AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, AUGUST 13, 2024, 1:30 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/83188044732?pwd=YUducEM2VUZWOGVYZzMyNTA0c1FJQT09

   Or call in by phone: +1 312 626 6799
   Meeting ID: 831 8804 4732
   Passcode: 084117

   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: Chair Gary Delveaux, Vice-Chair Matt Schueller, Deby Dehn, Ald. Kathy Hinkfuss, Stephen Srubas and Melanie Parma.
   Liaisons: Jeff Mirkes, Leah Weycker, and Brooke Hafs.

C. Approval of the Agenda.

1. Approval of the agenda for the Tuesday, August 13, 2024, meeting of the Redevelopment Authority.

D. Approval of Minutes.

1. Approval of the minutes from the July 9, 2024, meeting.

E. Public Hearings.

1. Public Hearing regarding the creation of Tax Incremental District Twenty-Six (TID

26), and adoption of the Project Plan.

2. Public Hearing regarding the creation of Tax Incremental District Twenty-Seven (TID 27), and adoption of the Project Plan.

3. Public Hearing regarding the creation of Tax Incremental District Twenty-Eight (TID 28), and adoption of the Project Plan.

F. Regular Business.

1. Consideration with possible action to adopt a Resolution Establishing the Boundaries and Approving the Project Plan for Tax Incremental District Twenty-Six (TID #26).

2. Consideration with possible action to adopt a Resolution Establishing the Boundaries and Approving the Project Plan for Tax Incremental District Twenty-Seven (TID #27).

3. Consideration with possible action to adopt a Resolution Establishing the Boundaries and Approving the Project Plan for Tax Incremental District Twenty-Eight (TID #28).

4. Consideration with possible action to approve a three-month extension to the development agreement granted to Deals, Development & Partnership Capital for the site located at 445 S Baird Street.

5. Consideration with possible action to approve a one-year development agreement to NeighborWorks Green Bay for the site located at 1308 E Walnut Street.

6. Consideration with possible action to approve a 30-day planning option to Mike Budzis for the development of an industrial building on the site located at 1209 S Maple Street.

7. Consideration with possible action to approve a 30-day planning option to Mike Budzis for the development of an industrial building on the site located at 1200 S Broadway.

8. Consideration with possible action to grant permission to the Development Director to approve 30-day planning options for developments on RDA-owned infill lots with no more than two units.

9. Consideration with possible action to approve a two-year option to purchase that includes an approved development agreement requirement, for Parcel 6-475, Vacant Lot, 1634 6th Street, to be utilized as consideration for the purchase of property by the City.

The Committee may convene in closed session pursuant to Wis. Stat. § 19.85(1)(e), for purposes of deliberating or negotiating the sale of public properties, investing of funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Committee will thereafter reconvene in open section pursuant to Wis. Stat. § 19.85(2), to take action on items discussed in closed session if appropriate, and to consider the remainder of the agenda.

G. Informational.

1. Financial report and check register.
2. Director's report and project updates.
3. Date of next meeting: September 3, 2024 (special meeting); September 10, 2024 (regular meeting).

H. 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 Redevelopment Authority 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
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
August 13, 2024	Matt Buchanan, Staff

AGENDA ITEM # E.1

Public Hearing regarding the creation of Tax Incremental District Twenty-Six (TID 26), and adoption of the Project Plan.

BACKGROUND

Pursuant to Wis. Stats. §66.1105, the purpose of this Public Hearing is to provide an opportunity for citizens to express their opinion on the creation of Tax Incremental District Twenty-Six (TID 26), and adopt the Project Plan.

All persons will be afforded an opportunity comment on the proposed actions at the hearing. Any person wishing to attend who, because of a disability requires special accommodation, should contact the City Safety Manager at 920-448-3125 at least forty-eight (48) hours before the scheduled meeting time so that arrangements can be made. Comments may also be sent to matthew.buchanan@greenbaywi.gov prior to the hearing.

Copies of Project Plans are available for inspection on the City website (https://greenbaywi.gov/473/TIF-BID-Districts). Copies will also be provided upon request in Room 608 of Green Bay City Hall, 100 N. Jefferson St.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
August 13, 2024	Matt Buchanan, Staff

AGENDA ITEM # E.2

Public Hearing regarding the creation of Tax Incremental District Twenty-Seven (TID 27), and adoption of the Project Plan.

BACKGROUND

Pursuant to Wis. Stats. §66.1105, the purpose of this Public Hearing is to provide an opportunity for citizens to express their opinion on the creation of rehabilitation and conservation Tax Incremental District Twenty-Seven (TID 27) and adoption of the Project Plan.

All persons will be afforded an opportunity comment on the proposed actions at the hearing. Any person wishing to attend who, because of a disability requires special accommodation, should contact the City Safety Manager at 920-448-3125 at least forty-eight (48) hours before the scheduled meeting time so that arrangements can be made. Comments may also be sent to matthew.buchanan@greenbaywi.gov prior to the hearing.

Copies of Project Plans are available for inspection on the City website (https://greenbaywi.gov/473/TIF-BID-Districts). Copies will also be provided upon request in Room 608 of Green Bay City Hall, 100 N. Jefferson St.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
August 13, 2024	Matt Buchanan, Staff

AGENDA ITEM # E.3

Public Hearing regarding the creation of Tax Incremental District Twenty-Eight (TID 28), and adoption of the Project Plan.

BACKGROUND

Pursuant to Wis. Stats. §66.1105, the purpose of this Public Hearing is to provide an opportunity for citizens to express their opinion on the creation of rehabilitation and conservation Tax Incremental District Twenty-Eight (TID 28) and adoption of the Project Plan.

All persons will be afforded an opportunity comment on the proposed actions at the hearing. Any person wishing to attend who, because of a disability requires special accommodation, should contact the City Safety Manager at 920-448-3125 at least forty-eight (48) hours before the scheduled meeting time so that arrangements can be made. Comments may also be sent to matthew.buchanan@greenbaywi.gov prior to the hearing.

Copies of Project Plans are available for inspection on the City website (https://greenbaywi.gov/473/TIF-BID-Districts). Copies will also be provided upon request in Room 608 of Green Bay City Hall, 100 N. Jefferson St.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

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

MEETING DATE	PREPARED BY
August 13, 2024	Matt Buchanan, Staff

AGENDA ITEM # F.1

Consideration with possible action to adopt a Resolution Establishing the Boundaries and Approving the Project Plan for Tax Incremental District 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. City staff has concluded that certain properties generally located in the area south of Mason Street, east of Packerland Drive, north of West Point Road, and west of Interstate 41, are not attaining their 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. Therefore, the attached draft Project Plan and resolution establishing TID 26 are presented for RDA's consideration.

RECOMMENDATION

Approval to adopt a Resolution Establishing the Boundaries and Approving the Project Plan for Tax Incremental District Twenty-Six (TID #26).

FISCAL IMPACT

The parcels proposed to be located in TID 26 currently have a cumulative base property value of $4,132,000.00. The City estimates that upon closure in 2050, TID 26 will have a new property value of $22,193,500.00, for an incremental property value of $18,061,500.00.

ATTACHMENTS

1. DRAFT TID 26 Project Plan 07.29.24
2. RDA Resolution.TID 26

August 12, 2024

PROJECT PLAN

City of Green Bay, Wisconsin

Tax Incremental District No. 26

Southwest Woods

DRAFT

EHLERS
PUBLIC FINANCE ADVISORS

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.

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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.

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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.

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SECTION 2:
Preliminary Maps of Proposed District Boundary

Maps Found Starting on Following Page.

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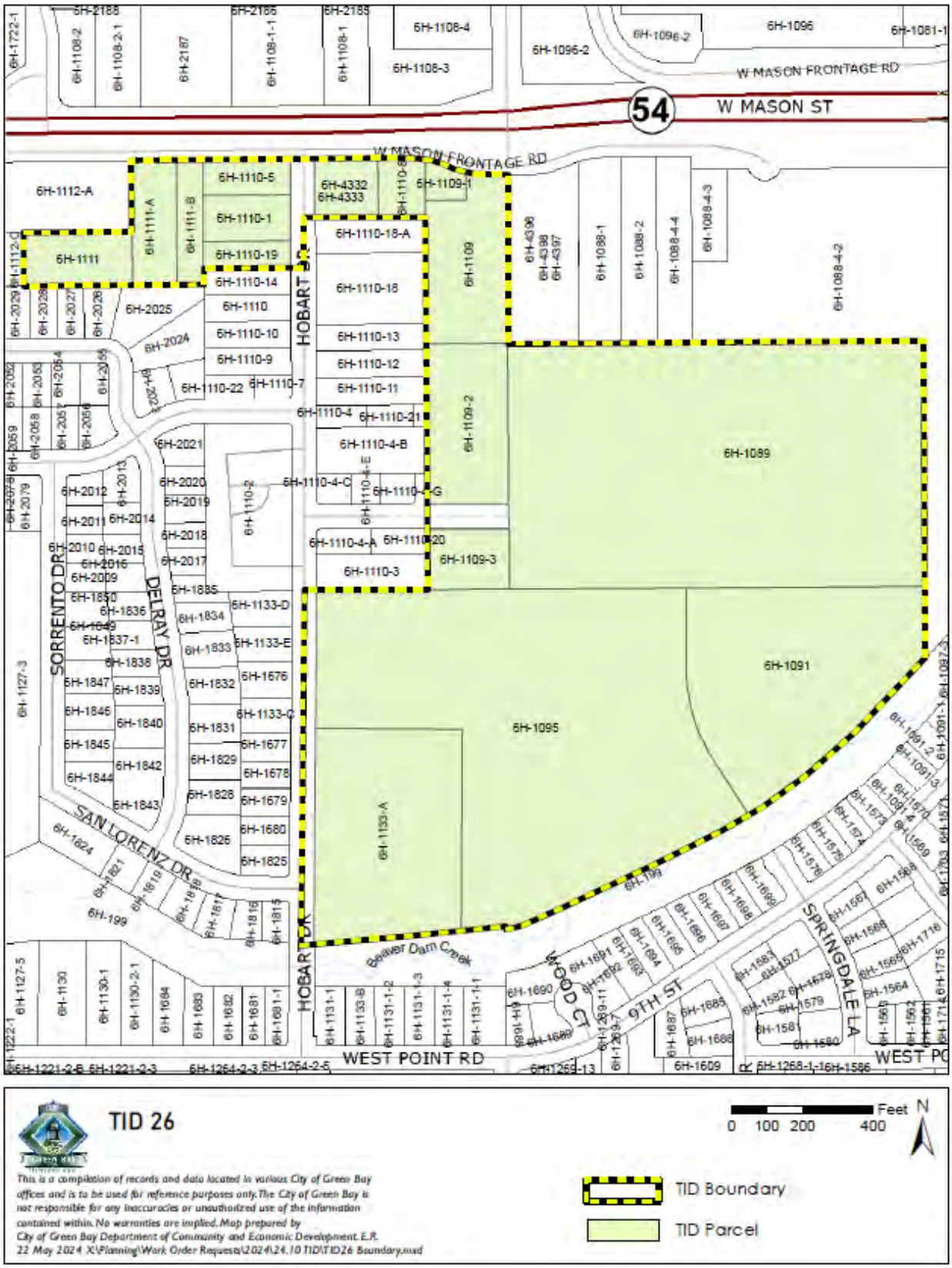
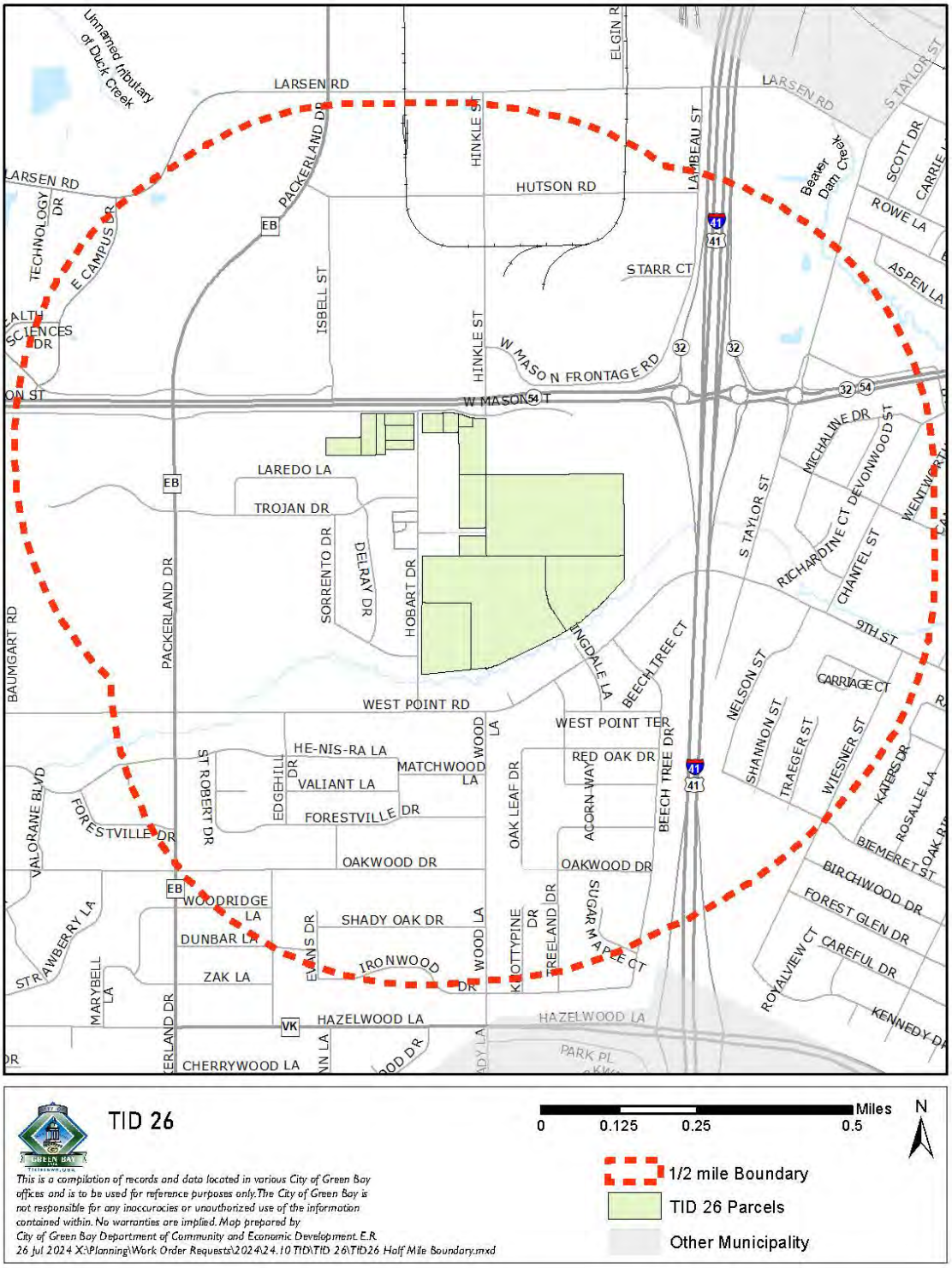

W MASON ST
54
W MASON FRONTAGE RD
HOBART RD
SORRENTO DR
DELRAY DR
SAN LORENZ DR
WEST POINT RD
SPRINGDALE LA
9TH ST
Beaver Dam Creek
6H-1089
6H-1091
6H-1095
6H-1133-A
6H-1109
6H-1109-2
6H-1109-3
6H-1111
6H-1112-A
TID 26
Feet
0 100 200 400
N
This is a compilation of records and data located in various 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
Miles
0
0.125
0.25
0.5
N
1/2 mile Boundary
TID 26 Parcels
Other Municipality
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
LARSEN RD
HUTSON RD
STARR CT
W MASON FRONTAGE RD
W MASON ST
LAREDO LA
TROJAN DR
WEST POINT RD
WEST POINT TER
HE-NIS-RA LA
VALIANT LA
FORESTVILLE DR
OAKWOOD DR
WOODRIDGE LA
SHADY OAK DR
DUNBAR LA
ZAK LA
IRONWOOD DR
HAZELWOOD LA
CHERRYWOOD LA
PARK PL
RED OAK DR
MATCHWOOD LA
PACKERLAND DR
ISBELL ST
HINKLE ST
LAMBEAU ST
ELGIN R
S TAYLOR ST
SCOTT DR
ROWE LA
ASPEN LA
MICHALINE DR
DEVONWOOD ST
RICHARDINE CT
CHANTEL ST
9TH ST
CARRIAGE CT
NELSON ST
SHANNON ST
TRAEGER ST
WIESNER ST
KAIERS DR
ROSALIE LA
BIEMERET ST
BIRCHWOOD DR
FOREST GLEN DR
CAREFUL DR
ROYALVIEW CT
KENNEDY DR
BEECH TREE CT
BEECH TREE DR
OAK LEAF DR
ACORN WAY
SUGAR MAPLE CT
KNOTTYPINE DR
TREELAND DR
EDGEHILL DR
ST ROBERT DR
SORRENTO DR
DELRAY DR
HOBART DR
BAUMGART RD
VALORANE BLVD
STRAWBERRY LA
MARYBELL LA
TECHNOLOGY DR
E CAMPUS DR
Unnamed Tributary of Duck Creek
Beaver Dam Creek
EB
VK
41
32
54

SECTION 3:
Maps Showing Existing Uses and Conditions

Maps Found Starting on Following Page.

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W MASON ST
54
W MASON FRONTAGE RD
HOBART RD
SORRENTO DR
DELRAY DR
SAN LORENZ DR
Southwest High School
Beaver Dam Park
Beaver Dam Creek
9TH ST
SPRINGDALE LA
WEST POINT RD
TID 26
Land Use
Commercial
Industrial
School
Park
Private Open Space
TID Boundary
Feet
0 100 200 400
N
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 LandUse.mxd

W MASON FRONTAGE RD
54
W MASON ST
HOBART DR
SORRENTO DR
DELRAY DR
SAN LORENZ DR
Beaver Dam Creek
WOOD CT
9TH ST
SPRINGDALE LA
WEST POINT RD
6H-1069
6H-1091
6H-1095
6H-1109
6H-1109-2
6H-1109-3
6H-1133-A
6H-1110-18-A
6H-1110-18
6H-1110-13
6H-1110-12
6H-1110-11
6H-1110-4-B
6H-1110-3
6H-1110-1
6H-1110-5
6H-1110-19
6H-1110-14
6H-1110
6H-1110-10
6H-1110-9
6H-1110-22
6H-1110-7
6H-1110-21
6H-1110-2
6H-1112-A
6H-1111
6H-1111-A
6H-1111-D
6H-1112-C
6H-1088-1
6H-1088-2
6H-1088-4-4
6H-1088-4-3
6H-1088-4-2
6H-1096
6H-1096-2
6H-1108-4
6H-1108-3
6H-1108-2
6H-1108-2-1
6H-2187
6H-2186
6H-2185
6H-1108-1-1
6H-1108-1
6H-1722-1
6H-1081-1
6H-1133-D
6H-1133-E
6H-1133-C
6H-1676
6H-1677
6H-1678
6H-1679
6H-1680
6H-1825
6H-1826
6H-1127-3
6H-1127-5
6H-1130
6H-1130-1
6H-1130-2-1
6H-1684
6H-1683
6H-1682
6H-1681
6H-1681-1
6H-1131-1
6H-1133-B
6H-1131-1-2
6H-1131-1-3
6H-1131-1-4
6H-1131-1-1
6H-1690
6H-1689
6H-1609
6H-1586
6H-1580
6H-1581
6H-1579
6H-1578
6H-1577
6H-1582
6H-1583
6H-1685
6H-1686
6H-1687
6H-1564
6H-1565
6H-1566
6H-1567
6H-1568
6H-1569
6H-1570
6H-1573
6H-1574
6H-1575
6H-1576
6H-1716
6H-1715
6H-1714
6H-1562
6H-1561
6H-1563
6H-1222-1
6H-1221-2-B
6H-1221-2-3
6H-1264-2-3
6H-1264-2-5
6H-1269-13
6H-1268-1-16
TID 26
Feet
0 100 200 400
N
TID Boundary
TID Parcel
Parcels for Rehabilitation/Conservation
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

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	Rehab/ Conservation Condition
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.

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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

	Assessed Value[1]			Equalized Value[2]		
Parcel	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%.

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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.

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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

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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.

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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

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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.

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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.

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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.

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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

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.

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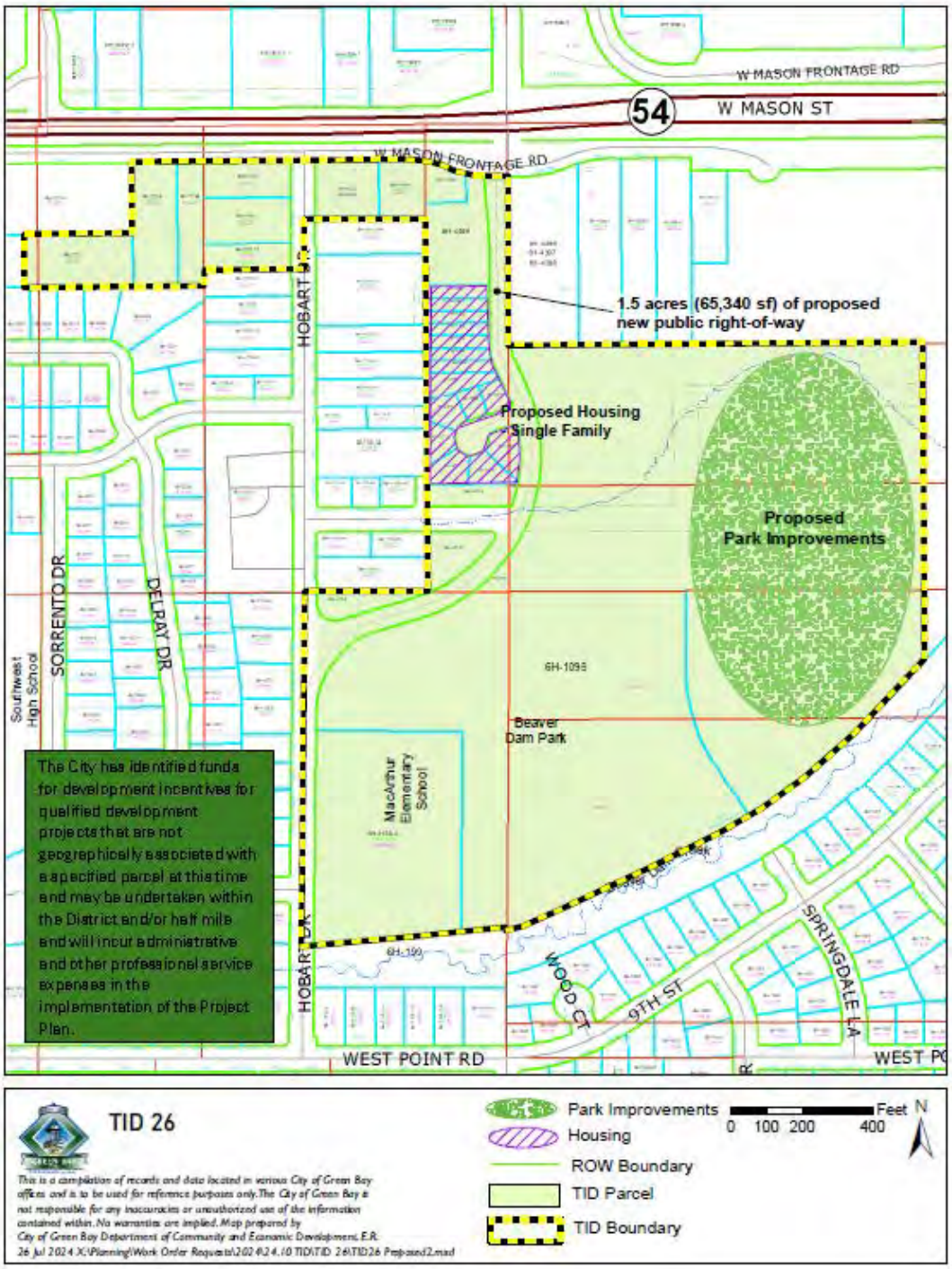
W MASON FRONTAGE RD
54
W MASON ST
W MASON FRONTAGE RD
HOBART RD
1.5 acres (65,340 sf) of proposed new public right-of-way
Proposed Housing Single Family
Proposed Park Improvements
SORRENTO DR
DELRAY DR
Southwest High School
6H-1095
Beaver Dam Park
MacArthur Elementary School
The City has identified funds 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.
HOBART LA
6H-199
WOOD CT
9TH ST
SPRINGDALE LA
WEST POINT RD
TID 26
Park Improvements
Housing
ROW Boundary
TID Parcel
TID Boundary
Feet
0 100 200 400
N
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

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.

