



AGENDA OF THE TAX INCREMENTAL DISTRICTS JOINT REVIEW BOARD

MONDAY, AUGUST 12, 2024, 3:00 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

1. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/83043627118?pwd=9M4kK6OvrDF6wFAEL3n3QDoJJPqLnW.1>

Or call in by phone: +1 312 626 6799

Meeting ID: 830 4362 7118

Passcode: 528512

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

B. Roll Call.

1. Members: Diana Ellenbecker, City of Green Bay; Cole Runge, Brown County; Cale Pulczynski, Green Bay Area Public School District; Jill Champeau, Northeast Wisconsin Technical College; Brent Weycker, Citizen Member.

C. Approval of the Agenda.

1. Approval of the agenda for the August 12, 2024, meeting of the Tax Incremental Districts Joint Review Committee.

D. Approval of Minutes.

1. Approval of the minutes from the June 29, 2023, meeting.

E. Regular Business.

1. Consideration with possible action on the 2023 Annual Report on Tax Increment

Finance Districts in the City of Green Bay.

2. Consideration with possible action to review and discuss draft Project Plan for Tax Incremental District Number Twenty-Six (TID #26).
3. Consideration with possible action to review and discuss draft Project Plan for Tax Incremental District Number Twenty-Seven (TID #27).
4. Consideration with possible action to review and discuss draft Project Plan for Tax Incremental District Number Twenty-Eight (TID #28).

F. Informational.

1. Next meeting date: September 3, 2024, at 10:30 AM

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.



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

MEETING DATE

August 12, 2024

PREPARED BY

AGENDA ITEM # D.I

Approval of the minutes from the June 29, 2023, meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. TID JRB Minutes 06.29.23 (3)



MINUTES 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.

Present: Diana Ellenbecker, Cole Runge (attended in place of Bradley Klingsporn to represent Brown County), Joshua Patchak, Daniel Mincheff

Excused: Brent Weycker

C. APPROVAL OF THE AGENDA.

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

Moved by Cole Runge, seconded by Joshua Patchak to approve the agenda. Motion Passed.
Yes- Diana Ellenbecker, Cole Runge, Joshua Patchak, Daniel Mincheff, No- None, Abstain- None.

D. APPROVAL OF MINUTES.

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

Moved by Daniel Mincheff, seconded by Joshua Patchak to approve the minutes. Motion Passed.
Yes- Diana Ellenbecker, Cole Runge, Joshua Patchak, Daniel Mincheff, No- None, Abstain- None.

E. REGULAR BUSINESS.

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

Moved by Joshua Patchak, seconded by Cole Runge to receive and place on file. Motion Passed.
Yes- Diana Ellenbecker, Cole Runge, Joshua Patchak, Daniel Mincheff, No- None, Abstain- None.

F. INFORMATIONAL.

I. Set next meeting date, time and format.

G. ADJOURNMENT.

Moved by Joshua Patchak, seconded by Daniel Mincheff to adjourn. Motion Passed.
Yes- Diana Ellenbecker, Cole Runge, 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

August 12, 2024

PREPARED BY

Diana Ellenbecker, Finance Director

AGENDA ITEM # E.1

Consideration with possible action on the 2023 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

1. 2023 TIF Worksheet PE-300 summarized
2. 05231-TID004-Annual Report-2023
3. 05231-TID005-Annual Report-2023
4. 05231-TID010-Annual Report-2023
5. 05231-TID012-Annual Report-2023
6. 05231-TID013-Annual Report-2023
7. 05231-TID014-Annual Report-2023
8. 05231-TID016-Annual Report-2023
9. 05231-TID018-Annual Report-2023
10. 05231-TID019-Annual Report-2023
11. 05231-TID020-Annual Report-2023
12. 05231-TID021-Annual Report-2023
13. 05231-TID022-Annual Report-2023
14. 05231-TID023-Annual Report-2023
15. 05231-TID024-Annual Report-2023
16. 05231-TID025-Annual Report-2023

**TID ANNUAL REPORT (PE-300) SUMMARIZED
YEAR ENDED DECEMBER 31, 2023**

TIF Dist	TYPE	NAME	Creation date	Mandatory term date	Fund balance as of 1/1/23	Revenues					Expenditures				Fund balance as of 12/31/23	Future project costs	Future revenue	Surplus or deficit
						Tax Increment	Interest	Shared Revenue	Developers guarantees	Other/ Borrowing	Capital & Land	Debt Service & Interest	Developers grants	Other				
4	Blight	Washington Apartments	1/20/1998	1/20/2025	75,098	542,034	26,679	1,071	-	-	-	200,000	-	9,038	435,844	1,771,300	1,353,972	18,516
5	Blight	Downtown	12/21/1999	12/21/2026	1,194,672	1,546,404	71,468	159,424	-	-	39,342	1,279,450	47,985	67,071	1,538,120	7,837,584	6,303,617	4,153
10	Blight	Main/Mason	8/17/2004	8/17/2031	1,373,191	224,759	65,508	8,233	-	-	55,462	-	16,732	23,538	1,575,959	3,979,690	2,414,394	10,663
12	Industrial	I43 Industrial Park	9/6/2005	9/6/2025	4,502,649	1,432,888	252,718	424,464	-	-	19,396	267,456	184,411	46,603	6,094,853	9,329,829	3,333,971	98,995
13	Reh/Cons	Downtown	9/6/2005	9/6/2032	(886,812)	2,226,745	8,021	523,895	-	18,387	-	1,415,330	636,069	107,282	(268,445)	22,562,449	22,824,242	(6,652)
14	Blight	N Broadway / Railyard	9/16/2006	9/16/2033	(2,862,652)	470,325	-	5,774	214,423	-	-	838,256	37,312	43,234	(3,090,932)	12,109,979	15,200,911	-
16	Blight	Military Avenue	5/6/2007	5/6/2034	578,406	461,362	29,318	61,183	-	-	-	542,075	37,763	31,094	519,337	8,322,547	7,869,661	66,451
18	Reh/Cons	University Avenue	10/6/2015	10/6/2043	(554,355)	641,454	2,455	11,324	-	-	-	1,629	173,463	24,895	(99,109)	20,652,394	20,823,203	71,700
19	Reh/Cons	East Town Mall	9/19/2017	9/19/2044	66,136	253,403	13,087	-	40,584	-	-	-	91,488	43,833	237,889	6,887,389	6,702,568	53,068
20	Reh/Cons	Whitney Park	9/25/2018	9/25/2045	46,876	150,860	6,312	-	-	-	-	-	109,102	8,840	86,106	4,753,319	4,683,128	15,915
21	Blight	Green Bay Packaging	9/25/2018	9/25/2045	2,123,048	1,782,223	143,489	-	-	-	149,130	-	1,169,465	208,384	2,521,781	49,477,053	47,042,891	87,619
22	Blight	The Shipyard	9/25/2018	9/25/2045	4,528,444	3,627	173,197	-	-	4,968,315	4,636,654	261,118	-	77,063	4,698,748	49,098,019	44,399,271	-
23	Blight	Legends District	9/17/2019	9/17/2046	20,968	39,044	4,535	-	-	-	619,074	7,925	-	37,210	(599,662)	15,332,533	16,105,616	173,421
24	Mixed use	Cherry St Development	8/30/2022	8/30/2042	-	-	-	-	-	-	-	-	-	48,082	(48,082)	15,060,329	15,111,070	2,659
25	Industrial	Grandview Industrial Park	8/30/2022	8/30/2042	-	-	-	-	-	417,555	210,446	-	-	52,236	154,873	26,387,381	26,362,036	129,528
Totals					10,205,669	9,775,128	796,787	1,195,368	255,007	5,404,257	5,729,504	4,813,239	2,503,790	828,403	13,757,280	253,561,795	240,530,551	726,036

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
05231	GREEN BAY	BROWN	07/01/2024	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Expected termination date
004	2	Washington Appartments	01/20/1998	01/20/2025	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$75,098

Section 3 – Revenue	Amount
Tax increment	\$542,034
Investment income	\$26,679
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)	\$569,784

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	\$8,238
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	\$0
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$209,038

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$435,844
Future costs	\$1,771,300
Future revenue	\$1,353,972
Surplus or deficit	\$18,516

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$0	\$0	\$0	\$0
005	\$670,500	\$-2,900	\$0	\$667,600
010	\$520,000	\$0	\$0	\$520,000
012	\$9,512,000	\$0	\$0	\$9,512,000
013	\$118,700	\$0	\$0	\$118,700
014	\$917,500	\$0	\$0	\$917,500
016	\$1,255,000	\$-777,300	\$0	\$477,700
018	\$3,827,300	\$0	\$0	\$3,827,300
019	\$2,494,900	\$0	\$0	\$2,494,900
020	\$14,700	\$0	\$0	\$14,700
021	\$0	\$-2,732,900	\$0	\$-2,732,900
022	\$58,000	\$0	\$0	\$58,000
023	\$4,411,900	\$0	\$0	\$4,411,900
024	\$81,500	\$0	\$0	\$81,500
025	\$7,772,500	\$0	\$0	\$7,772,500
Total	\$31,654,500	\$-3,513,100	\$0	\$28,141,400

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0
014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0

Form PE-300	TID Annual Report				2023 WI Dept of Revenue
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025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 7 – 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

Submission Information	
Co-muni code	05231
TID number	004
Submission date	07-01-2024 10:09 AM
Confirmation	TIDAR20230128O1716922575530
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
05231	GREEN BAY	BROWN	07/01/2024	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Expected termination date
005	2	Downtown	12/21/1999	12/21/2026	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$1,194,672

Section 3 – Revenue	Amount
Tax increment	\$1,546,404
Investment income	\$71,468
Debt proceeds	
Special assessments	
Shared revenue	\$159,424
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$1,777,296

Section 4 – Expenditures	Amount
Capital expenditures	\$39,342
Administration	\$59,485
Professional services	\$1,210
Interest and fiscal charges	\$159,898
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$1,119,552
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name Bellin buidling parking PAYGO	\$18,569
Developer name TMJ Initiative One	\$10,000
Developer name Lorenzen Holdings	\$7,635
Developer name Historic Hibernia	\$11,781
Transfer to other funds	
Other expenditures	
Name Utilities	\$6,226
Total Expenditures	\$1,433,848

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$1,538,120
Future costs	\$7,837,584
Future revenue	\$6,303,617
Surplus or deficit	\$4,153

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$0	\$0	\$0	\$0
005	\$670,500	\$-2,900	\$0	\$667,600
010	\$520,000	\$0	\$0	\$520,000
012	\$9,512,000	\$0	\$0	\$9,512,000
013	\$118,700	\$0	\$0	\$118,700
014	\$917,500	\$0	\$0	\$917,500
016	\$1,255,000	\$-777,300	\$0	\$477,700
018	\$3,827,300	\$0	\$0	\$3,827,300
019	\$2,494,900	\$0	\$0	\$2,494,900
020	\$14,700	\$0	\$0	\$14,700
021	\$0	\$-2,732,900	\$0	\$-2,732,900
022	\$58,000	\$0	\$0	\$58,000
023	\$4,411,900	\$0	\$0	\$4,411,900
024	\$81,500	\$0	\$0	\$81,500
025	\$7,772,500	\$0	\$0	\$7,772,500
Total	\$31,654,500	\$-3,513,100	\$0	\$28,141,400

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0
014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0

Form PE-300	TID Annual Report				2023 WI Dept of Revenue
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025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 7 – 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

Submission Information	
Co-muni code	05231
TID number	005
Submission date	07-01-2024 10:11 AM
Confirmation	TIDAR20230128O1716923564713
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
05231	GREEN BAY	BROWN	07/01/2024	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Expected termination date
010	2	MAIN MASON	08/17/2004	08/17/2031	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$1,373,191

Section 3 – Revenue	Amount
Tax increment	\$224,759
Investment income	\$65,508
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)	\$298,500

Section 4 – Expenditures	Amount
Capital expenditures	\$55,462
Administration	\$22,738
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	\$16,732
Transfer to other funds	
Other expenditures	
Total Expenditures	\$95,732

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$1,575,959
Future costs	\$3,979,690
Future revenue	\$2,414,394
Surplus or deficit	\$10,663

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$0	\$0	\$0	\$0
005	\$670,500	\$-2,900	\$0	\$667,600
010	\$520,000	\$0	\$0	\$520,000
012	\$9,512,000	\$0	\$0	\$9,512,000
013	\$118,700	\$0	\$0	\$118,700
014	\$917,500	\$0	\$0	\$917,500
016	\$1,255,000	\$-777,300	\$0	\$477,700
018	\$3,827,300	\$0	\$0	\$3,827,300
019	\$2,494,900	\$0	\$0	\$2,494,900
020	\$14,700	\$0	\$0	\$14,700
021	\$0	\$-2,732,900	\$0	\$-2,732,900
022	\$58,000	\$0	\$0	\$58,000
023	\$4,411,900	\$0	\$0	\$4,411,900
024	\$81,500	\$0	\$0	\$81,500
025	\$7,772,500	\$0	\$0	\$7,772,500
Total	\$31,654,500	\$-3,513,100	\$0	\$28,141,400

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0
014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0

Form PE-300	TID Annual Report				2023 WI Dept of Revenue
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025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 7 – 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

Submission Information	
Co-muni code	05231
TID number	010
Submission date	07-01-2024 10:12 AM
Confirmation	TIDAR20230128O1716924017732
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
05231	GREEN BAY	BROWN	07/01/2024	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Expected termination date
012	5	I43 Industrial Park	09/06/2005	09/06/2025	12/31/2024

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$4,502,649

Section 3 – Revenue	Amount
Tax increment	\$1,432,888
Investment income	\$252,718
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)	\$2,110,070

Section 4 – Expenditures	Amount
Capital expenditures	\$19,396
Administration	\$45,168
Professional services	\$650
Interest and fiscal charges	\$44,545
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$222,911
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number 022	\$0
Developer grants	
Developer name Natures Way	\$184,411
Transfer to other funds	
Other expenditures	
Name Utilities	\$635
Total Expenditures	\$517,866

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$6,094,853
Future costs	\$9,329,829
Future revenue	\$3,333,971
Surplus or deficit	\$98,995

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$0	\$0	\$0	\$0
005	\$670,500	\$-2,900	\$0	\$667,600
010	\$520,000	\$0	\$0	\$520,000
012	\$9,512,000	\$0	\$0	\$9,512,000
013	\$118,700	\$0	\$0	\$118,700
014	\$917,500	\$0	\$0	\$917,500
016	\$1,255,000	\$-777,300	\$0	\$477,700
018	\$3,827,300	\$0	\$0	\$3,827,300
019	\$2,494,900	\$0	\$0	\$2,494,900
020	\$14,700	\$0	\$0	\$14,700
021	\$0	\$-2,732,900	\$0	\$-2,732,900
022	\$58,000	\$0	\$0	\$58,000
023	\$4,411,900	\$0	\$0	\$4,411,900
024	\$81,500	\$0	\$0	\$81,500
025	\$7,772,500	\$0	\$0	\$7,772,500
Total	\$31,654,500	\$-3,513,100	\$0	\$28,141,400

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0
014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0

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025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 7 – 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

Submission Information	
Co-muni code	05231
TID number	012
Submission date	07-01-2024 10:13 AM
Confirmation	TIDAR20230128O1716924563398
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
05231	GREEN BAY	BROWN	07/01/2024	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Expected termination date
013	3	Downtown	09/06/2005	09/06/2032	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-886,812

Section 3 – Revenue	Amount
Tax increment	\$2,226,745
Investment income	\$8,021
Debt proceeds	
Special assessments	
Shared revenue	\$523,895
Sale of property	\$16,500
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source lot rent	\$1,887
Total Revenue (deposits)	\$2,777,048

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	\$94,107
Professional services	\$6,575
Interest and fiscal charges	\$372,498
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$1,042,832
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name Schreiber Foods	\$179,866
Developer name Associated Bank	\$151,204
Developer name Foxconn	\$54,999
Developer name BFAM	\$250,000
Transfer to other funds	
Other expenditures	
Name Utilities	\$6,450
Total Expenditures	\$2,158,681

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-268,445
Future costs	\$22,562,449
Future revenue	\$22,824,242
Surplus or deficit	\$-6,652

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$0	\$0	\$0	\$0
005	\$670,500	\$-2,900	\$0	\$667,600
010	\$520,000	\$0	\$0	\$520,000
012	\$9,512,000	\$0	\$0	\$9,512,000
013	\$118,700	\$0	\$0	\$118,700
014	\$917,500	\$0	\$0	\$917,500
016	\$1,255,000	\$-777,300	\$0	\$477,700
018	\$3,827,300	\$0	\$0	\$3,827,300
019	\$2,494,900	\$0	\$0	\$2,494,900
020	\$14,700	\$0	\$0	\$14,700
021	\$0	\$-2,732,900	\$0	\$-2,732,900
022	\$58,000	\$0	\$0	\$58,000
023	\$4,411,900	\$0	\$0	\$4,411,900
024	\$81,500	\$0	\$0	\$81,500
025	\$7,772,500	\$0	\$0	\$7,772,500
Total	\$31,654,500	\$-3,513,100	\$0	\$28,141,400

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0
014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0

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025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 7 – 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

Submission Information	
Co-muni code	05231
TID number	013
Submission date	07-01-2024 10:14 AM
Confirmation	TIDAR20230128O1716925263615
Submission type	ORIGINAL

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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
05231	GREEN BAY	BROWN	07/01/2024	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Expected termination date
014	2	N Broadway Larsen Green	09/16/2006	09/16/2036	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-2,862,652

Section 3 – Revenue	Amount
Tax increment	\$470,325
Investment income	\$0
Debt proceeds	
Special assessments	
Shared revenue	\$5,774
Sale of property	
Allocation from another TID	
Developer guarantees	
Developer name SMET	\$214,423
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$690,522

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	\$42,434
Professional services	\$650
Interest and fiscal charges	\$228,256
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$610,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name DDL Project Grant	\$37,312
Transfer to other funds	
Other expenditures	
Total Expenditures	\$918,802

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-3,090,932
Future costs	\$12,109,979
Future revenue	\$15,200,911
Surplus or deficit	\$0

