MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

TUESDAY, SEPTEMBER 3, 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.

   Members Present: Gary J. Delveaux, Matt Schueller, Deby Dehn, Ald. Kathy Hinkfuss, Stephen Srubas, and Melanie Parma
   Liaisons Present: Jeff Mirkes and Leah Weycker
   Others Present: Mayor Eric Genrich and Ald. Brian Johnson

C. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the Tuesday, September 3, 2024, meeting of the Redevelopment Authority.

Moved by Stephen Srubas, seconded by Ald. Kathy Hinkfuss to approve the agenda.
Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Stephen Srubas, No- None, Abstain- None.

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the August 13, 2024 meeting.

Moved by Stephen Srubas, seconded by Ald. Kathy Hinkfuss to approve the minutes.
Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Stephen Srubas, No- None, Abstain- None.

E. PUBLIC HEARINGS.

1. Public Hearing regarding the proposed creation of Tax Incremental District Twenty-Nine (TID #29) and adoption of the Project Plan.

Moved by Stephen Srubas, seconded by Ald. Kathy Hinkfuss to open the floor for the public hearing.
Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Stephen Srubas, No- None, Abstain- None.

Speakers:
Todd Taves, Ehlers
Jeff Mirkes, Downtown Green Bay, Inc.

Chair Gary Delveaux asked staff and the public three (3) times if there was anyone wishing to speak. Hearing/seeing no one, the public hearing was closed.

Moved by Ald. Kathy Hinkfuss, seconded by Matt Schueller to close the floor.
Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Stephen Srubas, No- None, Abstain- None.

F. REGULAR BUSINESS.

1. Consideration with possible action to adopt a Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District Twenty-Nine (TID #29).

Moved by Ald. Kathy Hinkfuss, seconded by Deby Dehn to adopt a Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District Twenty-Nine (TID #29).
Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Stephen Srubas, No- None, Abstain- None.

2. Consideration with possible action on Development Agreement 24-05 with On Broadway, Inc for the redevelopment of 211 N. Broadway (Tax Parcel 4-71).

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

Moved by Ald. Kathy Hinkfuss, seconded by Matt Schueller to open the floor.
Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Stephen Srubas, No- None, Abstain- None.

Speaker:
Garritt Bader, 340 N. Broadway

Moved by Stephen Srubas, seconded by Ald. Kathy Hinkfuss to close the floor.
Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Stephen Srubas, No- None, Abstain- None.

Moved by Stephen Srubas, seconded by Deby Dehn to approve Development Agreement 24-05 with On Broadway, Inc for the redevelopment of 211 N. Broadway (Tax Parcel 4-71).
Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Stephen Srubas, No- None, Abstain- None.

3. Consideration with possible action to call due the Preferred Forgivable Equity Investment of $300,000.00 given by the RDA to CityDeck Commons Residences LLC as Developer pursuant to the City Deck Commons Development Agreement.

The Authority may convene in closed session pursuant to Section 19.85(1) (g), Wis. Stats., for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. The Authority will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

Moved by Stephen Srubas, seconded by Ald. Kathy Hinkfuss to open the floor.

Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Stephen Srubas, No- None, Abstain- None.

Speakers:
Attorney Patrick Coffey, 2501 East Enterprise Avenue
Terrance Wall, CityDeck Commons

Moved by Matt Schueller, seconded by Ald. Kathy Hinkfuss to close the floor.
Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Stephen Srubas, No- None, Abstain- None.

Moved by Matt Schueller, seconded by Ald. Kathy Hinkfuss to enter closed session at 2:21 p.m.
Matt Schueller read the closed session language.
Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Stephen Srubas, No- None, Abstain- None.

Moved by Deby Dehn, seconded by Matt Schueller to return to regular session at 3:03 p.m.
Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Stephen Srubas, No- None, Abstain- None.

Moved by Matt Schueller, seconded by Ald. Kathy Hinkfuss to continue negotiations with the City Attorney, Developer, and the Chair and Vice Chair of the RDA to bring resolution by the next meeting of the RDA, given that the sale of the property occurred without notification, which did not allow the City to assign the guarantees for the future payments of that property, and although the assessed value is very close to the threshold, the primary concern is about the future payments on the property without an assignment of guarantees.
Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Stephen Srubas, No- None, Abstain- None.