		Est. Cost				
Project ID	**Project Name/Type**	**Phase I**	**Phase II**	**Ongoing**	**Totals**	**Est. Timing**
1	Public Improvements	1,875,000			**1,875,000**	2025
2	Pedestrian Imp., Park Amenities, Site Acquisition, 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.

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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.

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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:

[1]Residential 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.

[2]Any 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

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Type of District	Rehabilitation	
District Creation Date	August 27, 2024	
Valuation Date	Jan 1,	2024
Max Life (Years)	27	
Expenditure Period/Termination	22	8/27/2046
Revenue Periods/Final Year	27	2052
Extension Eligibility/Years	Yes	3
Eligible Recipient District	Yes	

Base Value	4,132,000
Economic Change Factor	1.00%
Apply to Base Value	
Base Tax Rate	$18.70
Rate Adjustment Factor	-0.50%

	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	$18.61	**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).

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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.

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	Projected Revenues				Projected Expenditures										Balances			
					2025 Taxable G.O. Note $2,370,000													
Year	Tax Increments	Debt Proceeds	Developer Shortfall Payment[1]	**Total Revenues**	Dated Date: Prin (4/1)	10/01/24 Est. Rate	Interest	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	Year
2024				**0**				0					5,000	**5,000**	(5,000)	(5,000)	0	2024
2025		2,370,000		**2,370,000**			130,350	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	130,350					5,305	**135,655**	(135,655)	115,871	2,370,000	2026
2027	0			**0**			130,350	130,350					5,464	**135,814**	(135,814)	(19,943)	7,109,319	2027
2028	133,538		33,847	**167,385**			130,350	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	222,738		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	222,375		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	221,738		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	220,825		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	224,500		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	222,763		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	220,750		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	223,325		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	225,350		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	221,963		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	223,163		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	223,813		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	223,913		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	223,463		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	222,463		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	220,913		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:

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

[2]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.

[3]Placeholder 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

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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.

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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.

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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.

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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.

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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

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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**	

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RESOLUTION NO. _____

RESOLUTION ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 26

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

WHEREAS, Tax Incremental District No. 26 (the “District”) is proposed to be created by the City in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

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

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

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

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the to owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Redevelopment Authority, on August 13, 2024, held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Authority of the City of Green Bay that:

1. It recommends to the Common Council that Tax Incremental District No. 26 be created with boundaries as designated in Exhibit A of this Resolution.

2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.

3. Creation of the District promotes orderly development in the City.

Adopted this _____ day of _____, 2024.

_____
Redevelopment Authority Chair

_____
Secretary of the Redevelopment Authority

EXHIBIT A -

TAX INCREMENTAL DISTRICT NO. 26
BOUNDARY MAP

[INCLUDED IN PROJECT PLAN]

EXHIBIT B -

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

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

MEETING DATE	PREPARED BY
August 13, 2024	Matt Buchanan, Staff

AGENDA ITEM # F.2

Consideration with possible action to adopt a Resolution Establishing the Boundaries and Approving the Project Plan for Tax Incremental District 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. City staff has 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, are not attaining their 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. Therefore, the attached draft Project Plan and resolution establishing TID 27 are presented for RDA's consideration.

RECOMMENDATION

Approval to adopt a Resolution Establishing the Boundaries and Approving the Project Plan for Tax Incremental District Twenty-Seven (TID #27).

FISCAL IMPACT

The parcels proposed to be located in TID 27 currently have a cumulative base property value of $2,713,700.00. The City estimates that upon closure in 2050, TID 26 will have a new property value of $59,036,300.00, for an incremental property value of $56,322,600.00.

ATTACHMENTS

1. DRAFT TID 27 Project Plan 07.26.24
2. RDA Resolution.TID 27

August 12, 2024

PROJECT PLAN

City of Green Bay, Wisconsin

Tax Incremental District No. 27

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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

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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

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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.

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SECTION 2:
Preliminary Map of Proposed District Boundary

Map Found on Following Page.

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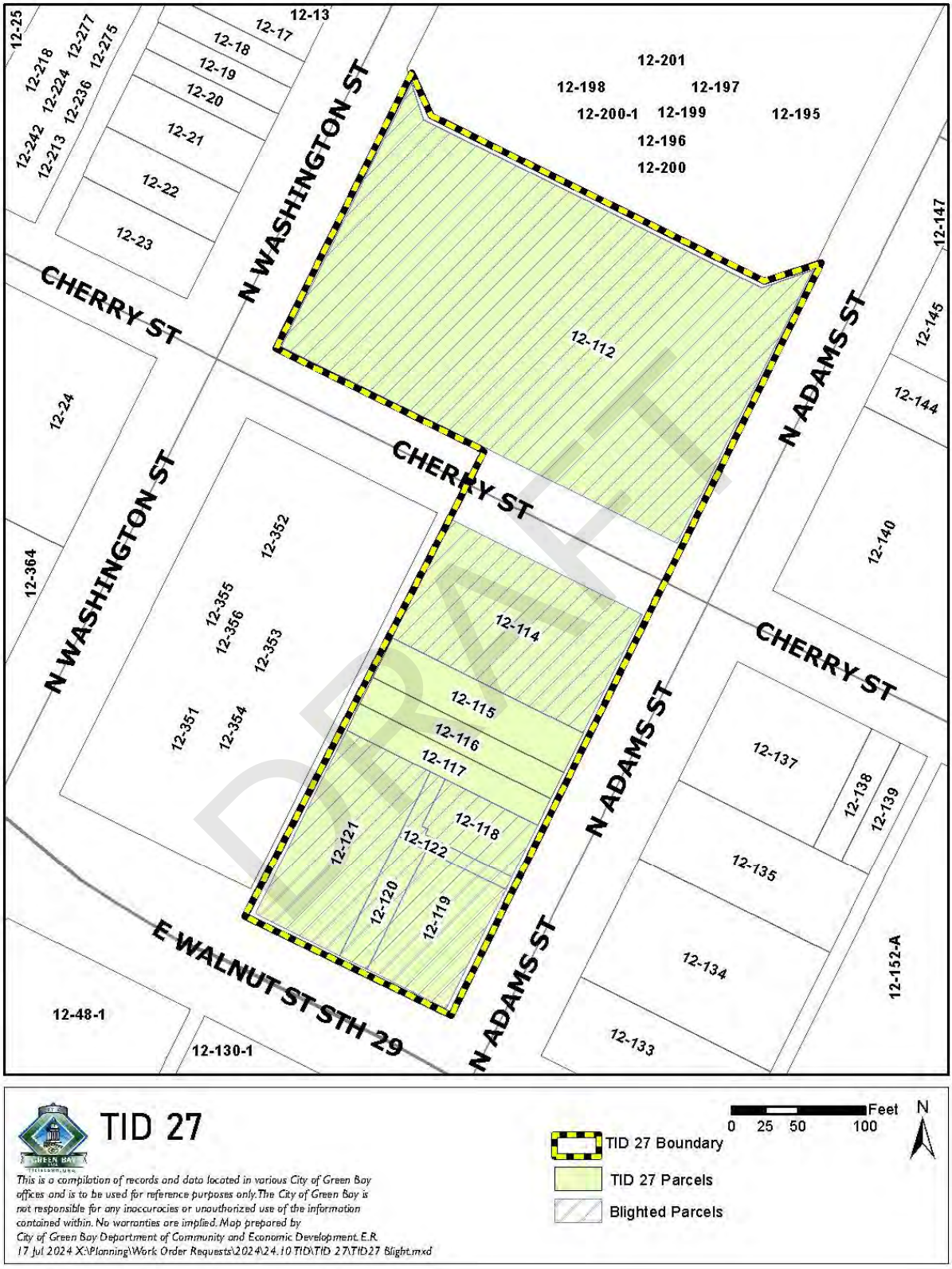
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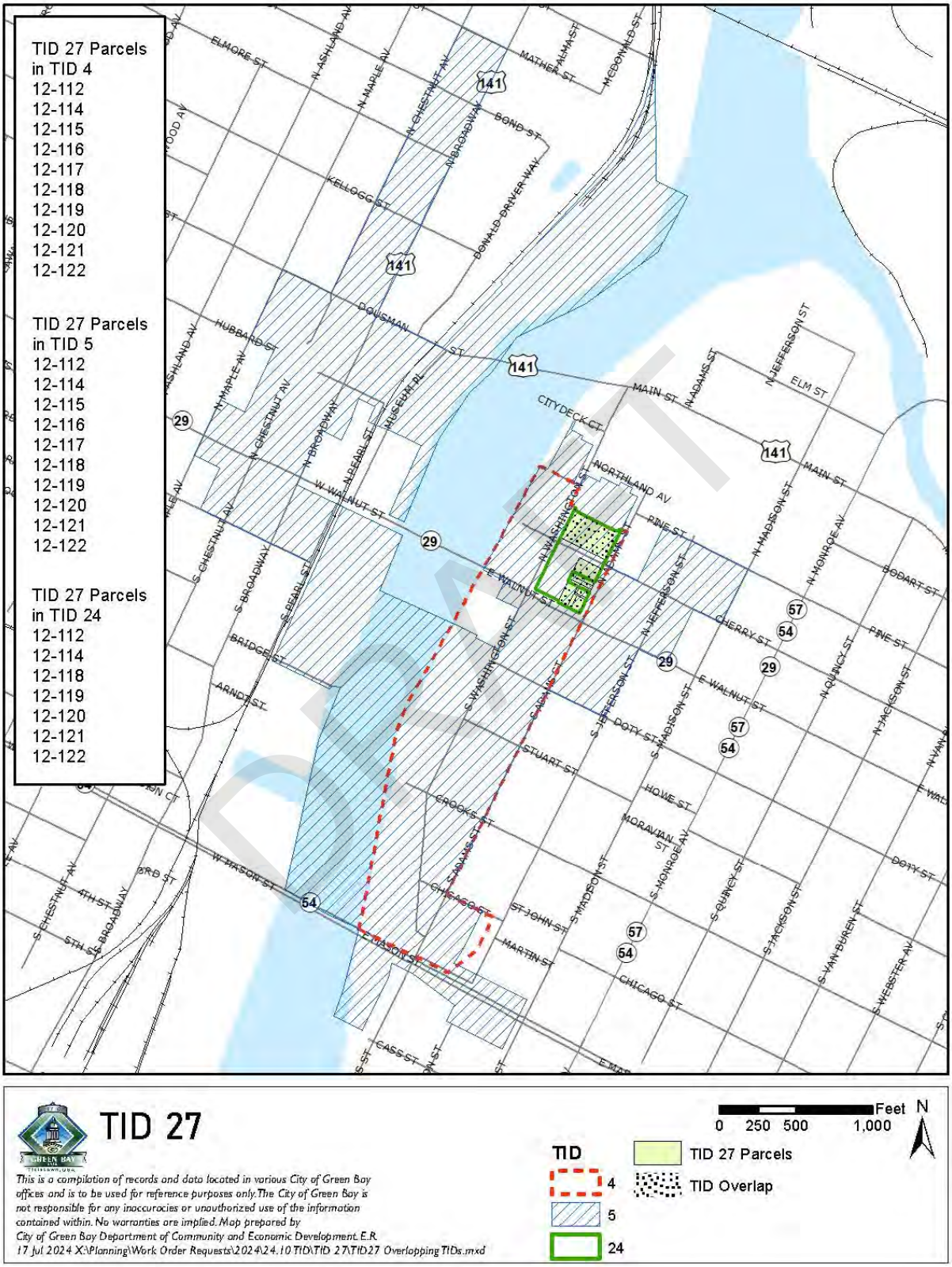
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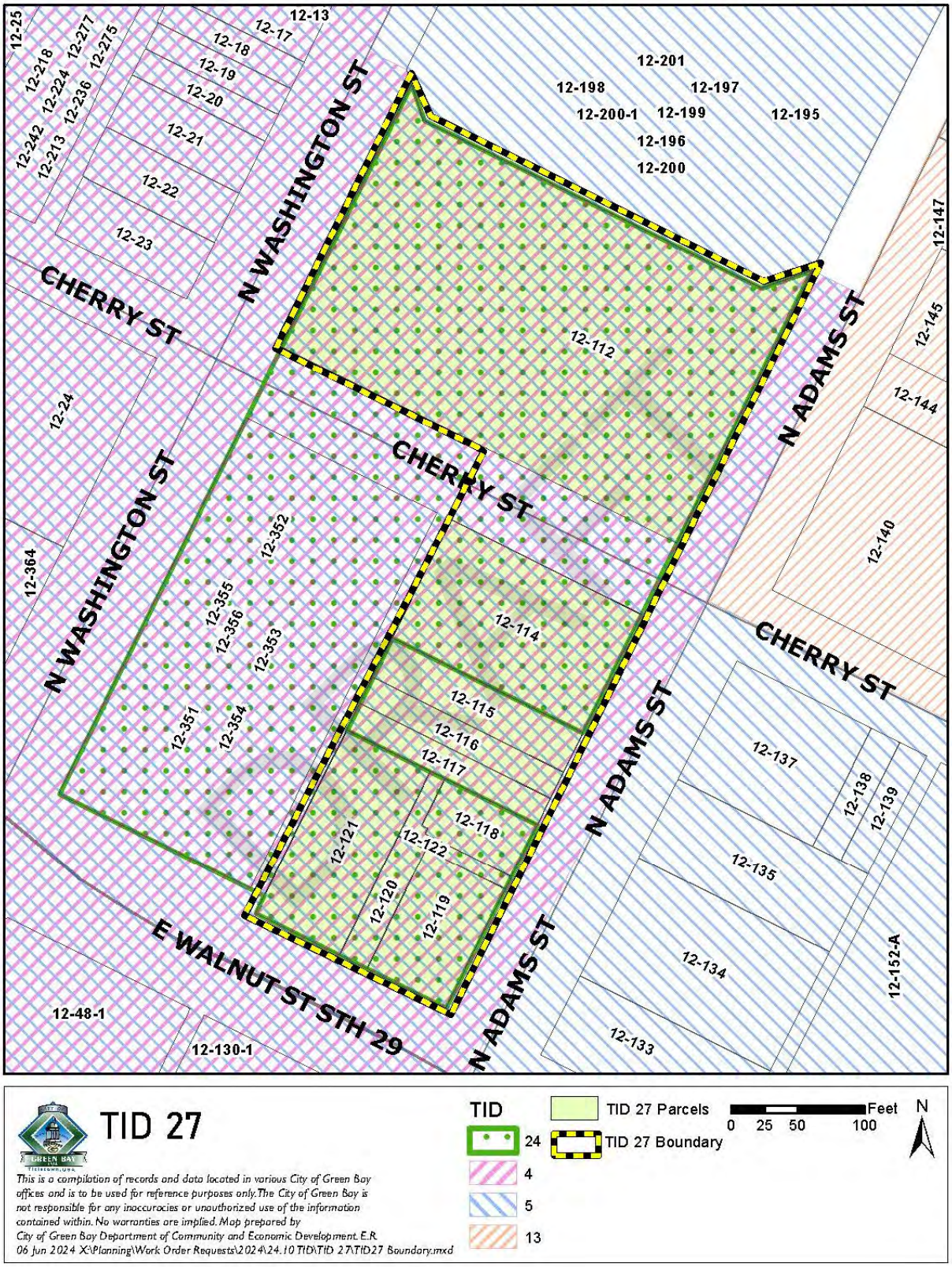
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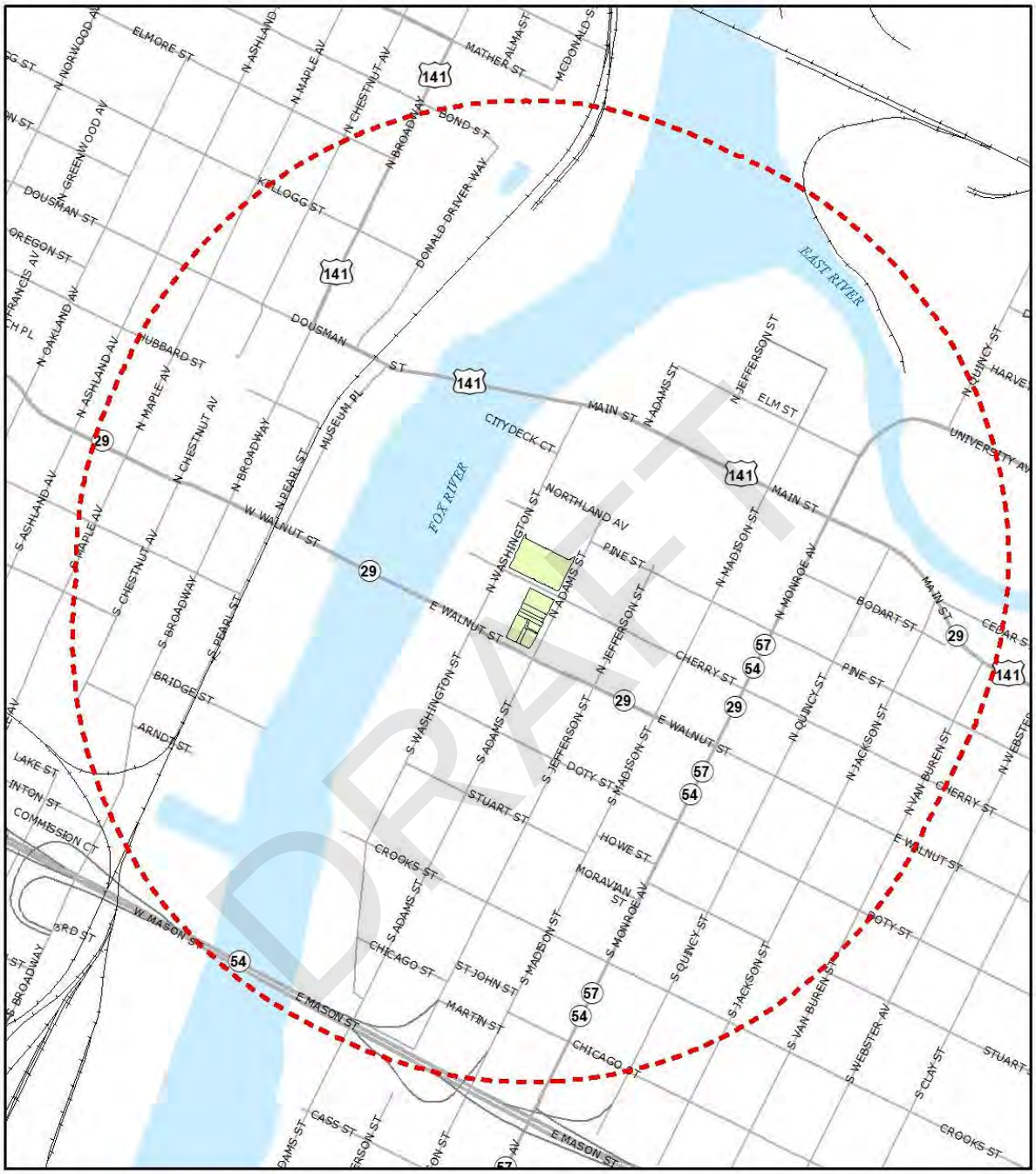

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N

1/2 mile Boundary

TID 27 Parcels

SECTION 3:
Map Showing Existing Uses and Conditions

Map Found on Following Page.

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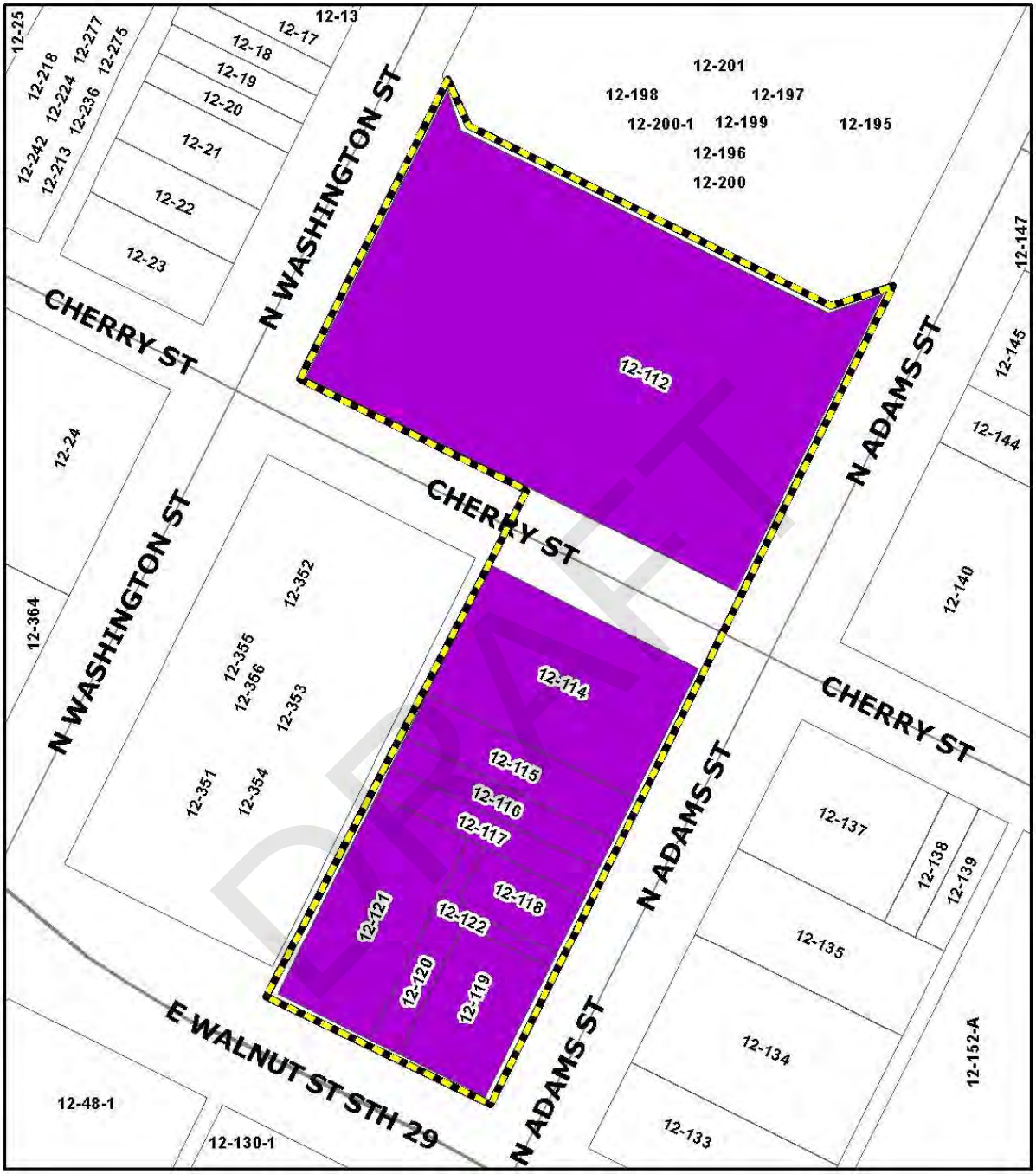

TID 27

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. 06 Jun 2024 X:\Planning\Work Order Requests\2024\24.10 TID\TID 27\TID27 LandUse.mxd

TID 27 Boundary

Downtown Land Use

Feet 0 25 50 100

N

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	Blighted Condition
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%

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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

	Assessed Value[1]			Equalized Value[2]			Overlapping TID
Parcel	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.