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$0	\$0	\$0	\$0
005	\$670,500	\$-2,900	\$0	\$667,600
010	\$520,000	\$0	\$0	\$520,000
012	\$9,512,000	\$0	\$0	\$9,512,000
013	\$118,700	\$0	\$0	\$118,700
014	\$917,500	\$0	\$0	\$917,500
016	\$1,255,000	\$-777,300	\$0	\$477,700
018	\$3,827,300	\$0	\$0	\$3,827,300
019	\$2,494,900	\$0	\$0	\$2,494,900
020	\$14,700	\$0	\$0	\$14,700
021	\$0	\$-2,732,900	\$0	\$-2,732,900
022	\$58,000	\$0	\$0	\$58,000
023	\$4,411,900	\$0	\$0	\$4,411,900
024	\$81,500	\$0	\$0	\$81,500
025	\$7,772,500	\$0	\$0	\$7,772,500
Total	\$31,654,500	\$-3,513,100	\$0	\$28,141,400

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0
014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0

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025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

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Section 7 – 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

Submission Information	
Co-muni code	05231
TID number	014
Submission date	07-01-2024 10:15 AM
Confirmation	TIDAR20230128O1716925735183
Submission type	ORIGINAL

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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
05231	GREEN BAY	BROWN	07/01/2024	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Expected termination date
016	2	Military Avenue	05/06/2007	05/06/2034	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$578,406

Section 3 – Revenue	Amount
Tax increment	\$461,362
Investment income	\$29,318
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)	\$551,863

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	\$30,294
Professional services	\$650
Interest and fiscal charges	\$82,075
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	\$460,000
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name Burlington and Broadway Automotive	\$37,763
Transfer to other funds	
Other expenditures	
Total Expenditures	\$610,932

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$519,337
Future costs	\$8,322,547
Future revenue	\$7,869,661
Surplus or deficit	\$66,451

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$0	\$0	\$0	\$0
005	\$670,500	\$-2,900	\$0	\$667,600
010	\$520,000	\$0	\$0	\$520,000
012	\$9,512,000	\$0	\$0	\$9,512,000
013	\$118,700	\$0	\$0	\$118,700
014	\$917,500	\$0	\$0	\$917,500
016	\$1,255,000	\$-777,300	\$0	\$477,700
018	\$3,827,300	\$0	\$0	\$3,827,300
019	\$2,494,900	\$0	\$0	\$2,494,900
020	\$14,700	\$0	\$0	\$14,700
021	\$0	\$-2,732,900	\$0	\$-2,732,900
022	\$58,000	\$0	\$0	\$58,000
023	\$4,411,900	\$0	\$0	\$4,411,900
024	\$81,500	\$0	\$0	\$81,500
025	\$7,772,500	\$0	\$0	\$7,772,500
Total	\$31,654,500	\$-3,513,100	\$0	\$28,141,400

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0
014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0

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025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

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Section 7 – 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

Submission Information	
Co-muni code	05231
TID number	016
Submission date	07-01-2024 10:15 AM
Confirmation	TIDAR20230128O1716926044797
Submission type	ORIGINAL

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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
05231	GREEN BAY	BROWN	07/01/2024	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Expected termination date
018	3	University Avenue	10/06/2015	10/06/2043	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-554,355

Section 3 – Revenue	Amount
Tax increment	\$641,454
Investment income	\$2,455
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)	\$655,233

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	\$24,095
Professional services	\$650
Interest and fiscal charges	\$1,629
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	\$173,463
Transfer to other funds	
Other expenditures	
Total Expenditures	\$199,987

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-99,109
Future costs	\$20,652,394
Future revenue	\$20,823,203
Surplus or deficit	\$71,700

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$0	\$0	\$0	\$0
005	\$670,500	\$-2,900	\$0	\$667,600
010	\$520,000	\$0	\$0	\$520,000
012	\$9,512,000	\$0	\$0	\$9,512,000
013	\$118,700	\$0	\$0	\$118,700
014	\$917,500	\$0	\$0	\$917,500
016	\$1,255,000	\$-777,300	\$0	\$477,700
018	\$3,827,300	\$0	\$0	\$3,827,300
019	\$2,494,900	\$0	\$0	\$2,494,900
020	\$14,700	\$0	\$0	\$14,700
021	\$0	\$-2,732,900	\$0	\$-2,732,900
022	\$58,000	\$0	\$0	\$58,000
023	\$4,411,900	\$0	\$0	\$4,411,900
024	\$81,500	\$0	\$0	\$81,500
025	\$7,772,500	\$0	\$0	\$7,772,500
Total	\$31,654,500	\$-3,513,100	\$0	\$28,141,400

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0
014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0

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025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 7 – 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

Submission Information	
Co-muni code	05231
TID number	018
Submission date	07-01-2024 10:16 AM
Confirmation	TIDAR20230128O1716926400606
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
05231	GREEN BAY	BROWN	07/01/2024	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Expected termination date
019	3	East Town Mall	09/19/2017	09/19/2044	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$66,136

Section 3 – Revenue	Amount
Tax increment	\$253,403
Investment income	\$13,087
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Developer name Green Bay East LLC	\$40,584
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$307,074

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	\$43,033
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 Green Bay East LLC	\$91,488
Transfer to other funds	
Other expenditures	
Total Expenditures	\$135,321

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$237,889
Future costs	\$6,887,389
Future revenue	\$6,702,568
Surplus or deficit	\$53,068

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$0	\$0	\$0	\$0
005	\$670,500	\$-2,900	\$0	\$667,600
010	\$520,000	\$0	\$0	\$520,000
012	\$9,512,000	\$0	\$0	\$9,512,000
013	\$118,700	\$0	\$0	\$118,700
014	\$917,500	\$0	\$0	\$917,500
016	\$1,255,000	\$-777,300	\$0	\$477,700
018	\$3,827,300	\$0	\$0	\$3,827,300
019	\$2,494,900	\$0	\$0	\$2,494,900
020	\$14,700	\$0	\$0	\$14,700
021	\$0	\$-2,732,900	\$0	\$-2,732,900
022	\$58,000	\$0	\$0	\$58,000
023	\$4,411,900	\$0	\$0	\$4,411,900
024	\$81,500	\$0	\$0	\$81,500
025	\$7,772,500	\$0	\$0	\$7,772,500
Total	\$31,654,500	\$-3,513,100	\$0	\$28,141,400

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0
014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0

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025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

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Section 7 – 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

Submission Information	
Co-muni code	05231
TID number	019
Submission date	07-01-2024 10:17 AM
Confirmation	TIDAR20230128O1716926698905
Submission type	ORIGINAL

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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
05231	GREEN BAY	BROWN	07/01/2024	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Expected termination date
020	3	WHITNEY PARK	09/25/2018	09/25/2045	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$46,876

Section 3 – Revenue	Amount
Tax increment	\$150,860
Investment income	\$6,312
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$157,172

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	\$8,040
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 Whitney School Development LLC	\$109,102
Transfer to other funds	
Other expenditures	
Total Expenditures	\$117,942

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$86,106
Future costs	\$4,753,319
Future revenue	\$4,683,128
Surplus or deficit	\$15,915

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$0	\$0	\$0	\$0
005	\$670,500	\$-2,900	\$0	\$667,600
010	\$520,000	\$0	\$0	\$520,000
012	\$9,512,000	\$0	\$0	\$9,512,000
013	\$118,700	\$0	\$0	\$118,700
014	\$917,500	\$0	\$0	\$917,500
016	\$1,255,000	\$-777,300	\$0	\$477,700
018	\$3,827,300	\$0	\$0	\$3,827,300
019	\$2,494,900	\$0	\$0	\$2,494,900
020	\$14,700	\$0	\$0	\$14,700
021	\$0	\$-2,732,900	\$0	\$-2,732,900
022	\$58,000	\$0	\$0	\$58,000
023	\$4,411,900	\$0	\$0	\$4,411,900
024	\$81,500	\$0	\$0	\$81,500
025	\$7,772,500	\$0	\$0	\$7,772,500
Total	\$31,654,500	\$-3,513,100	\$0	\$28,141,400

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0
014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0

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025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

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Section 7 – 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

Submission Information	
Co-muni code	05231
TID number	020
Submission date	07-01-2024 10:18 AM
Confirmation	TIDAR20230128O1716926906667
Submission type	ORIGINAL

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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
05231	GREEN BAY	BROWN	07/01/2024	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Expected termination date
021	2	GREEN BAY PACKAGING	09/25/2018	09/25/2045	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$2,123,048

Section 3 – Revenue	Amount
Tax increment	\$1,782,223
Investment income	\$143,489
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$1,925,712

Section 4 – Expenditures	Amount
Capital expenditures	\$149,130
Administration	\$39,326
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	\$168,258
Allocation to another TID	
Developer grants	
Developer name Green Bay Packaging	\$1,169,465
Transfer to other funds	
Other expenditures	
Total Expenditures	\$1,526,979

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$2,521,781
Future costs	\$49,477,053
Future revenue	\$47,042,891
Surplus or deficit	\$87,619

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$0	\$0	\$0	\$0
005	\$670,500	\$-2,900	\$0	\$667,600
010	\$520,000	\$0	\$0	\$520,000
012	\$9,512,000	\$0	\$0	\$9,512,000
013	\$118,700	\$0	\$0	\$118,700
014	\$917,500	\$0	\$0	\$917,500
016	\$1,255,000	\$-777,300	\$0	\$477,700
018	\$3,827,300	\$0	\$0	\$3,827,300
019	\$2,494,900	\$0	\$0	\$2,494,900
020	\$14,700	\$0	\$0	\$14,700
021	\$0	\$-2,732,900	\$0	\$-2,732,900
022	\$58,000	\$0	\$0	\$58,000
023	\$4,411,900	\$0	\$0	\$4,411,900
024	\$81,500	\$0	\$0	\$81,500
025	\$7,772,500	\$0	\$0	\$7,772,500
Total	\$31,654,500	\$-3,513,100	\$0	\$28,141,400

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0
014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0

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025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

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Section 7 – 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

Submission Information	
Co-muni code	05231
TID number	021
Submission date	07-01-2024 10:19 AM
Confirmation	TIDAR20230128O1716927206321
Submission type	ORIGINAL

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Section 1 – Municipality and TID					
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Co-muni code 05231	Municipality GREEN BAY	County BROWN	Due date 07/01/2024	Report type ORIGINAL	
TID number 022	TID type 2	TID name SHIPYARD	Creation date 09/17/2019	Mandatory termination date 09/17/2046	Expected termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$4,528,444

Section 3 – Revenue	Amount
Tax increment	\$3,627
Investment income	\$173,197
Debt proceeds	\$3,000,000
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Source Brownfield	\$1,961,115
Other revenue	
Source Rental of Propeerty	\$7,200
Total Revenue (deposits)	\$5,145,139

Section 4 – Expenditures	Amount
Capital expenditures	\$4,636,654
Administration	\$49,297
Professional services	\$650
Interest and fiscal charges	\$156,118
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	\$105,000
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Name Utilities	\$26,966
Total Expenditures	\$4,974,835

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$4,698,748
Future costs	\$49,098,019
Future revenue	\$44,399,271
Surplus or deficit	\$0

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$0	\$0	\$0	\$0
005	\$670,500	\$-2,900	\$0	\$667,600
010	\$520,000	\$0	\$0	\$520,000
012	\$9,512,000	\$0	\$0	\$9,512,000
013	\$118,700	\$0	\$0	\$118,700
014	\$917,500	\$0	\$0	\$917,500
016	\$1,255,000	\$-777,300	\$0	\$477,700
018	\$3,827,300	\$0	\$0	\$3,827,300
019	\$2,494,900	\$0	\$0	\$2,494,900
020	\$14,700	\$0	\$0	\$14,700
021	\$0	\$-2,732,900	\$0	\$-2,732,900
022	\$58,000	\$0	\$0	\$58,000
023	\$4,411,900	\$0	\$0	\$4,411,900
024	\$81,500	\$0	\$0	\$81,500
025	\$7,772,500	\$0	\$0	\$7,772,500
Total	\$31,654,500	\$-3,513,100	\$0	\$28,141,400

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0
014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0

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025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

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Section 7 – 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

Submission Information	
Co-muni code	05231
TID number	022
Submission date	07-01-2024 10:19 AM
Confirmation	TIDAR20230128O1716927678623
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
05231	GREEN BAY	BROWN	07/01/2024	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Expected termination date
023	2	LEGENDS DISTRICT	09/17/2019	09/17/2046	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$20,968

Section 3 – Revenue	Amount
Tax increment	\$39,044
Investment income	\$4,535
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$43,579

Section 4 – Expenditures	Amount
Capital expenditures	\$619,074
Administration	\$27,635
Professional services	\$9,425
Interest and fiscal charges	\$7,925
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name n/a	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$664,209

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-599,662
Future costs	\$15,332,533
Future revenue	\$16,105,616
Surplus or deficit	\$173,421

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$0	\$0	\$0	\$0
005	\$670,500	\$-2,900	\$0	\$667,600
010	\$520,000	\$0	\$0	\$520,000
012	\$9,512,000	\$0	\$0	\$9,512,000
013	\$118,700	\$0	\$0	\$118,700
014	\$917,500	\$0	\$0	\$917,500
016	\$1,255,000	\$-777,300	\$0	\$477,700
018	\$3,827,300	\$0	\$0	\$3,827,300
019	\$2,494,900	\$0	\$0	\$2,494,900
020	\$14,700	\$0	\$0	\$14,700
021	\$0	\$-2,732,900	\$0	\$-2,732,900
022	\$58,000	\$0	\$0	\$58,000
023	\$4,411,900	\$0	\$0	\$4,411,900
024	\$81,500	\$0	\$0	\$81,500
025	\$7,772,500	\$0	\$0	\$7,772,500
Total	\$31,654,500	\$-3,513,100	\$0	\$28,141,400

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0
014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0

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025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 7 – 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

Submission Information	
Co-muni code	05231
TID number	023
Submission date	07-01-2024 10:20 AM
Confirmation	TIDAR20230128O1716928142365
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
05231	GREEN BAY	BROWN	07/01/2024	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Expected termination date
024	6	Cherry St Development	08/30/2022	08/30/2042	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$0

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

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	\$41,282
Professional services	\$5,650
Interest and fiscal charges	
DOR fees	\$1,150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$48,082

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-48,082
Future costs	\$15,060,329
Future revenue	\$15,111,070
Surplus or deficit	\$2,659

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$0	\$0	\$0	\$0
005	\$670,500	\$-2,900	\$0	\$667,600
010	\$520,000	\$0	\$0	\$520,000
012	\$9,512,000	\$0	\$0	\$9,512,000
013	\$118,700	\$0	\$0	\$118,700
014	\$917,500	\$0	\$0	\$917,500
016	\$1,255,000	\$-777,300	\$0	\$477,700
018	\$3,827,300	\$0	\$0	\$3,827,300
019	\$2,494,900	\$0	\$0	\$2,494,900
020	\$14,700	\$0	\$0	\$14,700
021	\$0	\$-2,732,900	\$0	\$-2,732,900
022	\$58,000	\$0	\$0	\$58,000
023	\$4,411,900	\$0	\$0	\$4,411,900
024	\$81,500	\$0	\$0	\$81,500
025	\$7,772,500	\$0	\$0	\$7,772,500
Total	\$31,654,500	\$-3,513,100	\$0	\$28,141,400

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0
014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0

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025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 7 – 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

Submission Information	
Co-muni code	05231
TID number	024
Submission date	07-01-2024 10:21 AM
Confirmation	TIDAR20230128O1716928533775
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
05231	GREEN BAY	BROWN	07/01/2024	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Expected termination date
025	5	Grand View Industrial Park	08/30/2022	08/30/2042	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$0

Section 3 – Revenue	Amount
Tax increment	\$0
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	\$417,555
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$417,555

Section 4 – Expenditures	Amount
Capital expenditures	\$210,446
Administration	\$45,436
Professional services	\$5,650
Interest and fiscal charges	
DOR fees	\$1,150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$262,682

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$154,873
Future costs	\$26,387,381
Future revenue	\$26,362,036
Surplus or deficit	\$129,528

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$0	\$0	\$0	\$0
005	\$670,500	\$-2,900	\$0	\$667,600
010	\$520,000	\$0	\$0	\$520,000
012	\$9,512,000	\$0	\$0	\$9,512,000
013	\$118,700	\$0	\$0	\$118,700
014	\$917,500	\$0	\$0	\$917,500
016	\$1,255,000	\$-777,300	\$0	\$477,700
018	\$3,827,300	\$0	\$0	\$3,827,300
019	\$2,494,900	\$0	\$0	\$2,494,900
020	\$14,700	\$0	\$0	\$14,700
021	\$0	\$-2,732,900	\$0	\$-2,732,900
022	\$58,000	\$0	\$0	\$58,000
023	\$4,411,900	\$0	\$0	\$4,411,900
024	\$81,500	\$0	\$0	\$81,500
025	\$7,772,500	\$0	\$0	\$7,772,500
Total	\$31,654,500	\$-3,513,100	\$0	\$28,141,400

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0
014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0

Form PE-300	TID Annual Report				2023 WI Dept of Revenue
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025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 7 – 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

Submission Information	
Co-muni code	05231
TID number	025
Submission date	07-01-2024 10:22 AM
Confirmation	TIDAR20230128O1716928874325
Submission type	ORIGINAL



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

MEETING DATE

August 12, 2024

PREPARED BY

Matt Buchanan, Staff

AGENDA ITEM # E.2

Consideration with possible action to review and discuss draft Project Plan for Tax Incremental District Number Twenty-Six (TID #26).

BACKGROUND

In accordance with the Comprehensive Plan, the City of Green Bay (“City”) and Redevelopment Authority of the City of Green Bay (“RDA”) seek to create a more safe, productive, accessible, and innovative community in order to generate economic activity and tax base. The City and RDA have concluded that properties generally located in the area south of Mason Street, east of Packerland Drive, north of West Point Road, and west of Interstate 41 is not attaining its highest and best land use based on the Comprehensive Plan. But for the creation of a Tax Increment District (“TID”), the future land uses identified in the Comprehensive Plan would not occur in the manner desired by the City and RDA.