4. Consideration with possible action to approve a six (6) month planning option to Mike Budzis for the development of two (2) industrial buildings on the sites located at 1209 S Maple Street and 1200 S Broadway.

Moved by Ald. Kathy Hinkfuss, seconded by Stephen Srubas to approve a six (6) month planning option to Mike Budzis for the development of industrial buildings to be located at 1209 S Maple Street and 1200 S Broadway.
Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Stephen Srubas, No- None, Abstain- None.

5. Consideration with possible action on HOME Housing Development funding requests from Greater Green Bay Habitat for Humanity to build seven (7) affordable single-family homes in Green Bay.

   Moved by Ald. Kathy Hinkfuss, seconded by Matt Schueller to approve HOME Housing Development funding requests from Greater Green Bay Habitat for Humanity to build seven (7) affordable single-family homes in Green Bay.
   Motion Passed.
   Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Stephen Srubas, No- None, Abstain- None.

6. Consideration with possible action on an ARPA-Large Scale Affordable Housing Loan in the amount of $500,000.00 (five hundred thousand dollars) to The Fort, LP for The Fort at the Railyard.

   Moved by Matt Schueller, seconded by Deby Dehn to award an ARPA-Large Scale Affordable Housing Loan of $500,000.00 (five hundred thousand dollars) to The Fort, LP with final loan documents reviewed and approved by the Legal Department.
   Motion Passed.
   Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Stephen Srubas, No- None, Abstain- None.

7. Consideration with possible action on a substantial amendment to the 2023 Annual Action Plan to reallocate $85,000.00 of Economic Development Revolving Loan Program Income to Housing Acquisition and Demolition.

   Moved by Deby Dehn, seconded by Stephen Srubas to approve a substantial amendment to the 2023 Annual Action Plan to reallocate $85,000.00 of Economic Development Revolving Loan Program Income to Housing Acquisition and Demolition.
   Motion Passed.
   Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Stephen Srubas, No- None, Abstain- None.

8. Consideration with possible action on approving the purchase of steel train tracks for Bay Beach Amusement Park using Community Development Block Grant funds to the low qualified vendor not to exceed $75,000.00.

   Moved by Stephen Srubas, seconded by Matt Schueller to approve the purchase of steel train tracks for Bay Beach Amusement Park using Community Development Block Grant funds to the low qualified vendor, Harmer Steel, for $66,596.80.
   Motion Passed.
   Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Stephen Srubas, No- None, Abstain- None.

G. INFORMATIONAL.

1. Report on Tax Increment Financing Status and Debt Update.

   Finance Director Diana Ellenbecker presented the report on Tax Increment Financing Status and Debt Update.

2. Financial report and check register.

3. Director's report and project updates.

   Development Director Cheryl Renier-Wigg presented the Director's report and project updates.

4. Date of next meeting: October 8, 2024

H. ADJOURNMENT.

Moved by Matt Schueller, seconded by Ald. Kathy Hinkfuss to adjourn.
Motion Passed.
Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Melanie Parma, Deby Dehn, Stephen Srubas,
No- None, Abstain- None.

Tax Incremental District No. 29 Public Market

City of Green Bay

Proposed District Boundary

- Rehabilitation/Conservation District
- Single parcel District at 211 North Broadway (Old Fort Square)
- Parcel is in need of rehabilitation or conservation – to be redeveloped as the Green Bay Public Market
- 27-year maximum life

District Purpose

- To assist On Broadway, Inc. with redevelopment of the Old Fort Square office building as the Green Bay Public Market
  - ✓ “Pay as you go” development incentive
  - ✓ Tax increment will also act as a backstop for repayment of proposed City loan

Proposed Project Costs

Project ID	Project Name/Type	Totals	Est. Timing
1	Development Incentives - Upfront[1]	**1,000,000**	2024
2	Development Incentives - Pay as You Go	**2,302,674**	2026 -2052
3	Interest on Long Term Debt[1]	**746,891**	2026 - 2044
4	Ongoing Planning & Administrative Costs	**226,094**	2024 - 2052
Total Projects		**4,275,659**	

Notes:

[1]The Developer will be required to pay the City's debt service payment for the upfront portion of the development incentive to include associated interest expense.