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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.

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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

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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.

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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

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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.

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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.

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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.

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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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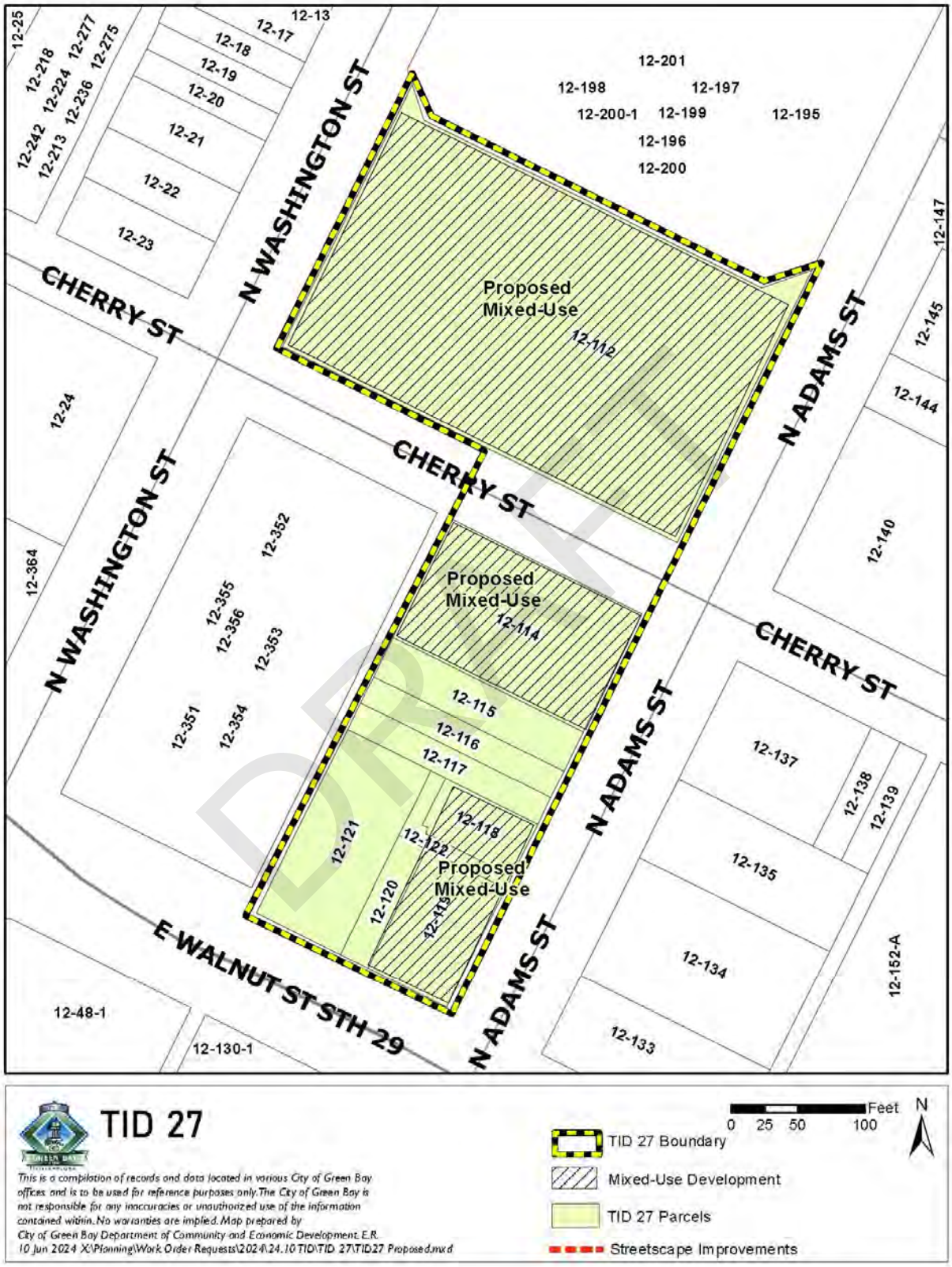
TID 27
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Feet
0 25 50 100
N
TID 27 Boundary
Mixed-Use Development
TID 27 Parcels
Streetscape Improvements
Proposed Mixed-Use
12-112
Proposed Mixed-Use
12-114
Proposed Mixed-Use
12-113
CHERRY ST
N WASHINGTON ST
N ADAMS ST
E WALNUT ST STH 29
12-25
12-218
12-224
12-277
12-275
12-236
12-242
12-213
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12-21
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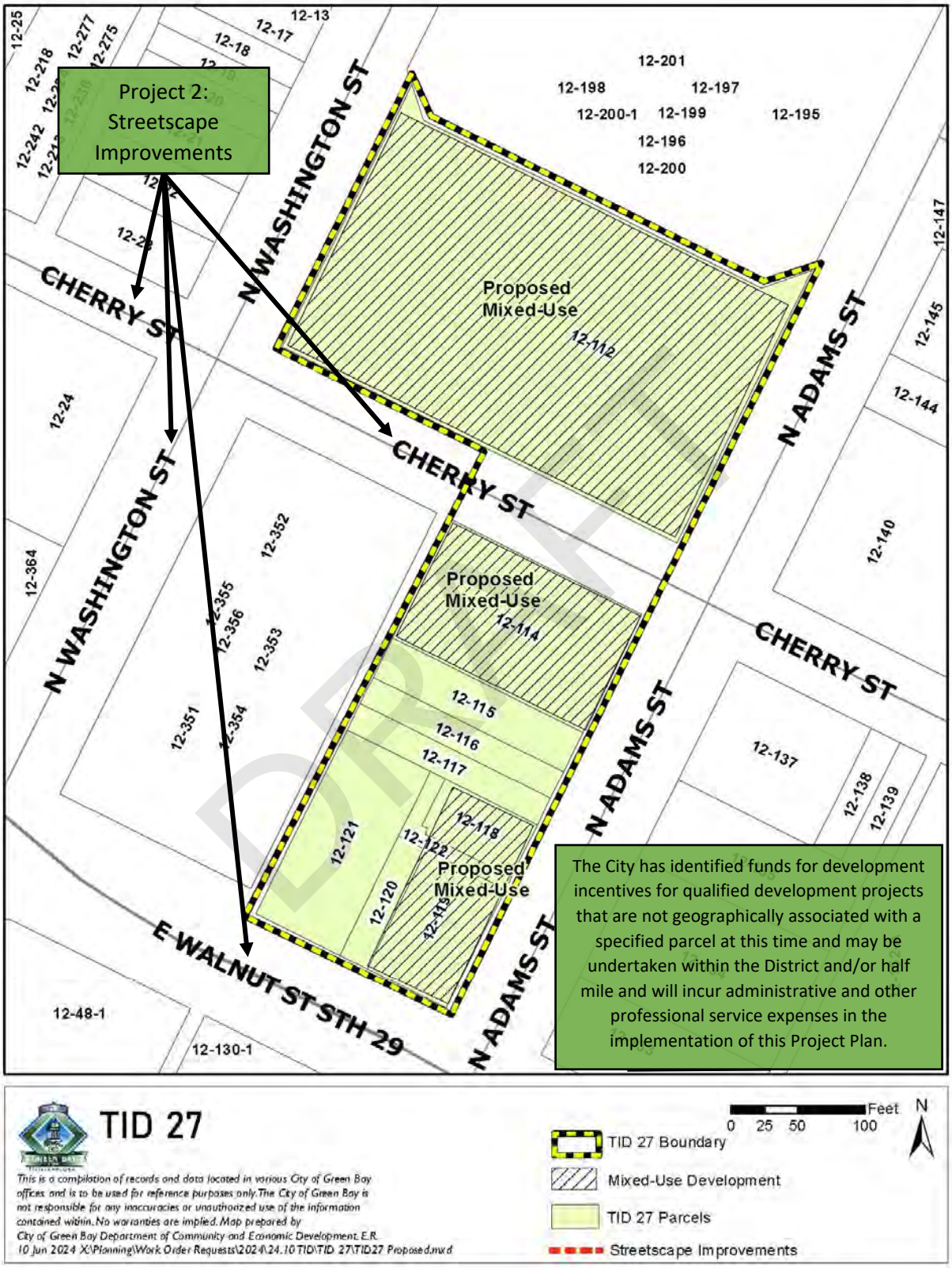
Project 2: Streetscape Improvements
N WASHINGTON ST
CHERRY ST
N ADAMS ST
E WALNUT ST STH 29
Proposed Mixed-Use
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12-147
12-145
12-144
12-140
12-137
12-138
12-139
12-48-1
12-130-1
The City has identified funds for development incentives for qualified 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 this Project Plan.
TID 27
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Feet
0 25 50 100
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.

		Est. Cost					
Project	**Project Name/Type**	**Phase I**	**Phase II**	**Ongoing**	**Totals**	**1/2 Mile**	**Est. Timing**
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.

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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**.

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Table 1 – Development Assumptions

Construction Year		221 Cherry Street[1] Apartments/Parking Garage/Commercial Total Value	222 Cherry Street[2] Apartments Total Value	227 E Walnut Residential Sq. Ft.	227 E Walnut Residential Total Value	227 E Walnut Commercial Sq. Ft.	227 E Walnut Commercial Total Value	109 N Adams Residential Sq. Ft.	109 N Adams Residential Total Value	109 N Adams Commercial Sq. Ft.	109 N Adams Commercial Total Value	**Annual Total**	Construction Year	
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.

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Table 2 – Tax Increment Projection Worksheet

Type of District	Blighted Area	
District Creation Date	August 27, 2024	
Valuation Date	Jan 1,	2024
Max Life (Years)	27	
Expenditure Period/Termination	22	8/27/2046
Revenue Periods/Final Year	27	2052
Extension Eligibility/Years	Yes	3
Eligible Recipient District	Yes	

Base Value	2,713,700
Economic Change Factor	1.00%
Apply to Base Value	
Base Tax Rate	$18.70
Rate Adjustment Factor	0.00%

	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).

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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.

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Table 3 – Cash Flow

	Projected Revenues				Projected Expenditures										Balances			
Year	Tax Increments	Debt Proceeds	Annual Developer Shortfall[1]	**Total Revenues**	2025 Taxable G.O. Note[2] $5,120,000 Issue Total	2025 G.O. Promissory Note $760,000 Issue Total	2026 Taxable G.O. Note[2] $5,300,000 Issue Total	Incentive #1 2026 Nova GB, LLC[3] $14,172,367	Incentive #2 2027 222 Cherry Street, LLC[4] $4,500,000	Incentive #3 2027 Future[5] $500,000	Streetscape Improvements[6]	Financing Costs	Ongoing Planning & Administration	**Total Expenditures**	Annual	Cumulative	Liabilities Outstanding	Year
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

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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.

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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.

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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.

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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

DRAFT

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

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RESOLUTION NO. _____

RESOLUTION ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 27

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

WHEREAS, Tax Incremental District No. 27 (the “District”) is proposed to be created by the City in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

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

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

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

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the to owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Redevelopment Authority, on August 13, 2024, held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Authority of the City of Green Bay that:

1. It recommends to the Common Council that Tax Incremental District No. 27 be created with boundaries as designated in Exhibit A of this Resolution.

2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.

3. Creation of the District promotes orderly development in the City.

Adopted this _____ day of _____, 2024.

_____
Redevelopment Authority Chair

_____
Secretary of the Redevelopment Authority

EXHIBIT A -

TAX INCREMENTAL DISTRICT NO. 27
BOUNDARY MAP

[INCLUDED IN PROJECT PLAN]

EXHIBIT B -

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

Report to the

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

MEETING DATE	PREPARED BY
August 13, 2024	Matt Buchanan, Staff

AGENDA ITEM # F.3

Consideration with possible action to adopt a Resolution Establishing the Boundaries and Approving the Project Plan for Tax Incremental District 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. City staff has 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, are not attaining their 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.Therefore, the attached draft Project Plan and resolution establishing TID 28 are presented for RDA's consideration.

RECOMMENDATION

Approval to adopt a Resolution Establishing the Boundaries and Approving the Project Plan for Tax Incremental District Twenty-Eight (TID #28).

FISCAL IMPACT

The parcels proposed to be located in TID 28 currently have a cumulative base property value of $582,900.00. The City estimates that upon closure in 2050, TID 28 will have a new property value of $39,957,900.00, for an incremental property value of $39,375,000.

ATTACHMENTS

1. DRAFT TID 28 Project Plan 07.29.24
2. RDA Resolution.TID 28

August 12, 2024

PROJECT PLAN

City of Green Bay, Wisconsin

Tax Incremental District No. 28

JBS Redevelopment

DRAFT

EHLERS
PUBLIC FINANCE ADVISORS

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.

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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

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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.

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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.

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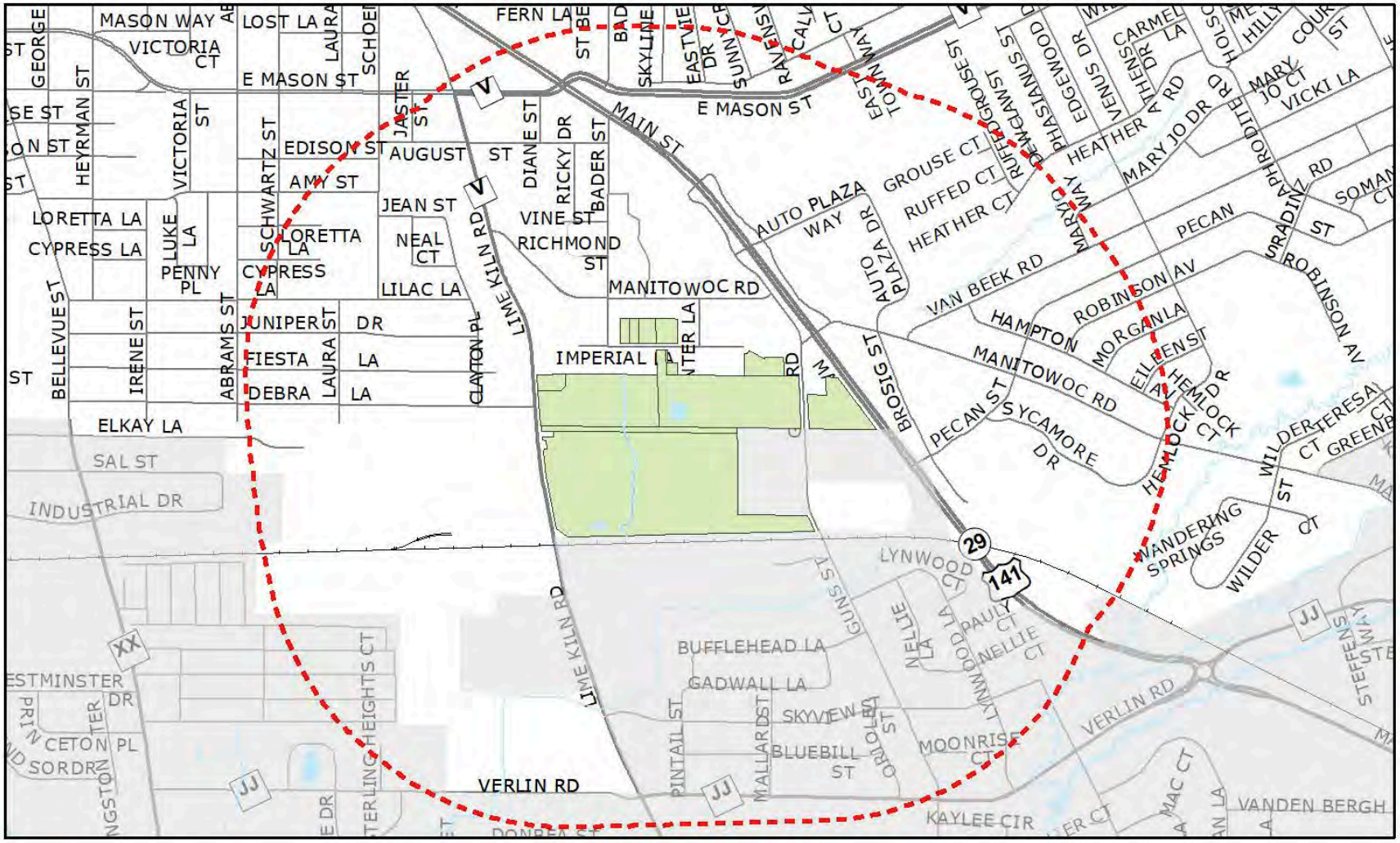
TID 28

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

Feet
0 125 250 500

N

TID 28 Boundary
TID 28 Parcels
Village of Bellevue



TID 28

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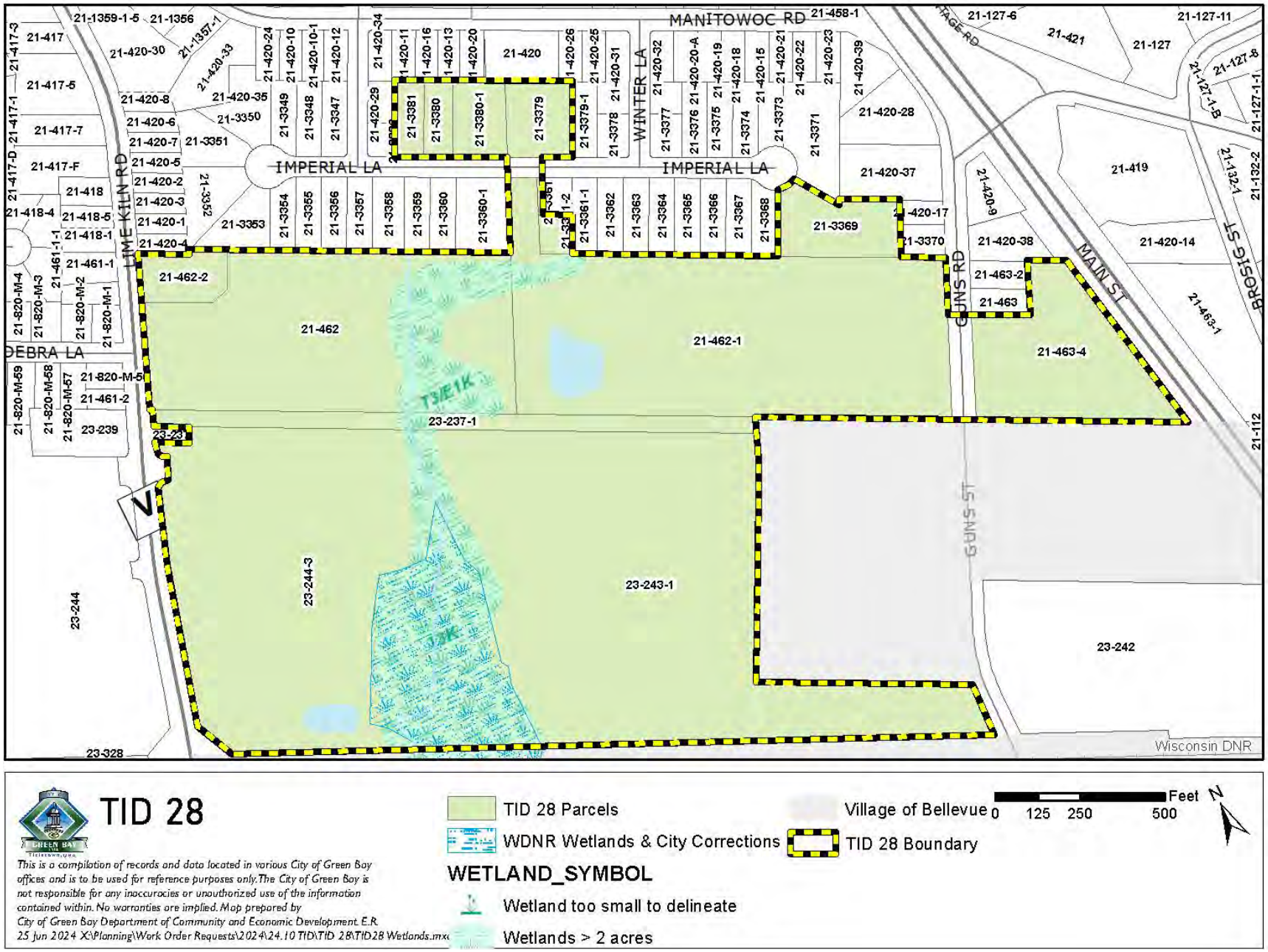
Miles: 0, 0.125, 0.25, 0.5

N

TID 28 Parcels

Village of Bellevue

1/2 mile Boundary



TID 28

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TID 28 Parcels

WDNR Wetlands & City Corrections

Village of Bellevue

TID 28 Boundary

Feet 0 125 250 500

N

WETLAND_SYMBOL

Wetland too small to delineate

Wetlands > 2 acres

SECTION 3:
Maps Showing Existing Uses and Conditions

Maps Found Starting on Following Page.

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TID 28

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Residential
Industrial
Institution
Parks
Undeveloped
Private Open Space
Village of Bellevue
TID 28 Boundary

Feet
0 125 250 500
N

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 Boundary
TID Parcel
Village of Bellevue
Parcels for Rehabilitation/Conservation
Feet
0 125 250 500
MANITOWOC RD
IMPERIAL LA
WINTER LA
LIME KILN RD
DEBRA LA
GUNS RD
GUNS ST
MAIN ST
ROSIE ST
21-462
21-462-1
21-462-2
21-463-4
23-237-1
23-243-1
23-244-3
23-244
23-242
23-328

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.

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Calculation of Estimated Base Value

	Assessed Value[1]			Equalized Value[2]		
Parcel	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%.

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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.

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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

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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.

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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

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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.

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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.

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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.

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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

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.

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MANITOWOC RD
IMPERIAL LA
WINTER LA
LIME KILN RD
DEBRA LA
GUNS RD
MAIN ST
BROSIG ST
Proposed Mixed Use Housing - Single and Multi-family
Proposed Park
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 28
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ROW (Streets and Sidewalks)
Park Improvements Housing
TID 28 Parcels
TID 28 Boundary
Village of Bellevue
Feet
0 125 250 500
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.

		Est. Cost			
Project ID	**Project Name/Type**	**Phase 1**	**Ongoing**	**Totals**	**Est. Timing**
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: [1] Projection 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.

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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**.

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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	**39,375,000**	**39,375,000**		

Notes:

[1]Assumes 225 housing units constructed at average value of $175,000 per unit.