RECOMMENDATION

Recommend RDA and the City adopt a Creation Resolution to establish TID Number Twenty-Six (26), adopt the Project Plan.

FISCAL IMPACT

A fiscal impact analysis has been included as part of the draft project plan and will be discussed at the meeting.

ATTACHMENTS

- I. DRAFT TID 26 Project Plan 07.29.24

August 12, 2024

PROJECT PLAN

City of Green Bay, Wisconsin

Tax Incremental District No. 26

Southwest Woods



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	Scheduled for August 12, 2024
Public Hearing Held:	Scheduled for August 13, 2024
Approval by Redevelopment Authority:	Scheduled for August 13, 2024
Adoption by Common Council:	Scheduled for August 27, 2024
Approval by the Joint Review Board:	TBD

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SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 26 (“District”) is a proposed In Need of Rehabilitation District comprising approximately 60 acres located on the west side of the City, south of West Mason Street and west of Interstate 41. The District will be created to pay the cost of public infrastructure improvements needed to serve eight single-family attached townhomes and 21 single-family residential lots (“Project”) to be developed in two phases by GB Real Estate Investments, LLC (“Developer”). The Project also includes other future public infrastructure improvements and potential development incentives that may be needed to encourage redevelopment of existing commercial properties located along West Mason Street. In addition to the incremental property value that will be created, the City expects the Project will result in a new residential housing development, park and green space improvements and an improved commercial corridor.

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 \$8.66 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$1.8 million for public infrastructure construction, \$1.8 million for interest on long term debt and related financing costs to include capitalized interest and \$227 thousand in on going administrative costs. Additionally, future costs include \$2.4 million for pedestrian improvements, park amenities, site acquisition, and stormwater improvements, and \$2.4 million in potential developer incentives.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$18.1 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 assumption 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 need to remain open for its entire 27-year maximum life to support all projected Project costs.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

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. In reaching this determination, the City has considered the substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements. Additionally, the City expects that payment of development incentives and potential installation of additional public improvements may be necessary to encourage redevelopment of commercial properties along West Mason Street, and that this redevelopment is unlikely to occur without some element of public participation.
2. The economic benefits of the District, as measured by 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 the following information: that the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.
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 in need of rehabilitation or conservation work as defined by Wis. Stat. § 66.1337(2m)(a).
5. Based on the foregoing finding, the District is designated as a district in need of rehabilitation.
6. The Project Costs relate directly to the rehabilitation of property and improvements 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 Maps of Proposed District Boundary

Maps Found Starting on Following Page.

DRAFT





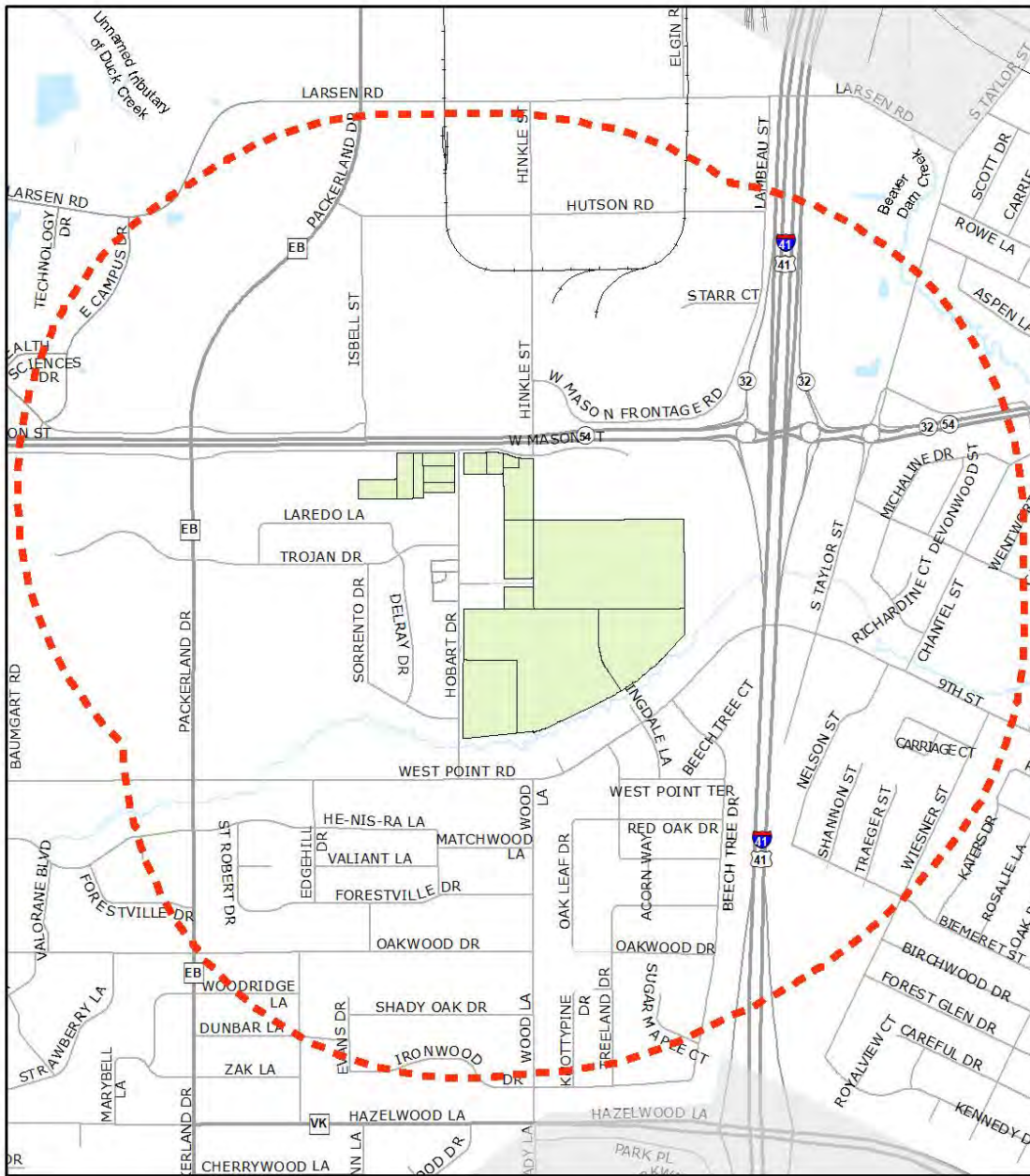
TID 26




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. 22 May 2024 X:\Planning\Work Order Requests\2024\24.10 TID\TID26 Boundary.mxd

TID Boundary

TID Parcel



TID 26

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. 26 Jul 2024 X:\Planning\Work Order Requests\2024\24.10 TID\TID 26\TID26 Half Mile Boundary.mxd

0 0.125 0.25 0.5 Miles


Legend:
 1/2 mile Boundary
 TID 26 Parcels
 Other Municipality

SECTION 3: Maps Showing Existing Uses and Conditions

Maps Found Starting on Following Page.

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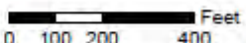


TID 26


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Land Use

	Commercial		Private Open Space
	Industrial		TID Boundary
	School		



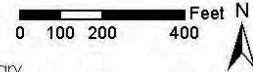
0 100 200 400 Feet





TID 26

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. 22 May 2024. X:\Planning\Work Order Requests\2024\24.10 TID\TID26 Boundary.mxd



- TID Boundary
- TID Parcel
- Parcels for Rehabilitation/Conservation

SECTION 4: Preliminary Parcel List and Analysis

The District will include the parcels identified in the tables included below:

Parcel Number	Address	Acres	Acres	Rehab/ Conservation Condition
			Rehab/ Conservation	
ROW Areas		1.50		
6H-1111	0 Laredo Ln	1.05	1.05	Condition 1
6H-1111-A	2475 W Mason St	1.02	1.02	Condition 1
6H-1111-B	2469 W Mason St	0.60	0.60	Condition 1
6H-1110-5	2451 W Mason St	0.57	0.57	Condition 1
6H-1110-1	1116 Hobart Dr	0.74	0.74	Condition 1
6H-1110-19	0 Hobart Dr	0.42	0.42	Condition 1
6H-4332/6H-4333	2437 W Mason St 1	0.48	0.48	Condition 1
6H-1110-8	2425 W Mason St	0.50	0.50	Condition 1
6H-1109-1	2415 W Mason St	0.26	0.26	Condition 1
6H-1109	2405 W Mason St	2.34	2.34	Condition 1
6H-1109-2	W Mason St	2.40	2.40	Condition 2
6H-1109-3	W Mason St	0.90	0.90	Condition 2
6H-1089	Ninth St	18.64	18.64	Condition 2
6H-1091	Ninth St	7.06	7.06	Condition 2
6H-1095	1390 Springdale Nn	17.17	17.17	Condition 2
6H-1133-A	1331 Hobart Dr	5.59	5.59	Condition 2
		61.23	59.73	

Percentage of TID Area Designated as Rehab/Conservation 98%

Percentage of TID Area Not Designated as Rehab/Conservation 2%

Total 100%

Parcels coded "1" are developed with existing structures and improvements in an area where the City desires to carry out plans for a program of voluntary rehabilitation of buildings and improvements, qualifying these parcels as in need of rehabilitation or conservation.

Parcels coded “2” reflect an underutilized area where the City will construct streets, utilities, and park improvements to carry out an urban renewal project, qualifying these parcels as in need of rehabilitation or conservation.

A total of 91% of the District area is in need to rehabilitation or conservation, meeting the minimum of 50% required to create the District.

Calculation of Estimated Base Value

Parcel	Assessed Value ¹			Equalized Value ²		
	Land	Improvement	Total	Land	Improvement	Total
6H-1111	29,700	5,700	35,400	33,400	6,400	39,800
6H-1111-A	308,600	315,600	624,200	347,300	355,100	702,400
6H-1111-B	183,600	155,800	339,400	206,600	175,300	381,900
6H-1110-5	172,900	0	172,900	194,600	0	194,600
6H-1110-1	112,200	0	112,200	126,300	0	126,300
6H-1110-19	64,200	0	64,200	72,200	0	72,200
6H-4332/6H-4333	144,800	113,900	258,700	162,900	128,200	291,100
6H-1110-8	152,000	148,900	300,900	171,000	167,600	338,600
6H-1109-1	97,200	377,200	474,400	109,400	424,400	533,800
6H-1109	741,300	311,500	1,052,800	834,200	350,500	1,184,700
6H-1109-2	11,000	0	11,000	12,400	0	12,400
6H-1109-3	7,800	0	7,800	8,800	0	8,800
6H-1089	135,200	0	135,200	152,100	0	152,100
6H-1091	82,900	0	82,900	93,300	0	93,300
6H-1095	0	0	0	0	0	0
6H-1133-A	0	0	0	0	0	0
TOTALS	2,243,400	1,428,600	3,672,000	2,524,500	1,607,500	4,132,000

1) Estimated based on values as of January 1, 2024.

2) Calculation based on 2023 aggregate assessment ratio of 88.87%.

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 value increment 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, 2023)	\$	9,863,427,300
TID Valuation Limit @ 12% of Above Value	\$	1,183,611,276

Calculation of Value Subject to Limit

Estimated Base Value of Territory to be Included in District	\$	4,132,000
Plus: Assumed change for Jan. 1, 2024 assessment	\$	-
Incremental Value of Existing Districts (Jan. 1, 2023)	\$	611,888,900
Total Value Subject to 12% Valuation Limit	\$	616,020,900
Total Percentage of TID IN Equalized Value		6.25%
Residual Value Capacity of TID IN Equalized Value	\$	567,590,376

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$616,020,900. This value is less than the maximum of \$1,183,611,276 in equalized value that is permitted for the City.

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 riverbanks; 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.

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 may undertake the following projects outside of the District.

1. Approximately \$2.4 million that may include bike-pedestrian improvements to streets, park amenities, site acquisition and assembly, remediation and other public infrastructure and stormwater management within the District or located within a ½ mile of the District.
2. Approximately \$2.4 million which the City may elected to provide incentives to commercial redevelopment projects where the need for public participation has been verified.

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.

SECTION 7:

Map Showing Proposed Improvements and Uses

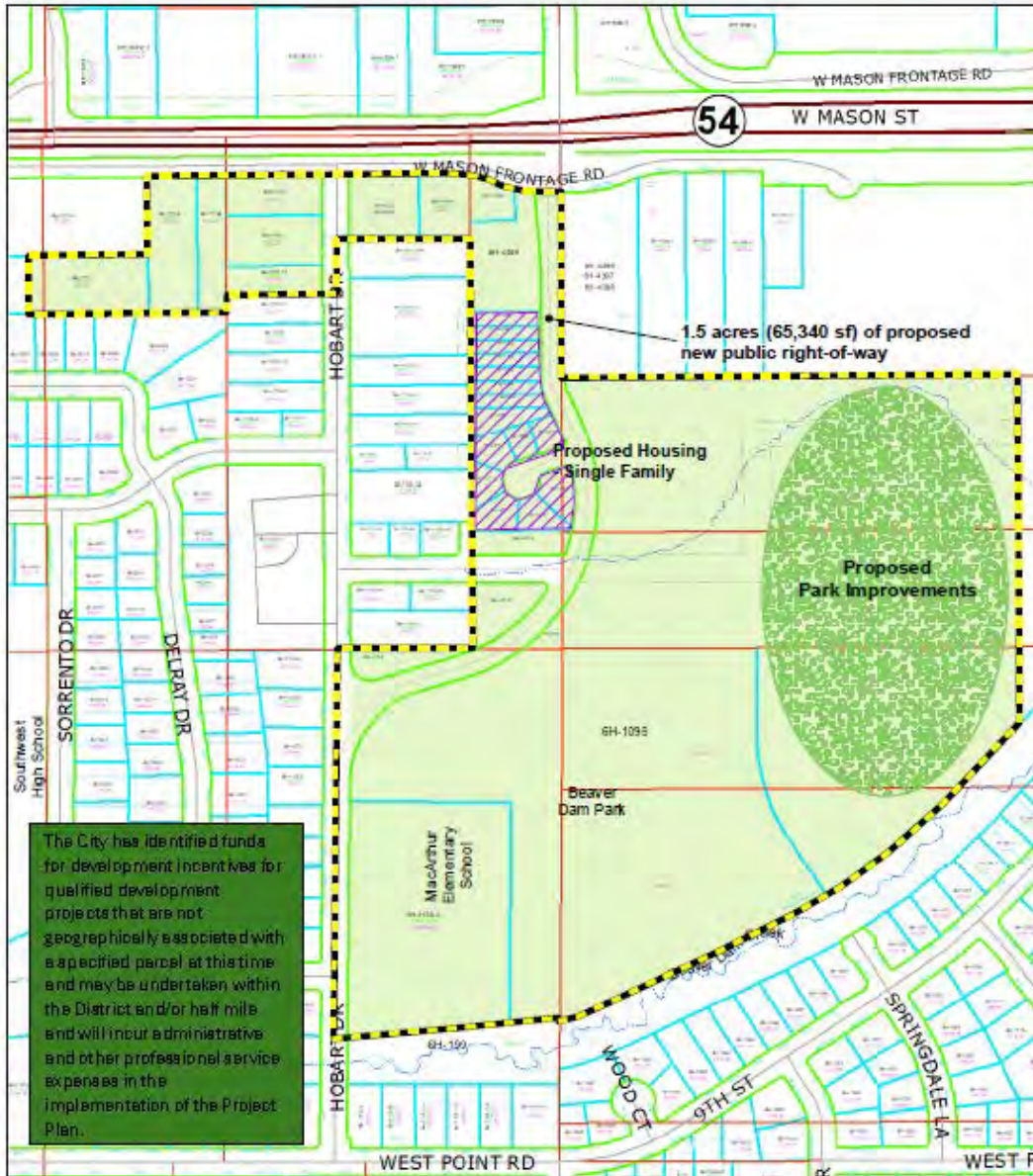
The City will make public improvements within the area designated as “ROW Path” on the map. The location of park improvements is identified on the Map.

The City will also incur interest and expense on long term debt it issues to finance the public improvements and will pay costs to create and administer the District through its life.

Project costs will also include the potential for development incentives, pedestrian improvements, site acquisition, remediation activities and stormwater management. Specific locations are not identified as location will be based on future proposed redevelopment and may include areas outside of, but within ½ mile of the District’s boundaries.

Map Found on Following Page.

DRAFT



The City has identified funds for development incentives for qualified development projects that are not geographically associated with a specified parcel at this time and may be undertaken within the District and/or half mile and will incur administrative and other professional service expenses in the implementation of the Project Plan.

TID 26

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. 26 Jul 2024 X:\Planning\Work Order Requests\2024\24.10 TID\TID 26\TID26 Proposed2.mxd

- Park Improvements
- Housing
- ROW Boundary
- TID Parcel
- TID Boundary

0 100 200 400 Feet N

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.

Project ID	Project Name/Type	Est. Cost			Totals	Est. Timing
		Phase I	Phase II	Ongoing		
1	Public Improvements Pedestrian Imp., Park Amenities, Site Acquisition,	1,875,000			1,875,000	2025
2	Remediation, Stormwater ¹		2,369,660		2,369,660	2028-2052
3	Developer Incentives ²			2,369,660	2,369,660	2028-2052
4	Interest on Long Term Debt	1,715,450			1,715,450	2025-2044
5	Financing Costs	102,975			102,975	2025
6	Ongoing Planning & Administrative Costs			226,094	226,094	2024-2052
Total Projects		3,693,425	2,369,660	2,595,754	8,658,839	

Notes: ¹ May include bike and pedestrian improvements, park amenities, site acquisition and assembly, remediation, other public infrastructure and stormwater management within the TID or areas located within 1/2 mile of the TID.

² The City may elect to provide development incentives to commercial redevelopment projects in the TID where the need for public participation has been verified.

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 \$18,061,050 in incremental value by 2032. 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 \$18.70 per thousand of equalized value, the Project would generate \$8,110,203 in incremental tax revenue over the 27-year term of the District as shown in **Table 2**.

