, 2022, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
4. On Tuesday, August 9, 2022, at 1:30 p.m., held a public hearing on the proposed amendments to TID 4, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan, and then approved the Amended Project Plan for TID 4; and

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

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

7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
8. A list of estimated non-project costs; and
9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
10. A statement indicating how creation of TID 4 promotes the orderly development of the City; and
11. An opinion of the City Attorney that the Amended Project Plan is complete and complies with Wis. Stats. §66.1105; and

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

1. The Amended Project Plan demonstrates that TID 4 has accumulated aggregate incremental property taxes greater than the amount of total project costs; and
2. In accordance with Wis. Stats. §66.1105(6)(f)3, that TID 4 has satisfied all of its current year debt service and project cost obligations; and
3. Implementation of some projects identified in TID 22 have been delayed due to economic conditions related to the COVID-19 pandemic, and funding such projects out of TID 22 would require the delay of closing of TID 22; and
4. The mandatory termination date for TID 4 is January 20, 2025; and
5. The mandatory termination date for TID 22 is September 17, 2046; and
6. Wis. Stats. §66.1105 permits the City to donate surplus funds from TID 4 to TID 22 as a blighted or rehabilitation TID; and
7. That “but for” the adoption of an Allocation Amendment, the development projected to occur in both TID 4 and TID 22, as detailed in the City *Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
8. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in both TID 4 and TID 22; and
9. The economic benefits of both TID 4 and TID 22, as measured by increased property value, employment, and income,
  - 9.1. Are greater than the cost of the improvements identified in the respective Project Plans; and
  - 9.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
10. The TID 4 and TID 22 Project Plans are feasible and in conformity with the City *Comprehensive Plan*.

WHEREAS, the City Attorney has provided a written opinion that all statutory requirements have been met; and

WHEREAS, at its meeting on August 30, 2022 the Common Council of the City approved the amendment of the Non-Project Costs section of the TID 4 Project Plan to include an allocation, in an amount not to exceed one million dollars (\$1,000,000.00), from TID 4 to TID 22, for the purposes of blight elimination and public infrastructure costs related to the implementation of Shipyard Phase I public improvements, which is consistent with the purpose for which TID 22; and

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

Adopted \_\_\_\_\_

Approved \_\_\_\_\_

**JOINT REVIEW BOARD OF THE CITY OF GREEN BAY**

By: \_\_\_\_\_ Diana Ellenbecker, Chair



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

#### MEETING DATE

September 15, 2022

#### PREPARED BY

Neil Stechschulte, Director

#### AGENDA ITEM # E.2

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 four million dollars (\$4,000,000) in additional projects be added to the eligible projects list identified within TID 10. These include but are not limited to the following Public Works Improvements: storm water management, flood control, pedestrian enhancements, street improvements, public utility improvements, streetscape improvements and other general public infrastructure as may be needed throughout TID 10 to meet the redevelopment objectives for this area.

These projects were delayed or have increased in cost due to the pandemic.

#### RECOMMENDATION

Staff recommends approval of the amendment to the Project Plan for TID Ten (10) Main Street and East Mason Street to add eligible projects as presented, and adopt the required resolution for the amendment.

#### FISCAL IMPACT

The City has contracted with Ehler's to provide the fiscal analysis confirming the financial viability of the proposed project plan amendment, and has confirmed that adequate funds are available in TID 10.

#### ATTACHMENTS

1. Full TID 10 Amended Project Plan Document
2. 091522 JRB TID 10 Amendment Resolution



City of Green Bay  
Department of Community and Economic Development

**Tax  
Increment  
District  
Ten (10)**

**Main Street and Mason Street**

**Amended  
PROJECT PLAN**  
*Joint Review Board #2*

**City of Green Bay, Wisconsin  
September 15, 2022**

### **Joint Review Board of the City of Green Bay**

Diana Ellenbecker, *City of Green Bay*  
Bradley Klingsporn, *Brown County*  
Josh Patchak, *Green Bay Area Public School District*  
Bob Mathews, *Northeast Wisconsin Technical College*  
Brent Weycker, *Citizen Member*

### **Common Council of the City of Green Bay**

Eric Genrich, *Mayor*  
Jennifer Grant, *District 1*  
Jim Hutchison, *District 2*  
William Morgan, *District 3*  
Bill Galvin, *District 4*  
Craig Stevens, *District 5*  
Steve Campbell, *District 6*  
Randy Scannell, *District 7*  
Chris Wery, *District 8*  
Brian Johnson, *District 9, Vice President*  
Mark Steuer, *District 10*  
Melinda Eck, *District 11*  
Jesse Brunette, *District 12, President*

### **Redevelopment Authority of the City of Green Bay**

Gary Delveaux, *Chair*  
Matt Schueller, *Vice Chair*  
Melanie Parma  
Aldersperson Randy Scannell, *District 7*  
Kathy Hinkfuss  
Deby Dehn  
Jessica Ganther

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

# Table of Contents

Summary of Findings ..... 4

Proposed Amendment ..... 5

Appendix A - Financial Analysis

Appendix B - Public Notices

Appendix C - RDA Resolution

Appendix D - Common Council Resolution

Appendix E - City Attorney Letter

Appendix F - Joint Review Board Resolution

## Summary of Findings

1. In accordance with Wis. Stats. §66.1105, the City of Green Bay (“City”) created Tax Increment District Number Ten (10) (“TID 10”), Main Street and Monroe Street on August 17, 2004; and
2. The Common Council of the City designated the Redevelopment Authority of the City of Green Bay (“RDA”) to perform all acts necessary to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 10 on Monday, June 29, 2020; and
3. The RDA proposed adding Improvement #10: Other Public Infrastructure projects for purposes of storm water management, flood control, pedestrian enhancements, street improvements, public utility improvements, streetscape improvements and other general public infrastructure as may be needed to throughout TID 10 to meet the redevelopment objectives for this area.
4. The RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
  - 4.1. On August 9, 2022, at 1:30 p.m., in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed amendments to TID 10, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
  - 4.2. On Friday, July 22, 2022, and Friday July 29, 2022, published a notice of said public hearing in the City’s official paper, the Press Times; and
  - 4.3. On Friday, July 22, 2022, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
  - 4.4. On Friday, July 22, 2022, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
5. The Original Project Plan and the Amended Project Plan meet all the requirements of Wis. Stats. §66.1105, to wit:
  - 5.1. An economic feasibility study; and
  - 5.2. A detailed list of estimated project costs; and
  - 5.3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
  - 5.4. A map showing existing uses and conditions of real property within TID 10; and
  - 5.5. A map showing proposed improvements and uses in TID 10; and
  - 5.6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 10 will not exceed thirty-five percent (35%); and
  - 5.7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
  - 5.8. A list of estimated non-project costs; and
  - 5.9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
  - 5.10. A statement indicating how creation of TID 10 promotes the orderly development of the City; and
  - 5.11. An opinion of the City Attorney that the Project Plan is complete and complies with Wis. Stats. §66.1105; and
6. The RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:
  - 6.1. The Amended Project Plan demonstrates that TID 10 has accumulated aggregate incremental property taxes greater than the amount of total project costs; and
  - 6.2. In accordance with Wis. Stats. §66.1105(6)(f)3, that TID 10 is projected to satisfy all of its current year debt service and project cost obligations; and
  - 6.3. Prior to the mandatory termination date of August 17, 2031, TID 10 is projected to have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and
  - 6.4. The mandatory termination date for TID 10 is August 17, 2031; and
  - 6.5. That “but for” the adoption of an Allocation Amendment, the development projected to occur in both TID 10 as detailed in the *City Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
  - 6.6. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in both TID 10; and

- 6.7. The economic benefits of TID 10 as measured by increased property value, employment, and income,
  - 6.7.1. Are greater than the cost of the improvements identified in the respective Project Plans; and
  - 6.7.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
- 6.8. The TID 10 Project Plans is feasible and in conformity with the City *Comprehensive Plan*.

## Proposed Amendment

Amend the Project Costs section of the TID 10 Project Plan to include the following:

**Improvement #10:** Other Public Infrastructure

**Location:** District-wide

**Description:** Other miscellaneous public infrastructure projects as may be needed to throughout TID 10 to meet the redevelopment objectives for this area. (\$4 million)

**Public Works or Improvements:** Storm water management, flood control, pedestrian enhancements, street improvements, public utility improvements, streetscape improvements and other general public infrastructure as may be needed throughout the TID 10 to meet the redevelopment objectives for this area

Appendix A  
Financial Analysis

# City of Green Bay, Wisconsin

## Tax Increment District No. 10

### Cash Flow Projection

Year	Projected Revenues				Expenditures			Balances		Year	
	Tax Increments	Interest Earnings/ (Cost)	Other Revenue	Total Revenues	G Bader 1901 M Street	Stormwater Improvements	Admin.	Total Expenditures	Annual		Cumulative
<b>2020</b>	<b>220,374</b>	<b>4,645</b>	<b>8,232</b>	<b>233,252</b>	<b>21,026</b>		<b>19,575</b>	<b>40,601</b>	<b>192,650</b>	<b>899,314</b>	<b>2020</b>
<b>2021</b>	<b>251,991</b>	<b>1,596</b>	<b>8,785</b>	<b>262,372</b>	<b>21,507</b>		<b>23,088</b>	<b>44,595</b>	<b>217,777</b>	<b>1,117,091</b>	<b>2021</b>
2022	291,244	11,171	9,499	311,914	21,937	400,000	21,088	443,025	(131,111)	985,980	2022
2023	295,613	9,860	9,499	314,972	16,460	400,000	21,088	437,548	(122,576)	863,404	2023
2024	300,047	8,634	3,652	312,333		400,000	21,088	421,088	(108,755)	754,649	2024
2025	304,548	7,546	3,652	315,746		400,000	21,088	421,088	(105,342)	649,307	2025
2026	309,116	6,493	3,652	319,261		400,000	21,088	421,088	(101,827)	547,479	2026
2027	313,752	5,475	3,652	322,879		400,000	21,088	421,088	(98,209)	449,271	2027
2028	318,459	4,493	3,652	326,603		400,000	21,088	421,088	(94,485)	354,786	2028
2029	323,236	3,548	3,652	330,435		400,000	20,800	420,800	(90,365)	264,421	2029
2030	328,084	2,644	3,652	334,380		400,000	20,800	420,800	(86,420)	178,002	2030
2031	333,005	1,780	3,652	338,437		400,000	27,650	427,650	(89,213)	88,789	2031
2032	338,001	888	3,652	342,540			17,750	17,750	324,790	413,579	2032
<b>Total</b>	<b>3,927,469</b>	<b>68,773</b>	<b>68,883</b>	<b>4,065,125</b>	<b>80,930</b>	<b>4,000,000</b>	<b>277,279</b>	<b>4,358,209</b>			<b>Total</b>

Notes:

Bolded rows represent actual information per the TID Annual Report (Form PE-300).

Projected TID Closure

Appendix B  
Public Notices

# AFFIDAVIT OF PUBLICATION

Advertiser Name and Address

Green Bay Planning Department  
100 N. Jefferson St. Room 608  
Green Bay, WI 54301

STATE OF WISCONSIN}  
COUNTY OF BROWN}

Dave Wood, being duly sworn, says:

That he is the Publisher of the Press Times, a weekly newspaper of general circulation, printed and published in Howard, Brown County, Wisconsin; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

July 22 + 29 2022

That said newspaper was regularly issued and circulated on those dates.

Dave Wood

Publisher

Subscribed to and sworn to me this 29<sup>th</sup> day of July, 2022.

Casie L Mallien

Casie L Mallien, Brown County, Wisconsin

My commission expires: March 29, 2026

Publication Cost: \$78.97

An affidavit cost of \$1 is included in the Publication Fees listed above.

Ad No: 177570, 177571

Customer No: 118866



# ALS

Meetings and Public Hearings 7720

**Green Bay WNAJLP**  
**NOTICE OF JOINT REVIEW**  
**BOARD MEETING (#2)**  
**REGARDING TAX**  
**INCREMENTAL DISTRICT**  
**(TID) FOUR (4), TEN (10),**  
**TWELVE (12), FOURTEEN**  
**(14), TWENTY-TWO (22),**  
**TWENTY-FOUR (24) AND**  
**TWENTY-FIVE (25)**  
**IN THE CITY OF GREEN**  
**BAY, WISCONSIN**

NOTICE IS HEREBY GIVEN that Pursuant to Wis. Stats. §66.1105, the Joint Review Board (JRB) of the City of Green Bay will hold a meeting on **Thursday, September 15, 2022 at 10:00 a.m. virtually through Zoom** in order to discuss the following:

- 1) Consideration with possible action to adopt an Allocation Amendment Resolution and to amend the Project Plan for TID Four (4) Downtown to TID Twenty-Two (22).
- 2) Consideration with possible action to amend the Project Plan for TID Ten (10) Main Street and East Mason Street to add eligible projects.
- 3) Consideration with possible action to adopt an Allocation Amendment Resolution and to amend the Project Plan for TID Twelve (12) I-43 Industrial Park to TID Twenty-Two (22).
- 4) Consideration with possible action to adopt a Resolution extending TID Fourteen (14) North Broadway Corridor by three years.
- 5) 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.

6) Consideration with possible action to adopt a Creation Resolution to establish TID Number Twenty-five (25) Grandview Industrial Park, and adopt the Project Plan. TID 25 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 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.

This meeting will be held virtually; the public may participate through Zoom via internet:  
<https://us02web.zoom.us/j/84780972306?pwd=TW5lc2VGb3ZLL2dxV1hHd2tLSWdxUT09>  
 via phone: 301-715-8592 or 312-626-6799  
 Meeting ID: 847 8097 2306  
 Passcode: 296675

Copies of Project Plans are available for inspection on the City website.

(<https://greenbaywi.gov/473/TIF-BID-Districts>). Copies will also be provided upon request in Room 608 of Green Bay City Hall, 100 N. Jefferson St Dated this 9th Day of September 2022  
 Neil Stechschulte,  
 Executive Director  
 Redevelopment Authority of  
 the City of Green Bay Publish  
 09.09.22 WNAJLP

# AFFIDAVIT OF PUBLICATION

Advertiser Name and Address

Green Bay Planning Department  
100 N. Jefferson St. Room 608  
Green Bay, WI 54301

STATE OF WISCONSIN}  
COUNTY OF BROWN}

Dave Wood, being duly sworn, says:

That he is the Publisher of the Press Times, a weekly newspaper of general circulation, printed and published in Howard, Brown County, Wisconsin; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

September 9 2022

That said newspaper was regularly issued and circulated on those dates.

Dave Wood  
\_\_\_\_\_  
Publisher

Subscribed to and sworn to me this 9th day of September, 2022.

Casie L Mallen  
\_\_\_\_\_  
Casie L Mallen, Brown County, Wisconsin

My commission expires: March 29, 2026

Publication Cost: \$9.22  
\_\_\_\_\_  
An affidavit cost of \$1 is included in the Publication Fees listed above.

Ad No: 192429  
\_\_\_\_\_

Customer No: 118866  
\_\_\_\_\_

Green Bay

WNAXLP

NOTICE OF PUBLIC HEARING REGARDING TAX INCREMENTAL DISTRICT (TID) FOUR (4), TEN (10), TWELVE (12), FOURTEEN (14), TWENTY-TWO (22), TWENTY-FOUR (24) AND TWENTY-FIVE (25) IN THE CITY OF GREEN BAY, WISCONSIN

NOTICE IS HEREBY GIVEN, that Pursuant to Wis. Stats. §66.1105, the Redevelopment Authority of the City of Green Bay (RDA), will hold a public hearing **Tuesday, August 9, 2022, at 1:30 p.m. at City Hall, 100 N. Jefferson St., Room 604, Green Bay, Wisconsin** in order to discuss the following:

**THE PRESS TIMES, JI**

- 1) Consideration with possible action to adopt an Allocation Amendment Resolution and to amend the Project Plan for TID Four (4) Downtown to TID Twenty-Two (22).
- 2) Consideration with possible action to amend the Project Plan for TID Ten (10) Main Street and East Mason Street to add eligible projects.
- 3) Consideration with possible action to adopt an Allocation Amendment Resolution and to amend the Project Plan for TID Twelve (12) I-43 Industrial Park to TID Twenty-Two (22).
- 4) Consideration with possible action to adopt a Resolution extending TID Fourteen (14) North Broadway Corridor by three years.
- 5) 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.

6) Consideration with possible action to adopt a Creation Resolution to establish TID Number Twenty-five (25), Grandview Industrial Park, and adopt the Project Plan. TID 25 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 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. All persons will be afforded an opportunity to comment on the proposed actions at the hearing. Any person wishing to attend who, because of a disability requires special accommodation, should contact the City Safety Manager at 920-448-3125 at least forty-eight (48) hours before the scheduled meeting time so that arrangements can be made. Comments may also be sent to [neil.stechschulte@greenbaywi.gov](mailto:neil.stechschulte@greenbaywi.gov) prior to the hearing. Copies of Project Plans are available for inspection on the City website (<https://greenbaywi.gov/473/TIF-BID-Districts>). Copies will also be provided upon request

in Room 608 of Green Bay City Hall, 100 N. Jefferson St. Dated this 19th Day of July 2022  
 Neil Stechschulte,  
 Executive Director  
 Redevelopment Authority of  
 the City of Green Bay  
 Publication Dates: July 22,  
 2022 and July 29, 2022  
 WNAXLP

Appendix C  
RDA Resolution



**Redevelopment Authority**  
of the City of Green Bay

**RESOLUTION 2022-02**  
**REGARDING A PROJECT PLAN AMENDMENT FOR**  
**TAX INCREMENT DISTRICT NUMBER TEN (10) ("TID 10")**

August 9, 2022

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Ten (10) Main Street and Mason Street ("TID 10"), on August 17, 2004; and

WHEREAS, the Common Council of the City designated the Redevelopment Authority of the City of Green Bay ("RDA") to perform all acts necessary to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 10 on Monday, June 29, 2020; and

WHEREAS, the RDA proposed adding an addition project to the Project Cost section of the Project Plan for Other Public Infrastructure; and

WHEREAS, the boundaries of TID 10 are not changing with the proposed amendment; and

WHEREAS, on Thursday, June 23, 2022, the Joint Review Board ("JRB") of the City of Green Bay convened to and discuss the proposed Project Plan Amendment Resolution and amended Project Plan; and

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

1. On Friday, July 22, 2022, mailed, by both electronic means and first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
2. On Friday, July 22, 2022, and Friday July 29, 2022, published a notice of said public hearing in the City's official paper, the Press Times; and
3. On Friday, July 22, 2022, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
4. On Tuesday, August 9, 2022, at 1:30 p.m., held a public hearing on the proposed amendments to TID 10, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and

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

1. An economic feasibility study; and
2. A detailed list of estimated project costs; and
3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
4. A map showing existing uses and conditions of real property within TID 10; and
5. A map showing proposed improvements and uses in TID 10; and
6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 10 will not exceed thirty-five percent (35%); and
7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
8. A list of estimated non-project costs; and

9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
10. A statement indicating how creation of TID 10 promotes the orderly development of the City; and
11. An opinion of the City Attorney that the Amended Project Plan is complete and complies with Wis. Stats. §66.1105; and

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

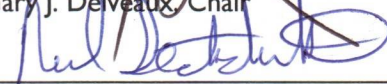
1. The Amended Project Plan demonstrates that TID 10 has accumulated aggregate incremental property taxes greater than the amount of total project costs; and
2. In accordance with Wis. Stats. §66.1105(6)(f)3, that TID 10 has satisfied all of its current year debt service and project cost obligations; and
3. The mandatory termination date for TID 10 is August 17, 2031 and
4. That “but for” the adoption of an Allocation Amendment, the development projected to occur in TID 10, as detailed in the *City Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
5. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in TID 10; and
6. The economic benefits of TID 10 as measured by increased property value, employment, and income,
  - 6.1. Are greater than the cost of the improvements identified in the respective Project Plans; and
  - 6.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
7. The TID 10 Project Plan is feasible and in conformity with the *City Comprehensive Plan*.