Table 1 – Development Assumption

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Type of District	Rehabilitation	
District Creation Date	August 27, 2024	
Valuation Date	Jan 1,	2024
Max Life (Years)	27	
Expenditure Period/Termination	22	8/27/2046
Revenue Periods/Final Year	27	2052
Extension Eligibility/Years	Yes	3
Eligible Recipient District	Yes	

Base Value	582,900
Economic Change Factor	1.00%
Apply to Base Value	
Base Tax Rate	$18.70
Rate Adjustment Factor	-0.50%

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate[1]	Tax Increment
1	2024	0	2025	0	0	2026	$18.61	0
2	2025	0	2026	0	0	2027	$18.52	0
3	2026	29,531,250	2027	0	29,531,250	2028	$18.42	544,105
4	2027	9,843,750	2028	295,313	39,670,313	2029	$18.33	727,260
5	2028	0	2029	396,703	40,067,016	2030	$18.24	730,860
6	2029	0	2030	400,670	40,467,686	2031	$18.15	734,478
7	2030	0	2031	404,677	40,872,363	2032	$18.06	738,113
8	2031	0	2032	408,724	41,281,086	2033	$17.97	741,767
9	2032	0	2033	412,811	41,693,897	2034	$17.88	745,439
10	2033	0	2034	416,939	42,110,836	2035	$17.79	749,129
11	2034	0	2035	421,108	42,531,944	2036	$17.70	752,837
12	2035	0	2036	425,319	42,957,264	2037	$17.61	756,563
13	2036	0	2037	429,573	43,386,837	2038	$17.52	760,308
14	2037	0	2038	433,868	43,820,705	2039	$17.44	764,072
15	2038	0	2039	438,207	44,258,912	2040	$17.35	767,854
16	2039	0	2040	442,589	44,701,501	2041	$17.26	771,655
17	2040	0	2041	447,015	45,148,516	2042	$17.18	775,475
18	2041	0	2042	451,485	45,600,001	2043	$17.09	779,313
19	2042	0	2043	456,000	46,056,001	2044	$17.00	783,171
20	2043	0	2044	460,560	46,516,561	2045	$16.92	787,048
21	2044	0	2045	465,166	46,981,727	2046	$16.84	790,943
22	2045	0	2046	469,817	47,451,544	2047	$16.75	794,859
23	2046	0	2047	474,515	47,926,060	2048	$16.67	798,793
24	2047	0	2048	479,261	48,405,320	2049	$16.58	802,747
25	2048	0	2049	484,053	48,889,373	2050	$16.50	806,721
26	2049	0	2050	488,894	49,378,267	2051	$16.42	810,714
27	2050	0	2051	493,783	49,872,050	2052	$16.34	814,727
	Totals	39,375,000		10,497,050			Future Value of Increment	19,028,952

Notes:

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

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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.

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City of Green Bay, Wisconsin

Tax Increment District No. 28

Cash Flow Projection

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

Notes:

[1]Assumes 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.

[2]Projection 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

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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.

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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.

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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.

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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

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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**	

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RESOLUTION NO. _____

RESOLUTION ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 28

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

WHEREAS, Tax Incremental District No. 28 (the “District”) is proposed to be created by the City in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

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

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

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

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the to owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Redevelopment Authority, on August 13, 2024, held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Authority of the City of Green Bay that:

1. It recommends to the Common Council that Tax Incremental District No. 28 be created with boundaries as designated in Exhibit A of this Resolution.

2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.

3. Creation of the District promotes orderly development in the City.

Adopted this _____ day of _____, 2024.

_____
Redevelopment Authority Chair

_____
Secretary of the Redevelopment Authority

EXHIBIT A -

TAX INCREMENTAL DISTRICT NO. 28
BOUNDARY MAP

[INCLUDED IN PROJECT PLAN]

EXHIBIT B -

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
August 13, 2024	Ronda Bitney

AGENDA ITEM # F.4

Consideration with possible action to approve a three-month extension to the development agreement granted to Deals, Development & Partnership Capital for the site located at 445 S Baird Street.

BACKGROUND

In 2023, the Redevelopment Authority approved a development agreement for the site located at 445 S Baird Street for the development of a single-family, three-bedroom, two and one-half-bath home to Deals, Development & Partnership Capital.

During that time, the developer was working on another project and got delayed beginning the current development. Staff has received a request from the developer for a three-month extension, changing the expiration date from September 30 to December 30. The developer feels that will allow them enough time to complete the project they set out to do. The developer does currently have all permits approved to begin this project.

RECOMMENDATION

To approve a three-month extension to the development agreement for the site located at 445 S Baird Street.

FISCAL IMPACT

ATTACHMENTS

1. 445 S Baird Development Agreement
2. 445 S Baird GIS
3. Deals Development - Baird Extension Request

DEVELOPMENT AGREEMENT BETWEEN
THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY ("RDA")
AND DEALS, DEVELOPMENT & PARTNERSHIP CAPITAL ("DEVELOPER")
FOR
445 S. BAIRD STREET

THIS AGREEMENT is made by and between the Redevelopment Authority of the City of Green Bay (hereinafter called "RDA"), and Greater Green Bay Habitat for Humanity (hereinafter called "DEVELOPER") on September 12, 2023

WHEREAS, 445 S. Baird Street legally described in Exhibit "A" (hereinafter called the "RDA Site"), were acquired by the RDA for the purpose of inducing private enterprise to construct a new single-family house, and adding to the tax base of the City of Green Bay; and

WHEREAS, the DEVELOPER desires to complete construction of a single-family home to sell to owner occupants located on the RDA Sites and assume the responsibilities outlined in this development agreement;

NOW, THEREFORE, in consideration of the promises and obligations herein set forth, it is mutually agreed between the RDA and DEVELOPER as follows:

I. PROJECT SCOPE. The Project includes construction of single-family homes on the RDA Sites as proposed in the attached proposals marked Exhibit "B" (hereinafter the "Project").

II. PROPERTY TRANSFER. The RDA shall transfer the site to the DEVELOPER upon the receipt of $9,500 no later than September 30, 2023.

III. DEVELOPER OBLIGATIONS.

A. DEVELOPER is responsible for obtaining all necessary permits and shall construct the structures in conformance with all state and local building codes, rules and regulations.

B. The Project shall be designed in such a manner that it is similar to the predominant housing style in the neighborhoods and shall conform to the proposal as submitted in conjunction with this Agreement.

C. During project implementation, DEVELOPER shall advise RDA staff as to the progress of the construction and allow staff on site to review the progress of the Project.

IV. PROJECT COMMENCEMENT. DEVELOPER shall commence the Projects by the dates stated in each proposal, described in Exhibit "B" (hereinafter "Commencement Date").

V. PROJECT COMPLETION. DEVELOPER agrees to complete the construction of the Project in accordance with RDA approved plans no later than September 30, 2024 (hereinafter "Completion Date"). The Project shall be deemed completed upon issuance of an Occupancy Permit by the City of Green Bay. In the event DEVELOPER fails to complete construction by the Completion Date, the DEVELOPER shall transfer the RDA site back to the RDA upon written request of the RDA and at no cost to the RDA. This transfer to the RDA shall be via warranty deed and the RDA site shall be subject to no liens or other encumbrances other than those existing at the time of the original transfer by the RDA.

The DEVELOPER will work in earnest to transfer the completed Project through sale and Warranty Deed to an owner occupant within 12 months of Completion Date. In the event, DEVELOPER fails to sell and warrant the completed Project within the allotted time, the DEVELOPER and RDA shall come to an agreement with revised timeline for sale and transfer of Project.

VI. TERMINATION AND REMEDIES.

A. It is the intent of the Project to generate tax base, eliminate blight within neighborhoods, encourage home ownership and enhance the neighborhood. These goals have both tangible and intangible costs that are difficult to place a value on. Therefore, in the event the DEVELOPER fails to complete the construction of the Project by the Completion Date, the RDA may at its sole discretion take one, a combination, or all of the following actions as liquidated damages:

1. The RDA may charge liquidated damages in the amount of $100 per day for each day beyond the completion date until such time that certificate of occupancy is granted.

2. The DEVELOPER shall transfer the RDA site back to the RDA upon written request of the RDA and at no cost to the RDA. This transfer to the RDA shall be via warranty deed and the RDA site shall be subject to no liens or other encumbrances other than those existing at the time of the original transfer by the RDA.

B. Except as otherwise provided in this Agreement, in the event of any default or breach of this Agreement, the breaching party shall, upon written notice from the other party, proceed immediately to ensure or remedy such default or breach, and, in any event, within sixty (60) days after receipt of such notice unless such default or breach cannot, with reasonable diligence, be cured within this period. In this event, the breaching party shall commence action to cure within the 60-day period and diligently proceed to cure the breach. In case such action is not taken or not diligently pursued, or the default or breach is not be cured or remedied within a reasonable time, the aggrieved party may institute proceedings as may be necessary or desirable, in its opinion, to cure and remedy the breach, including, but not limited to, proceedings to compel specific performance by the party in default or breach of its obligation.

C. Completion of the Project in accordance with the terms and conditions of this Agreement is the essential and unique consideration for the obligations of the RDA. Accordingly, the RDA may, in the event of legal proceedings, seek remedies to compel the specific performance of the defaulting party as the only adequate remedy and shall not seek damages in lieu of specific performance unless specific performance is legally unavailable, in which event the RDA may seek damages as authorized.

VII. MISCELLANEOUS PROVISIONS.

A. DEVELOPER agrees not to discriminate on the basis of race, color, religion, sex, or national origin in the sale or occupancy of the property or any improvements located thereon, in violation of any applicable law or regulation; provided, however, that a violation of said covenant will not result (and any subsequent lease or deed shall so

provide) in a reversion or forfeiture of title, but will entitle the RDA to such injunctive relief or other remedies as may be available at law.

B. The time for performance of any term, covenant, condition, or agreement of this Agreement shall be extended by any period of unavoidable delays. In this Agreement, "unavoidable delays" means beyond the reasonable control of the party obligated to perform the applicable term, covenant, condition, or agreement under this Agreement and shall include, without limiting the generality of the foregoing, delays, attributable to acts of God, any other party in this Agreement, strikes, labor disputes, governmental restrictions, court injunctions, riot, civil commotion, acts of public enemy and casualty.

C. The RDA and DEVELOPER shall have the right to institute such actions or proceedings as they may deem desirable for effectuating the purpose of this Agreement; provided that any delay in instituting or prosecuting any such actions or proceedings or otherwise asserting such rights, shall not operate as a waiver of such rights to, or deprive it of or limit such rights in any way. It is the intent of this provision that a party should not be constrained, so as to avoid the risk of being deprived of or limited in the exercise of any remedy because of concepts of waiver, latches, or otherwise, to exercise such remedy at a time when it may still hope otherwise to resolve the problems involved. No waiver in fact made with respect to any specific default, shall be considered or treated as a waiver of any rights with respect to other defaults or with respect to the particular default except to the extent specifically waived in writing.

D. This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin governing agreements made and fully performed in Wisconsin. If any provision of this Agreement, or the application thereof to any persons or circumstances shall, to any extent, be invalid or unenforceable, then the remainder of this Agreement or the application of such provision, or portion thereof, and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. This Agreement sets forth the entire understanding between the RDA and DEVELOPER with respect to its subject matter, there being no terms, conditions, warranties, or representatives with respect to its subject matter other than that contained herein. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto, their respective successors and assigns.

E. ASSIGNMENT. DEVELOPER may not assign this Agreement or sell to a third party without the prior consent of the RDA. In the event that DEVELOPER violates this section, DEVELOPER shall pay to the RDA $10,000 as damages for their action.

F. AMENDMENTS TO AGREEMENT. This Agreement may not be changed orally, but only by agreement in writing and signed by the parties hereto.

G. THIRD PARTIES. Except as expressly provided otherwise in this Agreement, the provisions of this Agreement are for the exclusive benefit of the parties hereto and not for the benefit of any other persons, as third party beneficiaries or otherwise, and this Agreement shall not be deemed to have conferred any rights, expressed or implied, upon any other person.

H. NO PARTNERSHIP CREATED. This Agreement specifically does not create any partnership or joint venture between the parties hereto, or render any party liable for any of the debts or obligations of any other party.

I. ENVIRONMENTAL ASSESSMENT. The parties understand and acknowledge that the RDA and City of Green Bay have no knowledge of activities that occurred on the premises that would have included the storage, treatment, or disposal of hazardous substances. The RDA and City of Green Bay have fully disclosed to DEVELOPER any reports, analysis, studies, or other documents that would identify contaminants on the premises. DEVELOPER acknowledges that DEVELOPER has had a full and fair opportunity to inspect the premises and to perform any tests or analysis desired by DEVELOPER as to the condition of the premises. DEVELOPER agrees to purchase the premises as is and where is.

J. FORMALITIES AND AUTHORITY. The parties hereto represent and warrant that they are validly existing and lawful entities with the power and authorization to execute and perform this Agreement. The headings set forth in this Agreement are for convenience and reference only, and in no way define or limit the scope of content of this Agreement or in any way affect its provisions.

K. NOTICES AND DEMANDS. A notice, demand, or other communications under this Agreement shall be sufficiently given or delivered if it is deposited in the United States mail, registered or certified mail, postage prepaid, return receipt requested, or delivered personally:

TO DEVELOPER: Ken Wilson
Deals, Development & Partnership Capital
120 Doty St. Unit 672
Kaukauna, WI 54130

TO RDA: Cheryl Renier-Wigg, Interim Secretary
Redevelopment Authority of the City of Green Bay
100 North Jefferson Street, Room 608
Green Bay, WI 54301

or to such other address, within the United States, with respect to a party as that party may from time to time designate in writing and forward to the other as provided in this Section. A copy of any notice, demand, or other communication under this Agreement given by a party under this Agreement to any other party under this Section shall be given to each other party to this Agreement.

L. NONMERGER AND SURVIVAL. Any provision in this Agreement which has not been fully performed prior to transfer of possession shall not be deemed to have terminated, but shall, unless expressly waived in writing, survive such transfer of possession and be in force and effect until performed.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and effective as of the date first written above.

Redevelopment Authority of the City of Green Bay

Gary J. Delveaux, Chairman

Cheryl Renier-Wigg, Interim Secretary

ACKNOWLEDGMENT

State of Wisconsin

Brown County. Personally came before me this 14 day of September 2023, the above named Gary J Delveaux, Chairman; Cheryl Renier-Wigg, Interim Secretary Redevelopment Authority of the City of Green Bay to me known to be the person ___ who executed the foregoing instrument and acknowledge the same.

Notary Public Brown County, Wis.
My commission is permanent. (If not, state expiration date: 8/9 ,20 27 .)

RONDA M. BITNEY NOTARY PUBLIC STATE OF WISCONSIN

Developer:

Ken Wilson

ACKNOWLEDGMENT

State of Wisconsin

Outagamie ~~Brown~~ County. Personally came before me this 19th day of September 2023, the above named Ken Wilson Deals, Development & Partnership Capital to me known to be the person ___ who executed the foregoing instrument and acknowledge the same.

Notary Public Brown County, Wis.
My commission is permanent. (If not, state expiration date: 5/31 ,20 24 .)

JESSICA A SMITH NOTARY PUBLIC STATE OF WISCONSIN

THIS INSTRUMENT WAS DRAFTED BY

Ronda Bitney
Redevelopment Authority of the City of Green Bay

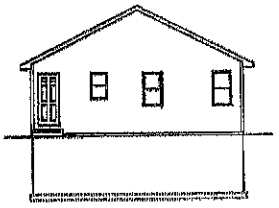
EXHIBIT A
Legal Description of the RDA Site

Address:	445 S Baird Street
Parcel Number:	17-880
Legal Description:	The South 51 feet of Lot 28 and the South 51 feet of the West 21 feet of Lot 27, Block 146, Plat of Astor, in the city of Green Bay, East Side of Fox River, Brown County, Wisconsin

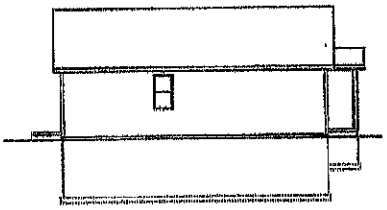
EXHIBIT B

See attached proposals.

**Conditioned on the window sizes be larger than initially shown above the kitchen and sides of the home.

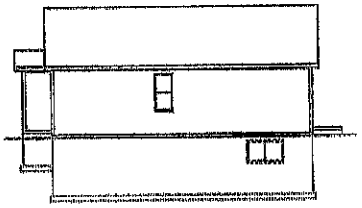


REAR ELEVATION

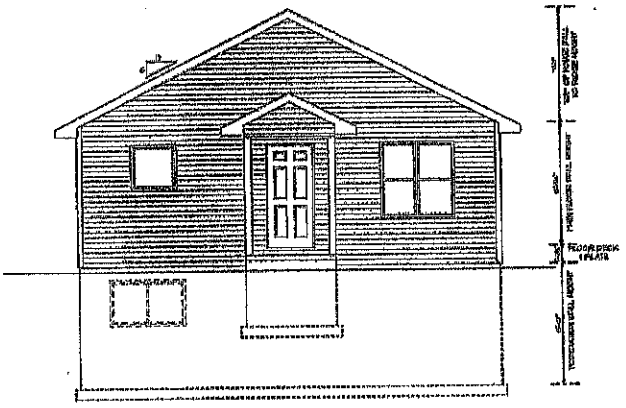


LEFT ELEVATION

HOUSE TO HAVE:
18" OVERHANGS,
12" GABLE RAKES,
"1" ENERGY HEEL
TRUSSES (MIN)
FINAL GRADE PER
OWNER AND G.C.
STEP FOOTINGS PER
FINAL GRADING.



RIGHT ELEVATION



FRONT ELEVATION

LEGAL NOTE

Wisconsin BUILDING SUPPLY

KEN WILSON
445 S. BAIRD ST.

DRAWN BY: BRYAN WILLIAMS

DATE: 06/26/2023

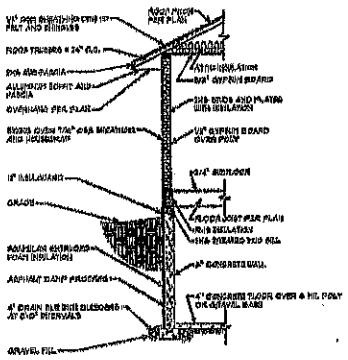
PLAN #: 304-23-104

JOB NAME: 445 S. BAIRD ST.

SQ. FOOTAGE: 980 SQ. FT.

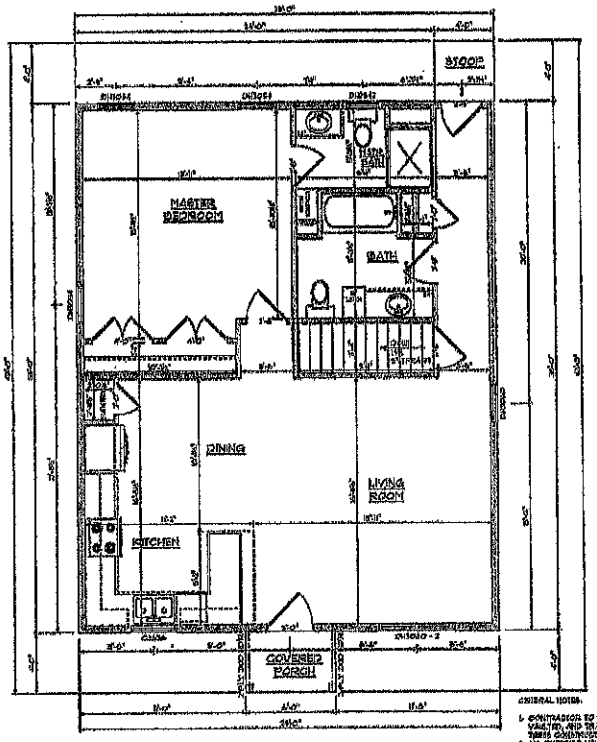
REVISIONS: 07/12/2023

PAGE: 1 OF 4



TYPICAL WALL SECTION

(NOT TO SCALE)



FLOOR PLAN

980 SQ. FT. LIVING SPACE

ALL DIMENSIONS ARE TO ROUGH FRAMING

NOTE: DIMENSIONS DO NOT REFLECT ANY OVERHANGS NOR PORCH. THESE, IF ANY, ARE TO BE DETERMINED BY BUILDER AND FRAMED ACCORDING TO THIS SPACE AND ADJUSTED FOR ON THE FIELD.

NOTE: ALL DOORS TRUE LOCATIONS (DOES TO BE DETERMINED BY THIS MANUFACTURER. DIMENSIONS ARE SUBJECT TO CHANGE W/ DOOR PLACEMENT

WINDOW NOTE: WINDOWS SPECIFIED MAY BE SUBSTITUTED W/ ANY WINDOW PROVIDED W/ EQUAL OR GREATER OPENING AREA

GOOD FINAL KITCHEN LAYOUT PER KITCHEN DESIGNER. FINAL KITCHEN LAYOUT MAY DIFFER FROM LAYOUT ON THIS BLOCK PLAN. VERIFY KITCHEN WINDOW LOCATION W/ FINAL KITCHEN LAYOUT.

WALL WEIGHTS:
BASEMENT - 4"x4"
ON FLOOR - 2"x6" (up)

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS, CHARACTER, VARIETY, AND TRAVEL ANGLES WITH OWNER PRIOR TO BEGIN CONSTRUCTION.
2. ALL INTERIOR LOAD BEARING WALLS TO BE 2 X 4 STUDS, & ALL INTERIOR WALLS TO BE 2 X 4 STUDS, UNLESS OTHERWISE NOTED.
3. ALL WINDOWS ARE 6'-0"x4'-0" UNLESS OTHERWISE NOTED.
4. ALL SUPPORTING COLUMNS, BEAMS, AND HEADERS ARE SIZED FOR GIVEN LOADS ON ROOF: 30PSF LIVE LOAD + 10PSF DEAD LOAD FLOOR: 40PSF LIVE LOAD + 10PSF DEAD LOAD, UNLESS OTHERWISE NOTED.
5. ALL WORK, MATERIALS, AND INSTALLATION TO CONFORM TO AND ALL LOCAL AND STATE CODES AND STANDARDS, AS WELL AS ACCEPTED CONSTRUCTION PRACTICES OF THE BUILDING INDUSTRY.
6. ALL DIMENSIONS ARE TO ROUGH FRAMING.
7. WINDOW FRAME/MOUNTING PER MANUFACTURER, VERIFY WINDOW OPENINGS PRIOR TO CONSTRUCTION.

LEGAL NOTE:

Wisconsin BUILDING SUPPLY

KEN WILSON
445 S. BAIRD ST.

DRAWN BY: BRYAN WILLNER

DATE: 06/26/2023

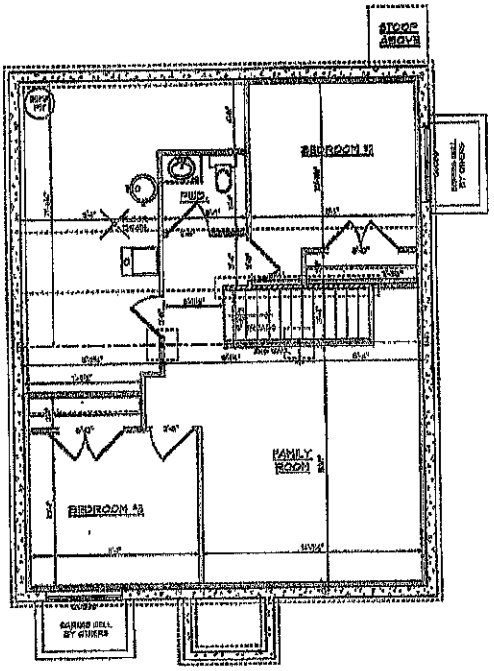
PLAN #: 204 - 29 - 196

SITE NAME: 445 S. BAIRD ST.

SQ. FOOTAGE: 980 SQ. FT.

REVISIONS: 07/12/2023

PAGE: 2 OF 4



ALL DIMENSIONS ARE TO ROUGH FRAMING

NOTE: DIMENSIONS DO NOT INCLUDE ANY DRYWALL OR FINISH. THERE IS ANY AREA TO BE DETERMINED BY OWNER AND FRAMER ACCORDING TO IRC SPACE AND ADJUSTED FOR IN THE FIELD.