Construction Year	Residential ¹	Comm. Rehab 6H-1109 ²	Other Comm. Rehab	Annual Total	Construction Year
1 2024				0	2024 1
2 2025				0	2025 2
3 2026	4,211,500	1,000,000	2,000,000	7,211,500	2026 3
4 2027	1,925,000			1,925,000	2027 4
5 2028	1,925,000		2,000,000	3,925,000	2028 5
6 2029				0	2029 6
7 2030			3,000,000	3,000,000	2030 7
8 2031				0	2031 8
9 2032			2,000,000	2,000,000	2032 9
10 2033				0	2033 10
11 2034				0	2034 11
12 2035				0	2035 12
13 2036				0	2036 13
14 2037				0	2037 14
15 2038				0	2038 15
16 2039				0	2039 16
17 2040				0	2040 17
18 2041				0	2041 18
19 2042				0	2042 19
20 2043				0	2043 20
21 2044				0	2044 21
22 2045				0	2045 22
23 2046				0	2046 23
24 2047				0	2047 24
25 2048				0	2048 25
26 2049				0	2049 26
27 2050				0	2050 27
Totals	8,061,500	1,000,000	9,000,000	18,061,500	

Notes:
¹Residential development includes eight townhomes and seven single family homes in Phase I, and 14 single family homes in Phase II. Valuation shown is minimum required as of January 1, 2029 under the related Development Agreement.
²Any incremental value increase on Parcel 6H-1109 is part of the Available Increment for purposes of calculating debt service shortfall payments.

Table 1 - Development Assumptions

Type of District	Rehabilitation		Base Value	4,132,000
District Creation Date	August 27, 2024		Economic Change Factor	1.00%
Valuation Date	Jan 1,	2024	Apply to Base Value	
Max Life (Years)	27		Base Tax Rate	\$18.70
Expenditure Period/Termination	22	8/27/2046	Rate Adjustment Factor	-0.50%
Revenue Periods/Final Year	27	2052		
Extension Eligibility/Years	Yes	3		
Eligible Recipient District	Yes			

	Construction		Valuation Year	Economic Change	Total Increment	Revenue		Tax Increment
	Year	Value Added				Year	Tax Rate ¹	
1	2024	0	2025	0	0	2026	\$18.70	0
2	2025	0	2026	0	0	2027	\$18.61	0
3	2026	7,211,500	2027	0	7,211,500	2028	\$18.52	133,538
4	2027	1,925,000	2028	72,115	9,208,615	2029	\$18.42	169,666
5	2028	3,925,000	2029	92,086	13,225,701	2030	\$18.33	242,462
6	2029	0	2030	132,257	13,357,958	2031	\$18.24	243,662
7	2030	3,000,000	2031	133,580	16,491,538	2032	\$18.15	299,317
8	2031	0	2032	164,915	16,656,453	2033	\$18.06	300,799
9	2032	2,000,000	2033	166,565	18,823,018	2034	\$17.97	338,225
10	2033	0	2034	188,230	19,011,248	2035	\$17.88	339,899
11	2034	0	2035	190,112	19,201,360	2036	\$17.79	341,582
12	2035	0	2036	192,014	19,393,374	2037	\$17.70	343,273
13	2036	0	2037	193,934	19,587,308	2038	\$17.61	344,972
14	2037	0	2038	195,873	19,783,181	2039	\$17.52	346,679
15	2038	0	2039	197,832	19,981,013	2040	\$17.44	348,396
16	2039	0	2040	199,810	20,180,823	2041	\$17.35	350,120
17	2040	0	2041	201,808	20,382,631	2042	\$17.26	351,853
18	2041	0	2042	203,826	20,586,457	2043	\$17.18	353,595
19	2042	0	2043	205,865	20,792,322	2044	\$17.09	355,345
20	2043	0	2044	207,923	21,000,245	2045	\$17.00	357,104
21	2044	0	2045	210,002	21,210,247	2046	\$16.92	358,872
22	2045	0	2046	212,102	21,422,350	2047	\$16.84	360,648
23	2046	0	2047	214,223	21,636,573	2048	\$16.75	362,433
24	2047	0	2048	216,366	21,852,939	2049	\$16.67	364,227
25	2048	0	2049	218,529	22,071,469	2050	\$16.58	366,030
26	2049	0	2050	220,715	22,292,183	2051	\$16.50	367,842
27	2050	0	2051	222,922	22,515,105	2052	\$16.42	369,663
Totals		18,061,500		4,453,605		Future Value of Increment		8,110,203

Notes:

1) Tax rate shown is actual 2023/2024 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

Table 2 - Tax Increment Projection Worksheet

Financing and Implementation

The District's primary expenditures will be public improvements, including a new street and sidewalks, to serve the residential development project. The City will finance these improvements with the proceeds of long-term debt and will repay debt with tax increments generated by the Project. The City may also incur certain costs for the construction of pedestrian and bike improvements, park amenities, for site preparation, site acquisition and remediation, and other public infrastructure and stormwater management within the District. These costs may be financed with proceeds of debt, advances, or cash funded. The City may also elect to provide development incentives to commercial redevelopment projects in the District and will incur costs for administration of the District. Development incentives, if provided, are expected to be paid from tax increment generated by the associated redevelopment project on a "pay as you go" basis.

Based on the Project Costs expenditures as included within the cash flow exhibit (**Table 3**) the District is projected to accumulate sufficient funds by the year 2052 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in the Plan and will vary depending on actual Project Costs incurred and the actual amount of tax increments collected.

Year	Projected Revenues				Projected Expenditures								Balances			Year		
	Tax Increments	Debt Proceeds	Developer Shortfall Payment ¹	Total Revenues	2025 Taxable G.O. Note \$2,370,000			Total Debt Service	SW Woods Res. Public Imp.	Other Public Imp. ²	Dev. Incentives ³	Finance Related Expense	Ongoing Planning & Administration	Total Expenditures	Annual		Cumulative	Liabilities Outstanding
					Dated Date: Prin (4/1)	Est. Rate	Interest											
2024				0			0					5,000	5,000	(5,000)	(5,000)	0	2024	
2025		2,370,000		2,370,000			130,350	1,875,000			102,975	5,150	2,113,475	256,525	251,525	2,370,000	2025	
2026	0			0			130,350					5,305	135,655	(135,655)	115,871	2,370,000	2026	
2027	0			0			130,350					5,464	135,814	(135,814)	(19,943)	7,109,319	2027	
2028	133,538		33,847	167,385			130,350		16,666	16,666		5,628	169,309	(1,924)	(21,867)	7,075,988	2028	
2029	169,666		90,289	259,955	95,000	5.500%	127,738		16,748	16,748		5,796	262,030	(2,075)	(23,942)	6,947,492	2029	
2030	242,462		53,981	296,442	100,000	5.500%	122,375		33,330	33,330		5,970	295,006	1,436	(22,505)	6,780,831	2030	
2031	243,662		52,510	296,172	105,000	5.500%	116,738		33,495	33,495		6,149	294,878	1,294	(21,211)	6,608,841	2031	
2032	299,317		50,760	350,077	110,000	5.500%	110,825		58,163	58,163		6,334	343,485	6,591	(14,620)	6,382,514	2032	
2033	300,799		53,593	354,392	120,000	5.500%	104,500		58,451	58,451		6,524	347,926	6,465	(8,155)	6,145,612	2033	
2034	338,225		51,009	389,234	125,000	5.500%	97,763		74,912	74,912		6,720	379,307	9,928	1,773	5,870,787	2034	
2035	339,899		48,147	388,046	130,000	5.500%	90,750		75,283	75,283		6,921	378,237	9,808	11,581	5,590,221	2035	
2036	341,582		49,867	391,449	140,000	5.500%	83,325		75,656	75,656		7,129	381,765	9,684	21,265	5,298,909	2036	
2037	343,273		51,034	394,306	150,000	5.500%	75,350		76,030	76,030		7,343	384,753	9,553	30,818	4,996,848	2037	
2038	344,972		46,783	391,755	155,000	5.500%	66,963		76,407	76,407		7,563	382,339	9,416	40,234	4,689,035	2038	
2039	346,679		47,116	393,796	165,000	5.500%	58,163		76,785	76,785		7,790	384,522	9,273	49,508	4,370,465	2039	
2040	348,396		46,895	395,290	175,000	5.500%	48,813		77,165	77,165		8,024	386,166	9,124	58,632	4,041,135	2040	
2041	350,120		46,119	396,239	185,000	5.500%	38,913		77,547	77,547		8,264	387,271	8,968	67,600	3,701,042	2041	
2042	351,853		44,789	396,642	195,000	5.500%	28,463		77,931	77,931		8,512	387,836	8,806	76,406	3,350,180	2042	
2043	353,595		42,904	396,499	205,000	5.500%	17,463		78,317	78,317		8,768	387,863	8,636	85,042	2,988,547	2043	
2044	355,345		40,466	395,811	215,000	5.500%	5,913		78,704	78,704		9,031	387,351	8,459	93,502	2,616,139	2044	
2045	357,104			357,104					160,697	160,697		9,301	330,695	26,409	119,910	2,294,745	2045	
2046	358,872			358,872					161,492	161,492		9,581	332,565	26,307	146,217	1,971,760	2046	
2047	360,648			360,648					162,292	162,292		9,868	334,451	26,197	172,414	1,647,177	2047	
2048	362,433			362,433					163,095	163,095		10,164	336,354	26,079	198,493	1,320,987	2048	
2049	364,227			364,227					163,902	163,902		10,469	338,274	25,954	224,447	993,182	2049	
2050	366,030			366,030					164,714	164,714		10,783	340,210	25,820	250,267	663,755	2050	
2051	367,842			367,842					165,529	165,529		11,106	342,164	25,678	275,945	332,697	2051	
2052	369,663			369,663					166,348	166,348		11,440	344,136	25,527	301,472	0	2052	
Totals	8,110,203	2,370,000	850,107	11,330,310	2,370,000		1,715,450	4,085,450	1,875,000	2,369,660	2,369,660	102,975	226,094	11,028,838			Totals	

Notes:

¹Projected shortfall equal to difference between projected tax increment on minimum required valuation per SW Woods DA, less estimated City public improvements debt service.

²May include bike and pedestrian improvements, park amenities, site acquisition and assembly, remediation, other public infrastructure and stormwater management within the TID or areas located within 1/2 mile of the TID.

³Placeholder only. The City may elect to provide development incentives to commercial redevelopment projects in the TID where the need for public participation has been verified.

PROJECTED CLOSURE YEAR

LEGEND:
 CALLABLE MATURITIES
 END OF EXP. PERIOD

Table 3 - Projected Cash Flow

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.

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 for 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 housing and commercial 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

The creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by rehabilitating and conserving property, eliminating blighted areas, 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 diversification of local housing stock and improved green space and parks.

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

NEED WET SIGNATURE & DATED LEGAL OPINION ON ATTORNEY LETTERHEAD

SAMPLE

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

RE: Project Plan for Tax Incremental District No. 26

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. 26 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.

Revenue Year	Brown County	Green Bay Mtro Sewer District	City of Green Bay	Green Bay Area School District	Northeast Wisconsin Tech. College	Total	Revenue Year
2026	0	0	0	0	0	0	2026
2027	0	0	0	0	0	0	2027
2028	20,999	0	49,271	58,979	4,288	133,538	2028
2029	26,681	0	62,602	74,936	5,448	169,666	2029
2030	38,128	0	89,461	107,087	7,786	242,462	2030
2031	38,317	0	89,904	107,617	7,824	243,662	2031
2032	47,069	0	110,439	132,198	9,611	299,317	2032
2033	47,302	0	110,986	132,852	9,659	300,799	2033
2034	53,187	0	124,795	149,382	10,861	338,225	2034
2035	53,450	0	125,413	150,122	10,914	339,899	2035
2036	53,715	0	126,034	150,865	10,968	341,582	2036
2037	53,981	0	126,658	151,612	11,023	343,273	2037
2038	54,248	0	127,285	152,362	11,077	344,972	2038
2039	54,517	0	127,915	153,116	11,132	346,679	2039
2040	54,786	0	128,548	153,874	11,187	348,396	2040
2041	55,058	0	129,184	154,636	11,243	350,120	2041
2042	55,330	0	129,824	155,401	11,298	351,853	2042
2043	55,604	0	130,466	156,171	11,354	353,595	2043
2044	55,879	0	131,112	156,944	11,410	355,345	2044
2045	56,156	0	131,761	157,720	11,467	357,104	2045
2046	56,434	0	132,413	158,501	11,524	358,872	2046
2047	56,713	0	133,069	159,286	11,581	360,648	2047
2048	56,994	0	133,727	160,074	11,638	362,433	2048
2049	57,276	0	134,389	160,867	11,696	364,227	2049
2050	57,560	0	135,054	161,663	11,753	366,030	2050
2051	57,844	0	135,723	162,463	11,812	367,842	2051
2052	58,131	0	136,395	163,267	11,870	369,663	2052
Totals	1,275,357	0	2,992,427	3,581,994	260,424	8,110,203	



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

MEETING DATE

August 12, 2024

PREPARED BY

Matt Buchanan, Staff

AGENDA ITEM # E.3

Consideration with possible action to review and discuss draft Project Plan for Tax Incremental District Number Twenty-Seven (TID #27).

BACKGROUND

In accordance with the Comprehensive Plan, the City of Green Bay (“City”) and Redevelopment Authority of the City of Green Bay (“RDA”) seek to create a more safe, productive, accessible, and innovative community in order to generate economic activity and tax base. The City and RDA have concluded that certain properties generally located in the area east of N. Washington Street, north of E. Walnut Street, west of N. Adams Street, and south of Northland Avenue, is not attaining its highest and best land use based on the Comprehensive Plan. But for the creation of a Tax Increment District (“TID”), the future land uses identified in the Comprehensive Plan would not occur in the manner desired by the City and RDA.

RECOMMENDATION

Recommend RDA and the City adopt a Creation Resolution to establish TID Number Twenty-Seven (27), adopt the Project Plan.

FISCAL IMPACT

A fiscal impact analysis has been included as part of the draft project plan and will be discussed at the meeting.

ATTACHMENTS

- I. DRAFT TID 27 Project Plan 07.26.24

August 12, 2024

PROJECT PLAN

City of Green Bay, Wisconsin

Tax Incremental District No. 27



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	August 12, 2024
Public Hearing Held:	August 13, 2024
Approval by RDA:	August 13, 2024
Adoption by Common Council:	August 27, 2024
Approval by the Joint Review Board:	TBD

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SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 27 (“District”) is a proposed Blighted Area District comprising approximately 2.88 acres located in downtown Green Bay. The District will be created to pay the costs of development incentives and public infrastructure improvements needed to support a variety of projects including the currently proposed developments by Nova GB, LLC, and 222 Cherry Street, LLC (collectively, the “Developers”). Projects within the District include (i) construction of an eight story mixed-use building to include 268 market rate apartment units and first floor commercial located at 221 Cherry Street, (ii) the addition of five stories with sixty-one 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 located at 222 Cherry Street, and (iii) the construction of mixed-use development consisting of commercial and residential uses located at 227 E Walnut Street and 109 N Adams Street (collectively, the “Projects”). In addition to the incremental property value that will be created, the City expects construction-related job creation, additional employment opportunities for commercial jobs post-construction, increased property values, increased income and sales tax collection, increased retail and commercial activity, and other economic benefits from the purchase of goods and services related to the construction and operation of the Projects.

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 \$32.20 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$8.50 million in up-front developer incentives, \$10.67 million in Pay As You Go (“PAYGO”) developer incentives, \$3.91 million in streetscape improvements, \$8.28 million in interest costs, \$235 thousand in financing costs, and \$605 thousand in ongoing planning and administrative costs.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$56.32 million will result from the Projects. 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 its allowable 27 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 Developers to pay the cost of and install public infrastructure to serve the District. Developers 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 requests from the Developers 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 agreements and subject to approval by the Common Council. The City may provide such incentives on an up-front or PAYGO 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 Projects to provide construction-related job creation, additional employment opportunities for commercial jobs post-construction, increased property values, increased income and sales tax collection, increased retail and commercial activity, and other economic benefits from the purchase of goods and services related to the construction and operation of the Projects.
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

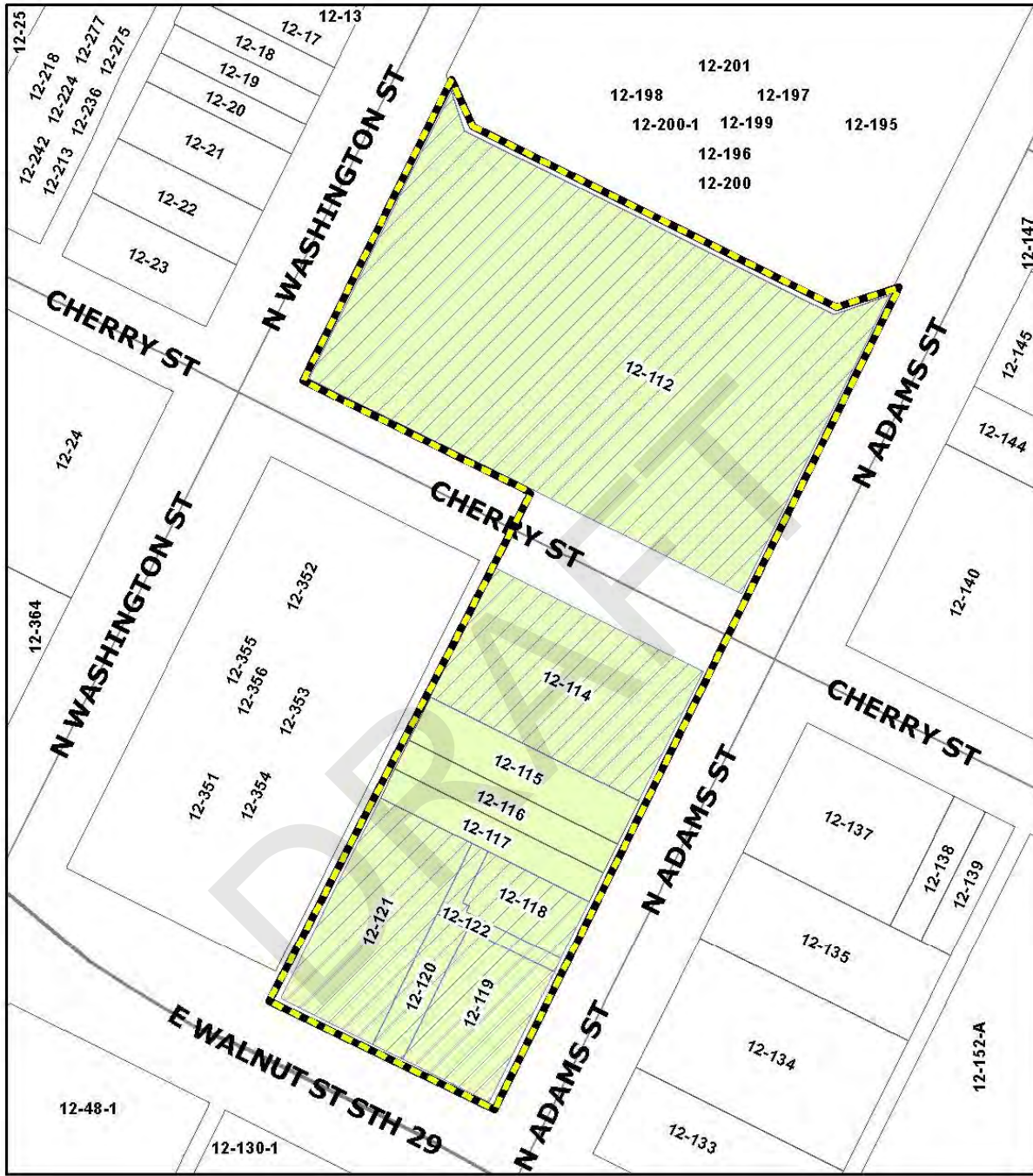
the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Projects would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected 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 a blighted area as defined by Wis. Stat. § 66.1105(2)(ae)1.
5. Based on the foregoing finding, the District is designated as a blighted area district.
6. The Project Costs relate directly to the elimination of blight 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 5% 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