NOW, THEREFORE, BE IT RESOLVED that the RDA approves the amendment of the Project Costs section of the TID 10 Project Plan to include an amount not to exceed four million dollars (\$4,000,000.00) for the purposes of additional public infrastructure costs related to the Main Street and Mason Street area, which is consistent with the purpose for which TID 10 was created; and forwards this amendment for consideration by the Green Bay City Council and the Green Bay Joint Review Board.

Approved August 9, 2022

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF GREEN BAY**

By:   
Gary J. Delveaux, Chair

Attest:   
Neil Stechschulte, Executive Director

Appendix D  
Common Council Resolution

**RESOLUTION RELATING TO A PROJECT PLAN AMENDMENT  
FOR TAX INCREMENT DISTRICT NUMBER TEN (10) (“TID 10”)**

August 30, 2022

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay (“City”) created Tax Increment District Number Ten (10) Main Street and Mason Street (“TID 10”), on August 17, 2004; and

WHEREAS, the Common Council of the City designated the Redevelopment Authority of the City of Green Bay (“RDA”) to perform all acts necessary to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 10 on Monday, June 29, 2020; and

WHEREAS, the RDA proposed adding an addition project to the Project Cost section of the Project Plan for Other Public Infrastructure; and

WHEREAS, the boundaries of TID 10 are not changing with the proposed amendment; and

WHEREAS, on Thursday, June 23, 2022, the Joint Review Board (“JRB”) of the City of Green Bay convened to and discuss the proposed Project Plan Amendment Resolution and amended Project Plan; and

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

1. On Friday, July 22, 2022, mailed, by both electronic means and first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
2. On Friday, July 22, 2022, and Friday July 29, 2022, published a notice of said public hearing in the City’s official paper, the Press Times; and
3. On Friday, July 22, 2022, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
4. On Tuesday, August 9, 2022, at 1:30 p.m., held a public hearing on the proposed amendments to TID 10, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan, and then approved the Amended Project Plan for TID 10; and

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

1. An economic feasibility study; and
2. A detailed list of estimated project costs; and
3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
4. A map showing existing uses and conditions of real property within TID 10; and
5. A map showing proposed improvements and uses in TID 10; and
6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 10 will not exceed thirty-five percent (35%); and
7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
8. A list of estimated non-project costs; and
9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
10. A statement indicating how creation of TID 10 promotes the orderly development of the City; and

11. An opinion of the City Attorney that the Amended Project Plan is complete and complies with Wis. Stats. §66.1105; and

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

1. The Amended Project Plan demonstrates that TID 10 has accumulated aggregate incremental property taxes greater than the amount of total project costs; and
2. In accordance with Wis. Stats. §66.1105(6)(f)3, that TID 10 has satisfied all of its current year debt service and project cost obligations; and
3. The mandatory termination date for TID 10 is August 17, 2031 and
4. That "but for" the adoption of an Allocation Amendment, the development projected to occur in TID 10, as detailed in the City *Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
5. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in TID 10; and
6. The economic benefits of TID 10 as measured by increased property value, employment, and income,
  - 6.1. Are greater than the cost of the improvements identified in the respective Project Plans; and
  - 6.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
7. The TID 10 Project Plan is feasible and in conformity with the City *Comprehensive Plan*.

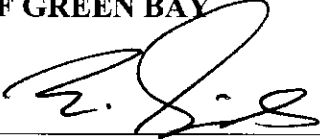
NOW, THEREFORE, BE IT RESOLVED that the COMMON COUNCIL approves the amendment of the Project Costs section of the TID 10 Project Plan to include an amount not to exceed four million dollars (\$4,000,000.00) for the purposes of additional public infrastructure costs related to the Main Street and Mason Street area, which is consistent with the purpose for which TID 10 was created.

Adopted August 30, 2022

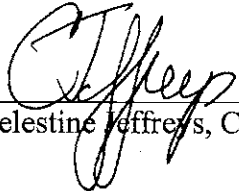
Approved August 31, 2022

**COMMON COUNCIL OF THE  
CITY OF GREEN BAY**

By: \_\_\_\_\_

  
Eric Genrich, Mayor

Attest: \_\_\_\_\_

  
Celestine Jeffreys, City Clerk

Appendix E  
City Attorney Letter



City of Green Bay Law Department  
100 North Jefferson Street - Room 200  
Green Bay, Wisconsin 54301-5026  
www.greenbaywi.gov

Phone 920.448.3080  
Fax 920.448.3081

August 26, 2022

Mayor and Common Council  
of the City of Green Bay  
100 N. Jefferson Street  
Green Bay, WI 54301

RE: Certification of Amended Project Plan  
Tax Increment District No. 10  
City of Green Bay, Brown County, Wisconsin

This opinion relates to the compliance of the proposed amended project plan for Tax Increment District No. 10 City of Green Bay, Brown County, Wisconsin (hereinafter "District") with the requirements of §66.1105(4), Wis. Stats.

The Community and Economic Development Department has drafted an amended project plan for the District. Pursuant to statutory requirements, a public hearing was held before the Redevelopment Authority at which interested parties were afforded a reasonable opportunity to express their views on the proposed project plan amendment [§66.1105(4)(e), Wis. Stats.]. This hearing was held on August 9, 2022. Resolutions adopting the amended project plan to add additional project costs for Other Public Infrastructure will be considered by the Common Council on the evening of August 30, 2022.

I have examined the amended project plan and find that, together with the original project plan, it is complete and complies with the requirements of §66.1105(4)(f), Wis. Stats. This opinion is provided pursuant to §66.1105(4)(f), Wis. Stats.

Thank you for your attention to this matter.

Sincerely,

  
Joanne Bungert  
City Attorney

Appendix F  
Joint Review Board Resolution



**Joint Review Board  
of the City of Green Bay**

**RESOLUTION 2022-02  
REGARDING A PROJECT PLAN AMENDMENT FOR  
TAX INCREMENT DISTRICT NUMBER TEN (10) (“TID 10”)**

September 15, 2022

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay (“City”) created Tax Increment District Number Ten (10) Main Street and Mason Street (“TID 10”), on August 17, 2004; and

WHEREAS, the Common Council of the City designated the Redevelopment Authority of the City of Green Bay (“RDA”) to perform all acts necessary to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 10 on Monday, June 29, 2020; and

WHEREAS, the RDA proposed adding an addition project to the Project Cost section of the Project Plan for Other Public Infrastructure; and

WHEREAS, the boundaries of TID 10 are not changing with the proposed amendment; and

WHEREAS, on Thursday, June 23, 2022, the Joint Review Board (“JRB”) of the City of Green Bay convened to and discuss the proposed Project Plan Amendment Resolution and amended Project Plan; and

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

1. On Friday, July 22, 2022, mailed, by both electronic means and first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
2. On Friday, July 22, 2022, and Friday July 29, 2022, published a notice of said public hearing in the City’s official paper, the Press Times; and
3. On Friday, July 22, 2022, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
4. On Tuesday, August 9, 2022, at 1:30 p.m., held a public hearing on the proposed amendments to TID 10, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan, and then approved the Amended Project Plan for TID 10; and

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

1. An economic feasibility study; and
2. A detailed list of estimated project costs; and
3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
4. A map showing existing uses and conditions of real property within TID 10; and
5. A map showing proposed improvements and uses in TID 10; and
6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 10 will not exceed thirty-five percent (35%); and
7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
8. A list of estimated non-project costs; and
9. A statement relating to the proposed method for the relocation of any persons to be displaced; and

10. A statement indicating how creation of TID 10 promotes the orderly development of the City; and
11. An opinion of the City Attorney that the Amended Project Plan is complete and complies with Wis. Stats. §66.1105; and

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

1. The Amended Project Plan demonstrates that TID 10 has accumulated aggregate incremental property taxes greater than the amount of total project costs; and
2. In accordance with Wis. Stats. §66.1105(6)(f)3, that TID 10 has satisfied all of its current year debt service and project cost obligations; and
3. The mandatory termination date for TID 10 is August 17, 2031 and
4. That “but for” the adoption of an Allocation Amendment, the development projected to occur in TID 10, as detailed in the *City Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
5. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in TID 10; and
6. The economic benefits of TID 10 as measured by increased property value, employment, and income,
  - 6.1. Are greater than the cost of the improvements identified in the respective Project Plans; and
  - 6.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
7. The TID 10 Project Plan is feasible and in conformity with the *City Comprehensive Plan*.

WHEREAS, the City Attorney has provided a written opinion that all statutory requirements have been met; and

WHEREAS, at its meeting on August 30, 2022 the Common Council of the City approved the amendment of the Project Costs section of the TID 10 Project Plan to include an amount not to exceed four million dollars (\$4,000,000.00) for the purposes of additional public infrastructure costs related to the Main Street and Mason Street area, which is consistent with the purpose for which TID 10 was created.; and

BE IT FINALLY RESOLVED that the City is hereby authorized to add eligible projects to the Project Plan as specified herein.

Adopted \_\_\_\_\_

Approved \_\_\_\_\_

**JOINT REVIEW BOARD OF THE  
CITY OF GREEN BAY**

By: \_\_\_\_\_  
Diana Ellenbecker, Chair



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

#### **MEETING DATE**

September 15, 2022

#### **PREPARED BY**

Neil Stechschulte, Director

#### **AGENDA ITEM # E.3**

Consideration with possible action to adopt an Allocation Amendment Resolution and to amend the Project Plan for TID Twelve (12) I-43 Industrial Park to TID Twenty-Two (22).

#### **BACKGROUND**

Staff is proposing that some funds from TID 12 be transferred to 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.

#### **RECOMMENDATION**

Approval of the Allocation Amendment Resolution and amendment of the Project Plan to allow for the allocation of funds from TID Twelve (12) to TID Twenty-Two (22).

#### **FISCAL IMPACT**

The City has contracted with Ehler's to provide the fiscal analysis confirming the financial viability of the proposed project plan amendment, and has confirmed that adequate funds are available in TID 12.

#### **ATTACHMENTS**

1. Full Amended TID 12 Project Plan Document
2. 091522 JRB TID 12 Amendment Resolution



City of Green Bay  
Department of Community and Economic Development

**Tax  
Increment  
District  
Twelve (12)**

**I-43 Industrial Park**

**Amended  
PROJECT PLAN**  
*Joint Review Board #2*

**City of Green Bay, Wisconsin  
September 15, 2022**

### **Joint Review Board of the City of Green Bay**

Diana Ellenbecker, *City of Green Bay*  
Bradley Klingsporn, *Brown County*  
Josh Patchak, *Green Bay Area Public School District*  
Bob Mathews, *Northeast Wisconsin Technical College*  
Brent Weycker, *Citizen Member*

### **Common Council of the City of Green Bay**

Eric Genrich, *Mayor*  
Jennifer Grant, *District 1*  
Jim Hutchison, *District 2*  
William Morgan, *District 3*  
Bill Galvin, *District 4*  
Craig Stevens, *District 5*  
Steve Campbell, *District 6*  
Randy Scannell, *District 7*  
Chris Wery, *District 8*  
Brian Johnson, *District 9, Vice President*  
Mark Steuer, *District 10*  
Melinda Eck, *District 11*  
Jesse Brunette, *District 12, President*

### **Redevelopment Authority of the City of Green Bay**

Gary Delveaux, *Chair*  
Matt Schueller, *Vice Chair*  
Melanie Parma  
Aldersperson Randy Scannell, *District 7*  
Kathy Hinkfuss  
Deby Dehn  
Jessica Ganther

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

# Table of Contents

Summary of Findings ..... 4

Proposed Amendment ..... 5

Appendix A - Financial Analysis

Appendix B - Public Notices

Appendix C - RDA Resolution

Appendix D - Common Council Resolution

Appendix E - City Attorney Letter

Appendix F - Joint Review Board Resolution

## Summary of Findings

1. In accordance with Wis. Stats. §66.1105, the City of Green Bay (“City”) created Tax Increment District Number Twelve (12) (“TID 12”), I-43 Industrial Park on January 20, 1998; and
2. The Common Council of the City designated the Redevelopment Authority of the City of Green Bay (“RDA”) to perform all acts necessary to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 12 on Monday, June 29, 2020; and
3. The RDA proposed allocating excess incremental property taxes from TID 12 to Tax Increment District Number Twenty-two (“TID 22”), the Shipyard; and
4. The RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
  - 4.1. On August 9, 2022, at 1:30 p.m., in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed amendments to TID 12, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
  - 4.2. On Friday, July 22, 2022, and Friday July 29, 2022, published a notice of said public hearing in the City’s official paper, the Press Times; and
  - 4.3. On Friday, July 22, 2022, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
  - 4.4. On Friday, July 22, 2022, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
5. The Original Project Plan and the Amended Project Plan meet all the requirements of Wis. Stats. §66.1105, to wit:
  - 5.1. An economic feasibility study; and
  - 5.2. A detailed list of estimated project costs; and
  - 5.3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
  - 5.4. A map showing existing uses and conditions of real property within TID 12; and
  - 5.5. A map showing proposed improvements and uses in TID 12; and
  - 5.6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 12 will not exceed thirty-five percent (35%); and
  - 5.7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
  - 5.8. A list of estimated non-project costs; and
  - 5.9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
  - 5.10. A statement indicating how creation of TID 12 promotes the orderly development of the City; and
  - 5.11. An opinion of the City Attorney that the Project Plan is complete and complies with Wis. Stats. §66.1105; and
6. The RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:
  - 6.1. The Amended Project Plan demonstrates that TID 12 has accumulated aggregate incremental property taxes greater than the amount of total project costs; and
  - 6.2. In accordance with Wis. Stats. §66.1105(6)(f)3, that TID 12 has satisfied all of its current year debt service and project cost obligations; and
  - 6.3. Prior to the mandatory termination date of September 17, 2046, TID 22 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and
  - 6.4. The mandatory termination date for TID 12 is September 6, 2025; and
  - 6.5. The mandatory termination date for TID 22 is September 17, 2046; and
  - 6.6. Wis. Stats. §66.1105 permits the City to donate surplus funds from TID 12 to TID 22; and
  - 6.7. That “but for” the adoption of an Allocation Amendment, the development projected to occur in both TID 12 and TID 22, as detailed in the City *Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
  - 6.8. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in both TID 12 and TID 22; and

- 6.9. The economic benefits of both TID 12 and TID 22, as measured by increased property value, employment, and income,
  - 6.9.1. Are greater than the cost of the improvements identified in the respective Project Plans; and
  - 6.9.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
- 6.10. The TID 12 and TID 22 Project Plans are feasible and in conformity with the *City Comprehensive Plan*.

## **Proposed Amendment**

Amend the Non-Project Costs section of the TID 12 Project Plan to include an allocation, in an amount not to exceed two million dollars (\$2,000,000.00), from TID 12 to TID 22, for the purposes of blight elimination in TID 22, which is consistent with the purpose for which TID 22 was created.

Appendix A  
Financial Analysis

# City of Green Bay, Wisconsin

Tax Increment District No. 12

Cash Flow Projection (Page 1 of 2)

Year	Projected Revenues					Expenditures													
	Tax Increments	Interest Earnings/ (Cost)	2009A BAB Subsidy	Other Revenue	Total Revenues	GO Bonds, Series 2006A 80,000 Dated Date: 04/05/06 Principal Interest	GO Bonds, Series 2007A 480,000 Dated Date: 06/05/07 Principal Interest	Taxable GO Bonds, Series 2009A 468,050 Dated Date: 06/09/09 Principal Interest	GO Ref Bonds, Series 2012B 4,484 Dated Date: 05/01/12 Principal Interest	GO Ref Bonds, Series 2013A 98,645 Dated Date: 02/05/13 Principal Interest	GO Ref Bonds, Series 2014D 734,543 Dated Date: 09/09/14 Principal Interest	GO Ref Bonds, Series 2015A 311,936 Dated Date: 05/25/15 Principal Interest							
2015	770,139	26,187	26,365	478,082	1,300,773	10,000	213	65,000	10,432	62,260	90,798	698	3,254	1,279	1,465	4,924	20,475		3,228
2016	657,518	23,145	25,660	310,372	1,016,695			70,000	1,444	62,260	88,572	989	3,234	16,648	1,375	6,087	19,183	5,072	6,198
2017	810,096	47,418	26,539	350,857	1,234,910			64,480	86,115	64,480	86,115	957	3,210	16,117	1,171	5,833	19,064	73,889	5,408
2018	1,576,482	67,002		357,426	2,000,909			65,590	83,415	65,590	83,415	909	3,182	15,606	933	6,000	18,946	77,000	3,899
2019	1,789,017	89,993		421,323	2,300,333			68,930	80,419	68,930	80,419	882	3,155	15,294	701	6,731	18,818	75,962	2,370
2020	2,102,259	23,933		429,463	2,555,655							826	3,130	14,862	438	6,829	18,682	79,024	820
2021	2,454,267	6,050		439,423	2,899,739							938	3,103	14,464	145	87,965	17,734	988	15
2022	3,101,228	38,629		442,140	3,581,996							15,763	2,774			94,000	15,914		
2023	3,147,746	11,892		442,140	3,601,778							20,806	2,147			102,105	13,698		
2024	3,194,962	42,252			3,237,214							20,458	1,528			101,010	10,907		
2025	3,242,887	68,985			3,311,872							20,146	919			99,038	7,906		
2026	3,291,530	96,399			3,387,930							19,722	308			103,056	4,875		
<b>Total</b>	<b>26,138,131</b>	<b>541,884</b>	<b>78,564</b>	<b>3,671,226</b>	<b>30,429,804</b>	<b>10,000</b>	<b>213</b>	<b>135,000</b>	<b>11,876</b>	<b>323,520</b>	<b>429,320</b>	<b>103,094</b>	<b>29,943</b>	<b>94,271</b>	<b>6,227</b>	<b>623,578</b>	<b>186,202</b>	<b>311,936</b>	<b>21,938</b>

Notes:

Tax Increment District No. 12

Cash Flow Projection (Page 2 of 2)

Expenditures															Balances		
GO Ref Bonds, Series 2019A 1,170,000 Dated Date: 09/03/19	MRO's		Erie Street Projects/ Services	Street Light Electrical	Environmental Services	Utilities	Sewer Construction	Street Reconstruction	Purchase of Property	Allocation to TID 6, 11, & 15	Allocation to TID 9	Allocation to TID 22	Admin.	Total Expenditures	Annual	Cumulative	Year
	Principal	Interest															
				31,788	6,500								90,358	402,671	898,102	3,947,738	2015
													77,235	358,298	658,398	4,606,136	2016
							50		219,804	700,000			70,171	1,266,270	(31,360)	4,574,775	2017
		200,000	2,440,082						143,755				65,362	3,124,679	(1,123,770)	3,451,006	2018
		200,000	2,707,607										65,721	3,246,591	(946,258)	2,504,748	2019
125,000	42,422	200,000	189,570				1,820,637				500,000		72,937	3,075,177	(519,521)	1,985,227	2020
130,000	35,450	200,000				1,036	275,247	174,842					80,165	1,022,091	1,877,648	3,862,875	2021
110,000	31,850	200,000	46,769											6,255,671	(2,673,675)	1,189,199	2022
100,000	28,700													565,799	3,035,979	4,225,178	2023
100,000	25,700													563,912	2,673,302	6,898,480	2024
110,000	22,000													570,405	2,741,467	9,639,947	2025
115,000	17,500													577,065	2,810,864	12,450,811	2026
790,000	203,622		5,384,028											5,500,000	576,738	21,028,629	Total
Projected TID Closure																	

Appendix B  
Public Notices

# AFFIDAVIT OF PUBLICATION

Advertiser Name and Address

Green Bay Planning Department  
100 N. Jefferson St. Room 608  
Green Bay, WI 54301

STATE OF WISCONSIN}  
COUNTY OF BROWN}

Dave Wood, being duly sworn, says:

That he is the Publisher of the Press Times, a weekly newspaper of general circulation, printed and published in Howard, Brown County, Wisconsin; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

September 9 2022

That said newspaper was regularly issued and circulated on those dates.