NOTE: ALL GARDEN TRUSS LOCATIONS (FIELD TO BE DETERMINED BY TRUSS MANUFACTURER. HEADERS SPECIFIED ARE SUBJECT TO CHANGE W/ GARDEN PLACEMENT

WINDOW NOTE: HEADERS SPECIFIED MAY BE SUBSTITUTED BY ANY MANUFACTURER'S IN LINEAL FOR SIMILAR OVERALL VALUES

NOTE: FINAL KITCHEN LAYOUT MAY DIFFER FROM LAYOUT ON THIS FLOOR PLAN. VERIFY KITCHEN WINDOW LOCATION BY FINAL KITCHEN LAYOUT.

WALL HEIGHTS
BASEMENT = 8'-0"
1ST. FLOOR = 8'-0 1/2"

BASEMENT LAYOUT

681 SQ. FT. FINISHED LIVING SPACE

LEGAL NOTE:

DESIGNS PREPARED BY: Wisconsin BUILDING SUPPLY

KEN WILSON
445 S. BAIRD ST.

DRAWN BY: BRYAN GILLNER

DATE 08/26/2023

SCALE 1/4 = 1ft = 1/4

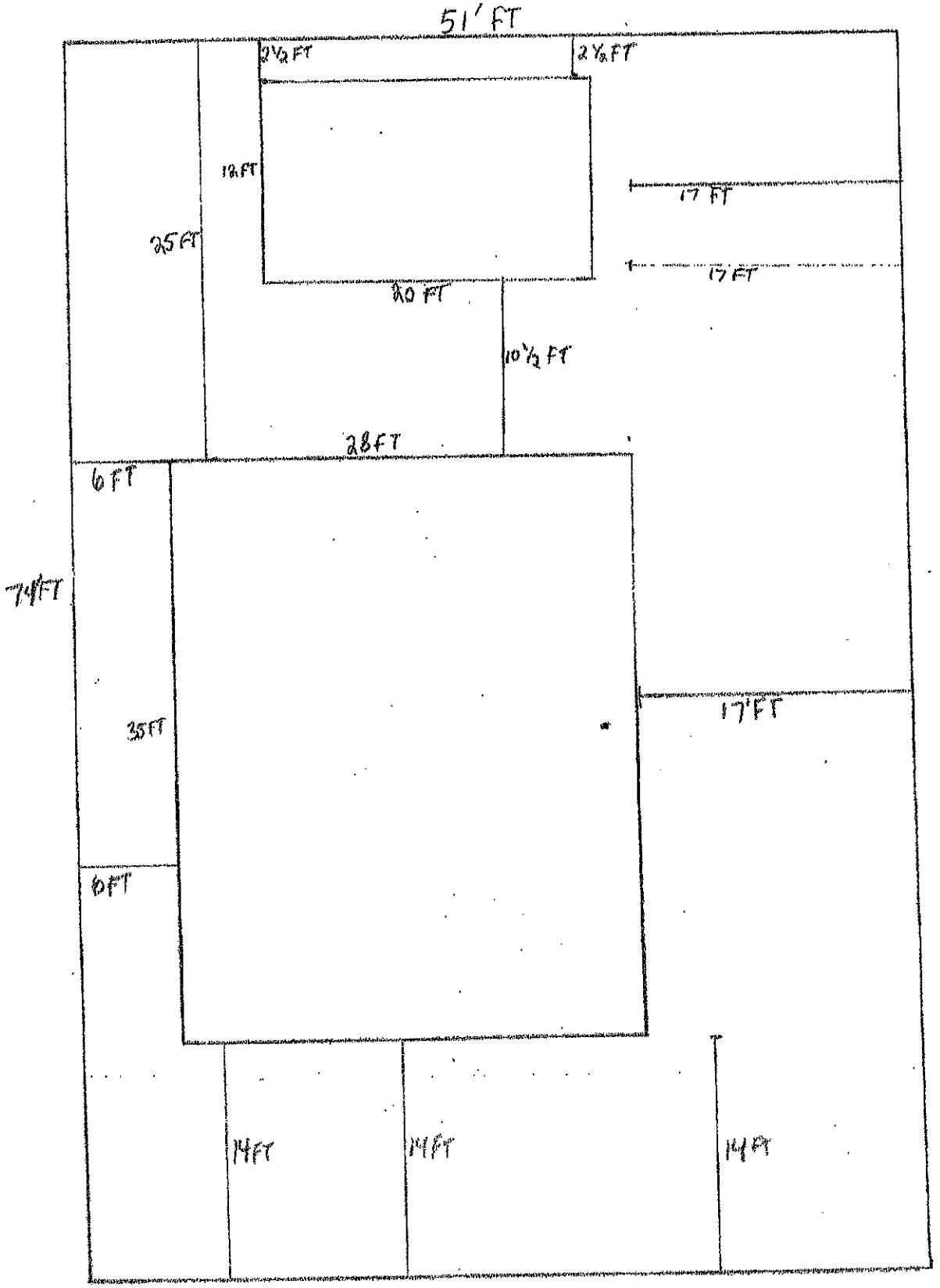
JOB NOME 445 S. BAIRD ST.

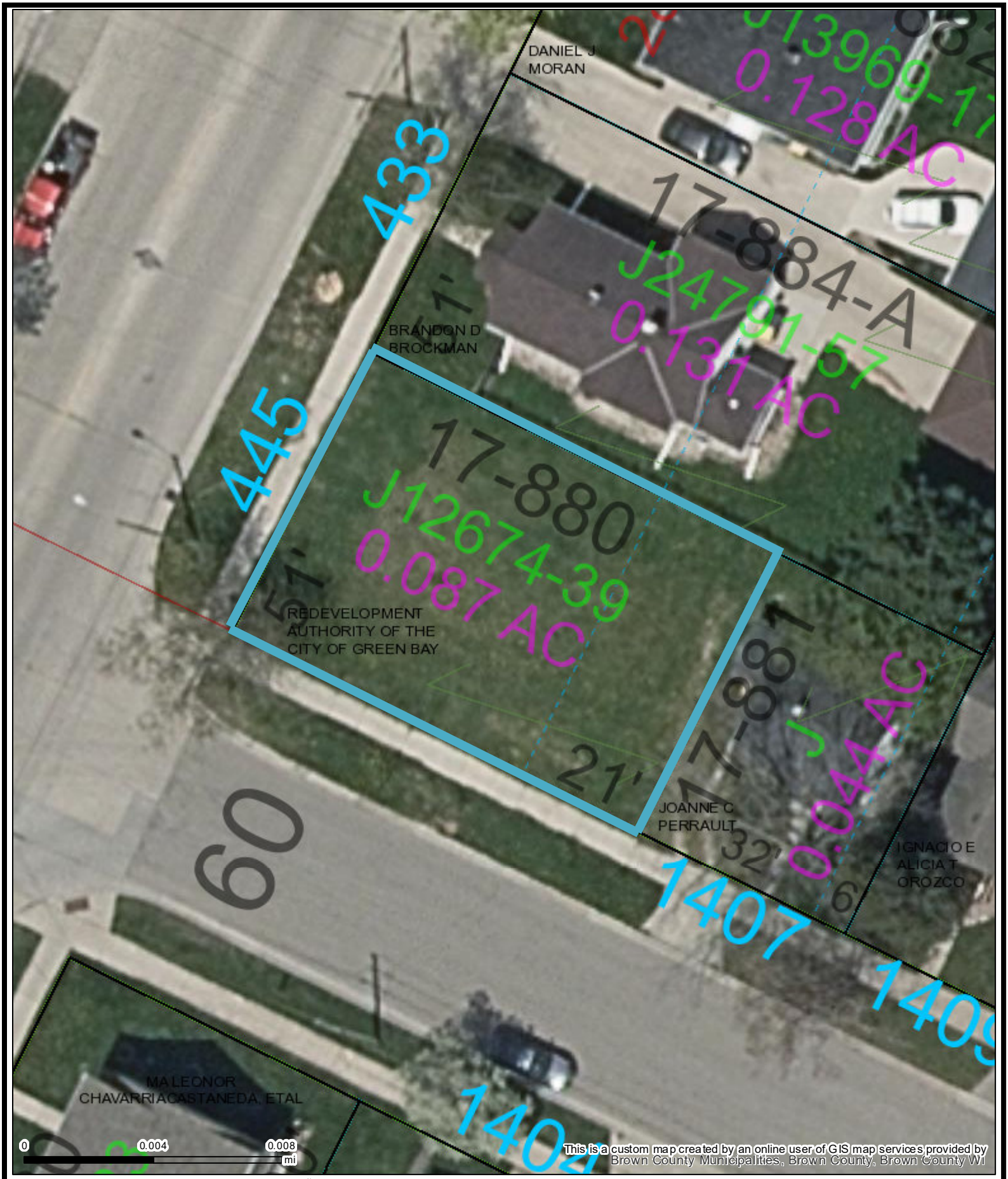
SQ. FOOTAGE 680 SQ. FT.

REVISIONS/ OVERLAYS

PAGE 4 OF 4

1/8 in = 1 FT 445 S Baird St Deals & Development





Part of Brown County WI

Map printed on 6/1/2023

1:240

1 inch = 20 feet*

1 inch = 0.00379 miles*

**original page size: 8.5"x11"*

Appropriate format depends on zoom level

Parcel ownership key

- Parcel Boundary
- Condominium
- Gap or Overlap

"hooks" indicate parcel ownership crosses a line

- Parcel line
- Right of Way line
- Meander line
- Lines between deeds or lots
- Historic Parcel Line
- Vacated Right of Way

A complete key (legend) is available at:
tinyurl.com/BrownDogLegend

(920) 448-6480
www.browncountywi.gov

Ken Wilson
General Contractor/Licensed Realtor
Deals, Development, & Partnership Capital
120 Doty St. Unit 672
Kaukauna, WI 54130
kwilson@ddpcap.com
920.784.7796
August 6th, 2024

Ronda Bitney
Real Estate Specialist
City of Green Bay
Community and Economic Development
Green Bay, WI 54130

Re: Request for Extension of Development Deadline for 445 S Baird St, Green Bay, WI

Dear Ronda,

I hope this letter finds you well. I am writing to formally request an extension of the development deadline for the project at 445 S Baird St, Green Bay, WI. We are seeking to extend completion date to January 31st, 2025.

Current Status:

- **Funding:** We have secured all necessary funding for the project.
- **Plans:** All plans have been approved.
- **Subcontractors:** All subcontractors have been lined up and are ready to commence work.

Project Timeline:

- **Ground Breaking:** Scheduled for August 14th, 2024.
- **Foundation Pouring:** Scheduled for August 19th, 2024.
- **Construction Completion:** Expected by mid-December 2024.

Explanation for Delay:

The delay in commencing the project was due to our involvement in rehabbing an old flip home on the west side of Green Bay. This project took longer than anticipated because of unforeseen issues discovered during the rehabilitation process. While this caused a delay in starting the new development, it has also benefited the city by improving another home from Green Bay's older housing stock.

Justification for Extension:

The proposed extension will allow us to:

1. **Ensure Quality:** Complete the project without compromising on quality due to unforeseen weather conditions or other delays.
2. **Mitigate Risks:** Address any potential risks that might arise during construction, such as supply chain issues or unexpected site conditions.
3. **Community Benefit:** Deliver a well-constructed home that meets all safety and quality standards, ultimately benefiting the community and enhancing property values.

Commitment to Completion:

We remain fully committed to completing the project as swiftly and efficiently as possible. The extension will serve as a precautionary measure to ensure we can deliver a high-quality home that meets the city's expectations and requirements.

We appreciate your understanding and consideration of this request. Please let us know if there are any additional details or documentation required to facilitate this extension. We are eager to continue our collaboration and look forward to delivering a successful project.

Thank you for your attention to this matter.

Best regards,

Ken Wilson
General Contractor/Licensed Realtor
Deals, Development, & Partnership Capital
kwilson@ddpcap.com
920.784.7796

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
August 13, 2024	Ronda Bitney

AGENDA ITEM # F.5

Consideration with possible action to approve a one-year development agreement to NeighborWorks Green Bay for the site located at 1308 E Walnut Street.

BACKGROUND

In May 2024, the Redevelopment Authority awarded a six-month planning option to NeighborWorks Green Bay for the development of a two-unit, owner-occupied town home. Each unit consists of three bedrooms, two and one-half baths, and a two-car garage. This site is currently zoned (OR) Office Residential, therefore a conditional use permit (CUP) is required.

On July 22, 2024, the Green Bay Plan Commission approved the CUP. The developer is now seeking a one-year development agreement with an offer to purchase the land for $22,520. NeighborWorks Green Bay intends to request financing through their donor-supported Adopt-A-Home Program. This development will be completed with help from the 2024/2025 Bridges Construction Program in partnership with the Green Bay Area Public Schools. The plan is to start construction with the start of the 2024 fall semester.

RECOMMENDATION

To approve a one-year development agreement with NeighborWorks Green Bay for the development of a two-unit town home with each unit consisting of three bedrooms, two and one-half baths, and a two-car garage on the site located at 1308 E Walnut Street.

FISCAL IMPACT

ATTACHMENTS

1. GIS
2. Development Request
3. Site Plans

City of Green Bay

1 "=94'

Feet

1:1,128

Legend

PropertyHook

ParcelLine

Block boundary

Bulkhead Line

Historic Parcel Line (20under)

Hydrography

Lines between deeds or lots (20pdashed)

Lot boundary

Meander line

Original Right of Way

PLSS line

Parcel line

Plat boundary

Private Road Right of Way

Right of Way line

U

V

TaxP

C

G

H

R

T

U

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.

Date Printed: 23 Apr 2024

GB - GIS

NeighborWorks® GREEN BAY
437 S. JACKSON ST. • GREEN BAY, WI 54301 • P) 920.448.3075 • F) 920.448.3078

We solve housing challenges and build stronger communities.

July 23, 2024

Ronda Bitney
Redevelopment Authority of the City of Green Bay
100 North Jefferson Street
Green Bay, WI 54301

Re: Development Agreement Request at 1308 E. Walnut Street (Parcel 14-244)

Dear Ms. Bitney and Members of the Authority,

NeighborWorks Green Bay (NWGB) was recently granted a six-month planning option for the 308 E. Walnut Street site (Parcel 14-244) on the City's east side. As a next step in this process NWGB is requesting a development agreement with the Redevelopment Authority of Green Bay (RDA).

Legal Description –

.207 AC M/L
Plat of Navarino N 150 Ft of Lot 792 & N 95 Ft of Lot 793 EX 2746273

Our offer to purchase this property site is $19,200. The property is currently zoned OR-Office Residential with a conditional use permit required. The conditional use permit application was submitted and approved at the July 22, 2024, Plan Commission meeting.

As shown in the attached drawings, we intend to build two single-family, 3-bedroom, 2.5 bath, 2-car garage residences with a shared demising wall. As part of the development, we will be requesting to divide the single parcel (14-244) into two parcels along a new north-south property line.

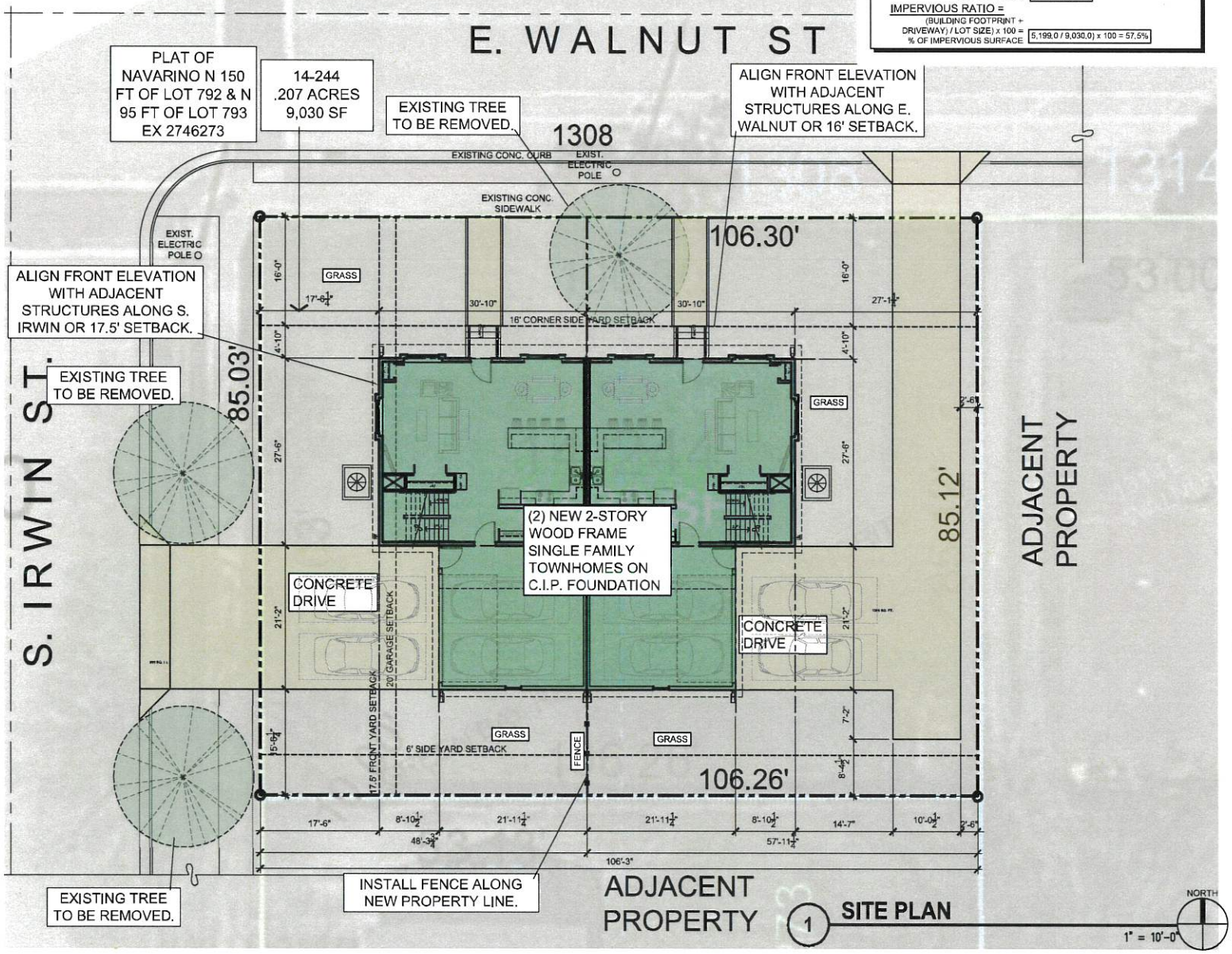
The design and materials palette will align with other successful single and multi-family residential projects Neighborworks has completed in recent years.

Finally, the structures described above will be constructed in partnership with our Adopt-a-Home project delivery method and listed for sale at market rate. We also plan to include this development project in the Bridges Construction and Renovation Program of the Green Bay Area Public Schools as 2024-25 academic year curriculums. The proximity to Green Bay East High School will be a great advantage in maintaining the project timeline.

Thank you for your consideration.

Sincerely,

David W. Erickson, RA
Director of Real Estate Development
NeighborWorks Green Bay
Email david@nwgreenbay.org
NeighborWorks Green Bay is a donor-supported 501(c)(3) organization.



1 SITE PLAN

1" = 10'-0"

PERCENTAGE OF IMPERVIOUS

SQUARE FOOTAGE INFORMATION:

NEW RESIDENCE =	1,716.0 SQ. FT. (MAIN LEVEL*) + 30.0 SQ. FT. (PORCHES)
TOTAL RESIDENCE =	1,746.0 SQ. FT.
2-CAR GARAGE (ATTACHED) =	928.0 SQ. FT.
TOTAL SPACE =	2,674.0 SQ. FT.
DRIVEWAY + WALKWAYS =	2,525.0 SQ. FT.

UNFINISHED LOWER LEVEL IS FULLY CONTAINED WITHIN MAIN LEVEL FOOTPRINT

IMPERVIOUS SQ. FOOTAGE CALC.

TOTAL BLDG. FOOTPRINT: 5,199.0 SQ. FT.

TOTAL LOT SIZE: 9,030.0 SQ. FT.

IMPERVIOUS RATIO =

(BUILDING FOOTPRINT + DRIVEWAY) / LOT SIZE) x 100 = % OF IMPERVIOUS SURFACE: 5,199.0 / 9,030.0) x 100 = 57.5%

NeighborWorks®
GREEN BAY

NOTE - ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS & DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

TWO SINGLE-FAMILY TOWNHOME RESIDENCES

3 Bed/2.5 Bath/2 Car Garage (v.5)

1308 E Walnut St
Green Bay, WI 54301
Parcel 14-244

NOT FOR CONSTRUCTION

ISSUE DATE: 5/15/2024
ISSUED FOR: REVIEW
REVISION LOG

© NEIGHBORWORKS GREEN BAY

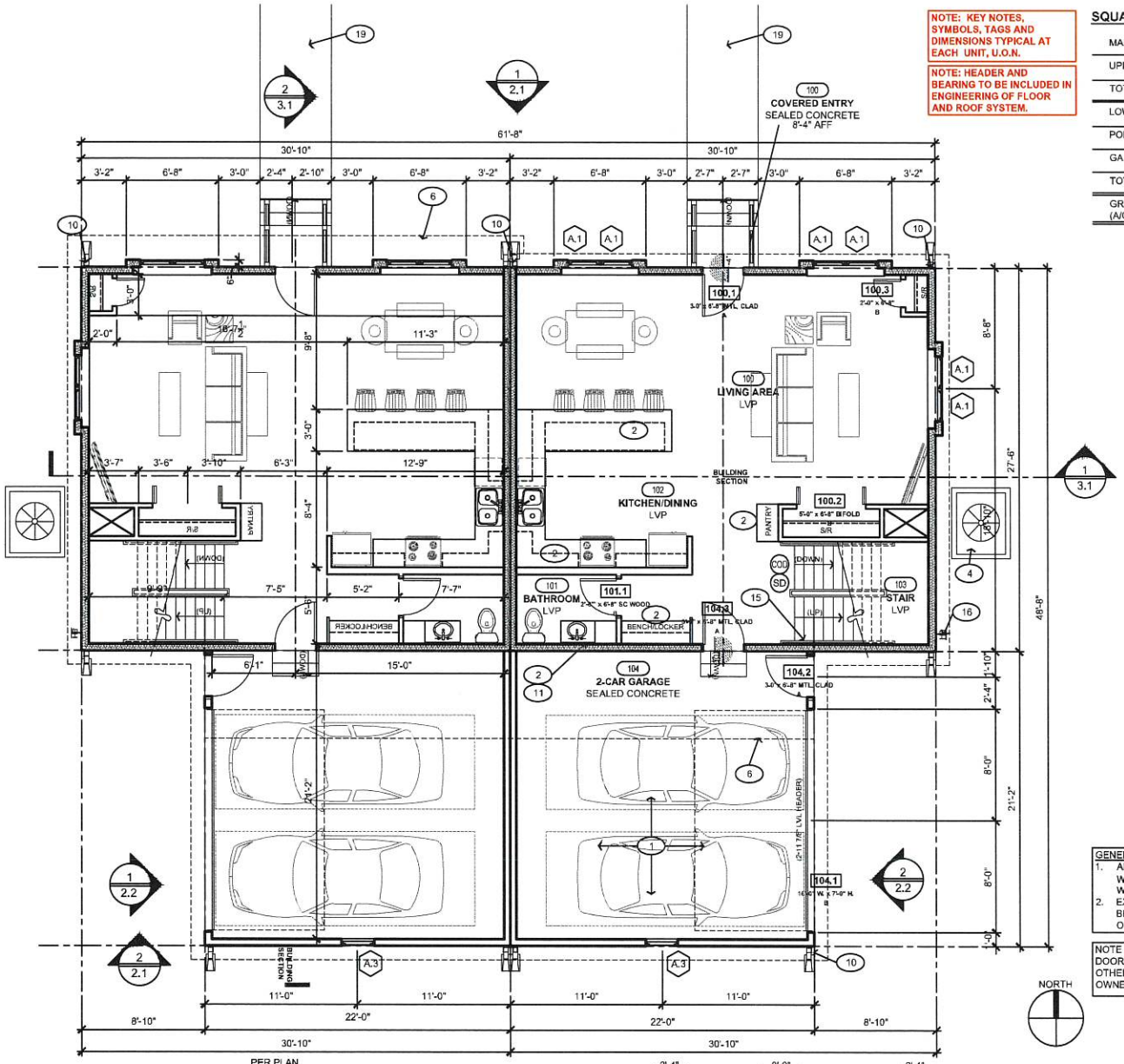
△
△
△

1308 E. WALNUT ST
GREEN BAY, WI
PROJECT NAME

SITE PLAN
SHEET NAME

PROJECT NUMBER: -
DRAWN BY: DE CHECKED BY: TD
SCALE: 1" = 10'

0.2
SHEET NUMBER



NOTE: KEY NOTES, SYMBOLS, TAGS AND DIMENSIONS TYPICAL AT EACH UNIT, U.O.N.