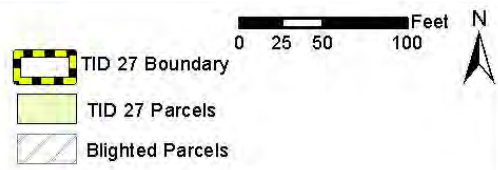
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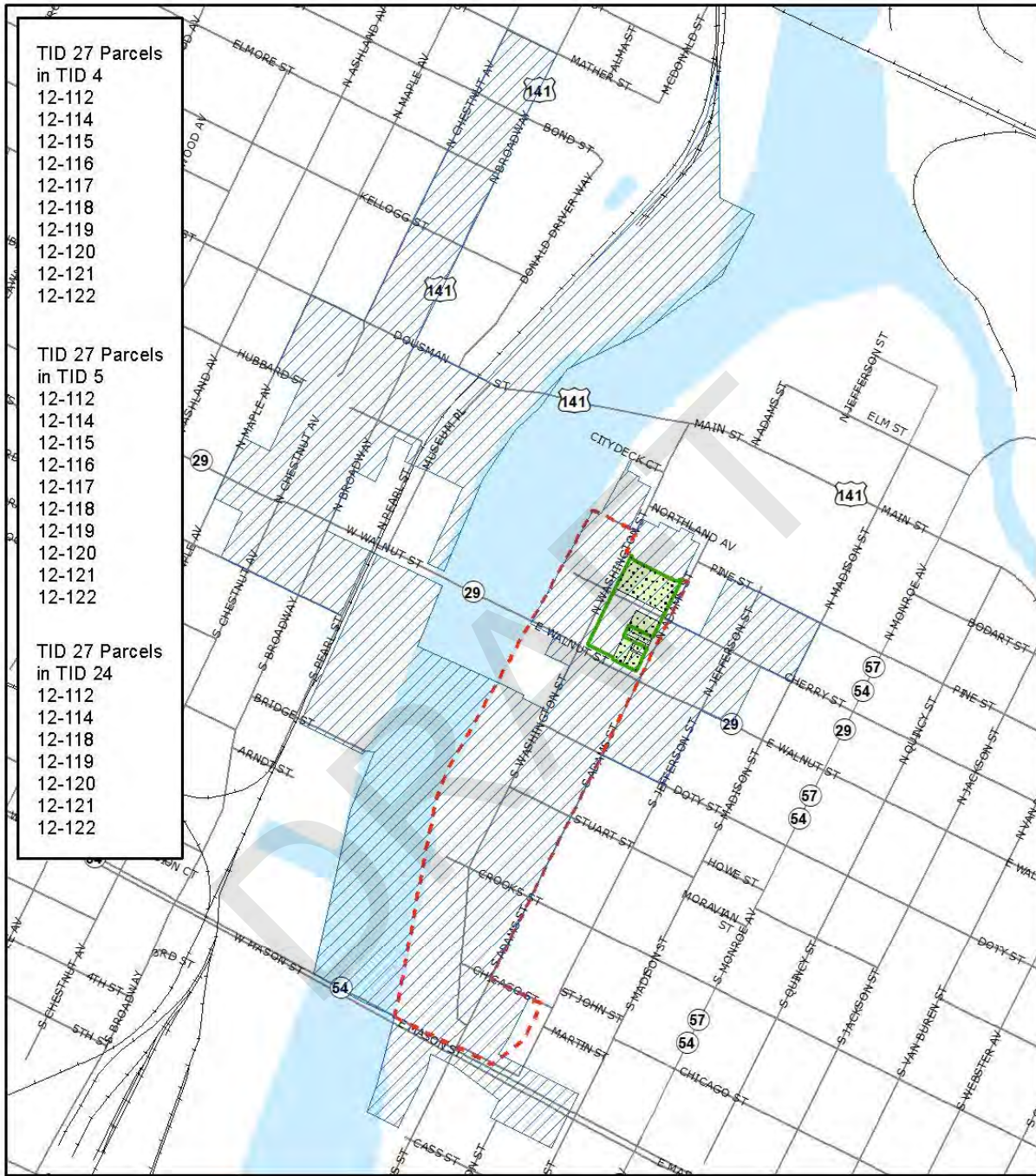
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TID 27

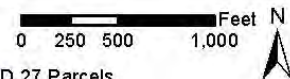
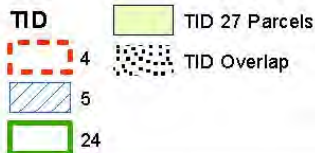
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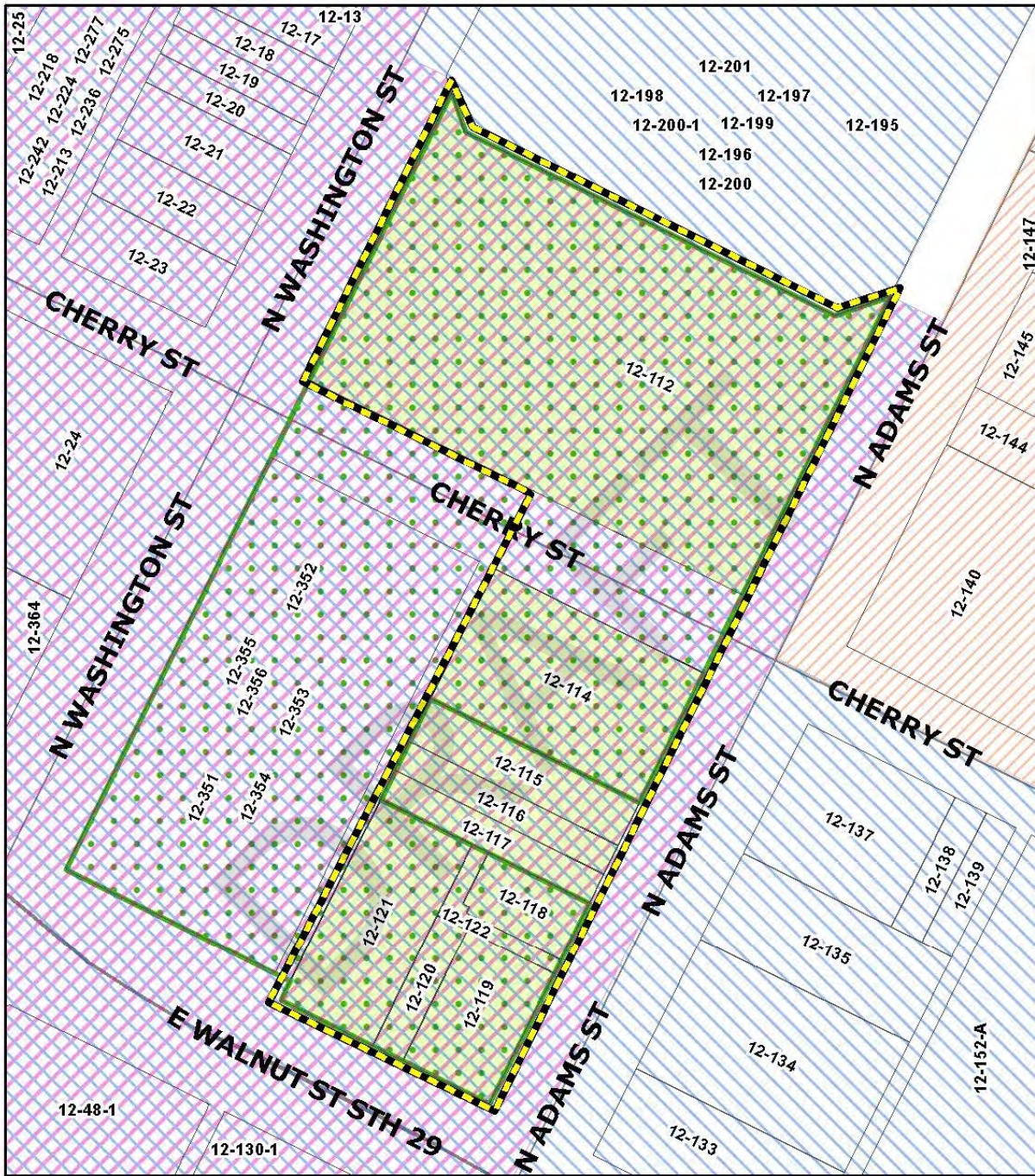





TID 27

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TID 27


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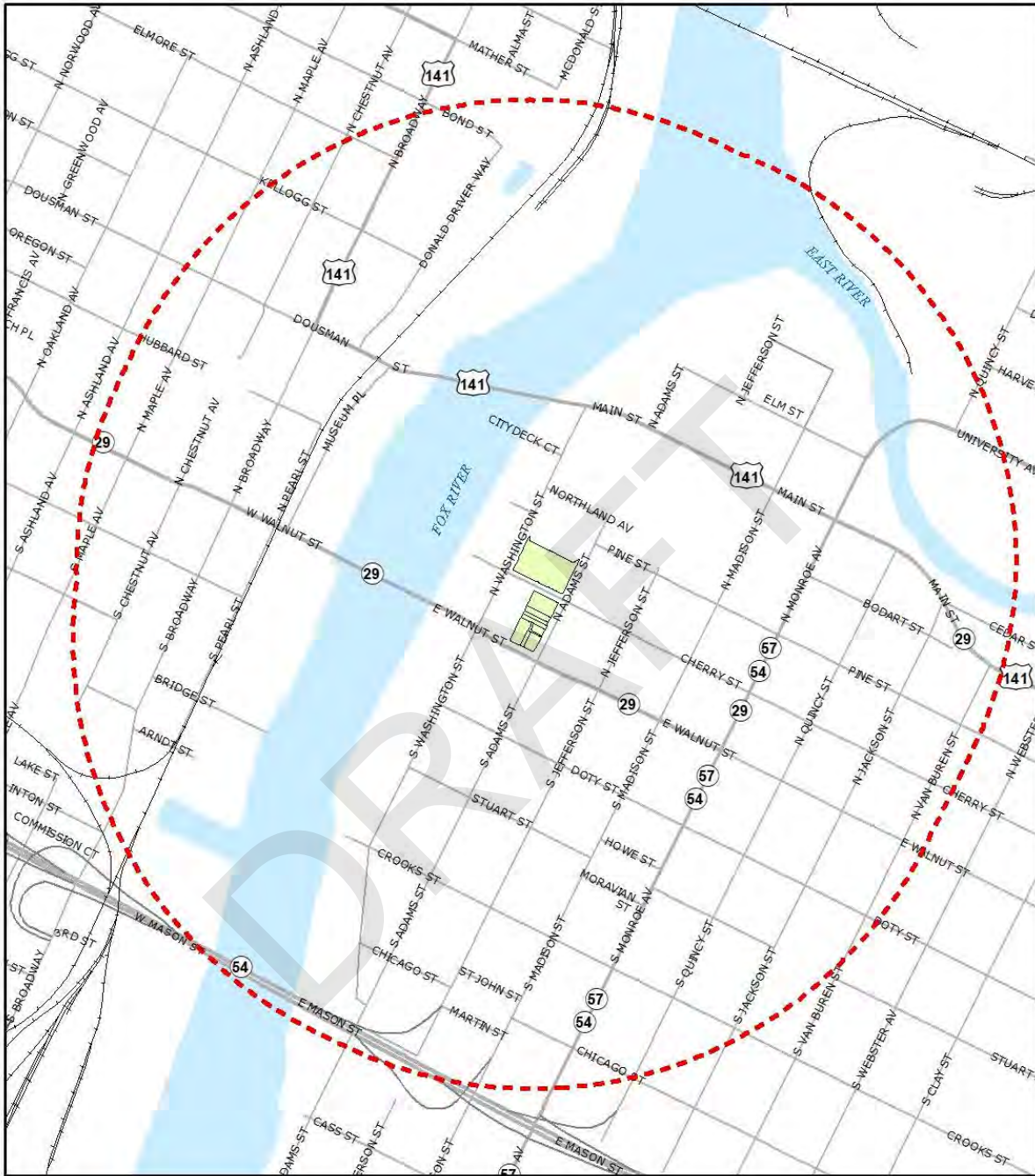
- TID 27 Parcels
- 24
- 4
- 5
- 13



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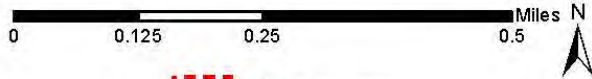


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TID 27

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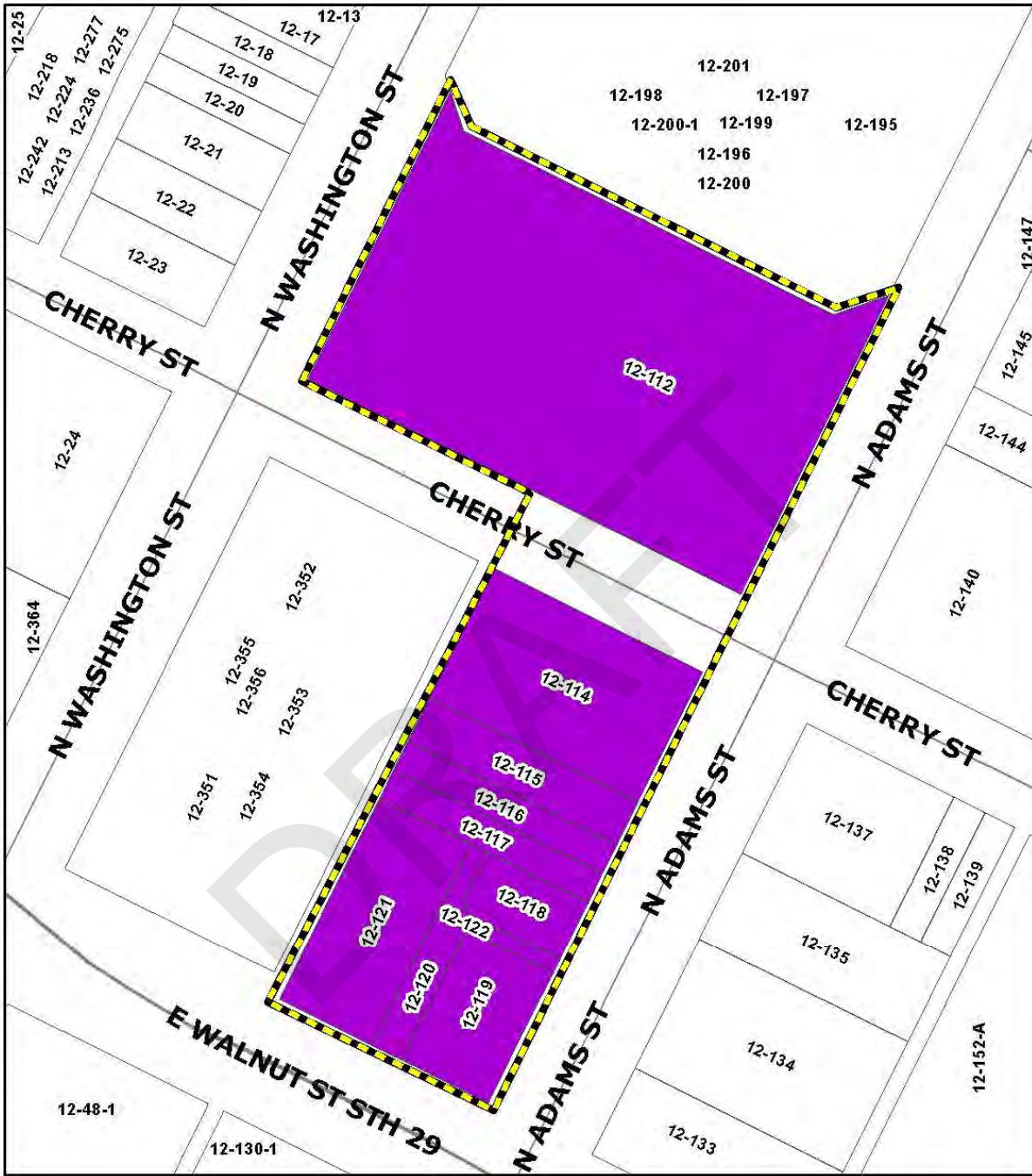


- 1/2 mile Boundary
- TID 27 Parcels

SECTION 3: Map Showing Existing Uses and Conditions

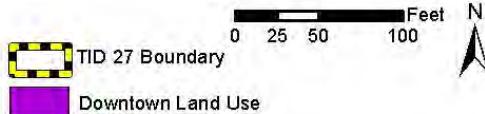
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TID 27

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SECTION 4: Preliminary Parcel List and Analysis

The District will include the parcels identified in the tables included below:

Parcel Number	Address	Owner	Acres	Acres	Blighted Condition
				Blighted	
ROW Areas			0.22		
12-112	221 Cherry St	Redevelopment Authority City of Green Bay	1.45	1.45	Condition 2
12-114	216 Cherry St	222 Cherry St LLC	0.36	0.36	Condition 1
12-115	119 N Adams St	Vice Enterprises LLC	0.12		
12-116	117 N Adams St	RBN Properties LLC	0.08		
12-117	115 N Adams St	Green Genes Real Estate LLC	0.08		
12-118	109 N Adams St	Redevelopment Authority City of Green Bay	0.08	0.08	Condition 1
12-119	227 E Walnut St	Redevelopment Authority City of Green Bay	0.15	0.15	Condition 1
12-120	225 E Walnut St	Liza Rae LLC	0.05	0.05	Condition 1
12-121	217 E Walnut St	Vic Theatre Green Bay LLC	0.25	0.25	Condition 1
12-122	101 N Adams St	Redevelopment Authority City of Green Bay	0.03	0.03	Condition 1
			2.88	2.38	

Percentage of TID Area Designated as Blighted (at least 50%)

83%

Percentage of TID Area Not Designated as Blighted

17%

Total Area

100%

Blighted Area Conditions:

Condition 1: The identified parcels include structures, buildings or improvements, which by reason of dilapidation, deterioration, age or obsolescence, are conducive to ill health, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare. Costs associated with the remediation of existing structures have resulted in the property not developing under normal market conditions, substantially impairing and arresting the sound growth of the community, therefore rendering the parcel blighted.

