



AGENDA OF THE TAX INCREMENTAL DISTRICTS JOINT REVIEW BOARD

THURSDAY, JUNE 29, 2023, 11:00 AM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available 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; Joshua Patchak, Green Bay Area Public School District; Dan Mincheff, Northeast Wisconsin Technical College; Brent Weycker, Citizen Member.

C. Approval of the Agenda.

- I. Approval of the agenda for the June 29, 2023, meeting of the Tax Incremental Districts Joint Review Committee.

D. Approval of Minutes.

- I. Approval of the minutes from the September 15, 2022, meeting.

E. Regular Business.

- I. Consideration with possible action on the 2022 Annual Report on Tax Increment Finance Districts in the City of Green Bay.

F. Informational.

- I. Set next meeting date, time and format.

G. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Tax Incremental Districts Joint Review Board meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.

Virtual Meeting Instructions



Tax Incremental Districts Joint Review Board Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/87301643079?pwd=LzFmZ3VPTEhN6cjUUIQwcmRld1Y0dz09>

Meeting ID: 873 0164 3079

Passcode: 931407

One tap mobile

+13126266799,,87301643079# US (Chicago)

+16468769923,,87301643079# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 408 638 0968 US (San Jose)

+1 507 473 4847 US

+1 564 217 2000 US

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Meeting ID: 873 0164 3079

Find your local number: <https://us02web.zoom.us/j/87301643079>

Public Comments

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

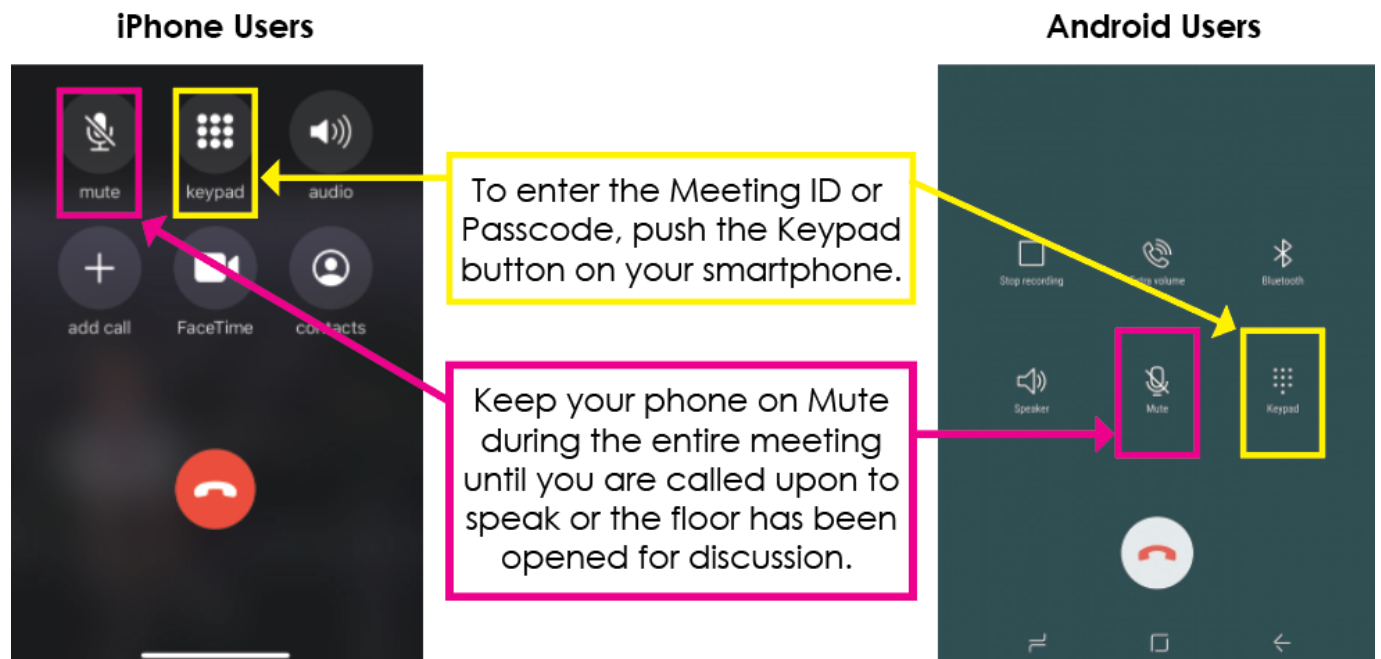
Additional Information

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

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

Calling into the Zoom meeting using a smartphone

1. Dial the phone number listed at the beginning of this document.
2. When prompted, enter the Meeting ID number followed by #
3. Once you are in the meeting, notify the meeting host that you are in and state your name.
4. If you do not wish to speak, please make sure your phone is on **Mute**
 - a. If you're using a smartphone, look at your screen and click the Mute button





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

MEETING DATE

June 29, 2023

PREPARED BY

AGENDA ITEM # D.I

Approval of the minutes from the September 15, 2022, meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. TID JRB Minutes 09.15.22



MINUTES 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.