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Projected Incremental Valuation

- City assessor has estimated renovations will increase the value of the improvements by $4.5 million
- Projected to generate $2.52 million in incremental taxes over TID life

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate	Tax Increment
1	2024	1,132,350	2025	0	1,132,350	2026	$18.70	**21,179**
2	2025	3,397,050	2026	11,324	4,540,724	2027	$18.70	**84,929**
3	2026	0	2027	45,407	4,586,131	2028	$18.70	**85,779**
4	2027	0	2028	45,861	4,631,992	2029	$18.70	**86,636**
5	2028	0	2029	46,320	4,678,312	2030	$18.70	**87,503**
6	2029	0	2030	46,783	4,725,095	2031	$18.70	**88,378**
7	2030	0	2031	47,251	4,772,346	2032	$18.70	**89,261**
8	2031	0	2032	47,723	4,820,069	2033	$18.70	**90,154**
9	2032	0	2033	48,201	4,868,270	2034	$18.70	**91,056**
10	2033	0	2034	48,683	4,916,953	2035	$18.70	**91,966**
11	2034	0	2035	49,170	4,966,122	2036	$18.70	**92,886**
12	2035	0	2036	49,661	5,015,784	2037	$18.70	**93,815**
13	2036	0	2037	50,158	5,065,941	2038	$18.70	**94,753**
14	2037	0	2038	50,659	5,116,601	2039	$18.70	**95,700**
15	2038	0	2039	51,166	5,167,767	2040	$18.70	**96,657**
16	2039	0	2040	51,678	5,219,445	2041	$18.70	**97,624**
17	2040	0	2041	52,194	5,271,639	2042	$18.70	**98,600**
18	2041	0	2042	52,716	5,324,355	2043	$18.70	**99,586**
19	2042	0	2043	53,244	5,377,599	2044	$18.70	**100,582**
20	2043	0	2044	53,776	5,431,375	2045	$18.70	**101,588**
21	2044	0	2045	54,314	5,485,689	2046	$18.70	**102,604**
22	2045	0	2046	54,857	5,540,546	2047	$18.70	**103,630**
23	2046	0	2047	55,405	5,595,951	2048	$18.70	**104,666**
24	2047	0	2048	55,960	5,651,911	2049	$18.70	**105,713**
25	2048	0	2049	56,519	5,708,430	2050	$18.70	**106,770**
26	2049	0	2050	57,084	5,765,514	2051	$18.70	**107,838**
27	2050	0	2051	57,655	5,823,169	2052	$18.70	**108,916**
	Totals	**4,529,400**		**1,293,769**			**Future Value of Increment**	**2,528,769**

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Projected District Cash Flow