Condition 2: The identified parcel is an area which is predominantly open, and which consists primarily of land upon which buildings or structures have been demolished. The extraordinary costs associated with the redevelopment of the property due to the deterioration of improvements, have resulted in the property not developing under normal market conditions, substantially impairing and arresting the sound growth of the community, therefore rendering the parcel blighted.

Calculation of Estimated Base Value

Parcel	Assessed Value ¹			Equalized Value ²			Overlapping TID
	Land	Improvement	Total	Land	Improvement	Total	
12-112	0	0	0	0	0	0	TID 4, 5, 24
12-114	202,600	516,900	719,500	228,000	581,600	809,600	TID 4, 5, 24
12-115	67,200	468,300	535,500	75,600	527,000	602,600	TID 4, 5
12-116	45,000	177,300	222,300	50,600	199,500	250,100	TID 4, 5
12-117	45,000	311,100	356,100	50,600	350,100	400,700	TID 4, 5
12-118	0	0	0	0	0	0	TID 4, 5, 24
12-119	0	0	0	0	0	0	TID 4, 5, 24
12-120	29,400	202,700	232,100	33,100	228,100	261,200	TID 4, 5, 24
12-121	138,600	207,500	346,100	156,000	233,500	389,500	TID 4, 5, 24
12-122	0	0	0	0	0	0	TID 4, 5, 24
TOTALS	527,800	1,883,800	2,411,600	593,900	2,119,800	2,713,700	

- 1) Valuations listed reflect January 1, 2024 assessed values.
- 2) Represents assessed values converted to equalized value using the January 1, 2023 aggregate ratio published by the Wisconsin Department of Revenue for the City (88.87%). Actual District base value will be certified using the January 1, 2024 aggregate ratio which is not yet available.

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 value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City. The value of those parcels located within Tax Incremental District No. 27 that will be overlapped are not included in the base value of the District as that value is reflected within the total of existing incremental value.

Calculation of City Equalized Value Limit

City TID IN Equalized Value (Jan. 1, 2023)	\$	9,863,427,300
TID Valuation Limit @ 12% of Above Value	\$	1,183,611,276

Calculation of Value Subject to Limit

Estimated Base Value of Territory to be Included in District	\$	2,713,700
Incremental Value of Existing Districts (Jan. 1, 2023)	\$	611,888,900
Less: Value of Underlying TID Parcels	\$	(2,713,700)
Total Value Subject to 12% Valuation Limit	\$	611,888,900
Total Percentage of TID IN Equalized Value		6.20%
Residual Value Capacity of TID IN Equalized Value	\$	571,722,376

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, and less the overlapped TID parcels, totals \$611,888,900. This value is less than the maximum of \$1,183,611,276 in equalized value that is permitted for the City.

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 make the following project cost expenditures outside the District:

- \$1,261,694 for streetscape improvements to Washington Street
- \$514,165 for streetscape improvements to Cherry Street
- \$723,250 for streetscape improvements to Walnut Street
- \$1,200,000 for future streetscape improvements

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

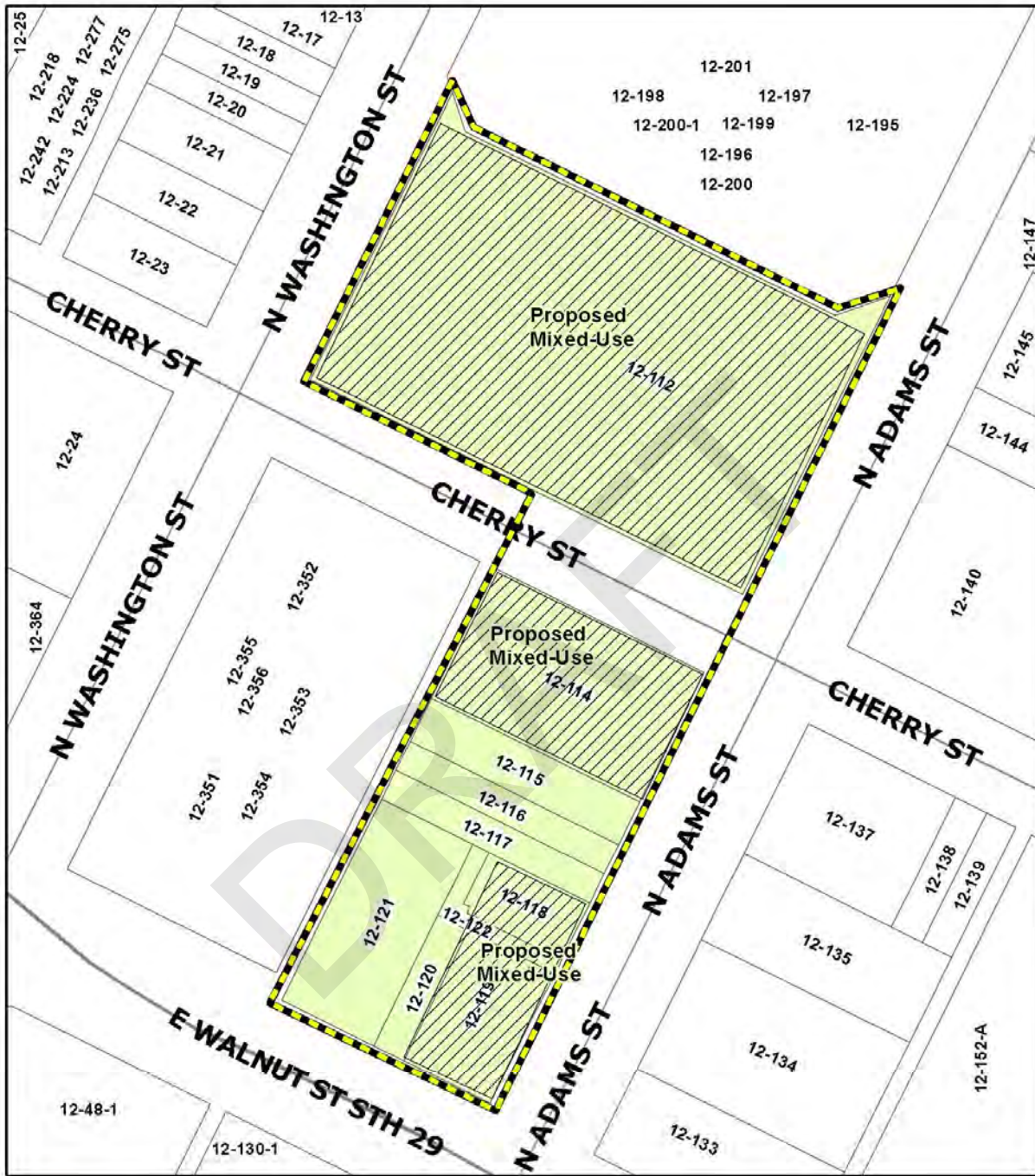
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

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SECTION 7: Map Showing Proposed Improvements and Uses

Map Found on Following Page.

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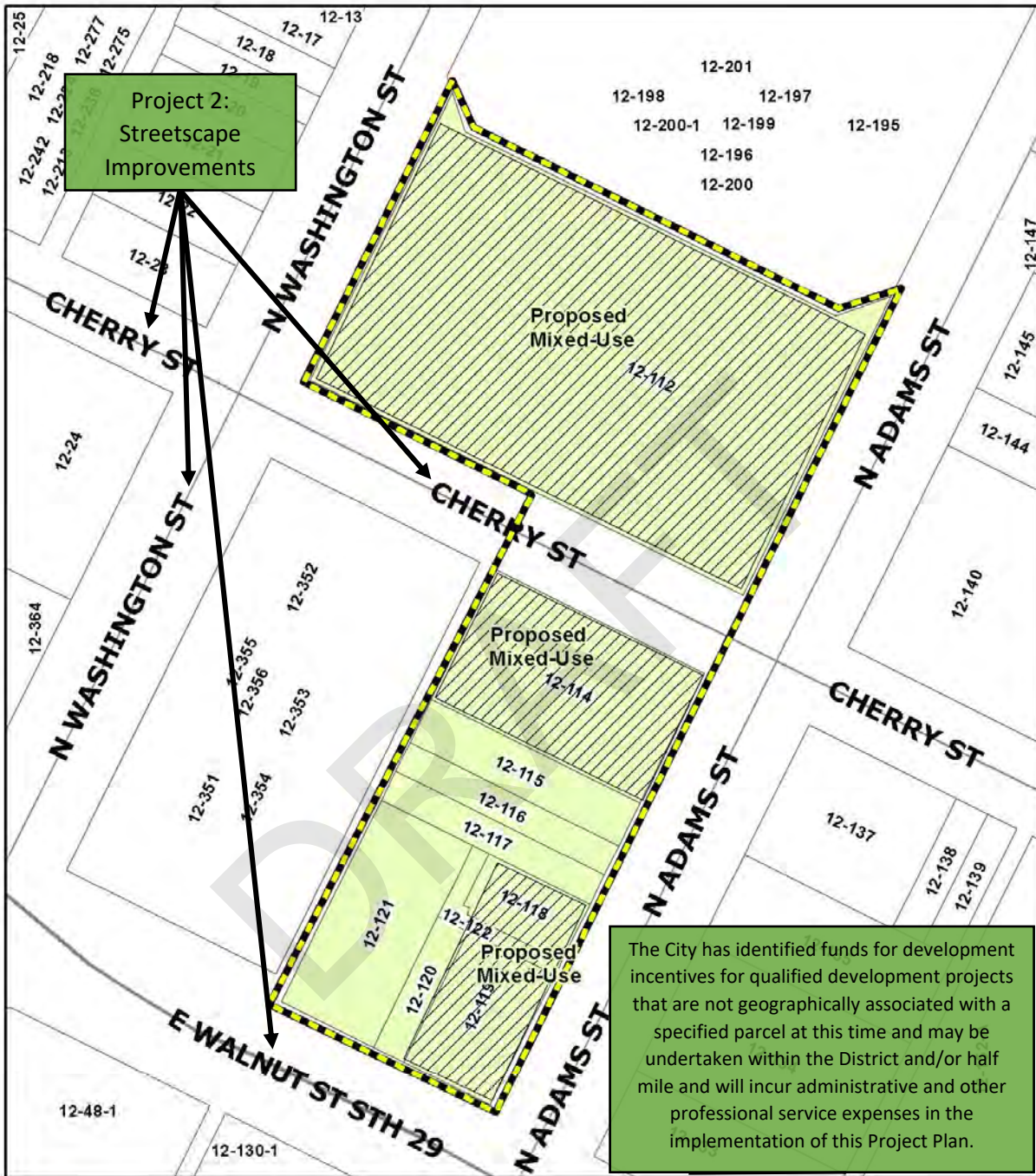


TID 27

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. 10 Jun 2024 X:\Planning\Work Order Requests\2024\24.10 TID\TID 27\TID27 Proposed.mxd

0 25 50 100 Feet N

- TID 27 Boundary
- Mixed-Use Development
- TID 27 Parcels
- Streetscape Improvements



TID 27

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0 25 50 100 Feet N

- TID 27 Boundary
- Mixed-Use Development
- TID 27 Parcels
- Streetscape Improvements

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.

Project	Project Name/Type	Est. Cost			Totals	1/2 Mile	Est. Timing
		Phase I	Phase II	Ongoing			
1	Developer Incentives						
1a.	Nova GB, LLC ¹	14,172,367			14,172,367		2026-2052
1b.	222 Cherry Street, LLC	4,500,000			4,500,000		2029-2051
1c.	Future Projects	500,000			500,000		TBD
2	Streetscape Improvements						
2a.	Washington St		1,261,694		1,261,694	1,261,694	TBD
2b.	Cherry St ²		723,250		723,250	514,165	TBD
2c.	Walnut St		723,250		723,250	723,250	TBD
2d.	Future Projects		1,200,000		1,200,000	1,200,000	TBD
3	Interest on Long Term Debt			8,284,150	8,284,150		2027-2046
4	Financing Costs			235,050	235,050		2026
5	Ongoing Planning & Administrative Costs			605,000	605,000		2024-2052
Total Projects		19,172,367	3,908,194	9,124,200	32,204,761	3,699,109	

Notes:

- 1) Includes up-front incentive of \$8.50M plus an estimated PAYGO incentive of \$5,672,367.
- 2) 159 feet of frontage is included within the District boundaries. Assumes a cost of \$1,315 per linear foot.

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 \$56.32 million in incremental value by January 1, 2029. Estimated valuations and timing for construction of the Projects are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$18.70 per thousand of equalized value, and 1.00% economic appreciation, the Projects would generate \$28.33 million in incremental tax revenue over the 27-year term of the District as shown in **Table 2**.

Table 1 - Development Assumptions

Construction Year	221 Cherry Street ¹	222 Cherry Street ²	227 E Walnut				109 N Adams				Annual Total	Construction Year
	Apartments/Parking Garage/Commercial	Apartments	Residential		Commercial		Residential		Commercial			
	Total Value	Total Value	Sq. Ft.	Total Value	Sq. Ft.	Total Value	Sq. Ft.	Total Value	Sq. Ft.	Total Value		
Estimated Value per			\$135		\$100		\$135		\$100			
1 2024											0	2024 1
2 2025											0	2025 2
3 2026											0	2026 3
4 2027	42,759,800	9,880,300									52,640,100	2027 4
5 2028			13,800	1,863,000	10,100	1,010,000	3,700	499,500	3,100	310,000	3,682,500	2028 5
6 2029											0	2029 6
7 2030											0	2030 7
8 2031											0	2031 8
9 2032											0	2032 9
10 2033											0	2033 10
11 2034											0	2034 11
12 2035											0	2035 12
13 2036											0	2036 13
14 2037											0	2037 14
15 2038											0	2038 15
16 2039											0	2039 16
17 2040											0	2040 17
18 2041											0	2041 18
19 2042											0	2042 19
20 2043											0	2043 20
21 2044											0	2044 21
22 2045											0	2045 22
23 2046											0	2046 23
24 2047											0	2047 24
25 2048											0	2048 25
26 2049											0	2049 26
27 2050											0	2050 27
Totals	42,759,800	9,880,300	13,800	1,863,000	10,100	1,010,000	3,700	499,500	3,100	310,000	56,322,600	

Notes:
 1) Per the approved development agreement, the project is estimated to have an assessed value of \$38.0M which is converted to equalized using the 2023 aggregate ratio of 88.87%.
 2) Per the City Assessor, the project is estimated to have an assessed value of \$9.50M which is converted to equalized using the 2023 aggregate ratio of 88.87%. Accounts for the existing assessed value of \$719,500.