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

Present: Daniel Mincheff, Diana Ellenbecker, Joshua Patchak, Brent Weycker, and Bradley Klingsporn
Excused: None

C. APPROVAL OF THE AGENDA.

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

Moved by Joshua Patchak, seconded by Brent Weycker to approve the agenda. Motion Passed.
Yes- Brent Weycker, Diana Ellenbecker, Bradley Klingsporn, Joshua Patchak, Daniel Mincheff, No-None, Abstain- None.

D. APPROVAL OF MINUTES.

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

Moved by Joshua Patchak, seconded by Brent Weycker to approve the minutes. Motion Passed.
Yes- Brent Weycker, Diana Ellenbecker, Bradley Klingsporn, Joshua Patchak, Daniel Mincheff, No-None, Abstain- None.

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).

Moved by Bradley Klingsporn, seconded by Brent Weycker to approve 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). Motion Passed.

Yes- Brent Weycker, Diana Ellenbecker, Bradley Klingsporn, Joshua Patchak, Daniel Mincheff, No-None, Abstain- None.

2. 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 Brent Weycker to approve 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. Motion Passed.

Yes- Brent Weycker, Diana Ellenbecker, Bradley Klingsporn, Joshua Patchak, Daniel Mincheff, No-None, Abstain- None.

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).

Moved by Bradley Klingsporn, seconded by Joshua Patchak to approve 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). Motion Passed.

Yes- Brent Weycker, Diana Ellenbecker, Bradley Klingsporn, Joshua Patchak, Daniel Mincheff, No-None, Abstain- None.

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

Moved by Bradley Klingsporn, seconded by Joshua Patchak to approve the extension resolution to allow for the extension of the maximum life of TID 14 to be extended by three (3) years. Motion Passed.

Yes- Diana Ellenbecker, Bradley Klingsporn, Joshua Patchak, Daniel Mincheff, No- None, Abstain- Brent Weycker.

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

Moved by Joshua Patchak, seconded by Brent Weycker to approve the Project Plan for the creation of TID 24 and the required creation resolution. Motion Passed.

Yes- Brent Weycker, Diana Ellenbecker, Bradley Klingsporn, Joshua Patchak, Daniel Mincheff, No-None, Abstain- None.

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.

Moved by Bradley Klingsporn, seconded by Joshua Patchak to approve the Project Plan for the creation of TID 25, and the required creation resolution. Motion Passed.

Yes- Brent Weycker, Diana Ellenbecker, Bradley Klingsporn, Joshua Patchak, Daniel Mincheff, No-None, Abstain- None.

F. INFORMATIONAL.

I. Set next meeting date, time and format.

A next meeting was not set at this time.

G. ADJOURNMENT.

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

Yes- Brent Weycker, Diana Ellenbecker, Bradley Klingsporn, Joshua Patchak, Daniel Mincheff, No-None, Abstain- None.



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

MEETING DATE

June 29, 2023

PREPARED BY

Neil Stechschulte, Director

AGENDA ITEM # E.1

Consideration with possible action on the 2022 Annual Report on Tax Increment Finance Districts in the City of Green Bay.

BACKGROUND

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

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

No fiscal impact from the annual report.