Dave Wood  
\_\_\_\_\_  
Publisher

Subscribed to and sworn to me this 9th day of September, 2022.

Casie L Mallen  
\_\_\_\_\_  
Casie L Mallen, Brown County, Wisconsin

My commission expires: March 29, 2026

Publication Cost: \$9.22  
\_\_\_\_\_  
An affidavit cost of \$1 is included in the Publication Fees listed above.

Ad No: 192429  
\_\_\_\_\_

Customer No: 118866  
\_\_\_\_\_

# ALS

Meetings and Public Hearings 7720

**Green Bay WNAJLP**  
**NOTICE OF JOINT REVIEW**  
**BOARD MEETING (#2)**  
**REGARDING TAX**  
**INCREMENTAL DISTRICT**  
**(TID) FOUR (4), TEN (10),**  
**TWELVE (12), FOURTEEN**  
**(14), TWENTY-TWO (22),**  
**TWENTY-FOUR (24) AND**  
**TWENTY-FIVE (25)**  
**IN THE CITY OF GREEN**  
**BAY, WISCONSIN**

NOTICE IS HEREBY GIVEN, that Pursuant to Wis. Stats. §66.1105, the Joint Review Board (JRB) of the City of Green Bay will hold a meeting on **Thursday, September 15, 2022 at 10:00 a.m. virtually through Zoom** in order to discuss the following:

- 1) Consideration with possible action to adopt an Allocation Amendment Resolution and to amend the Project Plan for TID Four (4) Downtown to TID Twenty-Two (22).
- 2) Consideration with possible action to amend the Project Plan for TID Ten (10), Main Street and East Mason Street to add eligible projects.
- 3) Consideration with possible action to adopt an Allocation Amendment Resolution and to amend the Project Plan for TID Twelve (12), I-43 Industrial Park to TID Twenty-Two (22).
- 4) Consideration with possible action to adopt a Resolution extending TID Fourteen (14), North Broadway Corridor by three years.
- 5) 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.

6) Consideration with possible action to adopt a Creation Resolution to establish TID Number Twenty-five (25), Grandview Industrial Park, and adopt the Project Plan. TID 25 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 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.

This meeting will be held virtually; the public may participate through Zoom via internet:  
<https://us02web.zoom.us/j/84780972306?pwd=TW5lc2VGb3ZLL2dxV1hHd2tLSWdxUT09>  
 via phone: 301-715-8592 or 312-626-6799  
 Meeting ID: 847 8097 2306  
 Passcode: 296675  
 Copies of Project Plans are available for inspection on the City website.

(<https://greenbaywi.gov/473/TIF-BID-Districts>). Copies will also be provided upon request in Room 608 of Green Bay City Hall, 100 N. Jefferson St Dated this 9th Day of September 2022  
 Neil Stechschulte,  
 Executive Director  
 Redevelopment Authority of  
 the City of Green Bay Publish  
 09.09.22 WNAJLP

Green Bay

WNAXLP

NOTICE OF PUBLIC HEARING REGARDING TAX INCREMENTAL DISTRICT (TID) FOUR (4), TEN (10), TWELVE (12), FOURTEEN (14), TWENTY-TWO (22), TWENTY-FOUR (24) AND TWENTY-FIVE (25) IN THE CITY OF GREEN BAY, WISCONSIN

NOTICE IS HEREBY GIVEN, that Pursuant to Wis. Stats. §66.1105, the Redevelopment Authority of the City of Green Bay (RDA), will hold a public hearing **Tuesday, August 9, 2022, at 1:30 p.m. at City Hall, 100 N. Jefferson St., Room 604, Green Bay, Wisconsin** in order to discuss the following:

# THE PRESS TIMES, JR

- 1) Consideration with possible action to adopt an Allocation Amendment Resolution and to amend the Project Plan for TID Four (4) Downtown to TID Twenty-Two (22).
- 2) Consideration with possible action to amend the Project Plan for TID Ten (10) Main Street and East Mason Street to add eligible projects.
- 3) Consideration with possible action to adopt an Allocation Amendment Resolution and to amend the Project Plan for TID Twelve (12) I-43 Industrial Park to TID Twenty-Two (22).
- 4) Consideration with possible action to adopt a Resolution extending TID Fourteen (14) North Broadway Corridor by three years.
- 5) 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.

6) Consideration with possible action to adopt a Creation Resolution to establish TID Number Twenty-five (25), Grandview Industrial Park, and adopt the Project Plan. TID 25 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 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. All persons will be afforded an opportunity to comment on the proposed actions at the hearing. Any person wishing to attend who, because of a disability requires special accommodation, should contact the City Safety Manager at 920-448-3125 at least forty-eight (48) hours before the scheduled meeting time so that arrangements can be made. Comments may also be sent to [neil.stechschulte@greenbaywi.gov](mailto:neil.stechschulte@greenbaywi.gov) prior to the hearing. Copies of Project Plans are available for inspection on the City website (<https://greenbaywi.gov/473/TIF-BID-Districts>). Copies will also be provided upon request

in Room 608 of Green Bay City Hall, 100 N. Jefferson St. Dated this 19th Day of July 2022  
 Neil Stechschulte,  
 Executive Director  
 Redevelopment Authority of  
 the City of Green Bay  
 Publication Dates: July 22,  
 2022 and July 29, 2022  
 WNAXLP

# AFFIDAVIT OF PUBLICATION

Advertiser Name and Address

Green Bay Planning Department  
100 N. Jefferson St. Room 608  
Green Bay, WI 54301

STATE OF WISCONSIN}  
COUNTY OF BROWN}

Dave Wood, being duly sworn, says:

That he is the Publisher of the Press Times, a weekly newspaper of general circulation, printed and published in Howard, Brown County, Wisconsin; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

July 22 + 29 2022

That said newspaper was regularly issued and circulated on those dates.

Dave Wood

Publisher

Subscribed to and sworn to me this 29<sup>th</sup> day of July, 2022.

Casie L Mallien

Casie L Mallien, Brown County, Wisconsin

My commission expires: March 29, 2026

Publication Cost: \$78.97

An affidavit cost of \$1 is included in the Publication Fees listed above.

Ad No: 177570, 177571

Customer No: 118866



Appendix C  
RDA Resolution



Redevelopment Authority  
of the City of Green Bay

**RESOLUTION 2022-03  
REGARDING AN ALLOCATION AMENDMENT FOR  
TAX INCREMENT DISTRICT NUMBER TWELVE  
I-43 INDUSTRIAL PARK ("TID 12")**

August 9, 2022

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

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

WHEREAS, the RDA proposed allocating excess incremental property taxes from TID 12 I-43 Industrial Park ("TID 12"), to Tax Increment District Number Twenty-Two (22) Shipyard (TID 22") for purposes of blight elimination and public infrastructure costs; and

WHEREAS, the boundaries of TID 12 are not changing with the proposed amendment; and

WHEREAS, on Thursday, June 23, 2022, the Joint Review Board ("JRB") of the City of Green Bay convened to discuss the proposed Allocation Amendment Resolution and amended Project Plan; and

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

1. On Friday, July 22, 2022, mailed, by both electronic means and first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
2. On Friday, July 22, 2022, and Friday July 29, 2022, published a notice of said public hearing in the City's official paper, the Press Times; and
3. On Friday, July 22, 2022, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
4. On Tuesday, August 9, 2022, at 1:30 p.m., held a public hearing on the proposed amendments to TID 12, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and

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

1. An economic feasibility study; and
2. A detailed list of estimated project costs; and
3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
4. A map showing existing uses and conditions of real property within TID 12; and
5. A map showing proposed improvements and uses in TID 12; and
6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 12 will not exceed thirty-five percent (35%); and

7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
8. A list of estimated non-project costs; and
9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
10. A statement indicating how creation of TID 12 promotes the orderly development of the City; and
11. An opinion of the City Attorney that the Amended Project Plan is complete and complies with Wis. Stats. §66.1105; and

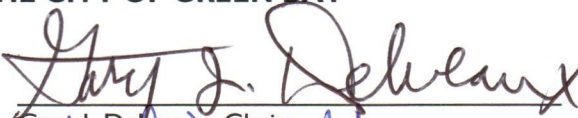
WHEREAS, the RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:

1. The Amended Project Plan demonstrates that TID 12 has accumulated aggregate incremental property taxes greater than the amount of total project costs; and
2. In accordance with Wis. Stats. §66.1105(6)(f)3, that TID 12 has satisfied all of its current year debt service and project cost obligations; and
3. Implementation of some projects identified in TID 22 have been delayed due to economic conditions related to the COVID-19 pandemic, and funding such projects out of TID 22 would require the delay of closing of TID 22; and
4. The mandatory termination date for TID 12 is September 6, 2025; and
5. The mandatory termination date for TID 22 is September 25, 2045; and
6. Wis. Stats. §66.1105 permits the City to donate surplus funds from TID 12 to TID 22 as a blighted or rehabilitation TID; and
7. That “but for” the adoption of an Allocation Amendment, the development projected to occur in both TID 12 and TID 22, as detailed in the *City Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
8. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in both TID 12 and TID 22; and
  - 8.1. The economic benefits of both TID 12 and TID 22, as measured by increased property value, employment, and income, are greater than the cost of the improvements identified in the respective Project Plans; and
  - 8.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
9. The TID 12 and TID 22 Project Plans are feasible and in conformity with the *City Comprehensive Plan*.

NOW, THEREFORE, BE IT RESOLVED that the RDA approves the amendment of the Non-Project Costs section of the TID 12 Project Plan to include an allocation, in an amount not to exceed two million dollars (\$2,000,000.00), from TID 12 to TID 22, for the purposes of blight elimination and public infrastructure costs related to the implementation of Shipyard Phase I public improvements, which is consistent with the purpose for which TID 22 was created; and forwards this amendment for consideration by the Green Bay City Council and the Green Bay Joint Review Board.

Approved August 9, 2022

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF GREEN BAY**

By:   
Gary J. Delveaux, Chair

Attest:   
Neil Stechschulte, Executive Director

Appendix D  
Common Council Resolution

**RESOLUTION RELATING TO AN ALLOCATION  
AMENDMENT FOR TAX INCREMENT DISTRICT  
NUMBER TWELVE I-43 INDUSTRIAL PARK (“TID 12”)**

August 30, 2022

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay (“City”) created Tax Increment District Number Four (4) Downtown (“TID 4”), on January 20, 1998; and

WHEREAS, the Common Council of the City designated the Redevelopment Authority of the City of Green Bay (“RDA”) to perform all acts necessary to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 4 on Monday, June 29, 2020; and

WHEREAS, the RDA proposed allocating excess incremental property taxes from TID 12 Downtown to Tax Increment District Number Twenty-Two (22) Shipyard (“TID 22”) for purposes of blight elimination and public infrastructure costs; and

WHEREAS, the boundaries of TID 12 are not changing with the proposed amendment; and

WHEREAS, on Thursday, June 23, 2022, the Joint Review Board (“JRB”) of the City of Green Bay convened to elect a Chair, select a public member to the Board, and discuss the proposed Allocation Amendment Resolution and amended Project Plan; and

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

1. On Friday, July 22, 2022, mailed, by both electronic means and first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
2. On Friday, July 22, 2022, and Friday July 29, 2022, published a notice of said public hearing in the City’s official paper, the Press Times; and
3. On Friday, July 22, 2022, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
4. On Tuesday, August 9, 2022, at 1:30 p.m., held a public hearing on the proposed amendments to TID 12, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan, and then approved the Amended Project Plan for TID 12; and

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

1. An economic feasibility study; and
2. A detailed list of estimated project costs; and
3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
4. A map showing existing uses and conditions of real property within TID 12; and
5. A map showing proposed improvements and uses in TID 12; and
6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 12 will not exceed thirty-five percent (35%); and
7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
8. A list of estimated non-project costs; and
9. A statement relating to the proposed method for the relocation of any persons to be displaced; and

10. A statement indicating how creation of TID 12 promotes the orderly development of the City; and
11. An opinion of the City Attorney that the Amended Project Plan is complete and complies with Wis. Stats. §66.1105; and

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

1. The Amended Project Plan demonstrates that TID 12 has accumulated aggregate incremental property taxes greater than the amount of total project costs; and
2. In accordance with Wis. Stats. §66.1105(6)(f)3, that TID 12 has satisfied all of its current year debt service and project cost obligations; and
3. Implementation of some projects identified in TID 22 have been delayed due to economic conditions related to the COVID-19 pandemic, and funding such projects out of TID 22 would require the delay of closing of TID 22; and
4. The mandatory termination date for TID 12 is September 6, 2025; and
5. The mandatory termination date for TID 22 is September 25, 2045; and
6. Wis. Stats. §66.1105 permits the City to donate surplus funds from TID 12 to TID 22 as a blighted or rehabilitation TID; and
7. That "but for" the adoption of an Allocation Amendment, the development projected to occur in both TID 12 and TID 22, as detailed in the City *Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
8. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in both TID 12 and TID 22; and
  - 8.1. The economic benefits of both TID 12 and TID 22, as measured by increased property value, employment, and income, are greater than the cost of the improvements identified in the respective Project Plans; and
  - 8.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
9. The TID 12 and TID 22 Project Plans are feasible and in conformity with the City *Comprehensive Plan*.

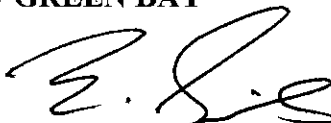
NOW, THEREFORE, BE IT RESOLVED that the COMMON COUNCIL approves the amendment of the Non-Project Costs section of the TID 12 Project Plan to include an allocation, in an amount not to exceed two million dollars (\$2,000,000.00), from TID 12 to TID 22, for the purposes of blight elimination and public infrastructure costs related to the implementation of Shipyard Phase I public improvements, which is consistent with the purpose for which TID 22 was created.

Adopted August 30, 2022

Approved August 31, 2022

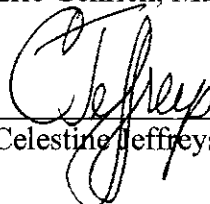
**COMMON COUNCIL OF THE  
CITY OF GREEN BAY**

By:



Eric Genrich, Mayor

Attest:



Celestine Jeffreys, City Clerk

Appendix E  
City Attorney Letter



City of Green Bay Law Department  
100 North Jefferson Street • Room 200  
Green Bay, Wisconsin 54301-5026  
www.greenbaywi.gov

Phone 920.448.3080  
Fax 920.448.3081

August 26, 2022

Mayor and Common Council  
of the City of Green Bay  
100 N. Jefferson Street  
Green Bay, WI 54301

RE: Certification of Amended Project Plan  
Tax Increment District No. 12  
City of Green Bay, Brown County, Wisconsin

This opinion relates to the compliance of the proposed amended project plan for Tax Increment District No. 12 City of Green Bay, Brown County, Wisconsin (hereinafter "District") with the requirements of §66.1105(4), Wis. Stats.

The Community and Economic Development Department has drafted an amended project plan for the District. Pursuant to statutory requirements, a public hearing was held before the Redevelopment Authority at which interested parties were afforded a reasonable opportunity to express their views on the proposed project plan amendment [§66.1105(4)(e), Wis. Stats.]. This hearing was held on August 9, 2022. Resolutions adopting the amended project plan and authorizing allocation of positive tax increments from TID 12 to TID 22 will be considered by the Common Council on the evening of August 30, 2022.

I have examined the amended project plan and find that, together with the original project plan, it is complete and complies with the requirements of §66.1105(4)(f), Wis. Stats. This opinion is provided pursuant to §66.1105(4)(f), Wis. Stats.

Thank you for your attention to this matter.