Table 2 - Tax Increment Projection Worksheet

Type of District	Blighted Area		Base Value	2,713,700
District Creation Date	August 27, 2024		Economic Change Factor	1.00%
Valuation Date	Jan 1,	2024	Apply to Base Value	
Max Life (Years)	27		Base Tax Rate	\$18.70
Expenditure Period/Termination	22	8/27/2046	Rate Adjustment Factor	0.00%
Revenue Periods/Final Year	27			
Extension Eligibility/Years	Yes			
Eligible Recipient District	Yes			

Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate ¹	Tax Increment	
1	2024	0	2025	0	0	2026	\$18.70	0
2	2025	0	2026	0	0	2027	\$18.70	0
3	2026	0	2027	0	0	2028	\$18.70	0
4	2027	52,640,100	2028	0	52,640,100	2029	\$18.70	984,575
5	2028	3,682,500	2029	526,401	56,849,001	2030	\$18.70	1,063,298
6	2029	0	2030	568,490	57,417,491	2031	\$18.70	1,073,930
7	2030	0	2031	574,175	57,991,666	2032	\$18.70	1,084,670
8	2031	0	2032	579,917	58,571,583	2033	\$18.70	1,095,516
9	2032	0	2033	585,716	59,157,298	2034	\$18.70	1,106,472
10	2033	0	2034	591,573	59,748,871	2035	\$18.70	1,117,536
11	2034	0	2035	597,489	60,346,360	2036	\$18.70	1,128,712
12	2035	0	2036	603,464	60,949,824	2037	\$18.70	1,139,999
13	2036	0	2037	609,498	61,559,322	2038	\$18.70	1,151,399
14	2037	0	2038	615,593	62,174,915	2039	\$18.70	1,162,913
15	2038	0	2039	621,749	62,796,664	2040	\$18.70	1,174,542
16	2039	0	2040	627,967	63,424,631	2041	\$18.70	1,186,287
17	2040	0	2041	634,246	64,058,877	2042	\$18.70	1,198,150
18	2041	0	2042	640,589	64,699,466	2043	\$18.70	1,210,132
19	2042	0	2043	646,995	65,346,461	2044	\$18.70	1,222,233
20	2043	0	2044	653,465	65,999,925	2045	\$18.70	1,234,455
21	2044	0	2045	659,999	66,659,925	2046	\$18.70	1,246,800
22	2045	0	2046	666,599	67,326,524	2047	\$18.70	1,259,268
23	2046	0	2047	673,265	67,999,789	2048	\$18.70	1,271,861
24	2047	0	2048	679,998	68,679,787	2049	\$18.70	1,284,579
25	2048	0	2049	686,798	69,366,585	2050	\$18.70	1,297,425
26	2049	0	2050	693,666	70,060,251	2051	\$18.70	1,310,399
27	2050	0	2051	700,603	70,760,853	2052	\$18.70	1,323,503
Totals		56,322,600		14,438,253		Future Value of Increment		28,328,655

Notes:
 1) Tax rate shown is actual 2023/2024 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

Financing and Implementation

The District's primary expenditures will be development incentives. Incentives will be provided on an up-front basis through the issuance of debt as well as a PAYGO basis from the tax increment generated by the Projects and such incentives may be structured in one or more phases. PAYGO payments will be made from and strictly limited to the tax increments generated by the District. The PAYGO incentives are not considered City debt nor will the City appropriate funds to make PAYGO incentive payments from any other sources aside from the tax increment generated by the District.

The City will also incur certain costs to construct 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 or through the issuance of debt. 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 2052 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 3 - Cash Flow

Year	Projected Revenues			Projected Expenditures									Balances			Year		
	Tax Increments	Debt Proceeds	Annual Developer Shortfall ¹	Total Revenues	2025 Taxable G.O. Note ²	2025 G.O. Promissory Note	2026 Taxable G.O. Note ²	Incentive #1 2026	Incentive #2 2027	Incentive #3 2027	Streetscape Improvements ⁶	Financing Costs	Ongoing Planning & Administration	Total Expenditures	Annual		Cumulative	Liabilities Outstanding
					\$5,120,000 Issue Total	\$760,000 Issue Total	\$5,300,000 Issue Total	Nova GB, LLC ³ \$14,172,367	222 Cherry Street, LLC ⁴ \$4,500,000	Future ⁵ \$500,000								
2024				0									45,000	45,000	(45,000)	(45,000)	0	2024
2025				0									20,000	20,000	(20,000)	(65,000)	8,895,313	2025
2026	0	5,880,000		5,880,000	422,400	48,450		4,000,000			723,250	166,350	20,000	5,380,450	499,550	434,550	21,336,242	2026
2027	0	5,300,000		5,300,000	281,600	32,300	437,250	4,500,000				68,700	20,000	5,339,850	(39,850)	394,700	21,085,092	2027
2028	0			0	281,600	32,300	291,500	0					20,000	625,400	(625,400)	(230,700)	20,479,692	2028
2029	984,575		108,838	1,093,413	461,513	32,300	447,100	0	147,840				20,000	1,108,753	(15,340)	(246,040)	19,550,939	2029
2030	1,063,298		106,178	1,169,475	465,925	32,300	448,025	0	149,318	55,102			20,000	1,170,670	(1,195)	(247,235)	18,570,269	2030
2031	1,073,930		97,200	1,171,130	464,650	32,300	448,400	0	150,812	55,653			20,000	1,171,814	(684)	(247,919)	17,598,455	2031
2032	1,084,670		87,041	1,171,711	462,825	32,300	448,225	0	152,320	56,209			20,000	1,171,879	(168)	(248,087)	16,636,576	2032
2033	1,095,516		80,564	1,176,080	465,313	32,300	447,500	0	153,843	56,771			20,000	1,175,727	354	(247,733)	15,680,849	2033
2034	1,106,472		72,629	1,179,100	462,113	32,300	451,088	0	155,381	57,339			20,000	1,178,220	880	(246,853)	14,737,628	2034
2035	1,117,536		63,236	1,180,772	463,225	32,300	448,988	0	156,935	57,912			20,000	1,179,360	1,412	(245,441)	13,803,268	2035
2036	1,128,712		52,383	1,181,095	463,513	32,300	446,338	0	158,505	58,492			20,000	1,179,146	1,949	(243,492)	13,099,935	2036
2037	1,139,999		44,934	1,184,933	462,975	32,300	448,000	0	160,090	59,076			20,000	1,182,441	2,492	(241,001)	12,590,769	2037
2038	1,151,399		35,748	1,187,147	461,613	51,875	448,838	0	161,690	43,446			20,000	1,187,461	(314)	(241,315)	12,060,633	2038
2039	1,162,913		29,689	1,192,602	464,288	95,069	448,850	0	163,307	0			20,000	1,191,514	1,088	(240,227)	11,507,325	2039
2040	1,174,542		21,617	1,196,159	465,863	97,200	448,038	0	164,940				20,000	1,196,040	118	(240,109)	10,927,385	2040
2041	1,186,287		6,669	1,192,956	461,475	94,225	446,400	0	166,590				20,000	1,188,690	4,266	(235,842)	10,330,795	2041
2042	1,198,150		4,569	1,202,720	465,988	96,144	448,800	0	168,256				20,000	1,199,187	3,533	(232,309)	9,702,539	2042
2043	1,210,132		0	1,210,132	464,263	97,850	450,100	4,710	169,938				20,000	1,206,861	3,271	(229,038)	9,042,891	2043
2044	1,222,233			1,222,233	461,438	99,344	450,300	15,937	171,638				20,000	1,218,656	3,577	(225,462)	8,345,316	2044
2045	1,234,455			1,234,455	462,375	301,269	449,400	24,722	173,354				20,000	1,431,120	(196,665)	(422,126)	7,402,239	2045
2046	1,246,800			1,246,800			909,338	35,947	175,088				20,000	1,140,372	106,428	(315,699)	7,191,205	2046
2047	1,259,268			1,259,268				908,816	176,838				20,000	1,105,654	153,613	(162,085)	6,105,550	2047
2048	1,271,861			1,271,861				917,904	178,607				20,000	1,116,511	155,350	(6,736)	5,009,039	2048
2049	1,284,579			1,284,579				927,083	180,393		150,367		20,000	1,277,844	6,736	0	3,901,563	2049
2050	1,297,425			1,297,425				936,354	182,197		158,874		20,000	1,297,425	0	0	2,783,012	2050
2051	1,310,399			1,310,399				945,718	184,019		160,663		20,000	1,310,399	0	0	1,653,276	2051
2052	1,323,503			1,323,503				955,175	185,859		162,470		20,000	1,323,503	0	0	512,242	2052
Totals	28,328,655	11,180,000	811,294	40,319,949	8,864,950	1,336,725	9,262,475	14,172,367	3,987,758	500,000	1,355,624	235,050	605,000	40,319,949				Totals

Notes:

- 1) Nova GB, LLC will be required to make a shortfall payment in any year that the 221 Cherry Street tax increment is not sufficient to pay the City's debt service as detailed in development agreement 24-04.
- 2) Assumes interest is capitalized through and including October 1, 2028.
- 3) Includes \$8.50M up-front development incentive. PAYGO incentive will be paid at 95% of the Available Tax Increment as defined in the development agreement 24-04.
- 4) Assumes a PAYGO incentive will be paid at 80% of the project tax increment up to a maximum of \$4.50M.
- 5) Assumes a PAYGO incentive will be paid at 80% of the project tax increment up to a maximum of \$0.50M.
- 6) Assumes the Cherry Street improvements are funded in 2025. Other streetscape projects may be funded to the extent District revenues are available.

PROJECTED CLOSURE YEAR

LEGEND:

- CALLABLE MATURITIES
- END OF EXP. PERIOD

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 5% 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 and eliminating blighted areas. Such goals will be achieved by providing necessary public infrastructure improvements and appropriate financial incentives for private development projects. Through the 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 construction-related job creation, additional employment opportunities for commercial jobs post-construction, increased property values, increased income and sales tax collection, increased retail and commercial activity, and other economic benefits from the purchase of goods and services related to the construction and operation of the Projects.

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

**NEED WET SIGNATURE & DATED LEGAL OPINION ON ATTORNEY
LETTERHEAD**

SAMPLE

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

RE: Project Plan for Tax Incremental District No. 27

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. 27 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 2023/2024 levy year.

Revenue Year	Brown County	City of Green Bay	Green Bay Area School District	Northeast		Total	Revenue Year
				Wisconsin Tech. College			
2026	0	0	0	0	0	0	2026
2027	0	0	0	0	0	0	2027
2028	0	0	0	0	0	0	2028
2029	156,228	407,009	389,093	32,244	984,575	984,575	2029
2030	168,720	439,552	420,204	34,822	1,063,298	1,063,298	2030
2031	170,407	443,947	424,406	35,171	1,073,930	1,073,930	2031
2032	172,111	448,387	428,650	35,522	1,084,670	1,084,670	2032
2033	173,832	452,870	432,937	35,878	1,095,516	1,095,516	2033
2034	175,570	457,399	437,266	36,236	1,106,472	1,106,472	2034
2035	177,326	461,973	441,639	36,599	1,117,536	1,117,536	2035
2036	179,099	466,593	446,055	36,965	1,128,712	1,128,712	2036
2037	180,890	471,259	450,515	37,334	1,139,999	1,139,999	2037
2038	182,699	475,971	455,021	37,708	1,151,399	1,151,399	2038
2039	184,526	480,731	459,571	38,085	1,162,913	1,162,913	2039
2040	186,371	485,538	464,167	38,466	1,174,542	1,174,542	2040
2041	188,235	490,394	468,808	38,850	1,186,287	1,186,287	2041
2042	190,117	495,298	473,496	39,239	1,198,150	1,198,150	2042
2043	192,019	500,251	478,231	39,631	1,210,132	1,210,132	2043
2044	193,939	505,253	483,014	40,027	1,222,233	1,222,233	2044
2045	195,878	510,306	487,844	40,428	1,234,455	1,234,455	2045
2046	197,837	515,409	492,722	40,832	1,246,800	1,246,800	2046
2047	199,815	520,563	497,649	41,240	1,259,268	1,259,268	2047
2048	201,814	525,769	502,626	41,653	1,271,861	1,271,861	2048
2049	203,832	531,026	507,652	42,069	1,284,579	1,284,579	2049
2050	205,870	536,336	512,729	42,490	1,297,425	1,297,425	2050
2051	207,929	541,700	517,856	42,915	1,310,399	1,310,399	2051
2052	210,008	547,117	523,034	43,344	1,323,503	1,323,503	2052
Totals	4,495,072	11,710,650	11,195,184	927,749	28,328,655	28,328,655	



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

MEETING DATE

August 12, 2024

PREPARED BY

Matt Buchanan, Staff

AGENDA ITEM # E.4

Consideration with possible action to review and discuss draft Project Plan for Tax Incremental District Number Twenty-Eight (TID #28).

BACKGROUND

In accordance with the Comprehensive Plan, the City of Green Bay (“City”) and Redevelopment Authority of the City of Green Bay (“RDA”) seek to create a more safe, productive, accessible, and innovative community in order to generate economic activity and tax base. The City and RDA have concluded that certain properties generally located in the area south of Manitowoc Road, east of Lime Kiln Road, north of the Fox Valley & Lake Superior Railroad, and west of Main Street, is not attaining its highest and best land use based on the Comprehensive Plan. But for the creation of a Tax Increment District (“TID”), the future land uses identified in the Comprehensive Plan would not occur in the manner desired by the City and RDA.

RECOMMENDATION

Recommend RDA and the City adopt a Creation Resolution to establish TID Number Twenty-Eight (28), adopt the Project Plan.

FISCAL IMPACT

A fiscal impact analysis has been included as part of the draft project plan and will be discussed at the meeting.

ATTACHMENTS

- I. DRAFT TID 28 Project Plan 07.29.24

August 12, 2024

PROJECT PLAN

City of Green Bay, Wisconsin

Tax Incremental District No. 28

JBS Redevelopment



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	Scheduled for August 13, 2024
Public Hearing Held:	Scheduled for August 13, 2024
Approval by RDA:	Scheduled for August 13, 2024
Adoption by Common Council:	Scheduled for August 27, 2024
Approval by the Joint Review Board:	Scheduled for TBD

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SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 28 (“District”) is a proposed In Need of Rehabilitation or Conservation District comprising approximately 65 acres located the southeastern portion of the City. It is bounded by Lime Kiln Road to the west, Main Street to the east, City residential property to the north and the Village of Bellevue to the south. The District will be created to pay the costs of public infrastructure and park improvements that will serve and enable residential development on land in the District (“Project”) to be developed via a partnership between Gorman & Company and Revel49 (“Developer”). The City expects that approximately 225 residential units will be developed in the District. In addition to the incremental property value that will be created, the City expects the Project will result in construction jobs created during the development phase and an increase in spending in the community by residents of the new development.

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 \$18.9 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$5.5 million for public improvements including new roadways, water system, sanitary sewer and stormwater improvements and new park construction, \$3.4 million in interest on long term debt and related financing costs, \$9.8 million in potential “pay as you go” development incentives, and \$214 thousand for ongoing planning and administrative costs.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$39.3 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 assumption as to the development timing and associated values is included in within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the assumptions located within Section 9 of this Plan, the City anticipates that the District will need to remain open for its entire 27-year maximum life to support all projected Project Costs.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

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. In reaching this determination, the City has considered the substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements. Additionally, based on the response to the request for proposals document issued by the City, it is expected that development incentives will need to be paid to provide the housing development the City wants to encourage within the District.
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 the following information: That the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies. Additionally, the proposed housing will transform the area with declining property conditions into a dynamic neighborhood featuring single family and multi-family housing units, with interconnected roadways, pedestrian facilities, playground, and will activate a renewal of the deteriorated neighborhood.
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 in need of rehabilitation or conservation work as defined by Wis. Stat. § 66.1337(2m)(a).
5. Based on the foregoing finding, the District is designated as a district in need of rehabilitation or conservation.
6. The Project Costs relate directly to the rehabilitation or conservation of property and improvements 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 Maps of Proposed District Boundary

Maps Found Starting on Following Page.

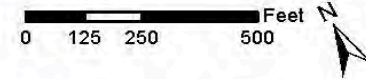
To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District. Within this Section is a map identifying the location of wetlands within the District boundary.

DRAFT

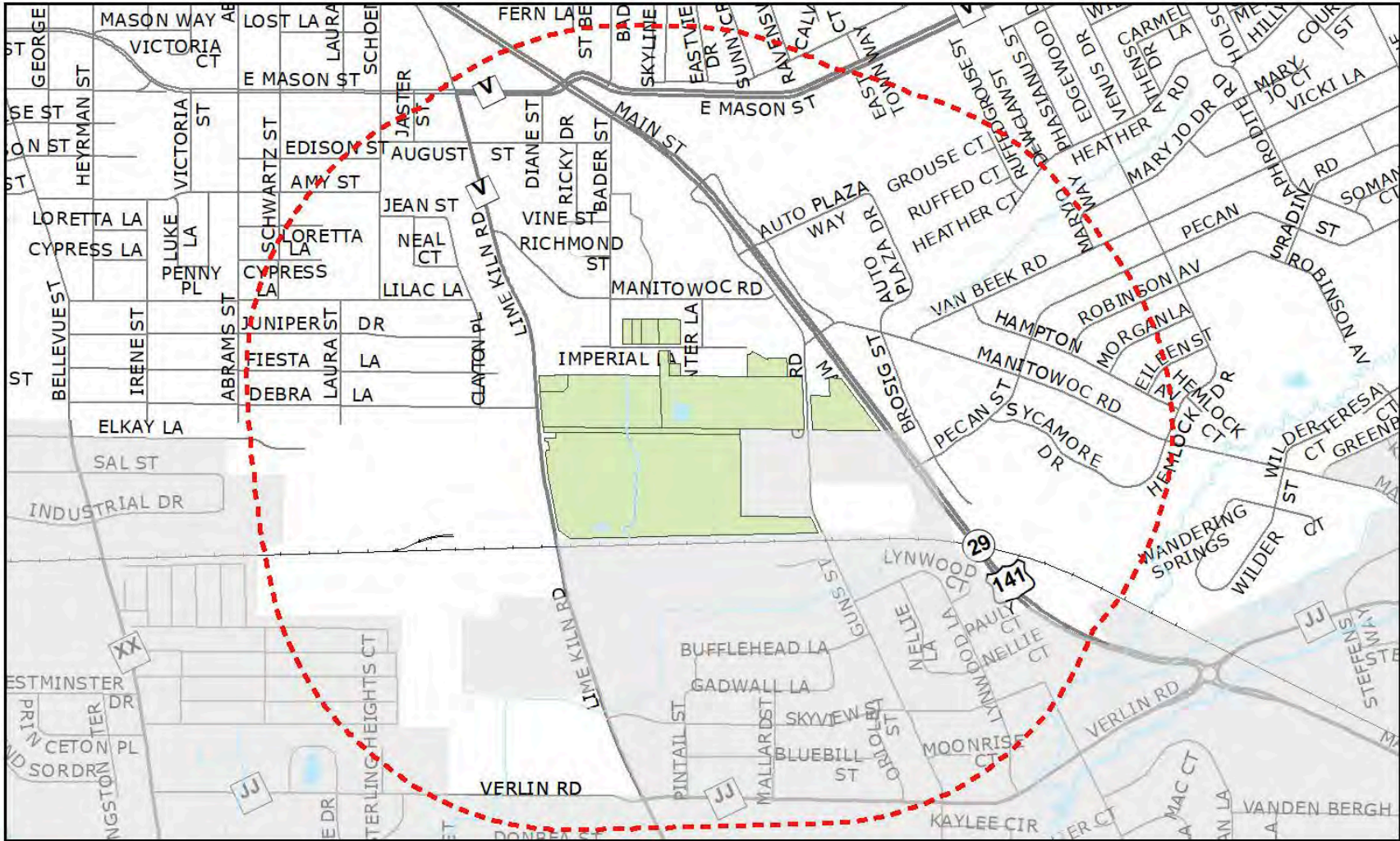


TID 28

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. 25 Jun 2024 X:\Planning\Work Order Requests\2024\24.10 TID\TID 28\TID28 Boundary.mxd

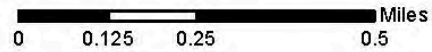


- TID 28 Boundary
- TID 28 Parcels
- Village of Bellevue



TID 28

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- TID 28 Parcels
- Village of Bellevue
- 1/2 mile Boundary




TID 28


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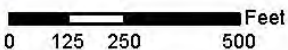
 TID 28 Parcels


 WDNR Wetlands & City Corrections

WETLAND_SYMBOL

 Wetland too small to delineate

 Wetlands > 2 acres

Village of Bellevue  Feet
0 125 250 500

 TID 28 Boundary



SECTION 3: **Maps Showing Existing Uses and Conditions**

Maps Found Starting on Following Page.