ATTACHMENTS

- I. Annual Report

**TID ANNUAL REPORT (PE-300) SUMMARIZED
YEAR ENDED DECEMBER 31, 2022**

TIF Dist	TYPE	Creation date	Mandatory term date	Fund balance as of 1/1/21	Revenues					Expenditures				Fund balance as of 12/31/21	Future project costs	Future revenue	Surplus or deficit
					Tax Increment	Interest	Shared Revenue	Developers guarantees	Other/Borrowing	Capital & Land	Debt Service & Interest	Developers grants	Other				
4	Blight	1/20/1998	1/20/2025	744,071	535,824	382	1,071	-	-	-	200,000	-	1,006,250	75,098	1,845,250	1,862,473	92,321
5	Blight	12/21/1999	12/21/2026	1,458,027	1,993,580	6,755	159,424	182,965	-	1,196,653	1,276,925	43,453	89,048	1,194,672	8,292,330	7,072,955	(24,703)
10	Blight	8/17/2004	8/17/2031	1,117,091	291,244	1,275	8,233	-	-	-	-	21,664	22,988	1,373,191	3,741,388	2,383,629	15,432
12	Industrial	9/6/2005	9/6/2025	3,862,875	2,960,649	6,554	424,464	-	-	37,653	270,301	383,812	2,060,127	4,502,649	9,803,443	5,501,520	200,726
13	Reh/Cons	9/6/2005	9/6/2032	(1,942,963)	2,602,191	893	523,895	-	22,047	46,013	1,422,368	527,561	96,933	(886,812)	30,832,758	31,865,959	146,389
14	Blight	9/16/2006	9/16/2033	(2,836,116)	659,130	2,276	5,774	214,155	-	16,688	768,657	66,801	55,725	(2,862,652)	8,376,264	11,220,648	(18,268)
16	Blight	5/6/2007	5/6/2034	607,257	581,472	-	61,183	-	-	-	613,259	39,281	18,966	578,406	7,762,205	6,982,448	(201,351)
18	Reh/Cons	10/6/2015	10/6/2043	(927,512)	585,853	-	11,324	-	-	-	4,797	200,389	18,834	(554,355)	22,456,311	23,106,743	96,077
19	Reh/Cons	9/19/2017	9/19/2044	337,381	247,511	-	-	49,946	-	-	1,216	545,521	21,965	66,136	8,896,358	8,887,145	56,923
20	Reh/Cons	9/25/2018	9/25/2045	28,363	154,054	-	-	-	-	-	66	120,794	14,681	46,876	4,322,892	4,570,285	294,269
21	Blight	9/25/2018	9/25/2045	1,502,897	1,879,599	307	-	-	-	-	-	1,197,839	61,916	2,123,048	52,806,310	50,782,554	99,292
22	Blight	9/25/2018	9/25/2045	4,132,490	3,955	-	-	-	3,007,200	2,273,423	284,412	-	57,366	4,528,444	51,279,571	46,908,573	157,446
23	Blight	9/17/2019	9/17/2046	548,437	-	-	-	-	-	494,502	86	-	32,864	20,985	11,643,624	11,722,849	100,210
24	Mixed use	9/15/2022	9/15/2049	-	-	-	-	-	-	-	-	-	-	-	-	-	-
25	Industrial	9/15/2022	9/15/2049	-	-	-	-	-	-	-	-	-	-	-	-	-	-
				8,632,298	12,495,062	18,442	1,195,368	447,066	3,029,247	4,064,932	4,842,087	3,147,115	3,557,663	10,205,686	222,058,704	212,867,781	1,014,763

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY	County BROWN	Due date 07/03/2023	Report type ORIGINAL	
TID number 004	TID type 2	TID name Washington Appartments	Creation date 01/20/1998	Mandatory termination date 01/20/2025	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$744,071

Section 3 - Revenue	Amount
Tax increment	\$535,824
Investment income	\$382
Debt proceeds	
Special assessments	
Shared revenue	\$1,071
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$537,277

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$5,450
Professional services	\$650
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$200,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number 022	\$1,000,000
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$1,206,250

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$75,098
Future costs	\$1,845,250
Future revenue	\$1,862,473
Surplus or deficit	\$92,321

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

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/03/2023	Report type ORIGINAL
TID number 005	TID type 2	TID name Downtown	Creation date 12/21/1999	Mandatory termination date 12/21/2026	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$1,458,027

Section 3 - Revenue	Amount
Tax increment	\$1,993,580
Investment income	\$6,755
Debt proceeds	
Special assessments	
Shared revenue	\$159,424
Sale of property	
Allocation from another TID	
Developer guarantees	
Developer name TOHO Platten Building	\$13,234
Developer name Washington St Inn	\$169,731
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$2,342,724

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	\$1,196,653
Administration	\$76,324
Professional services	\$650
Interest and fiscal charges	\$196,521
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$1,080,404
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name Bellin buidling parking PAYGO	\$14,533
Developer name TMJ Initiative One	\$10,000
Developer name Lorenzen Holdings	\$10,050
Developer name Historic Hibernia	\$8,870
Transfer to other funds	
Other expenditures	
Name Utilities	\$11,924
Total Expenditures	\$2,606,079

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$1,194,672
Future costs	\$8,292,330
Future revenue	\$7,072,955
Surplus or deficit	\$-24,703

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

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY	County BROWN	Due date 07/03/2023	Report type ORIGINAL	
TID number 010	TID type 2	TID name MAIN MASON	Creation date 08/17/2004	Mandatory termination date 08/17/2031	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$1,117,091

Section 3 - Revenue	Amount
Tax increment	\$291,244
Investment income	\$1,275
Debt proceeds	
Special assessments	
Shared revenue	\$8,233
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$300,752

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$22,188
Professional services	\$650
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name GB Real Estate - 1901 M Street	\$21,664
Transfer to other funds	
Other expenditures	
Total Expenditures	\$44,652