Sincerely,

Joanne Bungert  
City Attorney

Appendix F  
Joint Review Board Resolution



**Joint Review Board  
of the City of Green Bay**

**RESOLUTION 2022-03  
REGARDING AN ALLOCATION AMENDMENT FOR  
TAX INCREMENT DISTRICT NUMBER TWELVE  
I-43 INDUSTRIAL PARK (“TID 12”)**

September 15, 2022

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

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

WHEREAS, the RDA proposed allocating excess incremental property taxes from TID 12 Downtown to Tax Increment District Number Twenty-Two (2) Shipyard (TID 22”) for purposes of blight elimination and public infrastructure costs; and

WHEREAS, the boundaries of TID 12 are not changing with the proposed amendment; and

WHEREAS, on Thursday, June 23, 2022, the Joint Review Board (“JRB”) of the City of Green Bay convened to elect a Chair, select a public member to the Board, and discuss the proposed Allocation Amendment Resolution and amended Project Plan; and

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

1. On Friday, July 22, 2022, mailed, by both electronic means and first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
2. On Friday, July 22, 2022, and Friday July 29, 2022, published a notice of said public hearing in the City’s official paper, the Press Times; and
3. On Friday, July 22, 2022, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
4. On Tuesday, August 9, 2022, at 1:30 p.m., held a public hearing on the proposed amendments to TID 12, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan, and then approved the Amended Project Plan for TID 12; and

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

1. An economic feasibility study; and
2. A detailed list of estimated project costs; and
3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
4. A map showing existing uses and conditions of real property within TID 12; and
5. A map showing proposed improvements and uses in TID 12; and
6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 12 will not exceed thirty-five percent (35%); and

7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
8. A list of estimated non-project costs; and
9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
10. A statement indicating how creation of TID 12 promotes the orderly development of the City; and
11. An opinion of the City Attorney that the Amended Project Plan is complete and complies with Wis. Stats. §66.1105; and

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

1. The Amended Project Plan demonstrates that TID 12 has accumulated aggregate incremental property taxes greater than the amount of total project costs; and
2. In accordance with Wis. Stats. §66.1105(6)(f)3, that TID 12 has satisfied all of its current year debt service and project cost obligations; and
3. Implementation of some projects identified in TID 22 have been delayed due to economic conditions related to the COVID-19 pandemic, and funding such projects out of TID 22 would require the delay of closing of TID 22; and
4. The mandatory termination date for TID 12 is September 6, 2025; and
5. The mandatory termination date for TID 22 is September 25, 2045; and
6. Wis. Stats. §66.1105 permits the City to donate surplus funds from TID 12 to TID 22 as a blighted or rehabilitation TID; and
7. That “but for” the adoption of an Allocation Amendment, the development projected to occur in both TID 12 and TID 22, as detailed in the City *Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
8. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in both TID 12 and TID 22; and
  - 8.1. The economic benefits of both TID 12 and TID 22, as measured by increased property value, employment, and income, are greater than the cost of the improvements identified in the respective Project Plans; and
  - 8.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
9. The TID 12 and TID 22 Project Plans are feasible and in conformity with the City *Comprehensive Plan*.

WHEREAS, the City Attorney has provided a written opinion that all statutory requirements have been met; and

WHEREAS, at its meeting on August 30, 2022 the Common Council of the City approved the amendment of the Non-Project Costs section of the TID 12 Project Plan to include an allocation, in an amount not to exceed two million dollars (\$2,000,000.00), from TID 12 to TID 22, for the purposes of blight elimination and public infrastructure costs related to the implementation of Shipyard Phase I public improvements, which is consistent with the purpose for which TID 22 was created; and

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

Adopted \_\_\_\_\_

Approved \_\_\_\_\_

**JOINT REVIEW BOARD OF THE  
CITY OF GREEN BAY**

By: \_\_\_\_\_  
Diana Ellenbecker, Chair





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

#### MEETING DATE

September 15, 2022

#### PREPARED BY

Neil Stechschulte, Director

#### AGENDA ITEM # E.4

Consideration with possible action to adopt a Resolution extending TID Fourteen (14) North Broadway Corridor by three years.

#### 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.

#### RECOMMENDATION

Approval of the extension resolution to allow for the extension of the maximum life of TID 14 to be extended by three (3) years.

#### FISCAL IMPACT

Staff has reviewed information provided by the developer that the extension of TID 14 will be required to meet the financial needs of the Fort at the Railyard project. Additional projects within TID 14 may be considered on a case by case basis.

#### ATTACHMENTS

1. 091522 JRB TID 14 Extension Resolution
2. TID 14 Council Resolution 083022



**Joint Review Board  
of the City of Green Bay**

**RESOLUTION 2022-04  
REGARDING A STANDARD EXTENSION FOR  
TAX INCREMENT DISTRICT NUMBER FOURTEEN (14),  
THE RAIL YARD (“TID 14”)**

September 15, 2022

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay (“City”) created Tax Increment District Number Fourteen (14) (“TID 14”) on September 16, 2006; and

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

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

WHEREAS, the Redevelopment Authority of the City of Green Bay held a public hearing on August 9, 2022, and also approved the extension of TID 14 by three years, and

WHEREAS, at its meeting on August 30, 2022, the Common Council of the City of Green Bay approved extending the life of TID 14 for three (3) additional years, until September 16, 2036, for the purposes of covering outstanding project costs.

WHEREAS, the City Attorney has provided a written opinion that all statutory requirements have been met; and

BE IT FINALLY RESOLVED that the City is hereby authorized to extend the life of TID 14 as specified herein.

Adopted \_\_\_\_\_

Approved \_\_\_\_\_

**JOINT REVIEW BOARD OF THE  
CITY OF GREEN BAY**

By: \_\_\_\_\_  
Diana Ellenbecker, Chair

**RESOLUTION RELATING TO A STANDARD EXTENSION  
FOR TAX INCREMENT DISTRICT NUMBER FOURTEEN (14),  
THE RAIL YARD ("TID 14")**

August 30, 2022

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Fourteen (14) ("TID 14") on September 16, 2006; and

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

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

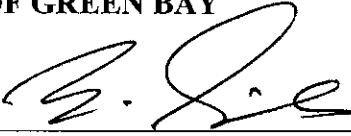
WHEREAS, the Redevelopment Authority of the City of Green Bay held a public hearing on August 9, 2022, and also approved the extension of TID 14 by three years, and

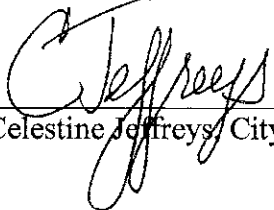
NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Green Bay approves extending the life of TID 14 for three (3) additional years, until September 16, 2036, for the purposes of covering outstanding project costs.

Adopted August 30, 2022

Approved August 31, 2022

**COMMON COUNCIL OF THE  
CITY OF GREEN BAY**

By:   
Eric Genrich, Mayor

Attest:   
Celestine Jeffreys, City Clerk



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

### MEETING DATE

September 15, 2022

### PREPARED BY

Neil Stechschulte, Director

### AGENDA ITEM # E.5

Consideration with possible action to adopt a Creation Resolution to establish TID Number Twenty-four (24), Cherry Street, and adopt the Project Plan.

### BACKGROUND

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.

An initial project has been identified that will consist of a \$13 million project that will add five (5) stories with fifty-seven (57) market rate multi-family apartment units to the existing 10,000 s.f. single story commercial retail/office building, and a connecting skywalk to the Cherry Street Parking Ramp to the residential portion of the project. This TID is required to provide the financial assistance needed to make the project viable.

### RECOMMENDATION

Staff recommends the approval of the Project Plan for the creation of TID 24 and the required creation resolution.

### FISCAL IMPACT

The City has contracted with Ehler's to provide the fiscal analysis confirming the financial viability of the proposed TID, and has confirmed that the proposed TID 24 is financially viable.

### ATTACHMENTS

1. Full TID 24 Project Plan Document
2. 091522 JRB TID 24 Creation Resolution

July 22, 2022

PROJECT PLAN

# City of Green Bay, Wisconsin

## Tax Incremental District No. 24



---

Prepared by:

Ehlers

N21W23350 Ridgeview Parkway West,

Suite 100

Waukesha, WI 53188

---

**BUILDING COMMUNITIES. IT'S WHAT WE DO.**

## KEY DATES

Organizational Joint Review Board Meeting Held:	June 23, 2022
Public Hearing Held:	August 1, 2022
Approval by Redevelopment Authority:	August 1, 2022
Adoption by Common Council:	August 30, 2022
Approval by the Joint Review Board:	TBD

## TABLE OF CONTENTS

Executive Summary.....	3
Preliminary Map of Proposed District Boundary .....	6
Map Showing Existing Uses and Conditions.....	8
Preliminary Parcel List and Analysis .....	10
Equalized Value Test .....	12
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District .....	13
Map Showing Proposed Improvements and Uses.....	20
Detailed List of Estimated Project Costs .....	22
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.....	23
Annexed Property.....	28
Estimate of Property to Be Devoted to Retail Business.....	28
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances.....	28
Statement of the Proposed Method for the Relocation of any Persons to be Displaced .....	29
How Creation of the Tax Incremental District Promotes the Orderly Development of the City .....	29
List of Estimated Non-Project Costs .....	30
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f).....	31
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions.....	32

# **SECTION 1:**

## **Executive Summary**

---

### **DESCRIPTION OF DISTRICT**

Tax Incremental District (“TID”) No. 24 (the “District”) is a proposed Mixed Use District comprising approximately 3.54 acres located in downtown Green Bay (the “City”). The District will be created to pay the costs of development incentives and public infrastructure improvements needed to support the project being developed by 222 Cherry Street, LLC (the “Developer”). The project will comprise of adding five (5) stories with fifty-seven (57) market rate multi-family apartment units to the existing 10,000 square feet of single story commercial retail/office building, and a connecting skywalk to the Cherry Street Parking Ramp to the residential portion of the project (the “Project”). In addition to the incremental property value that will be created, the City expects the Project to provide employment opportunities, increased income and sales tax collection, increased retail and commercial activity, and other benefits to the local economy resulting from the purchase of goods and services related to construction and operation of the Project.

### **AUTHORITY**

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

### **ESTIMATED TOTAL PROJECT COST EXPENDITURES**

The City anticipates making total expenditures of approximately \$11.9 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$10 million in development incentives, \$600 thousand in infrastructure and streetscape improvements, and \$1.3 million for administrative expenses and other costs.

### **INCREMENTAL VALUATION**

The City projects that new land and improvements value of approximately \$28.7 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

### **EXPECTED TERMINATION OF DISTRICT**

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 19 of its allowable 20 years.

## 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:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. The City will require the Developer to pay the cost of and install public infrastructure to serve the District. Developer may also incur other costs to (re)develop property within the District that cannot be fully recovered through sale or rent while also generating market-appropriate investor returns. The City has evaluated a request from the Developer for Tax Incremental Financing (“TIF”) assistance and confirmed that the public investment is necessary, and that “but for” that investment, the related development will not occur. The development incentives included in this Plan are for purposes of confirming economic feasibility only and do not reflect a commitment by the City to provide incentives in any specific amount. Incentive commitments will be set forth in development and subject to approval by the Common Council. To the extent City provides incentives, it expects to do so on a “pay as you go basis.”
2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered that in addition to the incremental property value that will be created, the City expects the Project to provide employment opportunities, increased income and sales tax collection, increased retail and commercial activity, and other benefits to the local economy resulting from the purchase of goods and services related to construction and operation of the Project.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

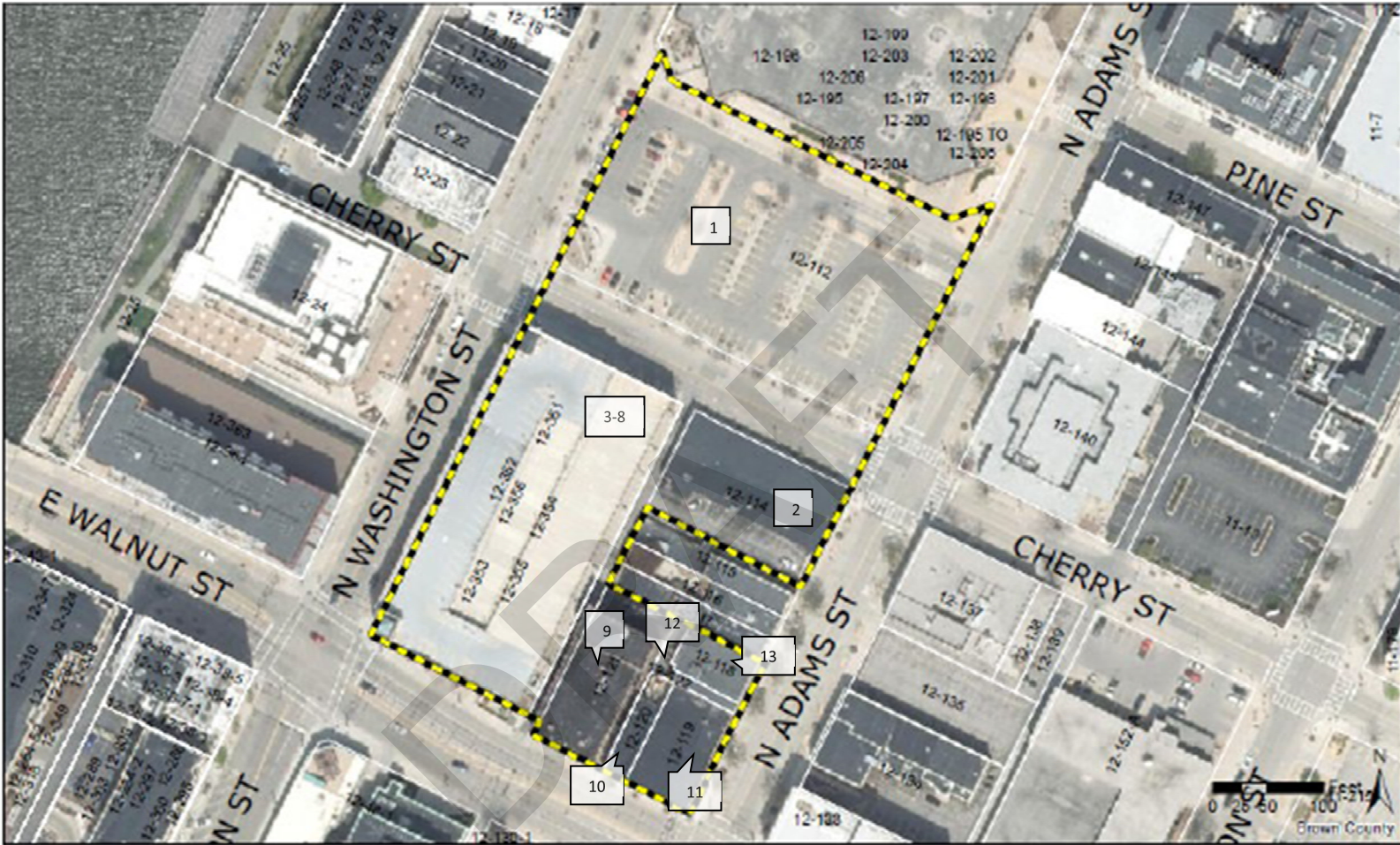
4. Not less than 50% by area of the real property within the District is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm). Lands proposed for newly-platted residential development comprise no more than 35% of the real property area within the District. Costs related to newly-platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a.
5. Based on the foregoing finding, the District is designated as a mixed-use district.
6. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.


## **SECTION 2: Preliminary Map of Proposed District Boundary**


---

Map Found on Following Page.

DRAFT



 **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 it 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. Also prepared by City of Green Bay Department of Community and Economic Development, E.T. 08 Jun 2022. K:\Warning\Work Order Requests\2022\22\_10 TID\Cherry2.txd



## **SECTION 3: Map Showing Existing Uses and Conditions**

---

Map Found on Following Page.

DRAFT



Legend:

- TID Boundary
- Downtown Two (D2)

## SECTION 4: Preliminary Parcel List and Analysis

The District will include the parcels identified in the table included on this page. **All 3.535 acres to be located within the District are suitable for either residential development or commercial development.** None of the land in the District will be newly-platted residential development as there are existing residential structures, and there will be no reconfiguration of the parcels. The existing “D-2” zoning of the parcels allows for “a full range of high-intensity uses: retail, multifamily housing, offices, entertainment, and civic uses” per City Code 44-614(3).

Map Reference Number	Parcel Number	Address	Owner	Acres	Suitable Acres	
					Newly Platted Residential	Mixed-Use
1	12-112	221 CHERRY ST	GREEN BAY REDEVELOPMENT AUTHORITY	1.447	0.000	1.447
2	12-114	216 CHERRY ST	TAJ ENTERPRISES LLC	0.364	0.000	0.364
3	12-352	CHERRY ST	GREEN BAY CITY OF	1.160	0.000	1.160
4	12-356	N WASHINGTON ST	NICOLET NATIONAL BANK			
5	12-354	102 N WASHINGTON ST	7878 BIG SKY LLC			
6	12-351	202 CHERRY ST	GREEN BAY CITY OF			
7	12-353	211 E WALNUT ST	A&M FUTURES LLC			
8	12-355	126 N WASHINGTON ST	NICOLET NATIONAL BANK			
9	12-121	217 E WALNUT ST	VIC THEATRE GREEN BAY LLC	0.249	0.000	0.249
10	12-120	225 E WALNUT ST	LIZA RAE LLC	0.053	0.000	0.053
11	12-119	227 E WALNUT ST	GREEN BAY REDEVELOPMENT AUTHORITY	0.152	0.000	0.152
12	12-122	101 N ADAMS ST	GREEN BAY REDEVELOPMENT AUTHORITY	0.033	0.000	0.033
13	12-118	109 N ADAMS ST	GREEN BAY REDEVELOPMENT AUTHORITY	0.077	0.000	0.077
<b>TOTALS</b>				<b>3.535</b>	<b>0.000</b>	<b>3.535</b>

Percentage of TID Area Suitable for Mixed Use Development  
Newly Platted Residential

100%
0%

**Calculation of Estimated Base Value**

Parcel	Assessed Value				Equalized Value			
	Land	Improvement	Personal	Total	Land	Improvement	Personal	Total
12-112	0	0	0	0	0	0	0	0
12-114	133,800	641,800	0	775,600	168,400	807,800	0	976,200
12-352	0	0	0	0	0	0	0	0
12-356	5,700	0	0	5,700	7,200	0	0	7,200
12-354	87,700	704,200	0	791,900	110,400	886,300	0	996,700
12-351	0	0	0	0	0	0	0	0
12-353	53,800	293,600	0	347,400	67,700	369,500	0	437,200
12-355	44,100	95,700	0	139,800	55,500	120,500	0	176,000
12-121	91,600	190,300	0	281,900	115,300	239,500	0	354,800
12-120	19,600	199,600	0	219,200	24,700	251,200	0	275,900
12-119	0	0	0	0	0	0	0	0
12-122	0	0	0	0	0	0	0	0
12-118	0	0	0	0	0	0	0	0
<b>TOTALS</b>	<b>436,300</b>	<b>2,125,200</b>	<b>0</b>	<b>2,561,500</b>	<b>549,200</b>	<b>2,674,800</b>	<b>0</b>	<b>3,224,000</b>

Valuations listed reflect January 1, 2021 assessed values converted to equalized value using the January 1, 2021 aggregate ratios published by the Wisconsin Department of Revenue for the City.

Actual District base value will be certified using January 1, 2022 valuations which are not yet available. Any increases in valuation occurring after January 1, 2022 will generate incremental value.