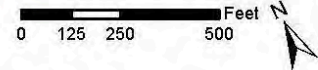
DRAFT



TID 28

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- TID Boundary
- TID Parcel
- Village of Bellevue
- Parcels for Rehabilitation/Conservation



SECTION 4: Preliminary Parcel List and Analysis

The District will include the parcels identified in the tables included below:

Parcel Number	Address	Acres	Acres	Rehab/ Conservation Condition
			Rehab/ Conservation	
ROW Areas		0.63		
23-243-1	0 Lime Kiln Rd	19.36	22.98	Condition 3
23-244-3	1315 Lime Kiln Rd	13.62		
21-462-1	0 Guns Rd	14.01	14.35	Condition 3
21-3379	2209 Imperial Ln	1.00		
21-3380-1	2131 Imperial Ln	0.80		
21-462	1149 Lime Kiln Rd	8.44	10.89	Condition 3
21-462-2	0 Lime Kiln Rd	0.84		
21-3380	2123 Imperial Ln	0.43	0.43	Condition 3
21-3381	2111 Imperial Ln	0.43	0.43	Condition 3
21-463-4	0 Gunds Rd	4.21		
21-3369	0 Imperial Ln	1.48		
21-3361-2	2210 Imperial Ln	0.28	0.28	Condition 3
Totals		65.53	49.36	

Percentage of TID Area Designated as Rehab/Conservation 75%

Percentage of TID Area Not Designated as Rehab/Conservation 25%

Total 100%

Wetlands 8.93

Parcels coded "3" reflect properties where the installation and construction of infrastructure and improvements are necessary for carrying out the objectives of an urban renewal project, qualifying these parcels as in need of rehabilitation or conservation.

A total of 76% of the District area is in need to rehabilitation or conservation, meeting the minimum of 50% required to create the District.

Calculation of Estimated Base Value

Parcel	Assessed Value ¹			Equalized Value ²		
	Land	Improvement	Total	Land	Improvement	Total
23-243-1	0	0	0	0	0	0
23-244-3	0	0	0	0	0	0
21-462-1	0	0	0	0	0	0
21-3379	0	0	0	0	0	0
21-3380-1	0	0	0	0	0	0
21-462	0	0	0	0	0	0
21-462-2	172,200	0	172,200	193,800	0	193,800
21-3380	0	0	0	0	0	0
21-3381	0	0	0	0	0	0
21-463-4	900	0	900	1,000	0	1,000
21-3369	114,400	0	114,400	128,700	0	128,700
21-3361-2	33,100	197,500	230,600	37,200	222,200	259,400
TOTALS	320,600	197,500	518,100	360,700	222,200	582,900

1) Estimated based on values as of January 1, 2024.

2) Calculation based on aggregate assessment ratio of 88.87%.

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 value increment 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, 2023)	\$	9,863,427,300
TID Valuation Limit @ 12% of Above Value	\$	1,183,611,276

Calculation of Value Subject to Limit

Estimated Base Value of Territory to be Included in District	\$	582,900
Plus: Assumed change for Jan. 1, 2024 assessment	\$	-
Incremental Value of Existing Districts (Jan. 1, 2023)	\$	611,888,900
Less: Value of Parcels Removed from District	\$	-
Less: Value of Underlying TID Parcels	\$	-
Total Value Subject to 12% Valuation Limit	\$	612,471,800
Total Percentage of TID IN Equalized Value		6.21%
Residual Value Capacity of TID IN Equalized Value	\$	571,139,476

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$612,471,800. This value is less than the maximum of \$1,183,611,276 in equalized value that is permitted for the City.

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 riverbanks; 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 or 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 may undertake the following projects outside of the District.

1. Bike-pedestrian improvements to streets, park amenities, site acquisition and assembly, remediation and other public infrastructure and stormwater management within the District or located within a ½ mile of the District.
2. The City may elect to provide incentives to development or redevelopment projects where the need for public participation has been verified.

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.

SECTION 7:

Map Showing Proposed Improvements and Uses


The City will make public improvements within the area designated as “ROW Path” on the map. The location of park improvements is identified on the Map.

The City will also incur interest and expense on long term debt it issues to finance the public improvements and will pay costs to create and administer the District through its life.

Project costs will also include the potential for development incentives, pedestrian improvements, site acquisition, remediation activities and stormwater management. Specific locations are not identified as location will be based on future proposed development or redevelopment and may also include areas outside of, but within ½ mile of the District’s boundaries.

DRAFT






TID 28

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. 26 Jun 2024 X:\Planning\Work Order Requests\2024\24.10 TID\TID 28\TID28 Proposed.mxd

- ROW (Streets and Sidewalks)
- Park Improvements Housing
- TID 28 Parcels
- TID 28 Boundary
- Village of Bellevue

0 125 250 500 Feet



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.

Project ID	Project Name/Type	Est. Cost		Totals	Est. Timing
		Phase 1	Ongoing		
1	Public Infrastructure & Park Improvements	5,500,000		5,500,000	2025
2	Interest on Long Term Debt		3,263,500	3,263,500	2025-2044
3	Developers Incentives ¹		9,800,347	9,800,347	2028-2052
4	Financing Costs		150,450	150,450	2025
5	Ongoing Planning & Administrative Costs		214,655	214,655	2025-2052
Total Projects		5,500,000	13,428,952	18,928,952	

Notes: ¹Projection of amounts potentially available for development incentives included for purposes of determining economic feasibility only. Any incentives provided will require that developer demonstrate the need for public participation to the satisfaction of the City, with terms and conditions of any assistance to be provided to be defined in a development agreement.

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 \$39,375,000 in incremental value by 2027. 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 \$18.70 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$19,028,952 in incremental tax revenue over the 27-year term of the District as shown in **Table 2**.

Construction Year	JBS Project ¹	Annual Total	Construction Year
1 2024		0	2024 1
2 2025		0	2025 2
3 2026	29,531,250	29,531,250	2026 3
4 2027	9,843,750	9,843,750	2027 4
5 2028		0	2028 5
6 2029		0	2029 6
7 2030		0	2030 7
8 2031		0	2031 8
9 2032		0	2032 9
10 2033		0	2033 10
11 2034		0	2034 11
12 2035		0	2035 12
13 2036		0	2036 13
14 2037		0	2037 14
15 2038		0	2038 15
16 2039		0	2039 16
17 2040		0	2040 17
18 2041		0	2041 18
19 2042		0	2042 19
20 2043		0	2043 20
21 2044		0	2044 21
22 2045		0	2045 22
23 2046		0	2046 23
24 2047		0	2047 24
25 2048		0	2048 25
26 2049		0	2049 26
27 2050		0	2050 27
Totals	<u>39,375,000</u>	<u>39,375,000</u>	

Notes:
¹Assumes 225 housing units constructed at average value of \$175,000 per unit.

Table 1 - Development Assumption

Type of District	Renhabilitation		Base Value	582,900
District Creation Date	August 27, 2024		Economic Change Factor	1.00%
Valuation Date	Jan 1,	2024	Apply to Base Value	
Max Life (Years)	27		Base Tax Rate	\$18.70
Expenditure Period/Termination	22	8/27/2046	Rate Adjustment Factor	-0.50%
Revenue Periods/Final Year	27			
Extension Eligibility/Years	Yes	3		
Eligible Recipient District	Yes			

Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate ¹	Tax Increment
1	2024	0	2025	0	2026	\$18.61	0
2	2025	0	2026	0	2027	\$18.52	0
3	2026	29,531,250	2027	0	2028	\$18.42	544,105
4	2027	9,843,750	2028	295,313	2029	\$18.33	727,260
5	2028	0	2029	396,703	2030	\$18.24	730,860
6	2029	0	2030	400,670	2031	\$18.15	734,478
7	2030	0	2031	404,677	2032	\$18.06	738,113
8	2031	0	2032	408,724	2033	\$17.97	741,767
9	2032	0	2033	412,811	2034	\$17.88	745,439
10	2033	0	2034	416,939	2035	\$17.79	749,129
11	2034	0	2035	421,108	2036	\$17.70	752,837
12	2035	0	2036	425,319	2037	\$17.61	756,563
13	2036	0	2037	429,573	2038	\$17.52	760,308
14	2037	0	2038	433,868	2039	\$17.44	764,072
15	2038	0	2039	438,207	2040	\$17.35	767,854
16	2039	0	2040	442,589	2041	\$17.26	771,655
17	2040	0	2041	447,015	2042	\$17.18	775,475
18	2041	0	2042	451,485	2043	\$17.09	779,313
19	2042	0	2043	456,000	2044	\$17.00	783,171
20	2043	0	2044	460,560	2045	\$16.92	787,048
21	2044	0	2045	465,166	2046	\$16.84	790,943
22	2045	0	2046	469,817	2047	\$16.75	794,859
23	2046	0	2047	474,515	2048	\$16.67	798,793
24	2047	0	2048	479,261	2049	\$16.58	802,747
25	2048	0	2049	484,053	2050	\$16.50	806,721
26	2049	0	2050	488,894	2051	\$16.42	810,714
27	2050	0	2051	493,783	2052	\$16.34	814,727
Totals	39,375,000		10,497,050		Future Value of Increment		19,028,952

Notes:
¹Tax rate shown is actual 2023/2024 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

Table 2 - Tax Increment Projection Worksheet

Financing and Implementation

The District's primary expenditures will be public improvements including streets, sidewalk, bike and public park improvements to serve the residential development project. The City will finance these improvements with the proceeds of long-term debt and will repay the debt with tax increments generated by the Project. The City may also incur certain costs site preparation, site acquisition and remediation, and other public infrastructure and stormwater management within the District. These costs may be financed with proceeds of debt, advances, or cash funded. The City may also elect to provide development incentives to development or redevelopment projects in the District and will incur costs for administration of the District. Development incentives, if provided, are expected to be paid from tax increment generated by the associated redevelopment project on a "pay as you go" basis.

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 2052 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.

City of Green Bay, Wisconsin

Tax Increment District No. 28

Cash Flow Projection

Year	Projected Revenues				Projected Expenditures							Balances			Year
	Tax Increments	Interest Earnings	Debt Proceeds	Total Revenues	2025 G.O. Promissory Note \$6,425,000 Dated Date: 10/01/24			Development Incentives ²	Public Inf.	Financing Costs	Planning & Admin.	Total Expenditures	Annual	Cumulative	
					Principal	Est. Rate ¹	Interest								
2024	0			0								0	0	0	2024
2025	0		6,425,000	6,425,000			257,000		5,500,000	150,450	5,000	5,912,450	512,550	512,550	6,425,000
2026	0			0			257,000				5,150	262,150	(262,150)	250,400	6,425,000
2027	0			0			257,000				5,305	262,305	(262,305)	(11,905)	16,225,347
2028	544,105			544,105	100,000	4.000%	255,000	71,737			5,464	432,201	111,905	100,000	16,053,610
2029	727,260			727,260	290,000	4.000%	247,200	184,432			5,628	727,260	0	100,000	15,579,178
2030	730,860			730,860	300,000	4.000%	235,400	189,664			5,796	730,860	0	100,000	15,089,514
2031	734,478			734,478	310,000	4.000%	223,200	195,307			5,970	734,478	0	100,000	14,584,207
2032	738,113			738,113	325,000	4.000%	210,500	196,464			6,149	738,113	0	100,000	14,062,743
2033	741,767			741,767	340,000	4.000%	197,200	198,233			6,334	741,767	0	100,000	13,524,509
2034	745,439			745,439	350,000	4.000%	183,400	205,515			6,524	745,439	0	100,000	12,968,994
2035	749,129			749,129	365,000	4.000%	169,100	208,309			6,720	749,129	0	100,000	12,395,685
2036	752,837			752,837	380,000	4.000%	154,200	211,716			6,921	752,837	0	100,000	11,803,970
2037	756,563			756,563	395,000	4.000%	138,700	215,735			7,129	756,563	0	100,000	11,193,235
2038	760,308			760,308	415,000	4.000%	122,500	215,466			7,343	760,308	0	100,000	10,562,769
2039	764,072			764,072	430,000	4.000%	105,600	220,909			7,563	764,072	0	100,000	9,911,860
2040	767,854			767,854	445,000	4.000%	88,100	226,964			7,790	767,854	0	100,000	9,239,896
2041	771,655			771,655	465,000	4.000%	69,900	228,731			8,024	771,655	0	100,000	8,546,164
2042	775,475			775,475	485,000	4.000%	50,900	231,310			8,264	775,475	0	100,000	7,829,854
2043	779,313			779,313	505,000	4.000%	31,100	234,701			8,512	779,313	0	100,000	7,090,153
2044	783,171			783,171	525,000	4.000%	10,500	238,903			8,768	783,171	0	100,000	6,326,249
2045	787,048			787,048				778,017			9,031	787,048	0	100,000	5,548,232
2046	790,943			790,943				781,642			9,301	790,943	0	100,000	4,766,590
2047	794,859			794,859				785,278			9,581	794,859	0	100,000	3,981,312
2048	798,793			798,793				788,925			9,868	798,793	0	100,000	3,192,387
2049	802,747			802,747				792,583			10,164	802,747	0	100,000	2,399,804
2050	806,721			806,721				796,252			10,469	806,721	0	100,000	1,603,552
2051	810,714			810,714				799,931			10,783	810,714	(0)	100,000	803,621
2052	814,727			814,727				803,621			11,106	814,727	0	100,000	0
Totals	19,028,952	0	6,425,000	25,453,952	6,425,000		3,263,500	9,800,347	5,500,000	150,450	214,655	25,353,952			

Notes:

¹Assumes that terms and provisions of any development agreements related to the District will not preclude issuance of tax-exempt debt to finance public improvements to serve the District.

²Projection of amounts potentially available for development incentives included for purposes of determining economic feasibility only. Any incentives provided will require that developer demonstrate the need for public participation to the satisfaction of the City, with terms and conditions of any assistance to be provided to be defined in a development agreement.

PROJECTED CLOSURE YEAR

LEGEND:

CALLABLE MATURITIES

END OF EXP. PERIOD

Table 3 - Cash Flow

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 Ordinance, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan is not currently in conformance with the City's current zoning ordinances. The City intends to rezone the properties at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is not currently in conformance with the City's Comprehensive Plan and Map. The City intends to amend the Comprehensive Plan and Map at the time of 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 rehabilitating and conserving property and providing necessary public infrastructure improvements. Through use of tax increment financing, the City can attract new investment that results in increased tax base. The development will develop the site into a dynamic neighborhood that will include single-family and multi-family housing units, a community park and an urban farm.

Development will occur in an orderly fashion in accordance with approved plans so that the Project 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 increased employment opportunities, diversified housing stock and other benefits to the local economy resulting from the purchase of goods and services related to construction and operation of the Project. The project will active a renewal of the area and further prevent blighted conditions.

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

NEED WET SIGNATURE & DATED LEGAL OPINION ON ATTORNEY LETTERHEAD

SAMPLE

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

RE: Project Plan for Tax Incremental District No. 28

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. 28 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.

Revenue Year	Brown County	Green Bay Mtro Sewer District	City of Green Bay	Green Bay Area School District	Northeast Wisconsin Tech. College	Total	Revenue Year
2026	0	0	0	0	0	0	2026
2027	0	0	0	0	0	0	2027
2028	86,336	0	224,925	215,025	17,819	544,105	2028
2029	115,399	0	300,639	287,405	23,817	727,260	2029
2030	115,970	0	302,127	288,828	23,935	730,860	2030
2031	116,544	0	303,622	290,258	24,054	734,478	2031
2032	117,121	0	305,125	291,695	24,173	738,113	2032
2033	117,700	0	306,636	293,138	24,292	741,767	2033
2034	118,283	0	308,153	294,590	24,413	745,439	2034
2035	118,869	0	309,679	296,048	24,534	749,129	2035
2036	119,457	0	311,212	297,513	24,655	752,837	2036
2037	120,048	0	312,752	298,986	24,777	756,563	2037
2038	120,643	0	314,300	300,466	24,900	760,308	2038
2039	121,240	0	315,856	301,953	25,023	764,072	2039
2040	121,840	0	317,420	303,448	25,147	767,854	2040
2041	122,443	0	318,991	304,950	25,271	771,655	2041
2042	123,049	0	320,570	306,459	25,396	775,475	2042
2043	123,658	0	322,157	307,976	25,522	779,313	2043
2044	124,270	0	323,751	309,501	25,648	783,171	2044
2045	124,885	0	325,354	311,033	25,775	787,048	2045
2046	125,504	0	326,964	312,572	25,903	790,943	2046
2047	126,125	0	328,583	314,120	26,031	794,859	2047
2048	126,749	0	330,209	315,675	26,160	798,793	2048
2049	127,377	0	331,844	317,237	26,290	802,747	2049
2050	128,007	0	333,487	318,808	26,420	806,721	2050
2051	128,641	0	335,137	320,386	26,550	810,714	2051
2052	129,277	0	336,796	321,972	26,682	814,727	2052
Totals	3,019,434	0	7,866,289	7,520,040	623,188	19,028,952	