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$1,373,191
Future costs	\$3,741,388
Future revenue	\$2,383,629
Surplus or deficit	\$15,432

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

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
------------------------	--------------------------	------------------------------------

Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/03/2023	Report type ORIGINAL
TID number 012	TID type 5	TID name I43 Industrial Park	Creation date 09/06/2005	Mandatory termination date 09/06/2025	Expected termination date 12/31/2024

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$3,862,875

Section 3 - Revenue	Amount
Tax increment	\$2,960,649
Investment income	\$6,554
Debt proceeds	
Special assessments	
Shared revenue	\$424,464
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$3,391,667

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
------------------------	--------------------------	------------------------------------

Section 4 - Expenditures	Amount
Capital expenditures	\$13,678
Administration	\$58,067
Professional services	\$650
Interest and fiscal charges	\$50,538
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$219,763
Environmental costs	\$23,975
Real property assembly costs	
Allocation to another TID	
TID number 022	\$2,000,000
Developer grants	
Developer name Willow Creek Strategic Behavioral Health	\$200,000
Developer name Natures Way	\$183,812
Transfer to other funds	
Other expenditures	
Name Utilities	\$695
Name Property Taxes	\$565
Total Expenditures	\$2,751,893

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$4,502,649
Future costs	\$9,803,443
Future revenue	\$5,501,520
Surplus or deficit	\$200,726

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

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/03/2023	Report type ORIGINAL
TID number 013	TID type 3	TID name Downtown	Creation date 09/06/2005	Mandatory termination date 09/06/2032	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-1,942,963

Section 3 - Revenue	Amount
Tax increment	\$2,602,191
Investment income	\$893
Debt proceeds	
Special assessments	
Shared revenue	\$523,895
Sale of property	\$16,600
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source lot Rent	\$5,447
Total Revenue (deposits)	\$3,149,026

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	\$46,013
Administration	\$74,599
Professional services	\$2,350
Interest and fiscal charges	\$401,637
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$1,020,731
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name Schreiber Foods	\$240,580
Developer name Associated Bank	\$157,761
Developer name Foxconn	\$55,336
Developer name Northland	\$73,884
Transfer to other funds	
Other expenditures	
Name Utilities	\$18,174
Name Marketing	\$1,660
Total Expenditures	\$2,092,875

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-886,812
Future costs	\$30,832,758
Future revenue	\$31,865,959
Surplus or deficit	\$146,389

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 6 - Preparer/Contact Information	
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Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY	County BROWN	Due date 07/03/2023	Report type ORIGINAL	
TID number 014	TID type 2	TID name N Broadway Larsen Green	Creation date 09/16/2006	Mandatory termination date 09/16/2036	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-2,836,116

Section 3 - Revenue	Amount
Tax increment	\$659,130
Investment income	\$2,276
Debt proceeds	
Special assessments	
Shared revenue	\$5,774
Sale of property	
Allocation from another TID	
Developer guarantees	
Developer name SMET	\$214,155
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$881,335

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	\$16,688
Administration	\$54,925
Professional services	\$650
Interest and fiscal charges	\$173,657
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$595,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name DDL Project Grant	\$66,801
Transfer to other funds	
Other expenditures	
Total Expenditures	\$907,871

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-2,862,652
Future costs	\$8,376,264
Future revenue	\$11,220,648
Surplus or deficit	\$-18,268

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

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/03/2023	Report type ORIGINAL
TID number 016	TID type 2	TID name Military Avenue	Creation date 05/06/2007	Mandatory termination date 05/06/2034	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$607,257

Section 3 - Revenue	Amount
Tax increment	\$581,472
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$61,183
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$642,655

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$18,166
Professional services	\$650
Interest and fiscal charges	\$93,259
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$520,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name Burlington and Broadway Automotive	\$39,281
Transfer to other funds	
Other expenditures	
Total Expenditures	\$671,506

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$578,406
Future costs	\$7,762,205
Future revenue	\$6,982,448
Surplus or deficit	\$-201,351

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

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 05231	Municipality GREEN BAY		County BROWN	Due date 07/03/2023	Report type ORIGINAL
TID number 018	TID type 3	TID name University Avenue	Creation date 10/06/2015	Mandatory termination date 10/06/2043	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-927,512

Section 3 - Revenue	Amount
Tax increment	\$585,853
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$11,324
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$597,177

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$18,034
Professional services	\$650
Interest and fiscal charges	\$4,797
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name JBS project grant	\$0
Developer name Festival Foods paygo	\$200,389
Transfer to other funds	
Other expenditures	
Total Expenditures	\$224,020

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-554,355
Future costs	\$22,456,311
Future revenue	\$23,106,743
Surplus or deficit	\$96,077

Section 6 - Preparer/Contact Information	
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