## **SECTION 5: Equalized Value Test**

---

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the incremental value of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

### **Calculation of City Equalized Value Limit**

City TID IN Equalized Value (Jan. 1, 2021)	\$	8,051,247,100
<b>TID Valuation Limit @ 12% of Above Value</b>	<b>\$</b>	<b>966,149,652</b>

### **Calculation of Value Subject to Limit**

Estimated Base Value of New District	\$	3,224,000
Incremental Value of Existing Districts (Jan. 1, 2021)	\$	590,452,600
<b>Total Value Subject to 12% Valuation Limit</b>	<b>\$</b>	<b>593,676,600</b>

The equalized value of the increment of existing tax incremental districts within the City, plus the estimated base value of the District, totals \$593,676,600, which is 7.37% of the City's total equalized value. This value is less than the maximum of \$966,149,652 (12%) in equalized value that is permitted for the City. Following creation of the District, its base value is no longer counted towards the 12% limit, however, any incremental increase in value will be included in the calculation for creation of subsequent districts, or where territory is being added to an existing district.

## **SECTION 6: Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District**

---

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

### **Property, Right-of-Way and Easement Acquisition**

#### ***Property Acquisition for Development***

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

### **Property Acquisition for Conservancy**

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

### **Acquisition of Rights-of-Way**

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

### **Acquisition of Easements**

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

### **Relocation Costs**

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

## **Site Preparation Activities**

### **Environmental Audits and Remediation**

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

### **Demolition**

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

### **Site Grading**

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

### **Utilities**

#### **Sanitary Sewer System Improvements**

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

#### **Water System Improvements**

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will

make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

### **Stormwater Management System Improvements**

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

### **Electric Service**

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

### **Gas Service**

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

### **Communications Infrastructure**

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

### **Streets and Streetscape**

#### **Street Improvements**

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

#### **Streetscaping and Landscaping**

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

### **Community Development**

#### **Cash Grants (Development Incentives)**

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

### **Contribution to Redevelopment Authority (RDA)**

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the RDA for this purpose are eligible Project Costs.

### **Revolving Loan/Grant Program (Development Incentives)**

To encourage private development consistent with the objectives of this Plan, the City, through its RDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

### **Miscellaneous**

#### **Professional Service and Organizational Costs**

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

#### **Administrative Costs**

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee

salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

**Financing Costs**

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

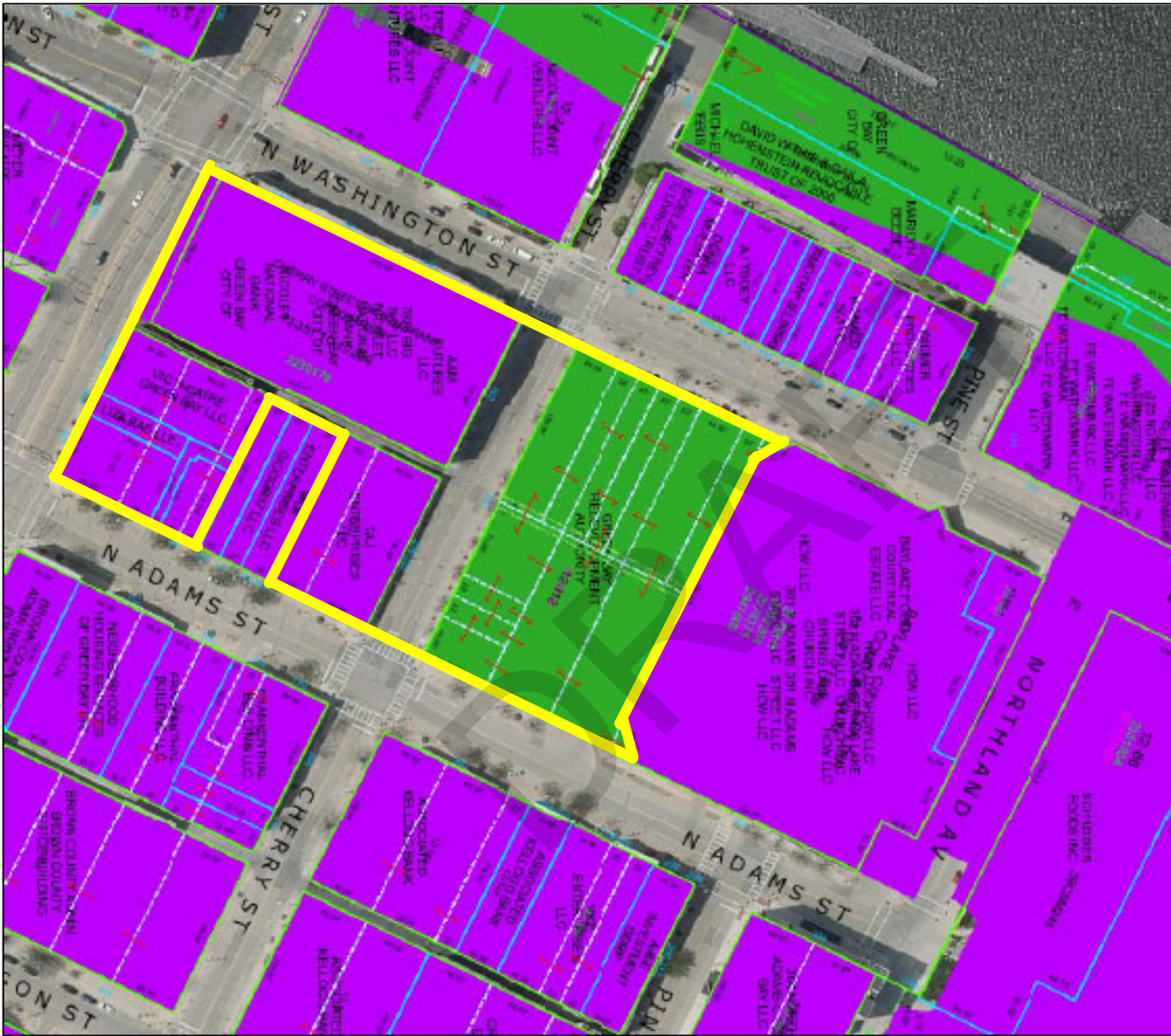
DRAFT

## **SECTION 7: Map Showing Proposed Improvements and Uses**

---

Map Found on Following Page.

DRAFT



Legend:

- TID Boundary
- Downtown
- Park or Public Use

**SECTION 8:  
Detailed List of Estimated Project Costs**

The following list identifies the Project Costs that the City currently expects to incur in implementing the District’s Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

<p style="text-align: center;"><b>City of Green Bay, Wisconsin</b>            Tax Increment District No. 24            Estimated Project List<sup>1</sup></p>			
<u>Project ID</u>	<u>Project Name/Type</u>	<u>Est. Cost</u>	<u>Est. Timing</u>
1	Developer Incentive ("Pay As You Go")		
1a.	222 Cherry Street	4,500,000	2025-2043
1b.	221 Cherry Street	5,000,000	2025-2043
1c.	217 E Walnut, 227 E Walnut, 101 N Adams	500,000	2025-2043
2	Cherry Street Parking Ramp Improvements	250,000	2023
3	Streetscape Improvements	250,000	2023
4	Public Art	100,000	2023
5	Administrative	1,284,000	2022-2043
Total Projects		<u>11,884,000</u>	
Notes: 1) Per information provided by City officials on June 30, 2022. Project costs are estimates and are subject to modification.			

**SECTION 9:  
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**

---

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

**Key Assumptions**

The Project Costs the City plans to make are expected to create \$28.7 million in incremental value by January 1, 2024. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City’s current equalized TID Interim tax rate of \$21.16 per thousand of equalized value, and 1.00% economic appreciation, the Project would generate \$12.6 million in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

DRAFT

**Table 1 - Development Assumptions**

**City of Green Bay, Wisconsin**  
**Tax Increment District No. 24**  
**Development Assumptions<sup>1</sup>**

Construction Year		Phase I	Annual Total	Construction Year	
1	2022		0	2022	1
2	2023	28,700,000	28,700,000	2023	2
3	2024		0	2024	3
4	2025		0	2025	4
5	2026		0	2026	5
6	2027		0	2027	6
7	2028		0	2028	7
8	2029		0	2029	8
9	2030		0	2030	9
10	2031		0	2031	10
11	2032		0	2032	11
12	2033		0	2033	12
13	2034		0	2034	13
14	2035		0	2035	14
15	2036		0	2036	15
16	2037		0	2037	16
17	2038		0	2038	17
18	2039		0	2039	18
19	2040		0	2040	19
20	2041		0	2041	20
Totals		<u>28,700,000</u>	<u>28,700,000</u>		

Notes:

1) Per information provided by City officials on June 30, 2022.

**Table 2 - Tax Increment Projection Worksheet**

**City of Green Bay, Wisconsin**  
**Tax Increment District No. 24**  
**Tax Increment Projection Worksheet<sup>1</sup>**

Type of District	Mixed Use		Base Value	3,224,000
District Creation Date	August 30, 2022		Appreciation Factor	1.00%
Valuation Date	Jan 1,	2022	Base Tax Rate	\$21.16
Max Life (Years)	20		Rate Adjustment Factor	0.00%
Expenditure Period/Termination	15	8/30/2037	Tax Exempt Discount Rate	3.50%
Revenue Periods/Final Year	20	2043	Taxable Discount Rate	5.00%
Extension Eligibility/Years	Yes	3		
Eligible Recipient District	No			

Construction	Valuation	Inflation	Total	Revenue	Tax
Year	Value Added	Year	Increment	Year	Increment
1 2022	0	2023	0	2024	0
2 2023	28,700,000	2024	0	2025	607,345
3 2024	0	2025	287,000	2026	613,418
4 2025	0	2026	289,870	2027	619,552
5 2026	0	2027	292,769	2028	625,748
6 2027	0	2028	295,696	2029	632,005
7 2028	0	2029	298,653	2030	638,325
8 2029	0	2030	301,640	2031	644,709
9 2030	0	2031	304,656	2032	651,156
10 2031	0	2032	307,703	2033	657,667
11 2032	0	2033	310,780	2034	664,244
12 2033	0	2034	313,888	2035	670,886
13 2034	0	2035	317,027	2036	677,595
14 2035	0	2036	320,197	2037	684,371
15 2036	0	2037	323,399	2038	691,215
16 2037	0	2038	326,633	2039	698,127
17 2038	0	2039	329,899	2040	705,108
18 2039	0	2040	333,198	2041	712,159
19 2040	0	2041	336,530	2042	719,281
20 2041	0	2042	339,895	2043	726,474
<b>Totals</b>	<b>28,700,000</b>		<b>5,629,433</b>	<b>Future Value of Increment</b>	<b>12,639,386</b>

Notes:

1) Actual results will vary depending on development, inflation of overall tax rates.

## **Financing and Implementation**

The District's primary expenditures will be development incentives. Incentives will be paid on a "pay as you go" basis from the tax increment generated by the Project and may be structured in one or more phases. Payments will be made from and strictly limited to the tax increments generated by the District. The incentives are not considered City debt nor will the City appropriate funds to make incentive payments from any other sources aside from the tax increment generated by the District.

The City will also incur certain costs to construct infrastructure and streetscape improvements and to create and administer the District. Costs incurred by the City prior to availability of tax increments will be paid from other funds of the City to be reimbursed. Once tax increments are collected, these costs will be paid from annual District revenue.

Based on the Project Cost expenditures as included within the cash flow exhibit (**Table 3**), the District is projected to accumulate sufficient funds by the year 2042 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

**Table 4 - Cash Flow**

**City of Green Bay, Wisconsin**

**Tax Increment District No. 24**

**Cash Flow Projection**

Year	Projected Revenues			Expenditures								Balances			Year
	Tax Increments	Transfers In	Total Revenues	Municipal Revenue Obligation (MRO) <sup>1</sup>	Municipal Revenue Obligation (MRO) <sup>2</sup>	Municipal Revenue Obligation (MRO) <sup>3</sup>	Cherry Street Parking Ramp Improvements	Streetscape Improvements	Public Art	Reimbursement to City Funds <sup>4</sup>	Admin.	Total Expenditures	Annual	Cumulative	
2022		20,000	20,000							20,000	20,000	0	0		2022
2023		600,000	600,000				250,000	250,000	100,000		600,000	0	0	10,000,000	2023
2024	0		0								0	0	0	10,000,000	2024
2025	607,345		607,345	218,600	242,900	24,300				60,700	60,700	145	145	9,514,200	2025
2026	613,418		613,418	220,800	245,400	24,500				61,300	61,300	118	263	9,023,500	2026
2027	619,552		619,552	223,000	247,800	24,800				62,000	62,000	(48)	215	8,527,900	2027
2028	625,748		625,748	225,300	250,300	25,000				62,600	62,600	(52)	163	8,027,300	2028
2029	632,005		632,005	227,500	252,800	25,300				63,200	63,200	5	168	7,521,700	2029
2030	638,325		638,325	229,800	255,300	25,500				63,800	63,800	125	294	7,011,100	2030
2031	644,709		644,709	232,100	257,900	25,800				64,500	64,500	(91)	202	6,495,300	2031
2032	651,156		651,156	234,400	260,500	26,000				65,100	65,100	56	258	5,974,400	2032
2033	657,667		657,667	236,800	263,100	26,300				65,800	65,800	(133)	125	5,448,200	2033
2034	664,244		664,244	239,100	265,700	26,600				51,000	66,400	15,444	15,569	4,916,800	2034
2035	670,886		670,886	241,500	268,400	26,800				67,100	603,800	67,086	82,655	4,380,100	2035
2036	677,595		677,595	243,900	271,000	27,100				67,800	609,800	67,795	150,451	3,838,100	2036
2037	684,371		684,371	246,400	273,700	27,400				68,400	615,900	68,471	218,922	3,290,600	2037
2038	691,215		691,215	248,800	276,500	27,600				69,100	622,000	69,215	288,137	2,737,700	2038
2039	698,127		698,127	251,300	279,300	27,900				69,800	628,300	69,827	357,964	2,179,200	2039
2040	705,108		705,108	253,800	282,000	28,200				70,500	634,500	70,608	428,572	1,615,200	2040
2041	712,159		712,159	256,400	284,900	28,500				71,200	641,000	71,159	499,731	1,045,400	2041
2042	719,281		719,281	258,900	287,700	28,800				71,900	647,300	71,981	571,712	470,000	2042
2043	726,474		726,474	211,600	234,800	23,600				72,600	542,600	183,874	755,586	0	2043
<b>Total</b>	<b>12,639,386</b>	<b>620,000</b>	<b>13,259,386</b>	<b>4,500,000</b>	<b>5,000,000</b>	<b>500,000</b>	<b>250,000</b>	<b>250,000</b>	<b>100,000</b>	<b>620,000</b>	<b>1,283,800</b>				<b>Total</b>

Notes:

- 1) Assumes 80% of the annual tax increment is reimbursed to the Developer of 222 Cherry Street up to a total of \$4,500,000. Assumes reimbursements are allocated based on total incentive amount.
- 2) Assumes 80% of the annual tax increment is reimbursed to the Developer of 221 Cherry Street up to a total of \$5,000,000. Assumes reimbursements are allocated based on total incentive amount.
- 3) Assumes 80% of the annual tax increment is reimbursed to the Developer of 217 E Walnut, 227 E Walnut, 101 N Adams up to a total of \$500,000. Assumes reimbursements are allocated based on total incentive amount.
- 4) Assumes 10% of annual tax increment is reimbursed to City funds for the initial capital outlay for City costs.

Projected TID Closure

## **SECTION 10: Annexed Property**

---

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

## **SECTION 11: Estimate of Property to Be Devoted to Retail Business**

---

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

## **SECTION 12: Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances**

---

### **Zoning Ordinances**

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

### **Master (Comprehensive) Plan and Map**

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for mixed-use development.

### **Building Codes and Ordinances**

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

## **SECTION 13: Statement of the Proposed Method for the Relocation of any Persons to be Displaced**

---

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

## **SECTION 14: How Creation of the Tax Incremental District Promotes the Orderly Development of the City**

---

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by creating opportunities for mixed use development, providing necessary public infrastructure improvements, and providing appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as providing employment opportunities, increased income and sales tax collection, increased retail and commercial activity, and other benefits to the local economy resulting from the purchase of goods and services related to construction and operation of the Project

## **SECTION 15:**

### **List of Estimated Non-Project Costs**

---

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

## **SECTION 16: Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)**

---

### **SAMPLE**

Mayor  
City of Green Bay  
100 N Jefferson St  
Green Bay, Wisconsin 54301

**RE: Project Plan for Tax Incremental District No. 24**

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As City Attorney for the City of Green Bay, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of Green Bay Tax Incremental District No. 24 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

## SECTION 17: Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4. Allocation of future tax increments is based on the projections included in this Plan and assumes the same proportions as the actual breakdown of tax collections for the 2021 levy year.

Revenue Year	Green Bay Metro		School District of		Northeast Wisconsin		Total	Revenue Year
	Brown County	Sewer District	City of Green Bay	Green Bay Area	Technical College	Green Bay		
2024	0	0	0	0	0	0	0	2024
2025	103,763	0	223,361	259,028	21,192	607,345	607,345	2025
2026	104,801	0	225,595	261,619	21,404	613,418	613,418	2026
2027	105,849	0	227,851	264,235	21,618	619,552	619,552	2027
2028	106,908	0	230,129	266,877	21,834	625,748	625,748	2028
2029	107,977	0	232,430	269,546	22,052	632,005	632,005	2029
2030	109,056	0	234,755	272,242	22,273	638,325	638,325	2030
2031	110,147	0	237,102	274,964	22,495	644,709	644,709	2031
2032	111,248	0	239,473	277,714	22,720	651,156	651,156	2032
2033	112,361	0	241,868	280,491	22,947	657,667	657,667	2033
2034	113,485	0	244,287	283,296	23,177	664,244	664,244	2034
2035	114,619	0	246,730	286,129	23,409	670,886	670,886	2035
2036	115,766	0	249,197	288,990	23,643	677,595	677,595	2036
2037	116,923	0	251,689	291,880	23,879	684,371	684,371	2037
2038	118,092	0	254,206	294,799	24,118	691,215	691,215	2038
2039	119,273	0	256,748	297,747	24,359	698,127	698,127	2039
2040	120,466	0	259,315	300,724	24,603	705,108	705,108	2040
2041	121,671	0	261,909	303,731	24,849	712,159	712,159	2041
2042	122,887	0	264,528	306,769	25,097	719,281	719,281	2042
2043	124,116	0	267,173	309,836	25,348	726,474	726,474	2043
<b>Totals</b>	<b>2,159,409</b>	<b>0</b>	<b>4,648,345</b>	<b>5,390,615</b>	<b>441,017</b>	<b>12,639,386</b>		

Appendix A  
Public Notices

# AFFIDAVIT OF PUBLICATION

Advertiser Name and Address

Green Bay Planning Department  
100 N. Jefferson St. Room 608  
Green Bay, WI 54301

STATE OF WISCONSIN}  
COUNTY OF BROWN}

Dave Wood, being duly sworn, says:

That he is the Publisher of the Press Times, a weekly newspaper of general circulation, printed and published in Howard, Brown County, Wisconsin; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

September 9 2022

That said newspaper was regularly issued and circulated on those dates.