NOTE: HEADER AND BEARING TO BE INCLUDED IN ENGINEERING OF FLOOR AND ROOF SYSTEM.

SQUARE FOOTAGE CALCULATIONS

MAIN LEVEL A/C	858.0 SQ. FT.
UPPER LEVEL A/C	938.0 SQ. FT.
TOTAL A/C *	1,796.0 SQ. FT.
LOWER LEVEL NON A/C **	858.0 SQ. FT.
PORCHES NON A/C	15.0 SQ. FT.
GARAGE NON A/C	464.0 SQ. FT.
TOTAL NON A/C *	1,337.0 SQ. FT.
GRAND TOTAL (A/C + NON A/C) *	3,133.0 SQ. FT.

*PER UNIT
**UNFINISHED BASEMENT

1. 4" THICK CONCRETE PAD. PROVIDE 6x6 W1.4xW1.4 WWM HELD TO TOP OF SLAB OVER 4" COMPACTED GRAVEL.
2. BUILT-IN MILLWORK.
3. DRYER VENT TO OUTSIDE.
4. COOLING UNIT ON PAD BY HVAC CONTRACTOR.
5. WASHER / DRYER CONNECTION.
6. LINE OF ROOF OVERHANG ABOVE.
7. ACRYLIC TUB/SHOWER
8. EGRESS WELL. INSTALL DRAIN TILE AND GRAVEL DOWN TO FTG. HOLD GRAVEL 3" BELOW WINDOW SILL.
9. 24"x24" ATTIC ACCESS PANEL ABOVE.
10. 5" DOWNSPOUT W/ SPLASHBLOCK AT FINISH GRADE.
11. MIRROR.
12. FLOOR DRAIN.
13. 4" Ø STEEL POST AND 24"x24"x8" D. FOOTING.
14. LINE OF CONTINUOUS 16" W. x 8" D. FOOTING.
15. 1-1/2" GUARDRAIL AT 36" AFF.
16. HOSE BIBB.
17. LVL FLUSH HEADER AT OPENING.
18. 12" W. x 6" DEEP FOOTING & FROST WALL AT GARAGE.
19. CONCRETE PATH TO EXISTING SIDEWALK.
20. 42" H. LOW WALL.

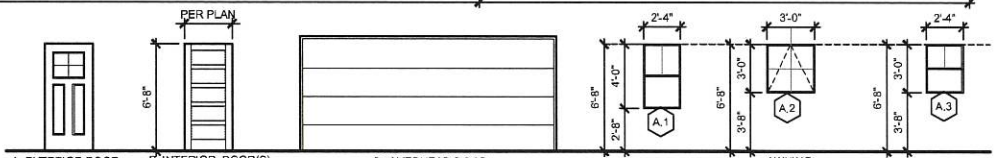
KEY NOTES

(x) REFERENCED BY THIS SYMBOL. NOTE: NOT ALL NOTES APPLY TO THIS SHEET.

SD = SMOKE DETECTOR
CO = CARBON MONOXIDE DETECTOR
T = TEMPERED

GENERAL NOTES
1. ALL INTERIOR PARTITIONS TO BE 2x4 WOOD STUDS @ 16" O.C. W/ ½" GYPSUM WALLBOARD, UON.
2. EXTERIOR FENESTRATION HEADERS TO BE 2 PLY 2x10 # D.F. OR BETTER UNLESS OTHERWISE NOTED.

NOTE - COORDINATE DOOR STYLES, DOOR/WINDOW HEAD/JAMB/SILL DETAILS & OTHER ARCHITECTURAL FEATURES WITH OWNER/DESIGNER. (TYP.)



A. EXTERIOR DOOR
MTL. CLAD
PREFINISHED

B. INTERIOR DOOR(S)
MASONITE
MOLDED DOOR FACING
STYLE - RIVERSIDE
PAINT GRADE

D. OVERHEAD DOOR
PREFINISHED

DOOR TYPES

DOUBLE HUNG
VINYL CLAD EXTERIOR - VINYL CLAD INTERIOR
PREFINISHED

AWNING
VINYL CLAD EXTERIOR - VINYL CLAD INTERIOR
PREFINISHED

DOUBLE HUNG
VINYL CLAD EXTERIOR - VINYL CLAD INTERIOR
PREFINISHED

WINDOW TYPES

EGRESS WINDOW NOTES:
1. WINDOW SHALL BE OPERABLE.
2. WINDOW SILL SHALL NOT BE HIGHER THAN 44" A.F.F.
3. WINDOW OPENING SHALL HAVE A MINIMUM CLEAR DIMENSION OF 24" HIGH & 20" WIDE.
4. THE MINIMUM OPENING OF THE WINDOW SHALL BE 5.7 S.F. AT THE GROUND FLOOR.

* EMERGENCY EGRESS
ONE SASH OF THIS GROUP MUST BE EQUIPPED WITH EMERGENCY EGRESS HARDWARE TO COMPLY WITH GOVERNING FIRE AND BUILDING CODES.

NeighborWorks®
GREEN BAY

NOTE - ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING FOR ACCURACY. THE CONTRACTOR MUST CHECK ALL DETAILS & DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

TWO SINGLE-FAMILY TOWNHOME RESIDENCES

3 Bed/2.5 Bath/2 Car Garage (v.5)

1308 E Walnut St
Green Bay, WI 54301
Parcel 14-244

NOT FOR CONSTRUCTION

ISSUE DATE: 5/29/2024
ISSUED FOR: REVIEW

REVISION LOG

© NEIGHBORWORKS GREEN BAY

1308 E. WALNUT ST.
GREEN BAY, WI
PROJECT NAME

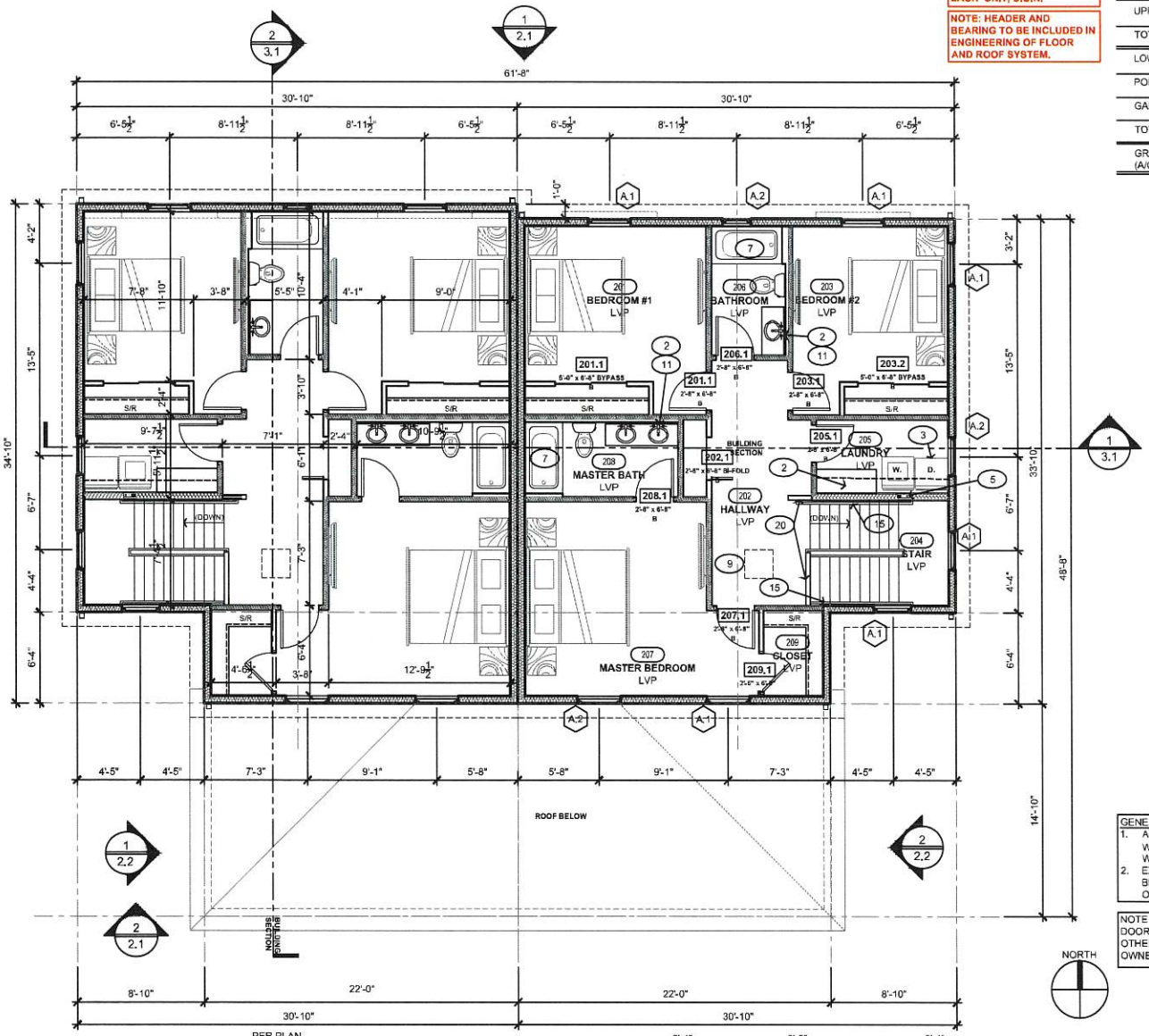
MAIN LEVEL
FLOOR PLAN
SHEET NAME

PROJECT NUMBER: -
DRAWN BY: DE CHECKED BY: TD
SCALE: 3/16" = 1'-0"

1.1
SHEET NUMBER

NOTE: KEY NOTES, SYMBOLS, TAGS AND DIMENSIONS TYPICAL AT EACH UNIT, U.O.N.

NOTE: HEADER AND BEARING TO BE INCLUDED IN ENGINEERING OF FLOOR AND ROOF SYSTEM.



SQUARE FOOTAGE CALCULATIONS

MAIN LEVEL A/C	858.0 SQ. FT.
UPPER LEVEL A/C	938.0 SQ. FT.
TOTAL A/C *	1,796.0 SQ. FT.
LOWER LEVEL NON A/C **	858.0 SQ. FT.
PORCHES NON A/C	15.0 SQ. FT.
GARAGE NON A/C	464.0 SQ. FT.
TOTAL NON A/C *	1,337.0 SQ. FT.
GRAND TOTAL (A/C + NON A/C) *	3,133.0 SQ. FT.

*PER UNIT
**UNFINISHED BASEMENT

1. 4" THICK CONCRETE PAD. PROVIDE 6x6 W1.4xW1.4 WWM HELD TO TOP OF SLAB OVER 4" COMPACTED GRAVEL.
2. BUILT-IN MILLWORK.
3. DRYER VENT TO OUTSIDE.
4. COOLING UNIT ON PAD BY HVAC CONTRACTOR.
5. WASHER / DRYER CONNECTION.
6. LINE OF ROOF OVERHANG ABOVE.
7. ACRYLIC TUB/SHOWER
8. EGRESS WELL. INSTALL DRAIN TILE AND GRAVEL DOWN TO FTG. HOLD GRAVEL 3" BELOW WINDOW SILL.
9. 24"x24" ATTIC ACCESS PANEL ABOVE.
10. 5" DOWNSPOUT W/ SPLASHBLOCK AT FINISH GRADE.
11. MIRROR.
12. FLOOR DRAIN.
13. 4" Ø STEEL POST AND 24"x24"x8" D. FOOTING.
14. LINE OF CONTINUOUS 16" W. x 8" D. FOOTING.
15. 1-1/2" GUARDRAIL AT 36" AFF.
16. HOSE BIBB.
17. LVL FLUSH HEADER AT OPENING.
18. 12" W. x 6" DEEP FOOTING & FROST WALL AT GARAGE.
19. CONCRETE PATH TO EXISTING SIDEWALK.
20. 42" H. LOW WALL.

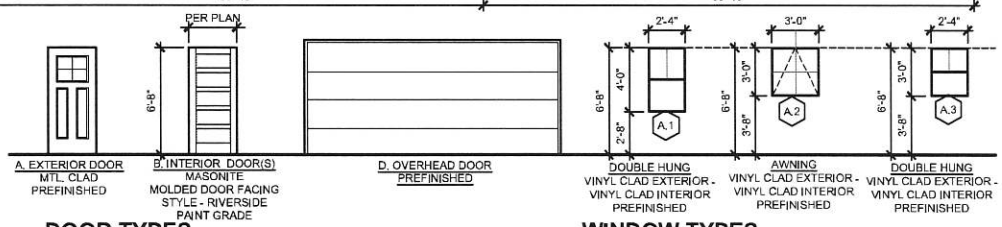
KEY NOTES

(x) REFERENCED BY THIS SYMBOL. NOTE: NOT ALL NOTES APPLY TO THIS SHEET.

SD = SMOKE DETECTOR
CO = CARBON MONOXIDE DETECTOR
T = TEMPERED

GENERAL NOTES
1. ALL INTERIOR PARTITIONS TO BE 2x4 WOOD STUDS @ 16" O.C. W/ ½" GYPSUM WALLBOARD, UON.
2. EXTERIOR FENESTRATION HEADERS TO BE 2 PLY 2x10 # D.F. OR BETTER UNLESS OTHERWISE NOTED.

NOTE - COORDINATE DOOR STYLES, DOOR/WINDOW HEAD/JAMB/SILL DETAILS & OTHER ARCHITECTURAL FEATURES WITH OWNER/DESIGNER. (TYP.)



DOOR TYPES

WINDOW TYPES

EGRESS WINDOW NOTES:
1. WINDOW SHALL BE OPERABLE.
2. WINDOW SILL SHALL NOT BE HIGHER THAN 44" A.F.F.
3. WINDOW OPENING SHALL HAVE A MINIMUM CLEAR DIMENSION OF 24" HIGH & 20" WIDE.
4. THE MINIMUM OPENING OF THE WINDOW SHALL BE 5.7 S.F. AT THE GROUND FLOOR.

* EMERGENCY EGRESS
ONE SASH OF THIS GROUP MUST BE EQUIPPED WITH EMERGENCY EGRESS HARDWARE TO COMPLY WITH GOVERNING FIRE AND BUILDING CODES.

NeighborWorks®
GREEN BAY

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TWO SINGLE-FAMILY TOWNHOME RESIDENCES

3 Bed/2.5 Bath/2 Car Garage (v.5)

1308 E Walnut St
Green Bay, WI 54301
Parcel 14-244

NOT FOR CONSTRUCTION

ISSUE DATE: 5/29/2024
ISSUED FOR: REVIEW

REVISION LOG

© NEIGHBORWORKS GREEN BAY

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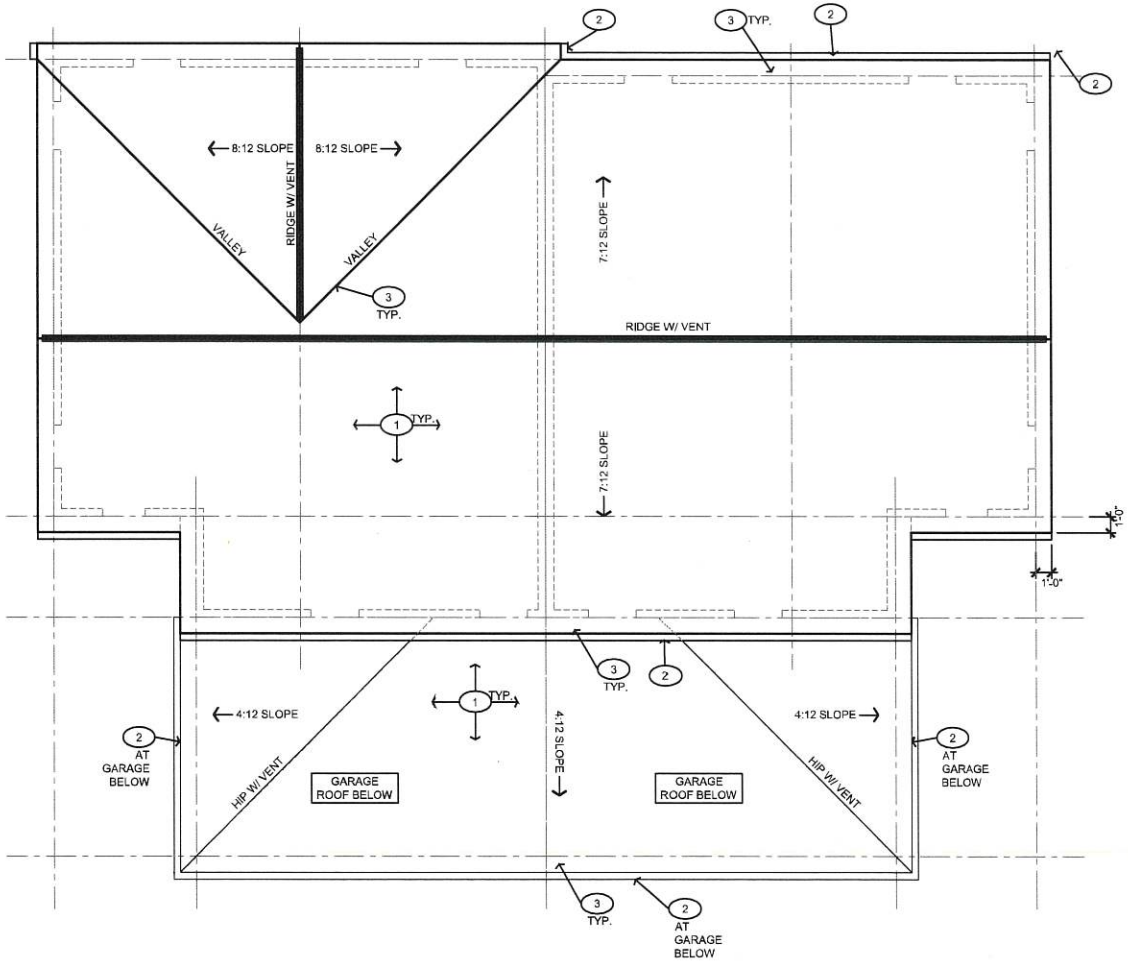
1308 E. WALNUT ST.
GREEN BAY, WI
PROJECT NAME

UPPER LEVEL
FLOOR PLAN
SHEET NAME

PROJECT NUMBER: -
DRAWN BY: DE CHECKED BY: TD
SCALE: 3/16" = 1'-0"

1.2
SHEET NUMBER



1. DIMENSIONAL ASPHALT ROOF SHINGLES OVER UNDERLAYMENT ON SHEATHING AND PRE-ENGINEERED ROOF TRUSSES, TYP.
2. PRE-FINISHED GUTTER TO DOWNSPOUT, TYP. PROVIDE SPLASHBLOCK AT GRADE.
3. PROVIDE AND INSTALL ICE/WATER SHIELD AT ALL VALLEYS AND ROOF EDGES AS REQUIRED BY MANUFACTURER SPECIFICATIONS, TYP.
4. HEAT PUMP ON PAD.
5. AWNING BELOW.
6. NOT USED.

KEY NOTES

(X) REFERENCED BY THIS SYMBOL, NOTE: NOT ALL NOTES APPLY TO THIS SHEET.