Dave Wood  
\_\_\_\_\_  
Publisher

Subscribed to and sworn to me this 9th day of September, 2022.

Casie L Mallen  
\_\_\_\_\_  
Casie L Mallen, Brown County, Wisconsin

My commission expires: March 29, 2026

Publication Cost: \$9.22  
\_\_\_\_\_  
An affidavit cost of \$1 is included in the Publication Fees listed above.

Ad No: 192429  
\_\_\_\_\_

Customer No: 118866  
\_\_\_\_\_

# ALS

Meetings and Public Hearings 7720

**Green Bay WNAJLP**  
**NOTICE OF JOINT REVIEW**  
**BOARD MEETING (#2)**  
**REGARDING TAX**  
**INCREMENTAL DISTRICT**  
**(TID) FOUR (4), TEN (10),**  
**TWELVE (12), FOURTEEN**  
**(14), TWENTY-TWO (22),**  
**TWENTY-FOUR (24) AND**  
**TWENTY-FIVE (25)**  
**IN THE CITY OF GREEN**  
**BAY, WISCONSIN**

NOTICE IS HEREBY GIVEN, that Pursuant to Wis. Stats. §66.1105, the Joint Review Board (JRB) of the City of Green Bay will hold a meeting on **Thursday, September 15, 2022 at 10:00 a.m. virtually through Zoom** in order to discuss the following:

- 1) Consideration with possible action to adopt an Allocation Amendment Resolution and to amend the Project Plan for TID Four (4) Downtown to TID Twenty-Two (22).
- 2) Consideration with possible action to amend the Project Plan for TID Ten (10), Main Street and East Mason Street to add eligible projects.
- 3) Consideration with possible action to adopt an Allocation Amendment Resolution and to amend the Project Plan for TID Twelve (12), I-43 Industrial Park to TID Twenty-Two (22).
- 4) Consideration with possible action to adopt a Resolution extending TID Fourteen (14), North Broadway Corridor by three years.
- 5) 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.

6) Consideration with possible action to adopt a Creation Resolution to establish TID Number Twenty-five (25), Grandview Industrial Park, and adopt the Project Plan. TID 25 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 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.

This meeting will be held virtually; the public may participate through Zoom via internet:  
<https://us02web.zoom.us/j/84780972306?pwd=TW5lc2VGb3ZLL2dxV1hHd2tLSWdxUT09>  
 via phone: 301-715-8592 or 312-626-6799  
 Meeting ID: 847 8097 2306  
 Passcode: 296675  
 Copies of Project Plans are available for inspection on the City website.

(<https://greenbaywi.gov/473/TIF-BID-Districts>). Copies will also be provided upon request in Room 608 of Green Bay City Hall, 100 N. Jefferson St Dated this 9th Day of September 2022  
 Neil Stechschulte,  
 Executive Director  
 Redevelopment Authority of  
 the City of Green Bay Publish  
 09.09.22 WNAJLP

# AFFIDAVIT OF PUBLICATION

Advertiser Name and Address

Green Bay Planning Department  
100 N. Jefferson St. Room 608  
Green Bay, WI 54301

STATE OF WISCONSIN}  
COUNTY OF BROWN}

Dave Wood, being duly sworn, says:

That he is the Publisher of the Press Times, a weekly newspaper of general circulation, printed and published in Howard, Brown County, Wisconsin; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

July 22 + 29 2022

That said newspaper was regularly issued and circulated on those dates.

Dave Wood

Publisher

Subscribed to and sworn to me this 29<sup>th</sup> day of July, 2022.

Casie L Mallien

Casie L Mallien, Brown County, Wisconsin

My commission expires: March 29, 2026

Publication Cost: \$78.97

An affidavit cost of \$1 is included in the Publication Fees listed above.

Ad No: 177570, 177571

Customer No: 118866



Green Bay

WNAXLP

NOTICE OF PUBLIC HEARING REGARDING TAX INCREMENTAL DISTRICT (TID) FOUR (4), TEN (10), TWELVE (12), FOURTEEN (14), TWENTY-TWO (22), TWENTY-FOUR (24) AND TWENTY-FIVE (25) IN THE CITY OF GREEN BAY, WISCONSIN

NOTICE IS HEREBY GIVEN, that Pursuant to Wis. Stats. §66.1105, the Redevelopment Authority of the City of Green Bay (RDA), will hold a public hearing **Tuesday, August 9, 2022, at 1:30 p.m. at City Hall, 100 N. Jefferson St., Room 604, Green Bay, Wisconsin** in order to discuss the following:

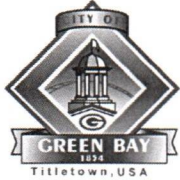
**THE PRESS TIMES, JI**

- 1) Consideration with possible action to adopt an Allocation Amendment Resolution and to amend the Project Plan for TID Four (4) Downtown to TID Twenty-Two (22).
- 2) Consideration with possible action to amend the Project Plan for TID Ten (10) Main Street and East Mason Street to add eligible projects.
- 3) Consideration with possible action to adopt an Allocation Amendment Resolution and to amend the Project Plan for TID Twelve (12) I-43 Industrial Park to TID Twenty-Two (22).
- 4) Consideration with possible action to adopt a Resolution extending TID Fourteen (14) North Broadway Corridor by three years.
- 5) 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.

6) Consideration with possible action to adopt a Creation Resolution to establish TID Number Twenty-five (25), Grandview Industrial Park, and adopt the Project Plan. TID 25 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 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. All persons will be afforded an opportunity to comment on the proposed actions at the hearing. Any person wishing to attend who, because of a disability requires special accommodation, should contact the City Safety Manager at 920-448-3125 at least forty-eight (48) hours before the scheduled meeting time so that arrangements can be made. Comments may also be sent to [neil.stechschulte@greenbaywi.gov](mailto:neil.stechschulte@greenbaywi.gov) prior to the hearing. Copies of Project Plans are available for inspection on the City website (<https://greenbaywi.gov/473/TIF-BID-Districts>). Copies will also be provided upon request

in Room 608 of Green Bay City Hall, 100 N. Jefferson St. Dated this 19th Day of July 2022  
 Neil Stechschulte,  
 Executive Director  
 Redevelopment Authority of  
 the City of Green Bay  
 Publication Dates: July 22,  
 2022 and July 29, 2022  
 WNAXLP

Appendix B  
RDA Resolution



Redevelopment Authority  
of the City of Green Bay

**RESOLUTION 22-~~05~~**  
**ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN**  
**FOR TAX INCREMENT DISTRICT NUMBER TWENTY-FOUR (24)**  
**CHERRY STREET ("TID 24")**

August 9, 2022

WHEREAS, the City of Green Bay (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 24 (the "District") is proposed to be created by the City in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Brown County, the Green Bay Area School District, and the Northeast Wisconsin Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the REDEVELOPMENT AUTHORITY, on August 9, 2022 held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the REDEVELOPMENT AUTHORITY of the City of Green Bay that:

1. It recommends to the Common Council that Tax Incremental District No. 24 be created with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Creation of the District promotes orderly development in the City.

Approved August 9, 2022

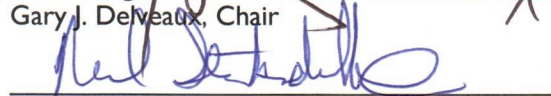
**REDEVELOPMENT AUTHORITY  
OF THE CITY OF GREEN BAY**

By:



Gary J. Delveaux, Chair

Attest:



Neil Stechschulte, Executive Director

Appendix C  
Common Council Resolution

**RESOLUTION ESTABLISHING THE BOUNDARIES OF AND  
APPROVING THE PROJECT PLAN FOR TAX INCREMENT  
DISTRICT NUMBER TWENTY-FOUR (24)  
CHERRY STREET ("TID 24")**

August 30, 2022

WHEREAS, the City of Green Bay (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 24 (the "District") is proposed to be created by the City in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Brown County, the Green Bay Area School District, and the Northeast Wisconsin Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

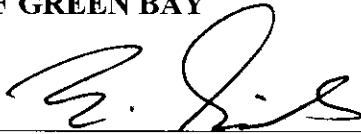
WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the REDEVELOPMENT AUTHORITY, on August 9, 2022 held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, providing interested parties a reasonable opportunity to express their views thereon, and approved the creation of the District, and

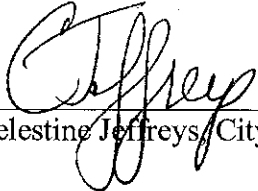
NOW, THEREFORE, BE IT RESOLVED by the COMMON COUNCIL of the City of Green Bay hereby creates Tax Increment District Number Twenty-Four (24), Cherry Street ("TID 24"), and adopts the project plan.

Adopted August 30, 2022

Approved August 31, 2022

**COMMON COUNCIL OF THE  
CITY OF GREEN BAY**

By:   
Eric Genrich, Mayor

Attest:   
Celestine Jeffreys, City Clerk

Appendix D  
City Attorney Letter



City of Green Bay Law Department  
100 North Jefferson Street • Room 200  
Green Bay, Wisconsin 54301-5026  
www.greenbaywi.gov

Phone 920.448.3080  
Fax 920.448.3081

August 26, 2022

Mayor and Common Council  
of the City of Green Bay  
100 N. Jefferson Street  
Green Bay, WI 54301

RE: Certification of Project Plan  
Tax Increment District No. 24  
City of Green Bay, Brown County, Wisconsin

This opinion relates to the compliance of the proposed project plan for the creation of Tax Increment District No. 24 City of Green Bay, Brown County, Wisconsin (hereinafter "District") with the requirements of §66.1105(4), Wis. Stats.

The Community and Economic Development Department has drafted a project plan for the District. Pursuant to statutory requirements, a public hearing was held before the Redevelopment Authority at which interested parties were afforded a reasonable opportunity to express their views on the proposed project plan amendment [§66.1105(4)(e), Wis. Stats.]. This hearing was held on August 9, 2022. Resolutions adopting the project plan will be considered by the Common Council on the evening of August 30, 2022.

I have examined the project plan and find that it is complete and complies with the requirements of §66.1105(4)(f), Wis. Stats. This opinion is provided pursuant to §66.1105(4)(f), Wis. Stats.

Thank you for your attention to this matter.

Sincerely,



Joanne Bungert  
City Attorney

Appendix E  
Joint Review Board Resolution



**Joint Review Board  
of the City of Green Bay**

**RESOLUTION 2022-05  
ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN  
FOR TAX INCREMENT DISTRICT NUMBER TWENTY-FOUR (24)  
CHERRY STREET (“TID 24”)**

September 15, 2022

WHEREAS, the City of Green Bay (the “City”) has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 24 (the “District”) is proposed to be created by the City in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the “Tax Increment Law”); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Brown County, the Green Bay Area School District, and the Northeast Wisconsin Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the REDEVELOPMENT AUTHORITY, on August 9, 2022 held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, providing interested parties a reasonable opportunity to express their views thereon, and approved the creation of the District, and

WHEREAS, the City Attorney has provided a written opinion that all statutory requirements have been met; and

WHEREAS, at its meeting on August 30, 2022 the Common Council of the City approved the creation of Tax Increment District Number Twenty-Four (24), Cherry Street (“TID 24”), and adopted the project plan; and

BE IT FINALLY RESOLVED that the City is hereby authorized to create TID 24 as specified herein.

Adopted \_\_\_\_\_

Approved \_\_\_\_\_

**JOINT REVIEW BOARD OF THE  
CITY OF GREEN BAY**

By: \_\_\_\_\_  
Diana Ellenbecker, Chair



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

### MEETING DATE

September 15, 2022

### PREPARED BY

Neil Stechschulte, Director

### AGENDA ITEM # E.6

Consideration with possible action to adopt a Creation Resolution to establish TID Number Twenty-five (25), Grandview Industrial Park, and adopt the Project Plan.

### BACKGROUND

TID 25 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 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.

An initial project has been identified that will include a \$35 million industrial project that consists of a 220,000 s.f. food processing facility. This project will serve as the initial anchor tenant for the newly created Grandview Industrial Park. TID 25 is necessary to provide financial assistance and public infrastructure to make this project and future projects viable.

### RECOMMENDATION

Staff recommends the approval of the Project Plan for the creation of TID 25, and the required creation resolution.

### FISCAL IMPACT

The City has contracted with Ehler's to provide the fiscal analysis confirming the financial viability of the proposed TID, and has confirmed that the proposed TID 25 is financially viable.

### ATTACHMENTS

1. Full TID 25 Project Plan Document
2. 091522 JRB TID 25 Creation Resolution

July 22, 2022

PROJECT PLAN

# City of Green Bay, Wisconsin

## Tax Incremental District No. 25



---

Prepared by:

Ehlers

N21W23350 Ridgeview Parkway West,

Suite 100

Waukesha, WI 53188

---

**BUILDING COMMUNITIES. IT'S WHAT WE DO.**

## KEY DATES

Organizational Joint Review Board Meeting Held:	June 23, 2022
Public Hearing Held:	August 1, 2022
Approval by Redevelopment Authority:	August 1, 2022
Adoption by Common Council:	August 30, 2022
Approval by the Joint Review Board:	TBD

## TABLE OF CONTENTS

Executive Summary.....	3
Preliminary Map of Proposed District Boundary .....	6
Map Showing Existing Uses and Conditions.....	8
Preliminary Parcel List and Analysis .....	10
Equalized Value Test .....	12
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District .....	13
Map Showing Proposed Improvements and Uses.....	20
Detailed List of Estimated Project Costs .....	22
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.....	23
Annexed Property.....	28
Estimate of Property to Be Devoted to Retail Business.....	28
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances.....	28
Statement of the Proposed Method for the Relocation of any Persons to be Displaced .....	29
How Creation of the Tax Incremental District Promotes the Orderly Development of the City .....	29
List of Estimated Non-Project Costs .....	30
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f).....	31
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions.....	33

# **SECTION 1:**

## **Executive Summary**

---

### **DESCRIPTION OF DISTRICT**

Tax Incremental District (“TID”) No. 25 (“District”) is a proposed Industrial District comprising approximately 208.76 acres located in the eastern part of the City. The District will be created to pay the costs of development incentives and public infrastructure improvements needed to promote industrial development in the area (the “Projects”) including the project to be developed by CMC 3731 Finger Road, LLC (the “Developer”). In addition to the incremental property value that will be created, the City expects the Projects to provide employment opportunities, increased income and sales tax collection, manufacturing activity, and other benefits to the local economy resulting from the purchase of goods and services related to construction and operation of the Project.

### **AUTHORITY**

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

### **ESTIMATED TOTAL PROJECT COST EXPENDITURES**

The City anticipates making total expenditures of approximately \$17.1 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$6 million in development incentives, \$10 million in public infrastructure costs, \$100 thousand for public art, and \$1 million thousand for administrative expenses and other costs. The \$3 million of development incentives for “Future Industrial Development” is an estimate only for potential future development. The amount of any developer incentive will be established in applicable development agreements and may vary from the estimates included in this Plan.

### **INCREMENTAL VALUATION**

The City projects that new land and improvements value of approximately \$65 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

### **EXPECTED TERMINATION OF DISTRICT**

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 19 of its allowable 20 years.

## 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:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City, due to the substantial investment needed to provide the public infrastructure necessary to allow for development within the District. The City expects to receive one or more requests for tax incremental financing (“TIF”) assistance. As requests are submitted, the City will evaluate each to confirm that the public investment is necessary, and that “but for” that investment, the related development will not occur. The development incentives included in this Plan are for purposes of confirming economic feasibility only and do not reflect a commitment by the City to provide incentives in any specific amount. Incentive commitments will be set forth in development agreements for individual phases and subject to approval by the Common Council. To the extent City provides incentives, it expects to do so on a “pay as you go basis.” Absent the use of tax incremental financing, the City is unable to fully fund costs outlined in this Project Plan.
2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered that in addition to the incremental property value that will be created, the City expects the Projects to provide employment opportunities, increased income and sales tax collection, manufacturing activity, and other benefits to the local economy resulting from the purchase of goods and services related to construction and operation of the Project.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Projects.

4. Not less than 50% by area of the real property within the District is suitable for industrial sites as defined by Wis. Stat. § 66.1101, and has been zoned for industrial use. Any real property within the District that is found suitable for industrial sites and is zoned for industrial use at the time of creation of the District will remain zoned for industrial use for the life of the District.
5. Based on the foregoing finding, the District is designated as an industrial district.
6. The Project Costs relate directly to promoting industrial development in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

## **SECTION 2: Preliminary Map of Proposed District Boundary**

---

Map Found on Following Page.