NORTH

NeighborWorks®

GREEN BAY

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TWO SINGLE-FAMILY TOWNHOME RESIDENCES

3 Bed/2.5 Bath/2 Car Garage (v.5)

1308 E Walnut St
Green Bay, WI 54301
Parcel 14-244

NOT FOR CONSTRUCTION

ISSUE DATE: 5/15/2024
ISSUED FOR: REVIEW

REVISION LOG

© NEIGHBORWORKS GREEN BAY

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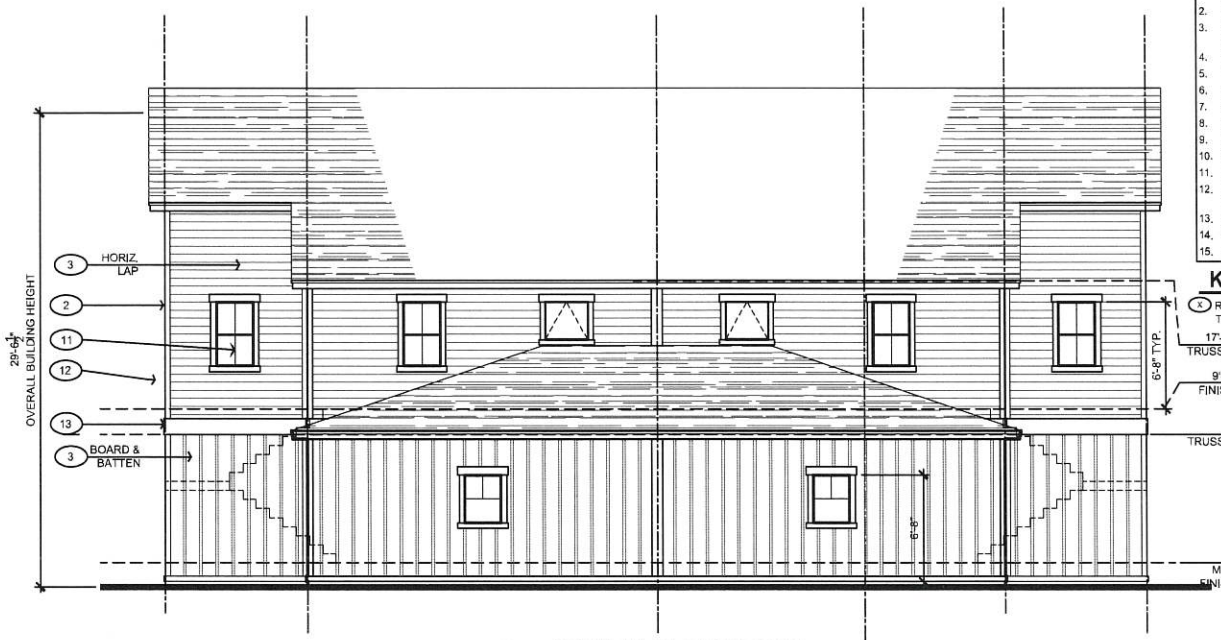
△

1308 E. WALNUT ST.
GREEN BAY, WI
PROJECT NAME

ROOF PLAN
SHEET NAME

PROJECT NUMBER: -
DRAWN BY: DE CHECKED BY: TD
SCALE: 3/16" = 1'-0"

1.3
SHEET NUMBER



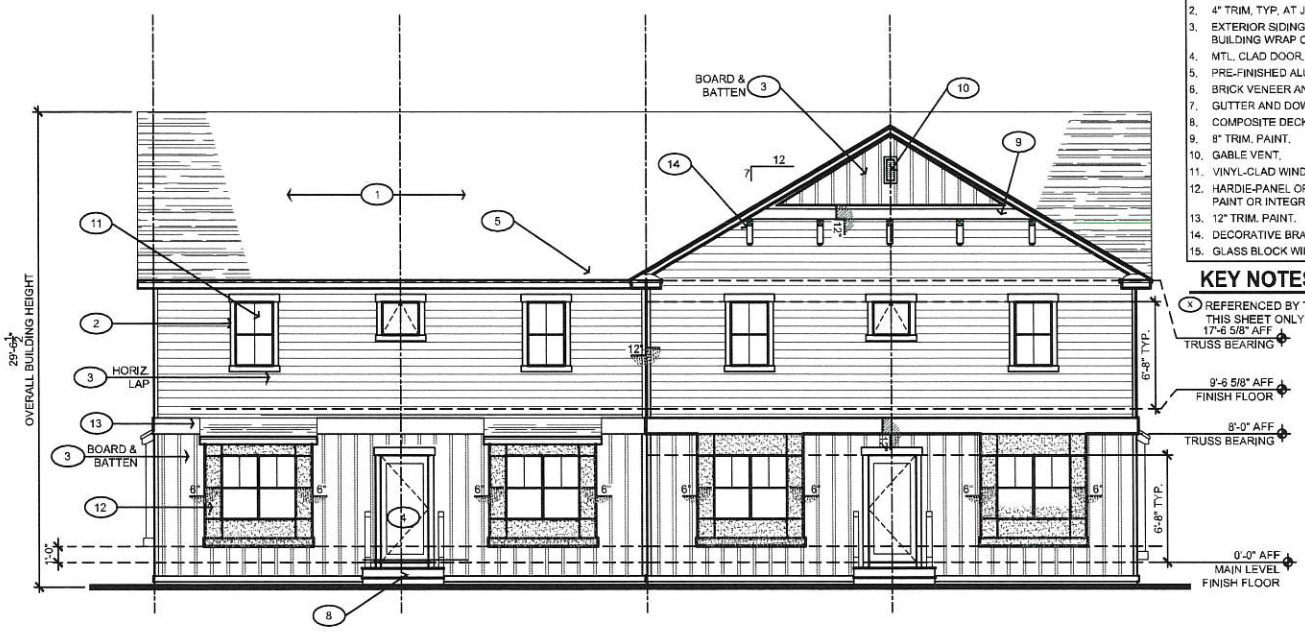
2 SOUTH ELEVATION

3/16" = 1'-0"

1. DIMENSIONAL SHINGLES OVER SYNTHETIC MEMBRANE.
2. 4" TRIM, TYP. AT JAMBS AND SILLS. U.O.N. PAINT.
3. EXTERIOR SIDING (VINYL OR CEMENT) OVER BUILDING WRAP OVER SHEATHING.
4. MTL. CLAD DOOR.
5. PRE-FINISHED ALUMINUM FASCIA.
6. BRICK VENEER AND MASONRY CAP.
7. GUTTER AND DOWNSPOUT.
8. COMPOSITE DECK AND STAIR.
9. 8" TRIM. PAINT.
10. GABLE VENT.
11. VINYL-CLAD WINDOW AS SPECIFIED.
12. HARDIE-PANEL OR EQUAL (STUCCO FINISH). PAINT OR INTEGRAL COLOR.
13. 12" TRIM. PAINT.
14. DECORATIVE BRACKET.
15. GLASS BLOCK WINDOW UNIT

KEY NOTES

(X) REFERENCED BY THIS SYMBOL THIS SHEET ONLY



1 NORTH ELEVATION

3/16" = 1'-0"

1. DIMENSIONAL SHINGLES OVER SYNTHETIC MEMBRANE.
2. 4" TRIM, TYP. AT JAMBS AND SILLS. U.O.N. PAINT.
3. EXTERIOR SIDING (VINYL OR CEMENT) OVER BUILDING WRAP OVER SHEATHING.
4. MTL. CLAD DOOR.
5. PRE-FINISHED ALUMINUM FASCIA.
6. BRICK VENEER AND MASONRY CAP.
7. GUTTER AND DOWNSPOUT.
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KEY NOTES

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NeighborWorks®

GREEN BAY

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TWO SINGLE-FAMILY TOWNHOME RESIDENCES

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1308 E Walnut St
Green Bay, WI 54301
Parcel 14-244

NOT FOR CONSTRUCTION

ISSUE DATE: 5/21/2024
ISSUED FOR: REVIEW

REVISION LOG

© NEIGHBORWORKS GREEN BAY

1308 E. WALNUT ST.
GREEN BAY, WI
PROJECT NAME

EXTERIOR ELEVATIONS
SHEET NAME

PROJECT NUMBER: -
DRAWN BY: DE CHECKED BY: TD
SCALE: 3/16" = 1'-0"

2.1
SHEET NUMBER

2 WEST ELEVATION

3/16" = 1'-0"

1. DIMENSIONAL SHINGLES OVER SYNTHETIC MEMBRANE.
2. 4" TRIM, TYP. AT JAMBS AND SILLS. U.O.N. PAINT.
3. EXTERIOR SIDING (VINYL OR CEMENT) OVER BUILDING WRAP OVER SHEATHING.
4. MTL. CLAD DOOR.
5. PRE-FINISHED ALUMINUM FASCIA.
6. BRICK VENEER AND MASONRY CAP.
7. GUTTER AND DOWNSPOUT.
8. COMPOSITE DECK AND STAIR.
9. 8" TRIM. PAINT.
10. GABLE VENT.
11. VINYL-CLAD WINDOW AS SPECIFIED.
12. HARDIE-PANEL OR EQUAL (STUCCO FINISH). PAINT OR INTEGRAL COLOR.
13. 12" TRIM. PAINT.
14. DECORATIVE BRACKET.
15. GLASS BLOCK WINDOW UNIT

KEY NOTES

(X) REFERENCED BY THIS SYMBOL THIS SHEET ONLY

1 EAST ELEVATION

3/16" = 1'-0"

1. DIMENSIONAL SHINGLES OVER SYNTHETIC MEMBRANE.
2. 4" TRIM, TYP. AT JAMBS AND SILLS. U.O.N. PAINT.
3. EXTERIOR SIDING (VINYL OR CEMENT) OVER BUILDING WRAP OVER SHEATHING.
4. MTL. CLAD DOOR.
5. PRE-FINISHED ALUMINUM FASCIA.
6. BRICK VENEER AND MASONRY CAP.
7. GUTTER AND DOWNSPOUT.
8. COMPOSITE DECK AND STAIR.
9. 8" TRIM. PAINT.
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14. DECORATIVE BRACKET.
15. GLASS BLOCK WINDOW UNIT

KEY NOTES

(X) REFERENCED BY THIS SYMBOL THIS SHEET ONLY

NeighborWorks®

GREEN BAY

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TWO SINGLE-FAMILY TOWNHOME RESIDENCES

3 Bed/2.5 Bath/2 Car Garage (v.5)

1308 E Walnut St
Green Bay, WI 54301
Parcel 14-244

NOT FOR CONSTRUCTION

ISSUE DATE: 5/21/2024
ISSUED FOR: REVIEW

REVISION LOG

© NEIGHBORWORKS GREEN BAY

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1308 E. WALNUT ST.
GREEN BAY, WI
PROJECT NAME

EXTERIOR ELEVATIONS
SHEET NAME

PROJECT NUMBER: -
DRAWN BY: DE CHECKED BY: TD
SCALE: 3/16" = 1'-0"

2.2
SHEET NUMBER

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
August 13, 2024	Ronda Bitney

AGENDA ITEM # F.6

Consideration with possible action to approve a 30-day planning option to Mike Budzis for the development of an industrial building on the site located at 1209 S Maple Street.

BACKGROUND

The site located at 1209 S Maple Street was purchased in 2014 with the use of the Neighborhood Enhancement Funds to reduce blighted properties and promote private enterprise. This site is currently zoned S-RLI (Special Purpose Residential Light Industrial) and surrounded by other industrial buildings.

Staff has received a request for a 30-day planning option for the development of an Industrial building for the developer's Lawn Care/Snow Removal Business. The 37x120 all-steel building would include a small office, a restroom, a storage area, a large garage door, and a front-facing entrance with a stone and steel exterior, including landscaping around the front entrance.

The developer is offering to purchase the lot for $18,500. This project is dependent on the developer selling his property located on Lowell Drive as part of Starker Exchange Financing.

RECOMMENDATION

To approve a 30-day planning option to Mike Budzis for the development of an industrial building to be located at 1209 S Maple Street.

FISCAL IMPACT

ATTACHMENTS

1. 1209 S Maple GIS
2. 1209 S Maple Application
3. 1209 S Maple Site Plan

Part of Brown County WI

Map printed on 8/5/2024

1:480

1 inch = 40 feet*

1 inch = 0.00758 miles*

**original page size: 8.5"x11"*

Appropriate format depends on zoom level

Parcel ownership key

- Parcel Boundary ✓
- Condominium
- Gap or Overlap

"hooks" indicate parcel ownership crosses a line

- Parcel line
- Right of Way line
- Meander line
- Lines between deeds or lots
- Historic Parcel Line
- Vacated Right of Way

A complete key (legend) is available at:
tinyurl.com/BrownDogLegend

Brown County Planning & Land Services

(920) 448-6480

www.browncountywi.gov

Date Received: _____
Option Awarded: _____
Payment Received: _____
(For Office Use Only)

Equal Housing Opportunity

Department of Community and Economic Development
100 N. Jefferson Street, Room 608
Green Bay, WI 54301

CITY OF GREEN BAY

PLANNING OPTION APPLICATION FORM

Name/Company NMRE PROPERTIES, LLC
Contact Person: MIKE RODZES

Current Address 2455 CLEARBROOK CIR. G.B., WI. 54313

Telephone Number (Home) 920-737-7545 (Work) _____

Email NMREPROPERTIES2023@GMAIL.COM

Address of chosen RDA parcel 1209 S. MAPLE AVE. PARCEL# 1-878

Offering Purchase Price $18,500.00

Source of funding (provide proof of available funds w/application) STARKER EXCHANGE / FOX COMMUNITY CREDIT UNION

Proposed Timeline: SEE ATTACHED

C. Proposed Project

Describe the proposed project: Rental or Owner Occupy

PLEASE SEE WORD DOC.

Applicant's Certification:

Signature 7-18-24 Date

Signature Date

*Please submit pertinent documentation, i.e., drawing of proposed building, preliminary site plan with footprint, parking, contractor information and experience.

1209 S Maple Avenue Parcel ID# 1-878

NMRE Properties, LLC
2455 Clearbrook Cir.
Green Bay, WI. 54313
Mike J. Budzis
920-737-7545
nmreproperties2023@gmail.com

I am interested in purchasing this property and putting up a building for my small lawn care/snow removal business (Midwest Property Maintenance, LLC). I am familiar with this area and have looked at other properties in this neighborhood. I would like to put up an all-steel building that would have a small office & restroom inside. This would not be used for retail; I would have my equipment only inside the building. No equipment or material would be outside the building. There is a building that I would almost mirror on 414 Ninth Street, Green Bay, Wi. 54304. I feel that the steel exterior building I would like to put up would blend in with the buildings @ 1219 S Maple Ave, 1227 S Maple Ave, 1216 S Maple Ave, & 1212 S Maple Ave to list a few.

I have an attached preliminary Site Plan that would allow a 37x120 building on this site. There would be a large garage door opening in front (West Side Facing) of the building along with a large garage door opening in the rear (East Side Facing) of the building exiting to the alley way. There would be an access door on the West & East facing ends of the building. The West facing entrance door would be to enter the office area. The exterior of the building would be all-steel (roof & walls). The interior would be finished & insulated with a steel wall interior. There will be radiant heat, Floor drains, Water, Electrical plug ins, small office (With Air Conditioning) and bathroom. There would be parking for a vehicle or 2 in the driveway on the West side of the building along with street parking when times are permitted. My lawn business consists of myself, my son, & part time person. There will not be employee vehicles parked by this building, we will be coming and going to access equipment. I intend on operating my business out of this building.

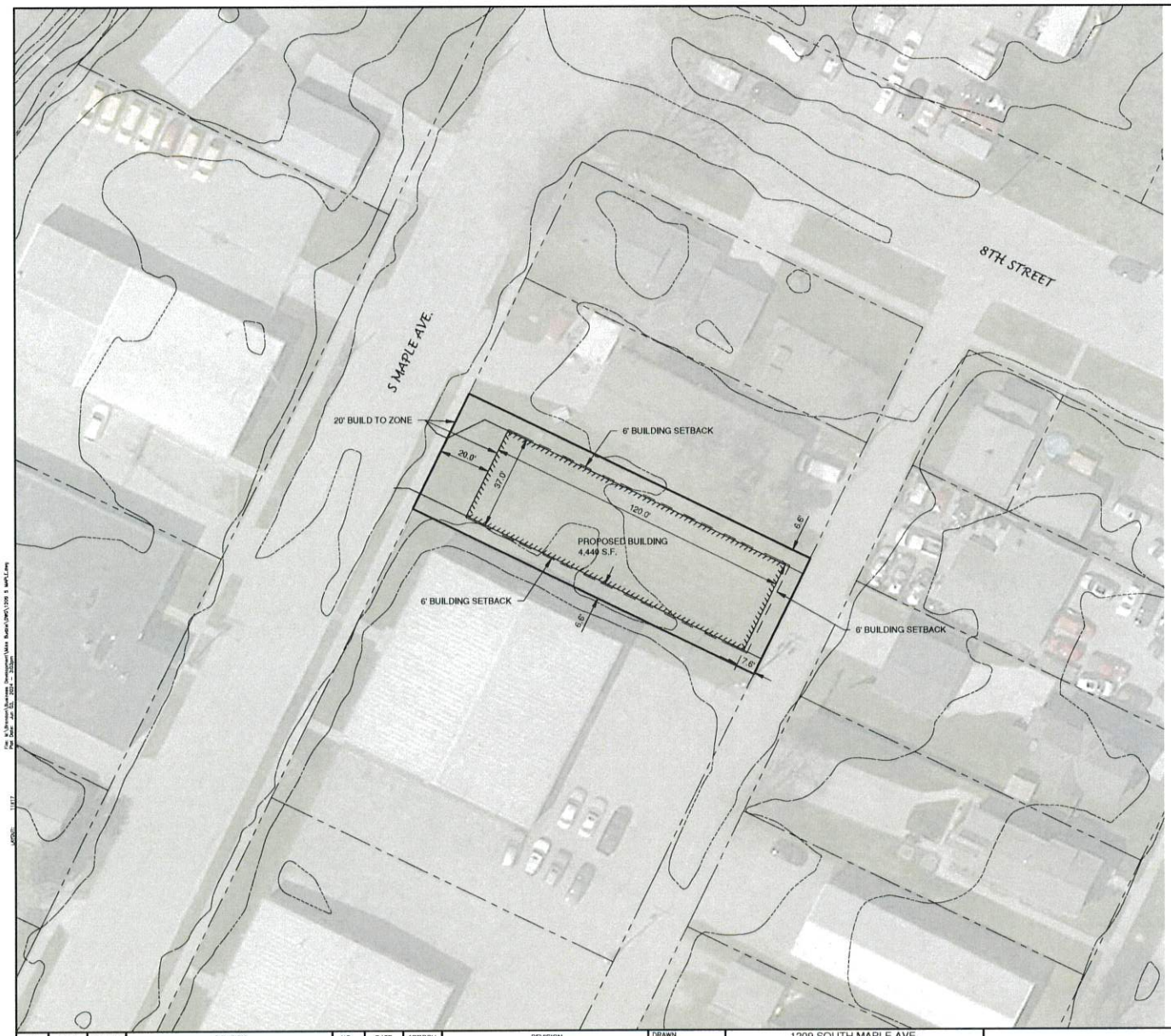
I have spoken with my builder (Jerry Duggan General Contractors 5818 Reifs Mills Rd. Manitowoc, Wi. 54220) on this site, he feels we could have a building up by Late Fall 2024. I currently own property in the City of Green Bay Parcel# 21-145-4 on Lowell Dr. I am wanting to do a 1031 Exchange (Starker Exchange) with this property for the Maple Ave project. I am working with Tim Polack from Liberty Title to do so. I have discussed with him about this project and if I am notified that I am able to purchase the Maple Ave property, I can start the 1031 Exchange process. I will need to close on my property on Lowell Dr. to start the 1031 Exchange. I have a buyer for the Lowell Dr property and have spoken to that person about what my plans are with the 1031 Exchange. The buyer for Lowell Dr property is waiting to hear from me on closing the sale to Lowell Dr.

I am committed to working with the City of Green Bay to build a nice building that would fit the area with any suggestions from the City of Green Bay what they would like to see in this area as far as image of the building or any other suggestions.

My offer for this property would be $18,500.00. I will be working with Community First Credit Union on financing the project along with Tim Polack from Liberty Title (1031 Exchange).

Thank you for your consideration!

Mike J Budzis



ZONING
S-RLI

PARCEL NO.
1-878

ADDRESS
1209 S CHESTNUT AVE.

ZONING NOTES

1. MIN. BUILDING WIDTH SHALL BE AT LEAST 22', NOT INCLUDING ANY ENTRYWAYS OR OTHER STRUCTURES THAT DO NOT RUN THE FULL LENGTH OF THE BUILDING
2. SIDE YARDS ARE REQ'D ONLY FOR DWELLING UNITS ON THE ENDS OF TOWNHOUSE BUILDINGS. MINIMUM SIZE IS ONE-HALF OF THE TOTAL DISTANCE SHOWN.
3. SIDE AND REAR YARDS SHALL BE REQUIRED WHEN A NONRESIDENTIAL USE ADJOINS A SIDE YARD OR REAR YARD OF A RESIDENTIAL PROPERTY OR AS NECESSARY TO PROVIDE ACCESS FOR DELIVERIES, LOADING, ETC.

NORTH

0' 20' 40'
SCALE IN FEET

PRELIMINARY
Not for Construction

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BERI
CHECKED —
DESIGNED BERI

1209 SOUTH MAPLE AVE.
FOR MIKE BUDZIS
CITY OF GREEN BAY
BROWN COUNTY, WISCONSIN

1209 SOUTH MAPLE AVE - BASEMAP

DATE 05-21-21
FILE 1209 S MAPLE
JOB NO. BUDZIS-V

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

SHEET NO. 1

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
August 13, 2024	Ronda Bitney

AGENDA ITEM # F.7

Consideration with possible action to approve a 30-day planning option to Mike Budzis for the development of an industrial building on the site located at 1200 S Broadway.

BACKGROUND

The site located at 1200 S Broadway was purchased in 2009 with the use of the Neighborhood Enhancement Funds to reduce blighted properties and promote private enterprise. This site is currently zoned S-RLI (Special Purpose Residential Light Industrial) and surrounded by a mix of residential homes and industrial buildings.

Staff has received a request for a 30-day planning option for the development of an industrial building that the developer may lease to another entrepreneur. The 37x120 stone and steel building would include a small office, a restroom, a storage area, a large garage door, windows on all sides, a front-facing entrance including landscaping around the front entrance and the northern side of the parcel, with a 6 ft. privacy fence along the south side of the parcel.

The developer is offering to purchase the lot for $14,700. This project is dependent on the developer selling his property located on Lowell Drive as part of Starker Exchange Financing.

RECOMMENDATION

To approve a 30-day planning option to Mike Budzis for the development of an industrial building to be located at 1200 S Broadway.

FISCAL IMPACT

ATTACHMENTS

1. 1200 S Broadway GIS
2. 1200 S Broadway Application
3. 1200 S Broadway Site Plan

Part of Brown County WI

Map printed on 8/5/2024

1:480

1 inch = 40 feet*

1 inch = 0.00758 miles*

**original page size: 8.5"x11"*

Appropriate format depends on zoom level

Parcel ownership key

- Parcel Boundary ✓
- Condominium
- Gap or Overlap

"hooks" indicate parcel ownership crosses a line

- Parcel line
- Right of Way line
- Meander line
- Lines between deeds or lots
- Historic Parcel Line
- Vacated Right of Way

A complete key (legend) is available at:
tinyurl.com/BrownDogLegend

(920) 448-6480
www.browncountywi.gov

Date Received: _____
Option Awarded: _____
Payment Received: _____
(For Office Use Only)

Equal Housing Opportunity

Department of Community and Economic Development
100 N. Jefferson Street, Room 608
Green Bay, WI 54301

CITY OF GREEN BAY

PLANNING OPTION APPLICATION FORM

Name/Company NMRE PROPERTIES, LLC
Contact Person: MIKE RUDZES

Current Address 2455 CLEARBROOK CIR. G.B., WI. 54313

Telephone Number (Home) 920-737-7545 (Work) _____

Email NMREPROPERTIES2023@GMAIL.COM

Address of chosen RDA parcel 1200 S. BROADWAY PARCEL # 1-855

Offering Purchase Price $14,700.00

Source of funding (provide proof of available funds w/application) STACKER EXCAVATING / FOX COMMUNITY CREDIT UNION.

Proposed Timeline: SEE ATTACHED

C. Proposed Project

Describe the proposed project: Rental or Owner Occupy

PLEASE SEE WORD DOC.

Applicant's Certification:

7-18-24

Signature Date

Signature Date

*Please submit pertinent documentation, i.e. drawing of proposed building, preliminary site plan with footprint, parking, contractor information and experience.

1200 S Broadway Parcel ID# 1-855

NMRE Properties, LLC
2458 Clearbrook Cir.
Green Bay, WI. 54313
Mike J. Budzis
920-737-7545
nmreproperties2023@gmail.com

I am interested in purchasing this property and putting up a building for my small lawn care/snow removal business (Midwest Property Maintenance, LLC), My Brother is possibly going to rent half of the building out for his lawn mower repair business. I am familiar with this area and have looked at other properties in this neighborhood. I would like to put up an all-steel building that would have a small office & restroom inside. This would not be used for retail; I would have my equipment only inside the building. No equipment or material would be outside the building. There is a building that I would almost mirror on 414 Ninth Street, Green Bay, Wi. 54304. I feel that the steel exterior building I would like to put up would blend in with the buildings @ 1219 S Maple Ave, 1227 S Maple Ave, 1216 S Maple Ave, & 1212 S Maple Ave to list a few.

I have an attached preliminary Site Plan that would allow a 37x122 building on this site. There would be a large garage door opening (West Side Facing) of the building along with a large garage door opening (East Side Facing) of the building. There would be an access door on the West & East facing ends of the building. The East facing entrance door would be to enter the office area. The exterior of the building would be all-steel (roof & walls). The interior would be finished & insulated with a steel wall interior. There will be radiant heat, Floor drains, Water, Electrical plug ins, small office (With Air Conditioning) and bathroom. There would be parking for a vehicle or 2 in the driveway on the East side of the building along with street parking when times are permitted. My lawn business consists of myself, my son, & part time person. There will not be employee vehicles parked by this building, we will be coming and going to access equipment. I intend on operating my business out of this building.