DRAFT




## TID 25: Grandview Industrial Park Boundary



TID 25 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. 20 Jul 2022 X:\Planning\Work Order Requests\2022\22.10 TID\TID26.mxd*

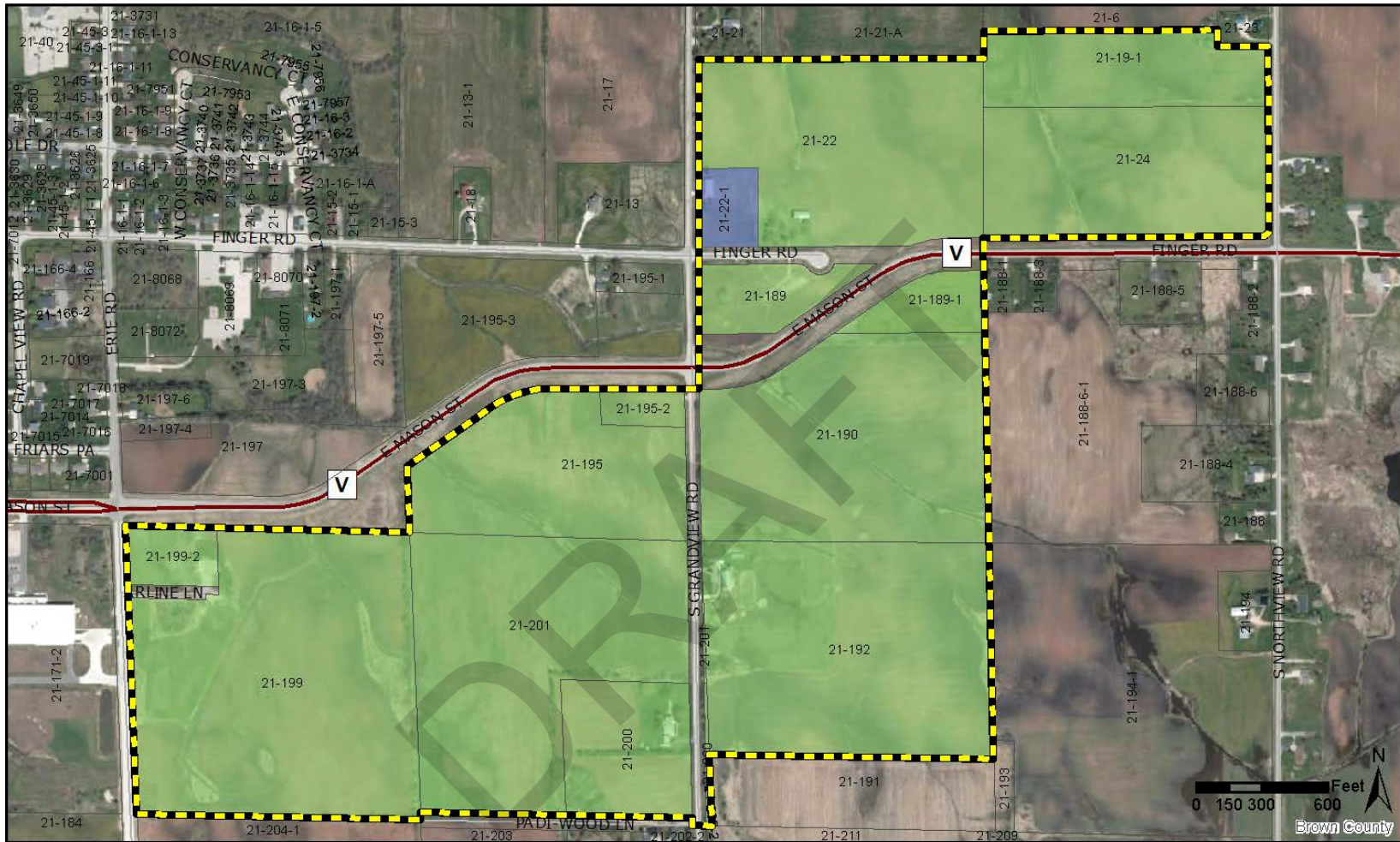



## **SECTION 3: Map Showing Existing Uses and Conditions**


---


Map Found on Following Page.


DRAFT



 **TID 25: Grandview Industrial Park- Existing Uses**

 TID 25 Boundary

 Public Utility

 Agriculture

*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. 20 Jul 2022 X:\Planning\Work Order Requests\2022\22.10 TID\TID25 uses.mxd*

## SECTION 4: Preliminary Parcel List and Analysis

The District will include the parcels identified in the table included on this page. All 208.758 acres to be located within the District are zoned and suitable for industrial sites as defined by Wis. Stat. § 66.1101.

Map Reference Number	Parcel Number	Address	Owner	Acres	Suitable Acres
					Industrial
1	21-199-2	911 ERIE RD	JOHN J BUNKER, ETAL	2.561	2.561
2	21-199	ARLINE LN	PIERQUET FAMILY LTD PARTNERSHIP ET AL	35.875	35.875
3	21-195	0 E MASON ST	PIERQUET FAMILY LTD PARTNERSHIP ET AL	16.022	16.022
4	21-195-2	720 S GRANDVIEW RD BLK	PIERQUET ROSELLA REVOCABLE TRUST	1.479	1.479
5	21-201	0 PADI WOOD LN	PIERQUET FAMILY LTD PARTNERSHIP ET AL	28.355	28.355
6	21-200	1020 S GRANDVIEW RD	STUART E FRANKOW	8.508	8.508
7	21-189	3714 E MASON ST	CITY OF GREEN BAY	4.117	4.117
8	21-189-1	3760 E MASON ST	CITY OF GREEN BAY	3.093	3.093
9	21-190	0 S GRANDVIEW RD	RENTMEESTER ANTOINETTE L REVOCABLE TRUST	26.246	26.246
10	21-192	909 S GRANDVIEW RD	RENTMEESTER ANTOINETTE L REVOCABLE TRUST	29.494	29.494
11	21-22	3731 FINGER RD	CITY OF GREEN BAY	23.010	23.010
12	21-22-1	641 S GRANDVIEW RD	CITY OF GREEN BAY	2.351	2.351
13	21-19-1	0 S NORTHVIEW RD	RRL LAND LLC	10.000	10.000
14	21-24	3731 FINGER RD	CITY OF GREEN BAY	17.647	17.647
<b>TOTALS</b>				<b>208.758</b>	<b>208.758</b>

Percentage of TID Area Suitable for Industrial Development

100%

**Calculation of Estimated Base Value**

Parcel	Assessed Value				Equalized Value			
	Land	Improvement	Personal	Total	Land	Improvement	Personal	Total
21-199-2*	79,000	0	0	<b>79,000</b>	99,400	0	0	<b>99,400</b>
21-199*	6,400	0	0	<b>6,400</b>	8,100	0	0	<b>8,100</b>
21-195*	2,000	0	0	<b>2,000</b>	2,500	0	0	<b>2,500</b>
21-195-2*	300	0	0	<b>300</b>	400	0	0	<b>400</b>
21-201*	5,100	0	0	<b>5,100</b>	6,400	0	0	<b>6,400</b>
21-200*	47,400	121,700	0	<b>169,100</b>	59,200	153,200	0	<b>212,400</b>
21-189*	0	0	0	<b>0</b>	0	0	0	<b>0</b>
21-189-1*	0	0	0	<b>0</b>	0	0	0	<b>0</b>
21-190*	4,700	0	0	<b>4,700</b>	5,900	0	0	<b>5,900</b>
21-192*	55,000	70,900	0	<b>125,900</b>	62,900	89,200	0	<b>152,100</b>
21-22*	0	0	0	<b>0</b>	0	0	0	<b>0</b>
21-22-1*	0	0	0	<b>0</b>	0	0	0	<b>0</b>
21-19-1	1,800	0	0	<b>1,800</b>	2,300	0	0	<b>2,300</b>
21-24*	0	0	0	<b>0</b>	0	0	0	<b>0</b>
<b>TOTALS</b>	<b>201,700</b>	<b>192,600</b>	<b>0</b>	<b>394,300</b>	<b>247,100</b>	<b>242,400</b>	<b>0</b>	<b>489,500</b>

Valuations listed reflect January 1, 2021 assessed values converted to equalized value using the January 1, 2021 aggregate ratios published by the Wisconsin Department of Revenue for the City.

Actual District base value will be certified using January 1, 2022 valuations which are not yet available. Any increases in valuation occurring after January 1, 2022 will generate incremental value.

\*Parcels are currently in TID 12.

## **SECTION 5: Equalized Value Test**

---

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the incremental value of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

### **Calculation of City Equalized Value Limit**

City TID IN Equalized Value (Jan. 1, 2021)	\$	8,051,247,100
TID Valuation Limit @ 12% of Above Value	\$	966,149,652

### **Calculation of Value Subject to Limit**

Estimated Base Value of New District	\$	489,500
Incremental Value of Existing Districts (Jan. 1, 2021)	\$	590,452,600
Less Value of Underlying TID Parcels (TID 12)	\$	487,200
<b>Total Value Subject to 12% Valuation Limit</b>	<b>\$</b>	<b>590,454,900</b>

The equalized value of the increment of existing tax incremental districts within the City, plus the estimated base value of the District, less the value of the underlying TID 12 parcels, totals \$490,454,900, which is 7.33% of the City's total equalized value. This value is less than the maximum of \$966,149,652 (12%) in equalized value that is permitted for the City. Following creation of the District, its base value is no longer counted towards the 12% limit, however, any incremental increase in value will be included in the calculation for creation of subsequent districts, or where territory is being added to an existing district.

## **SECTION 6: Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District**

---

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

### **Property, Right-of-Way and Easement Acquisition**

#### ***Property Acquisition for Development***

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

### **Property Acquisition for Conservancy**

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

### **Acquisition of Rights-of-Way**

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

### **Acquisition of Easements**

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

### **Relocation Costs**

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

## **Site Preparation Activities**

### **Environmental Audits and Remediation**

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

### **Demolition**

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

### **Site Grading**

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

### **Utilities**

#### **Sanitary Sewer System Improvements**

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

#### **Water System Improvements**

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the

implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

### **Stormwater Management System Improvements**

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

### **Electric Service**

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

### **Gas Service**

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

## **Communications Infrastructure**

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

## **Streets and Streetscape**

### **Street Improvements**

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

### **Streetscaping and Landscaping**

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

## **Community Development**

### **Cash Grants (Development Incentives)**

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

### **Contribution to Redevelopment Authority (RDA)**

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the RDA for this purpose are eligible Project Costs.

### **Revolving Loan/Grant Program (Development Incentives)**

To encourage private development consistent with the objectives of this Plan, the City, through its RDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

### **Miscellaneous**

#### **Projects Outside the Tax Increment District**

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to improve Erie Road, E Mason Street, S Grandview Road, and Finger Road, portions of which will be located outside of the District boundaries. In addition, the City will undertake stormwater and sanitary sewer improvements that may be partially located outside of the District boundaries.

#### **Professional Service and Organizational Costs**

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural;

environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

**Administrative Costs**

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

**Financing Costs**

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

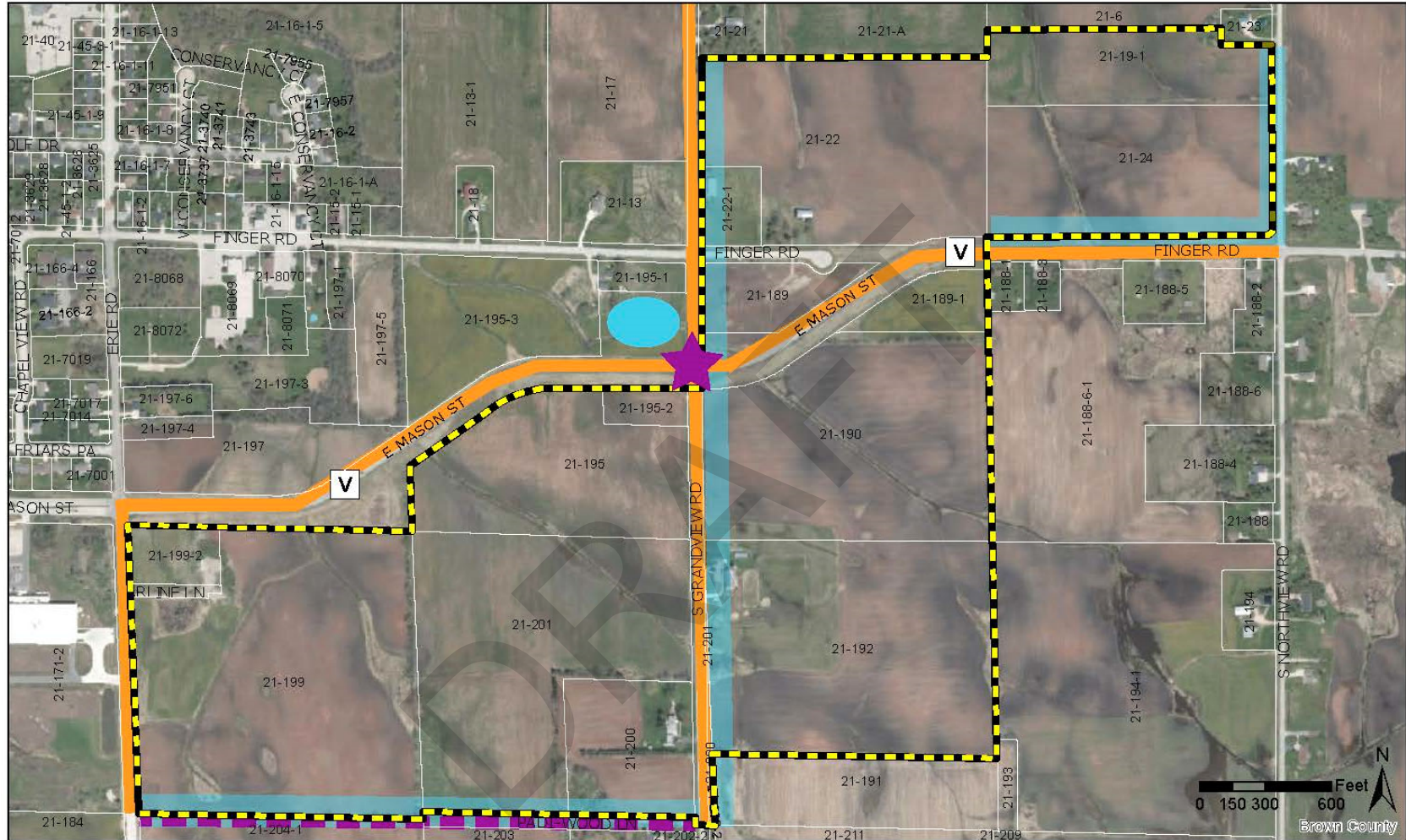
DRAFT

## **SECTION 7: Map Showing Proposed Improvements and Uses**

---

Map Found on Following Page.

DRAFT



## TID 25: Grandview Industrial Park- Proposed Improvements

 TID 25 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. 20 Jul 2022 X:\Planning\Work Order Requests\2022\22.10 TID\TID25.mxd*

-  New Storm and Sanitary Sewers
-  Regional Stormwater
-  Intersection Improvements
-  Street Reconstruction
-  New Street Construction

## SECTION 8: Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

### City of Green Bay, Wisconsin

#### Tax Increment District No. 25

#### Estimated Project List<sup>1</sup>

<u>Project ID</u>	<u>Project Name/Type</u>	<u>Est. Cost</u>	<u>Est. Timing</u>
1	Developer Incentive ("Pay As You Go")		
1a.	3731 Finger Road	3,000,000	2025-2043
1b.	Future Industrial Development <sup>2</sup>	3,000,000	2025-2043
2	Public Infrastructure	10,000,000	2023-2043
3	Public Art	100,000	2023
4	Administrative	1,000,000	2022-2043
Total Projects		<u>17,100,000</u>	

Notes:

- 1) Per information provided by City officials on June 30, 2022. Project costs are estimates and are subject to modification.
- 2) The amount of any incentive to be provided will be established in applicable development agreements.

## **SECTION 9: 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**

---

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

### **Key Assumptions**

Project Costs the City plans to make are expected to create \$65 million in incremental value by January 1, 2036. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$21.16 per thousand of equalized value, and 1.00% economic appreciation, the Project would generate \$23.5 million in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

**Table 1 - Development Assumptions**

<div style="background-color: #003366; color: white; padding: 10px; text-align: center;"> <h2 style="margin: 0;">City of Green Bay, Wisconsin</h2> <h3 style="margin: 0;">Tax Increment District No. 25</h3> <h4 style="margin: 0;">Development Assumptions<sup>1</sup></h4> </div>					
Construction Year	3731 Finger Road	Future Industrial Development <sup>2</sup>	Annual Total	Construction Year	
1	2022		0	2022	1
2	2023	35,000,000	35,000,000	2023	2
3	2024		0	2024	3
4	2025	5,000,000	5,000,000	2025	4
5	2026		0	2026	5
6	2027	5,000,000	5,000,000	2027	6
7	2028		0	2028	7
8	2029	5,000,000	5,000,000	2029	8
9	2030		0	2030	9
10	2031	5,000,000	5,000,000	2031	10
11	2032		0	2032	11
12	2033	5,000,000	5,000,000	2033	12
13	2034		0	2034	13
14	2035	5,000,000	5,000,000	2035	14
15	2036		0	2036	15
16	2037		0	2037	16
17	2038		0	2038	17
18	2039		0	2039	18
19	2040		0	2040	19
20	2041		0	2041	20
Totals		<u>35,000,000</u>	<u>30,000,000</u>	<u>65,000,000</u>	

Notes:  
 1) Per information provided by City officials on June 30, 2022.  
 2) The Future Industrial Development is assumed for projection purposes only.

**Table 2 - Tax Increment Projection Worksheet**

**City of Green Bay, Wisconsin**  
**Tax Increment District No. 25**  
**Tax Increment Projection Worksheet<sup>1</sup>**

Type of District	Industrial		Base Value	489,500
District Creation Date	August 30, 2022		Appreciation Factor	1.00%
Valuation Date	Jan 1,	2022	Base Tax Rate	\$21.16
Max Life (Years)	20		Rate Adjustment Factor	0.00%
Expenditure Period/Termination	15	8/30/2037	Tax Exempt Discount Rate	3.50%
Revenue Periods/Final Year	20	2043	Taxable Discount Rate	5.00%
Extension Eligibility/Years	Yes	3		
Eligible Recipient District	No			

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	
1	2022	0	2023	0	0	2024	\$21.16	0
2	2023	35,000,000	2024	0	35,000,000	2025	\$21.16	740,664
3	2024	0	2025	350,000	35,350,000	2026	\$21.16	748,071
4	2025	5,000,000	2026	353,500	40,703,500	2027	\$21.16	861,361
5	2026	0	2027	407,035	41,110,535	2028	\$21.16	869,974
6	2027	5,000,000	2028	411,105	46,521,640	2029	\$21.16	984,483
7	2028	0	2029	465,216	46,986,857	2030	\$21.16	994,328
8	2029	5,000,000	2030	469,869	52,456,725	2031	\$21.16	1,110,081
9	2030	0	2031	524,567	52,981,293	2032	\$21.16	1,121,181
10	2031	5,000,000	2032	529,813	58,511,105	2033	\$21.16	1,238,202
11	2032	0	2033	585,111	59,096,217	2034	\$21.16	1,250,584
12	2033	5,000,000	2034	590,962	64,687,179	2035	\$21.16	1,368,899
13	2034	0	2035	646,872	65,334,051	2036	\$21.16	1,382,588
14	2035	5,000,000	2036	653,341	70,987,391	2037	\$21.16	1,502,223
15	2036	0	2037	709,874	71,697,265	2038	\$21.16	1,517,246
16	2037	0	2038	716,973	72,414,238	2039	\$21.16	1,532,418
17	2038	0	2039	724,142	73,138,380	2040	\$21.16	1,547,742
18	2039	0	2040	731,384	73,869,764	2041	\$21.16	1,563,220
19	2040	0	2041	738,698	74,608,461	2042	\$21.16	1,578,852
20	2041	0	2042	746,085	75,354,546	2043	\$21.16	1,594,640
<b>Totals</b>	<b>65,000,000</b>		<b>10,354,546</b>		<b>Future Value of Increment</b>		<b>23,506,760</b>	

Notes:

1) Actual results will vary depending on development, inflation of overall tax rates.

## **Financing and Implementation**

Implementation of the Plan will require the buildout of public infrastructure (water, sanitary sewer, stormwater management, sidewalks, streets, etc.) to service the District. The City will finance the cost of that extension through issuance of tax-exempt General Obligation Bonds with debt service to be paid from the tax increment generated by the Projects. Cost of issuance will be paid from bond proceeds, and any interest due prior to the availability of tax increment will be capitalized.

Development incentives will be paid on a “pay as you go” basis from the tax increment generated by the Project and may be structured in one or more phases. Payments will be made from and strictly limited to the tax increments generated by the District. The incentives are not considered City debt nor will the City appropriate funds to make incentive payments from any other sources aside from the tax increment generated by the District. To the extent incremental revenues are less than projected, the full amount of the development incentive may not ultimately be paid.

The City will also incur certain costs to create and administer the District. Costs incurred by the City prior to availability of tax increments may be paid from other funds of the City to be reimbursed. Once tax increments are collected, these costs will be paid from annual District revenue.

Based on the Project Cost expenditures as included within the cash flow exhibit (**Table 3**), the District is projected to accumulate sufficient funds by the year 2042 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

**Table 4 - Cash Flow**

City of Green Bay, Wisconsin																		
Tax Increment District No. 25																		
Cash Flow Projection																		
Year	Projected Revenues				Expenditures								Balances			Year		
	Tax Increments	Sale of Land	Bond Project Proceeds	Total Revenues	Municipal Revenue Obligation (MRO) <sup>1</sup>	G.O. Bond 10,165,000 Dated Date: 04/15/25 Principal Est. Rate <sup>2</sup> Interest			Municipal Revenue Obligation (MRO) <sup>3</sup>	Public Infrastructure	Public Art	Bond Issuance Costs	Admin.	Total Expenditures	Annual		Cumulative	Principal/ Incentive Outstanding
2022		481,200		481,200									20,000	20,000	461,200	461,200	3,000,000	2022
2023				0									22,425	22,425	(22,425)	438,775	13,165,000	2023
2024	0			0									24,850	24,850	(24,850)	413,925	13,165,000	2024
2025	740,664		10,214,000	10,954,664	148,100				10,000,000	100,000	211,913	27,275	10,487,288	467,377	881,302	13,016,900	2025	
2026	748,071			748,071	149,600		3.02%	609,762				29,700	789,062	(40,991)	840,311	15,867,300	2026	
2027	861,361			861,361	151,100	220,000	3.30%	413,698	42,300			32,125	859,223	2,138	842,449	15,453,900	2027	
2028	869,974			869,974	152,600	230,000	3.45%	406,100	42,700			34,550	865,950	4,024	846,473	15,028,600	2028	
2029	984,483			984,483	154,100	310,000	3.52%	396,677	85,500			36,975	983,252	1,232	847,705	14,479,000	2029	
2030	994,328			994,328	155,700	325,000	3.61%	385,354	86,400			39,400	991,854	2,474	850,179	13,911,900	2030	
2031	1,110,081			1,110,081	157,200	405,000	3.69%	372,016	129,500			41,825	1,105,541	4,540	854,719	13,220,200	2031	
2032	1,121,181			1,121,181	158,800	430,000	3.83%	356,309	130,800			44,250	1,120,159	1,022	855,741	12,500,600	2032	
2033	1,238,202			1,238,202	160,400	515,000	3.92%	337,981	174,500			46,675	1,234,556	3,647	859,388	11,650,700	2033	
2034	1,250,584			1,250,584	162,000	545,000	3.98%	317,041	176,200			49,100	1,249,341	1,243	860,631	10,767,500	2034	
2035	1,368,899			1,368,899	163,600	640,000	4.05%	293,236	220,300			51,525	1,368,661	239	860,870	9,743,600	2035	
2036	1,382,588			1,382,588	165,300	670,000	4.11%	266,507	222,500			53,950	1,378,257	4,331	865,202	8,685,800	2036	
2037	1,502,223			1,502,223	166,900	735,000	4.16%	237,451	267,000			56,375	1,462,726	39,498	904,700	7,516,900	2037	
2038	1,517,246			1,517,246	168,600	765,000	4.22%	206,021	269,700			58,800	1,468,121	49,125	953,824	6,313,600	2038	
2039	1,532,418			1,532,418	170,300	800,000	4.28%	172,760	272,400			61,225	1,476,685	55,734	1,009,558	5,070,900	2039	
2040	1,547,742			1,547,742	172,000	835,000	4.32%	137,604	275,100			63,650	1,483,354	64,389	1,073,947	3,788,800	2040	
2041	1,563,220			1,563,220	173,700	875,000	4.35%	100,536	277,900			66,075	1,493,211	70,009	1,143,955	2,462,200	2041	
2042	1,578,852			1,578,852	175,400	910,000	4.36%	61,667	280,700			68,500	1,496,267	82,585	1,226,540	1,096,100	2042	
2043	1,594,640			1,594,640	94,600	955,000	4.38%	20,915	46,500			70,750	1,187,765	406,876	1,633,416	0	2043	
Total	23,506,760	481,200	10,214,000	34,201,960	3,000,000	10,165,000		5,091,631	3,000,000	10,000,000	100,000	211,913	1,000,000	32,568,544				Total

Notes:

1) Assumes 20% of the annual tax increment from the 3731 Finger Road development is reimbursed to the Developer up to a total of \$3,000,000.

2) Estimated rates are July 8, 2022 BVAL plus 1.50%.

3) Assumes 40% of the annual tax increment from the Future Industrial Development is reimbursed to the developer(s) up to a total of \$3,000,000. Incentive amounts shown are included for purposes of establishing economic feasibility only. The amount of any incentive to be provided will be established in applicable development agreements and may vary from the estimates.

## **SECTION 10: Annexed Property**

---

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

## **SECTION 11: Estimate of Property to Be Devoted to Retail Business**

---

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

## **SECTION 12: Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances**

---

### **Zoning Ordinances**

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development. Land within the District zoned industrial at the time of District creation will remain in a zoning classification suitable for industrial sites for the life of the District.

### **Master (Comprehensive) Plan and Map**

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for industrial development.

### **Building Codes and Ordinances**

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

## **SECTION 13: Statement of the Proposed Method for the Relocation of any Persons to be Displaced**

---

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

## **SECTION 14: How Creation of the Tax Incremental District Promotes the Orderly Development of the City**

---

Creation of the District and the implementation of the projects in this Plan will promote the orderly development of the City by creating new industrial sites, providing necessary public infrastructure improvements, and providing appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as employment opportunities, increased income and sales tax collection, manufacturing activity, and other benefits to the local economy resulting from the purchase of goods and services related to construction and operation of the Project.

## **SECTION 15:**

### **List of Estimated Non-Project Costs**

---

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

**SECTION 16:  
Legal Opinion Advising Whether the Plan is Complete  
and Complies with Wis. Stat. § 66.1105(4)(f)**

---

Legal Opinion Found on Following Page.

DRAFT

**SAMPLE**

Mayor  
City of Green Bay  
100 N Jefferson St  
Green Bay, Wisconsin 54301

**RE: Project Plan for Tax Incremental District No. 25**

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As City Attorney for the City of Green Bay, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of Green Bay Tax Incremental District No. 25 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney



Appendix A  
Public Notices

# AFFIDAVIT OF PUBLICATION

Advertiser Name and Address

Green Bay Planning Department  
100 N. Jefferson St. Room 608  
Green Bay, WI 54301

STATE OF WISCONSIN}  
COUNTY OF BROWN}

Dave Wood, being duly sworn, says:

That he is the Publisher of the Press Times, a weekly newspaper of general circulation, printed and published in Howard, Brown County, Wisconsin; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

September 9 2022

That said newspaper was regularly issued and circulated on those dates.

Dave Wood  
\_\_\_\_\_  
Publisher

Subscribed to and sworn to me this 9th day of September, 2022.

Casie L Mallen  
\_\_\_\_\_  
Casie L Mallen, Brown County, Wisconsin

My commission expires: March 29, 2026

Publication Cost: \$9.22  
\_\_\_\_\_  
An affidavit cost of \$1 is included in the Publication Fees listed above.

Ad No: 192429  
\_\_\_\_\_

Customer No: 118866  
\_\_\_\_\_

**ALS**

Meetings and Public Hearings 7720

**Green Bay WNAJLP  
NOTICE OF JOINT REVIEW  
BOARD MEETING (#2)  
REGARDING TAX  
INCREMENTAL DISTRICT  
(TID) FOUR (4), TEN (10),  
TWELVE (12), FOURTEEN  
(14), TWENTY-TWO (22),  
TWENTY-FOUR (24) AND  
TWENTY-FIVE (25)  
IN THE CITY OF GREEN  
BAY, WISCONSIN**

NOTICE IS HEREBY GIVEN, that Pursuant to Wis. Stats. §66.1105, the Joint Review Board (JRB) of the City of Green Bay will hold a meeting on **Thursday, September 15, 2022 at 10:00 a.m. virtually through Zoom** in order to discuss the following:

- 1) Consideration with possible action to adopt an Allocation Amendment Resolution and to amend the Project Plan for TID Four (4) Downtown to TID Twenty-Two (22).
- 2) Consideration with possible action to amend the Project Plan for TID Ten (10), Main Street and East Mason Street to add eligible projects.
- 3) Consideration with possible action to adopt an Allocation Amendment Resolution and to amend the Project Plan for TID Twelve (12), I-43 Industrial Park to TID Twenty-Two (22).
- 4) Consideration with possible action to adopt a Resolution extending TID Fourteen (14), North Broadway Corridor by three years.
- 5) 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.

6) Consideration with possible action to adopt a Creation Resolution to establish TID Number Twenty-five (25), Grandview Industrial Park, and adopt the Project Plan. TID 25 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 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.

This meeting will be held virtually; the public may participate through Zoom via internet:  
<https://us02web.zoom.us/j/84780972306?pwd=TW5lc2VGb3ZLL2dxV1hHd2tLSWdxUT09>  
via phone: 301-715-8592 or 312-626-6799  
Meeting ID: 847 8097 2306  
Passcode: 296675  
Copies of Project Plans are available for inspection on the City website.

(<https://greenbaywi.gov/473/TIF-BID-Districts>). Copies will also be provided upon request in Room 608 of Green Bay City Hall, 100 N. Jefferson St Dated this 9th Day of September 2022  
Neil Stechschulte,  
Executive Director  
Redevelopment Authority of the City of Green Bay Publish 09.09.22 WNAJLP

# AFFIDAVIT OF PUBLICATION

Advertiser Name and Address

Green Bay Planning Department  
100 N. Jefferson St. Room 608  
Green Bay, WI 54301

STATE OF WISCONSIN}  
COUNTY OF BROWN}

Dave Wood, being duly sworn, says:

That he is the Publisher of the Press Times, a weekly newspaper of general circulation, printed and published in Howard, Brown County, Wisconsin; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

July 22 + 29 2022

That said newspaper was regularly issued and circulated on those dates.

Dave Wood

Publisher

Subscribed to and sworn to me this 29<sup>th</sup> day of July, 2022.

Casie L Mallien

Casie L Mallien, Brown County, Wisconsin

My commission expires: March 29, 2026

Publication Cost: \$78.97

An affidavit cost of \$1 is included in the Publication Fees listed above.

Ad No: 177570, 177571

Customer No: 118866



Green Bay

WNAXLP

NOTICE OF PUBLIC HEARING REGARDING TAX INCREMENTAL DISTRICT (TID) FOUR (4), TEN (10), TWELVE (12), FOURTEEN (14), TWENTY-TWO (22), TWENTY-FOUR (24) AND TWENTY-FIVE (25) IN THE CITY OF GREEN BAY, WISCONSIN

NOTICE IS HEREBY GIVEN, that Pursuant to Wis. Stats. §66.1105, the Redevelopment Authority of the City of Green Bay (RDA), will hold a public hearing **Tuesday, August 9, 2022, at 1:30 p.m. at City Hall, 100 N. Jefferson St., Room 604, Green Bay, Wisconsin** in order to discuss the following:

**THE PRESS TIMES, JI**

- 1) Consideration with possible action to adopt an Allocation Amendment Resolution and to amend the Project Plan for TID Four (4) Downtown to TID Twenty-Two (22).
- 2) Consideration with possible action to amend the Project Plan for TID Ten (10) Main Street and East Mason Street to add eligible projects.
- 3) Consideration with possible action to adopt an Allocation Amendment Resolution and to amend the Project Plan for TID Twelve (12) I-43 Industrial Park to TID Twenty-Two (22).
- 4) Consideration with possible action to adopt a Resolution extending TID Fourteen (14) North Broadway Corridor by three years.
- 5) 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.

6) Consideration with possible action to adopt a Creation Resolution to establish TID Number Twenty-five (25), Grandview Industrial Park, and adopt the Project Plan. TID 25 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 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. All persons will be afforded an opportunity to comment on the proposed actions at the hearing. Any person wishing to attend who, because of a disability requires special accommodation, should contact the City Safety Manager at 920-448-3125 at least forty-eight (48) hours before the scheduled meeting time so that arrangements can be made. Comments may also be sent to [neil.stechschulte@greenbaywi.gov](mailto:neil.stechschulte@greenbaywi.gov) prior to the hearing. Copies of Project Plans are available for inspection on the City website (<https://greenbaywi.gov/473/TIF-BID-Districts>). Copies will also be provided upon request

in Room 608 of Green Bay City Hall, 100 N. Jefferson St. Dated this 19th Day of July 2022  
 Neil Stechschulte,  
 Executive Director  
 Redevelopment Authority of  
 the City of Green Bay  
 Publication Dates: July 22,  
 2022 and July 29, 2022  
 WNAXLP

Appendix B  
RDA Resolution



Redevelopment Authority  
of the City of Green Bay

**RESOLUTION 22-06**  
**ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN**  
**FOR TAX INCREMENT DISTRICT NUMBER TWENTY-FIVE (25)**  
**GRANDVIEW INDUSTRIAL PARK ("TID 25")**

August 9, 2022

WHEREAS, the City of Green Bay (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 25 (the "District") is proposed to be created by the City in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Brown County, the Green Bay Area School District, and the Northeast Wisconsin Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the REDEVELOPMENT AUTHORITY, on August 9, 2022 held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

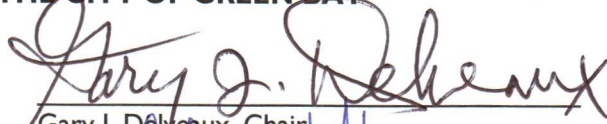
NOW, THEREFORE, BE IT RESOLVED by the REDEVELOPMENT AUTHORITY of the City of Green Bay that:

1. It recommends to the Common Council that Tax Incremental District No. 25 be created with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Creation of the District promotes orderly development in the City.

Approved August 9, 2022

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF GREEN BAY**

By:



Gary J. Delveaux, Chair

Attest:



Neil Stechschulte, Executive Director

Appendix C  
Common Council Resolution

**RESOLUTION ESTABLISHING THE BOUNDARIES OF AND  
APPROVING THE PROJECT PLAN  
FOR TAX INCREMENT DISTRICT NUMBER TWENTY-FIVE (25)  
GRANDVIEW INDUSTRIAL PARK ("TID 25")**

August 30, 2022

WHEREAS, the City of Green Bay (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 25 (the "District") is proposed to be created by the City in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Brown County, the Green Bay Area School District, and the Northeast Wisconsin Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

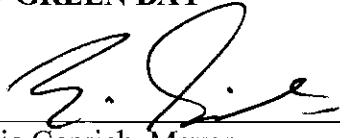
WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the REDEVELOPMENT AUTHORITY, on August 9, 2022 held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, providing interested parties a reasonable opportunity to express their views thereon, and approved the creation of the District, and


NOW, THEREFORE, BE IT RESOLVED by the COMMON COUNCIL of the City of Green Bay hereby creates Tax Increment District Number Twenty-Five (25), Grandview Industrial Park ("TID 25"), and adopts the project plan.

Adopted August 30, 2022

Approved August 31, 2022

**COMMON COUNCIL OF THE  
CITY OF GREEN BAY**

By:   
Eric Genrich, Mayor

Attest:   
Celestine Jeffreys, City Clerk

Appendix D  
City Attorney Letter



City of Green Bay Law Department  
100 North Jefferson Street - Room 200  
Green Bay, Wisconsin 54301-5026  
www.greenbaywi.gov

Phone 920.448.3080  
Fax 920.448.3081

August 26, 2022

Mayor and Common Council  
of the City of Green Bay  
100 N. Jefferson Street  
Green Bay, WI 54301

RE: Certification of Project Plan  
Tax Increment District No. 25  
City of Green Bay, Brown County, Wisconsin

This opinion relates to the compliance of the proposed project plan for the creation of Tax Increment District No. 25 City of Green Bay, Brown County, Wisconsin (hereinafter "District") with the requirements of §66.1105(4), Wis. Stats.

The Community and Economic Development Department has drafted a project plan for the District. Pursuant to statutory requirements, a public hearing was held before the Redevelopment Authority at which interested parties were afforded a reasonable opportunity to express their views on the proposed project plan amendment [§66.1105(4)(e), Wis. Stats.]. This hearing was held on August 9, 2022. Resolutions adopting the project plan will be considered by the Common Council on the evening of August 30, 2022.

I have examined the project plan and find that it is complete and complies with the requirements of §66.1105(4)(f), Wis. Stats. This opinion is provided pursuant to §66.1105(4)(f), Wis. Stats.

Thank you for your attention to this matter.

Sincerely,

Joanne Bungert  
City Attorney

Appendix E  
Joint Review Board Resolution



**Joint Review Board  
of the City of Green Bay**

**RESOLUTION 2022-05  
ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN  
FOR TAX INCREMENT DISTRICT NUMBER TWENTY-FIVE (25)  
GRANDVIEW INDUSTRIAL PARK (“TID 25”)**

September 15, 2022

WHEREAS, the City of Green Bay (the “City”) has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 25 (the “District”) is proposed to be created by the City in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the “Tax Increment Law”); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Brown County, the Green Bay Area School District, and the Northeast Wisconsin Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the REDEVELOPMENT AUTHORITY, on August 9, 2022 held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, providing interested parties a reasonable opportunity to express their views thereon, and approved the creation of the District, and

NOW, THEREFORE, BE IT RESOLVED by the COMMON COUNCIL of the City of Green Bay hereby creates Tax Increment District Number Twenty-Five (25), Grandview Industrial Park (“TID 25”), and adopts the project plan.

WHEREAS, the City Attorney has provided a written opinion that all statutory requirements have been met; and

WHEREAS, at its meeting on August 30, 2022 the Common Council of the City approved the creation of Tax Increment District Number Twenty-Five (25), Grandview Industrial Park ("TID 25"), and adopted the project plan; and

BE IT FINALLY RESOLVED that the City is hereby authorized to create TID 25 as specified herein.

Adopted \_\_\_\_\_

Approved \_\_\_\_\_

**JOINT REVIEW BOARD OF THE  
CITY OF GREEN BAY**

By: \_\_\_\_\_  
Diana Ellenbecker, Chair