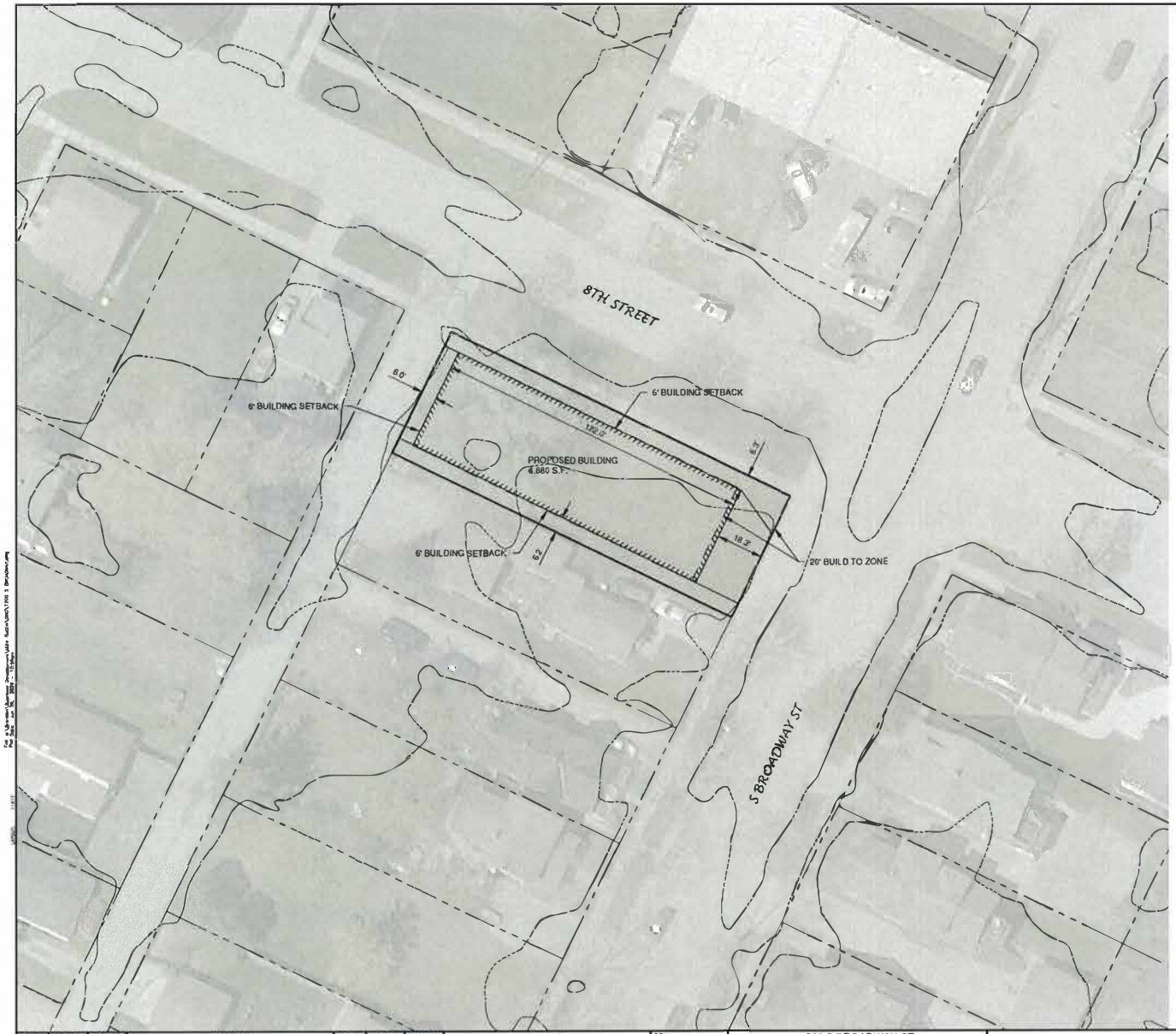
I have spoken with my builder (Jerry Duggan General Contractors 5818 Reifs Mills Rd. Manitowoc, Wi. 54220) on this site, he feels we could have a building up by Late Fall 2024. I currently own property in the City of Green Bay Parcel# 21-145-4 on Lowell Dr. I am wanting to do a 1031 Exchange (Starker Exchange) with this property for the S Broadway project. I am working with Tim Polack from Liberty Title to do so. I have discussed with him about this project and if I am notified that I am able to purchase the S Broadway property, I can start the 1031 Exchange process. I will need to close on my property on Lowell Dr. to start the 1031 Exchange. I have a buyer for the Lowell Dr property and have spoken to that person about what my plans are with the 1031 Exchange. The buyer for Lowell Dr property is waiting to hear from me on closing the sale to Lowell Dr.

I am committed to working with the City of Green Bay to build a nice building that would fit the area with any suggestions from the City of Green Bay what they would like to see in this area as far as image of the building or any other suggestions.

My offer for this property would be $14,700.00. I will be working with Community First Credit Union on financing the project along with Tim Polack from Liberty Title (1031 Exchange).

Thank you for your consideration!

Mike J Budzis



ZONING
S-RLI

PARCEL NO.
1-855

ADDRESS
1200 S BROADWAY ST.

ZONING NOTES

1. MIN. BUILDING WIDTH SHALL BE AT LEAST 22', NOT INCLUDING ANY ENTRYWAYS OR OTHER STRUCTURES THAT DO NOT RUN THE FULL LENGTH OF THE BUILDING
2. SIDEYARDSARE REQ'D ONLY FOR DWELLING UNITS ON THE ENDS OF TOWNHOUSE BUILDINGS. MINIMUM SIZE IS ONE-HALF OF THE TOTAL DISTANCE SHOWN.
3. SIDE AND REAR YARDS SHALL BE REQUIRED WHEN A NONRESIDENTIAL USE ADJOINS A SIDE YARD OR REAR YARD OF A RESIDENTIAL PROPERTY OR AS NECESSARY TO PROVIDE ACCESS FOR DELIVERIES, LOADING, ETC.

NORTH

0 20' 40'
SCALE IN FEET

PRELIMINARY
Not for Construction

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN REM
CHECKED
DESIGNED BBH

1200 S BROADWAY ST
FOR MIKE BUDZIS
CITY OF GREEN BAY
BROWN COUNTY, WISCONSIN

1200 S BROADWAY ST - BASEMAP

DATE 10-21-21
FILE 1200 S BROADWAY
JOB NO. BUS01V

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920 662 9641 | relcelnc.com

SHEET NO. 1

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
August 13, 2024	Ronda Bitney

AGENDA ITEM # F.8

Consideration with possible action to grant permission to the Development Director to approve 30-day planning options for developments on RDA-owned infill lots with no more than two units.

BACKGROUND

The Redevelopment Authority (RDA) currently requires all planning options for infill lots to be presented for approval, regardless of the terms of the request. Recently, there has been an increase in requests for infill lots that are not yet complete or need modifications before proceeding to the RDA for approvals. Developers are hesitant to invest additional funds in architectural plans without the assurance of securing the lot. A 30-day planning option would provide the necessary security for developers to complete their application including site plans or financial proforma, so complete plans can be presented to the RDA for ultimate project approval.

Staff is recommending that the Development Director be granted the authority to approve 30-day planning options for RDA-owned infill lots and developments with no more than two units. This internal approval process would eliminate the need to bring projects multiple times to the RDA for approval.

Procedure:

1. **Eligibility**: Only projects involving RDA-owned infill lots and developments with no more than two units qualify for this internal approval process.
2. **Submission**: Developers submit an application and may request a 30-day planning option from the Development Director.
3. **Review**: Staff reviews application and project to ensure it meets the criteria and is likely to be a feasible project.
4. **Approval**: If the request meets all necessary criteria, the staff brings the project to RDA for approval. If a 30 day planning option is requested, the Development Director can authorize this. Developer then has 30 days to complete due diliengence to determine project feasibility before final RDA approval.
5. **Notification**: A summary report of all approved 30-day planning options will be provided monthly under the Director's report

RECOMMENDATION

To approve granting the Development Director the ability to approve 30-day planning options for RDA-owned infill lots with developments of no more than two units.

FISCAL IMPACT

ATTACHMENTS

1. planning option application

Date Received: _____
Option Awarded: _____
Payment Received: _____
(For Office Use Only)

Equal Housing Opportunity

Department of Community and Economic Development
100 N. Jefferson Street, Room 608
Green Bay, WI 54301

CITY OF GREEN BAY 1854 Titletown, USA

PLANNING OPTION APPLICATION FORM

Name/Company
_____

Contact Person:
_____

Current Address:
_____

Telephone Number (Home) _____
(Work) _____

Email
_____

Address of chosen RDA
parcel_____

Offering Purchase Price_____

Proposed Timeline: _____

Proposed Use: Rental or Owner Occupy

Source of funding (provide proof of available funds w/application)

Gap funding being requested: _____

C. Proposed Project
Describe the proposed project:

.

*Please include drawings of proposed building, preliminary site plan with footprint and parking.

Contractor Information:

Contractor Experience:

Applicant's Certification:

Signature Date

Signature Date

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
August 13, 2024	

AGENDA ITEM # F.9

Consideration with possible action to approve a two-year option to purchase that includes an approved development agreement requirement, for Parcel 6-475, Vacant Lot, 1634 6th Street, to be utilized as consideration for the purchase of property by the City.

The Committee may convene in closed session pursuant to Wis. Stat. § 19.85(1)(e), for purposes of deliberating or negotiating the sale of public properties, investing of funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Committee will thereafter reconvene in open section pursuant to Wis. Stat. § 19.85(2), to take action on items discussed in closed session if appropriate, and to consider the remainder of the agenda.

BACKGROUND

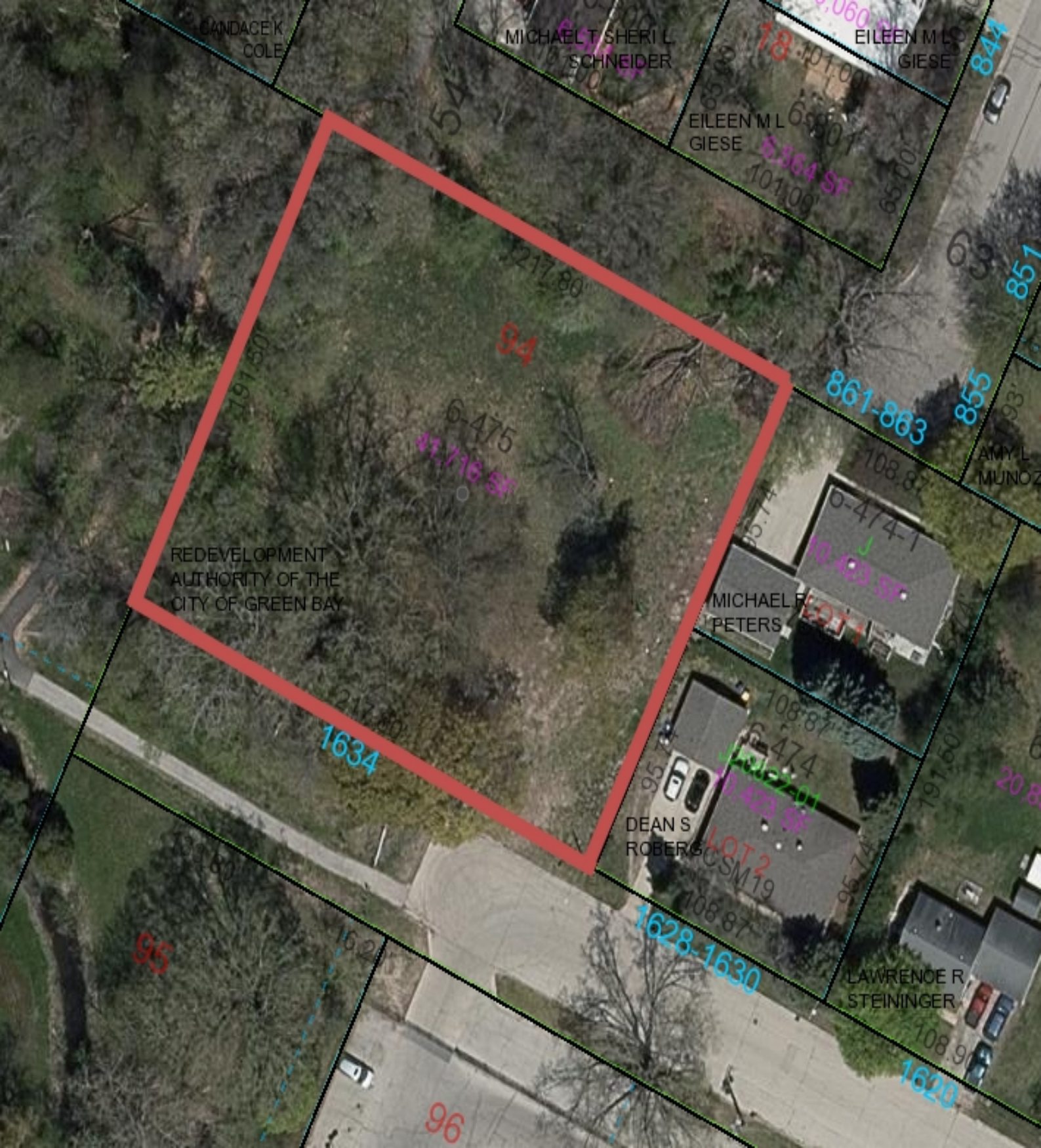
RECOMMENDATION

To approve a two-year option to purchase that includes an approved development agreement requirement, for Parcel 6-475, Vacant Lot, 1634 6th Street, to be utilized as consideration for the purchase of property by the City.

FISCAL IMPACT

ATTACHMENTS

1. 6th st


CANDACE K COLE
MICHAEL T SHERI L SCHNEIDER
EILEEN M L GIESE
EILEEN M L GIESE
6,564 SF
844
851
855
861-863
AMY L MUNOZ
94
6-475
41,716 SF
REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY
1634
MICHAEL R PETERS
6-474-1
J
10,423 SF
LOT 1
6-474
J-0127-01
10,423 SF
LOT 2
CSM19
DEAN S ROBERG
1628-1630
LAWRENCE R STEININGER
1620
95
96

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
August 13, 2024	

AGENDA ITEM # G.1

Financial report and check register.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. RDA Financial Report 2024
2. Check Report

Redevelopment Authority
Financial Report
HOME
7/31/2024

	2024 Budget	2023 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Single Family Rehab Loan Program	-	434,704.96	-	104,614.28	162,931.53	167,159.15
CHDO Projects	-	364,500.00	-	-	74,999.00	289,501.00
Housing Development Projects	-	1,852,994.68	116,892.00	751,000.00	220,470.00	998,416.68
Administration	-	157,480.84	12,688.00	38,590.34		131,578.50
HOME-ARP Admin		1,948,216.00	-	-	753,395.00	1,194,821.00
	$ -	**$ 4,757,896.48**	**$ 129,580.00**	**$ 894,204.62**	**$ 1,211,795.53**	**$ 2,781,476.33**

Redevelopment Authority
Financial Report
CDBG
7/31/2024

CDBG Entitlement Funds	2024 Budget	2023 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Fair Housing	-	32,155.00	-	19,041.00	13,114.00	-
Public Services	-	214,637.93	-	12,350.00	202,287.93	-
CDBG Eligible Areas HILP Program	-	187,168.64	-	73,281.00	60,592.00	53,295.64
CDBG Eligible Areas Public Facilieities and Infrastructure	-	538,874.56	15,708.32	50,874.03	482,599.51	21,109.34
CDBG Eligible Areas-Beautificatio/Art	-	80,009.87	-	-	24,000.00	56,009.87
Economic Development	-	59,402.85	209,017.65	-	-	268,420.50
Administration	-	169,545.01	3,927.08	127,014.44	-	46,457.65
	$ -	**$ 1,281,793.86**	**$ 228,653.05**	**$ 282,560.47**	**$ 782,593.44**	**$ 445,293.00**

CARES CDBG-CV Funds	2024 Budget	2023 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Rental/Mortgage Assistance Program LMI		116,285.15	-	-	116,285.15	-
	$ -	**$ 116,285.15**	**$ -**	**$ -**	**$ 116,285.15**	**$ -**

City of Green Bay RDA

Check Register

31-Jul

CHECK #	CHECK DATE	VENDOR NAME	AMOUNT
21755	07/10/2024	CCP GRANT LENDER, LLC	380,000.00
21756	07/10/2024	CITY OF GREEN BAY	7.80
21757	07/10/2024	LUTHERAN SOCIAL SERVICES OF WISCONSIN AND	337,500.00
21758	07/10/2024	MULTI MEDIA CHANNELS LLC	39.64
21759	07/10/2024	NEIGHBORWORKS GREEN BAY	9,152.50
21760	07/10/2024	MASON REAL ESTATE LLC	2,329.78
21761	07/12/2024	CITY OF GREEN BAY	17,781.61
21762	07/12/2024	ECUMENICAL PARTNERSHIP FOR HOUSING	1,920.00
21763	07/12/2024	MANDOLIN FOUNDATION LIMITED	3,850.00
21764	07/12/2024	NEIGHBORWORKS GREEN BAY	27,195.00
21765	07/29/2024	BROWN COUNTY TREASURER	4,250.00
21766	07/29/2024	CITY OF GREEN BAY	45,000.00
21767	07/29/2024	CITY OF GREEN BAY	1,871.69
21768	07/29/2024	LEE RECREATION LLC	5,874.03
21769	07/29/2024	METROPOLITAN MILWAUKEE FAIR HOUSING COUNCIL, INC.	16,886.00
21770	07/29/2024	NEIGHBORWORKS GREEN BAY	4,835.00
21771	07/29/2024	THE SALVATION ARMY	5,867.50
			$ 864,360.55

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
August 13, 2024	

AGENDA ITEM # G.2

Director's report and project updates.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Development Tracking PUBLIC 20240809

Community & Economic Development Department
100 North Jefferson Street • Room 608
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3300
Fax 920.448.3426

City of Green Bay Development Tracker - August 2024

#	Project Name	Developer	Project Location	Project Description	Status Update	Housing Units		Est. Prop Value
						Total #	Under 80%	
1	Monroe/Chicago RDA Site	TBD	436 S. Monroe	Mixed-use, multi-family	RFP released 6/19 with proposals due 8/30. Recommended proposal to be considered at September 10 RDA.	TBD	TBD	TBD
						Total #	Under 80%	
2	200 N. Monroe	TBD	200 N. Monroe	Mixed-use, multi-family	RFP released 6/19 with proposals due 8/30. Recommended proposal to be considered at September 10 RDA.	TBD	TBD	TBD
						Total #	Under 80%	
3	Merge @ Shipyard	Merge LLC	239 Arndt Street	Market multi-family rental, retail	Property transferred. Construction starting November 2024.	225	0	$21,000,000
						Total #	Under 80%	
4	JBS	Revel49, Gorman & Co.	0 Lime Kiln Rd	Destination park, mixed housing, urban farm	Development partners approved in April. Site design underway. Road and utility construction this fall. TID creation underway.	TBD	TBD	TBD
						Total #	Under 80%	
5	New Land 221 Cherry	New Land Enterprises	221 Cherry	Market rate multi-family rental, retail	DA and PUD approved. Construction anticipated in October. TID creation underway.	268	0	$38,000,000
						Total #	Under 80%	
6	Former Badger Sheet Metal	General Capital Group	420 S. Broadway/419 S. Maple	Market rate multi-family rental, fire station, retail, green infrastructure corridor	Development partner approved in April. Site design underway.	140	TBD	TBD
						Total #	Under 80%	
7	222 Cherry St LLC	Peter Nugent	216-222 Cherry St	Market rate apts with retail 1st floor	Amendment to DA to be considered	61	0	$9,500,000
						Total #	Under 80%	
8	University Ave	Neighborworks Green Bay	Near 1120 University Ave	16 Unit Complex	Bidding and Design process. Planning Option expires 8/26/24.	TBD	14	TBD
						Total #	Under 80%	
9	4th Street	Neighborworks Green Bay	4th Street and Chestnut	7 unit town house development	DA approved in June. Construction planned in 2025	7	4	$1,900,000.00
						Total #	Under 80%	
10	1035 Vandertbraak	Danna Capital, Horizon	1035 Vanderbraak & Corner Vanderbraak and Clay	52 Unit affordable housing multi story & Stacked Townhomes	Developer preparing development proposal and is seeking financing. PO expires 11/14/24.	52	TBD	TBD

PRIMARY USE COLOR KEY
Multi-family
Single-family
Commercial
Industrial
Public

City of Green Bay Development Tracker - August 2024

#	Project Name	Developer	Project Location	Project Description	Status Update	Housing Units		Est. Prop Value
						Total #	Under 80%	
11	Public Market Parking Lot Redevelopment	TBD	204 N. Chestnut	Parking ramp, multi-family housing, commercial	RFP being prepared	TBD	TBD	TBD
						Total #	Under 80%	
12	Pulliam Redevelopment	Port of Green Bay / Brown County	420 S. Broadway/419 S. Maple	Port development / C. Reiss relocation	Engineering underway for Pulliam impovements. Additional funding sought.	NA	NA	TBD
						Total #	Under 80%	
13	Cleveland Hardware/Green Bay Drop Forge	Cleveland Hardware & Forging Co.	3855 Finger Rd	Industrial	Design/engineering underway. CUP approved. PO Expires February 2025.	NA	NA	TBD
						Total #	Under 80%	
14	Shipyard Phase I	City/RDA	100 W. Mason, 239 Arndt	Riverfront promenade, pier, docks, kayak launch, habitat, site utilities	Construction expected to be complete by end of summer.	NA	NA	NA
						Total #	Under 80%	
15	Shipyard Phase 2	City/RDA	100 W. Mason St	Event lawn, dog park, urban beach, splash pad, playground	RFP for engineering is being prepared by Parks Dept. Construction to start in 2025	NA	NA	NA
						Total #	Under 80%	
16	Schauer & Schumacher	Investment Creations	227 E Walnut, 101 & 109 N Adams St	Multi-family housing, commercial	Planning/design underway. PO expires 11/14/24.	TBD	0	TBD
						Total #	Under 80%	
17	Southwest Woods	GB Real Estate Investments	Hinkle south of Mason	Single-family houses and townhomes with road extension	Development Agreement approved in March. TID creation underway.	29	0	$8,000,000
						Total #	Under 80%	
18	Veterans Village	Veterans First	2890 Anthony Drive	Cottage Court development for veterans	PUD approved in June by Common Council.	21	21	TBD
						Total #	Under 80%	
19	445 S Baird St	Deals, Development, Partnership Capital	445 S Baird St	Single family, owner occupied home	Completion anticipated late 2024 or early 2025	1	0	$243,000
						Total #	Under 80%	
20	929 N Broadway	Neighborworks Green Bay	929 N Broadway	Single family, owner occupied home	DA expires 2/28/2025	1	1	$254,000.00

PRIMARY USE COLOR KEY
Multi-family
Single-family
Commercial
Industrial
Public

City of Green Bay Development Tracker - August 2024

#	Project Name	Developer	Project Location	Project Description	Status Update	Housing Units		Est. Prop Value
						Total #	Under 80%	
21	1008 Smith St.	Habitat for Humanity	1008 Smith Street	Affordable single-family	DA expires 12/31/2024	1	1	$240,000
22	1132 Harvey St.	Habitat for Humanity	1132 Harvey Street	Affordable single-family	DA expires 12/31/2024	1	1	$250,000
23	1151 Reber St.	Habitat for Humanity	1151 Reber Street	Affordable single-family	DA expires 12/31/2024	1	1	$250,000
24	Habitat Homestead	Habitat for Humanity	0 Richmond Street	Affordable single-family owner occupied detached homes and townhomes	Development Agreement approved in March. Road construction underway.	14		$2,925,000
25	1308 E. Walnut Duplex	NeighborWorks Green Bay	1308 E. Walnut	Affordable single-family duplex	DA being considered at August RDA	2	1	TBD

TOTAL UNITS	UNDER 80%	TOTAL VALUE
824	44	$82,562,000

PRIMARY USE COLOR KEY
Multi-family
Single-family
Commercial
Industrial
Public