	Projected Revenues				Projected Expenditures								Balances			
					State Trust Fund Loan $1,000,000 Dated Date: 10/01/24				Development Incentives							
Year	Tax Increments	Developer Loan Repayment[1]	Proceeds of LT Debt	Total Revenues	Prin (3/15)	Est. Rate[2]	Interest	Total	PAYGO	Upfront	Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative	Liabilities Outstanding	Year
2024				**0**				0			5,000	**5,000**	(5,000)	(5,000)	1,000,000	2024
2025			1,000,000	**1,000,000**				0		1,000,000	5,150	**1,005,150**	(5,150)	(10,150)	3,302,674	2025
2026	21,179	91,942		**113,121**	4,818	6.000%	87,123	91,942	5,725		5,305	**102,971**	10,150	0	3,292,131	2026
2027	84,929	91,942		**176,871**	32,231	6.000%	59,711	91,942	79,466		5,464	**176,871**	0	0	3,180,435	2027
2028	85,779	91,942		**177,720**	34,006	6.000%	57,935	91,942	80,151		5,628	**177,720**	0	0	3,066,278	2028
2029	86,636	91,942		**178,578**	36,205	6.000%	55,737	91,942	80,840		5,796	**178,578**	0	0	2,949,233	2029
2030	87,503	91,942		**179,444**	38,377	6.000%	53,564	91,942	81,532		5,970	**179,444**	0	0	2,829,323	2030
2031	88,378	91,942		**180,319**	40,680	6.000%	51,262	91,942	82,228		6,149	**180,319**	0	0	2,706,415	2031
2032	89,261	91,942		**181,203**	42,987	6.000%	48,955	91,942	82,928		6,334	**181,203**	0	0	2,580,500	2032
2033	90,154	91,942		**182,096**	45,700	6.000%	46,242	91,942	83,630		6,524	**182,096**	0	0	2,451,170	2033
2034	91,056	91,942		**182,997**	48,442	6.000%	43,500	91,942	84,336		6,720	**182,997**	0	0	2,318,392	2034
2035	91,966	91,942		**183,908**	51,348	6.000%	40,593	91,942	85,045		6,921	**183,908**	0	0	2,181,999	2035
2036	92,886	91,942		**184,827**	54,327	6.000%	37,615	91,942	85,757		7,129	**184,827**	0	0	2,041,915	2036
2037	93,815	91,942		**185,756**	57,689	6.000%	34,253	91,942	86,472		7,343	**185,756**	0	0	1,897,754	2037
2038	94,753	91,942		**186,694**	61,150	6.000%	30,791	91,942	87,190		7,563	**186,694**	0	0	1,749,414	2038
2039	95,700	91,942		**187,642**	64,819	6.000%	27,122	91,942	87,911		7,790	**187,642**	0	0	1,596,685	2039
2040	96,657	91,942		**188,599**	68,645	6.000%	23,297	91,942	88,634		8,024	**188,599**	0	0	1,439,406	2040
2041	97,624	91,942		**189,566**	72,827	6.000%	19,115	91,942	89,360		8,264	**189,566**	0	0	1,277,219	2041
2042	98,600	91,942		**190,542**	77,197	6.000%	14,745	91,942	90,088		8,512	**190,542**	0	0	1,109,935	2042
2043	99,586	91,942		**191,528**	81,828	6.000%	10,113	91,942	90,819		8,768	**191,528**	0	0	937,287	2043
2044	100,582	91,942		**192,524**	86,724	6.000%	5,218	91,942	91,552		9,031	**192,524**	0	0	759,012	2044
2045	101,588			**101,588**				0	92,286		9,301	**101,588**	(0)	(0)	666,726	2045
2046	102,604			**102,604**				0	93,023		9,581	**102,604**	0	(0)	573,702	2046
2047	103,630			**103,630**				0	93,762		9,868	**103,630**	0	(0)	479,940	2047
2048	104,666			**104,666**				0	94,502		10,164	**104,666**	0	(0)	385,438	2048
2049	105,713			**105,713**				0	95,244		10,469	**105,713**	0	(0)	290,194	2049
2050	106,770			**106,770**				0	95,987		10,783	**106,770**	(0)	(0)	194,207	2050
2051	107,838			**107,838**				0	96,731		11,106	**107,838**	0	(0)	97,476	2051
2052	108,916			**108,916**				0	97,476		11,440	**108,916**	**0**	**(0)**	**(0)**	2052
Totals	**2,528,769**	**1,746,891**	**1,000,000**	**5,275,659**	**1,000,000**		**746,891**	**1,746,891**	**2,302,674**	**1,000,000**	**226,094**	**5,275,659**				**Totals**

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TID No. 29 Approval Schedule

Organizational Joint Review Board	September 3, 2024
Redevelopment Authority Public Hearing	September 3, 2024
Redevelopment Authority Consideration	September 3, 2024
Common Council Consideration	September 17, 2024
Joint Review Board Consideration	TBD

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Important Disclosures

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THE PUBLIC MARKET CAMPAIGN

Creating Green Bay's public market with public purpose.

ON BROADWAY
A Great American Main Street

PROJECT UPDATES


211
BOLDT


BOLDT
BOLDT
BOLDT
HOME


GRAEF
SAND WICH CLUB


SKYJACK


Coffee
RHG A+D
architecture plus design
GRAEF


ettelman

FIRST FLOOR

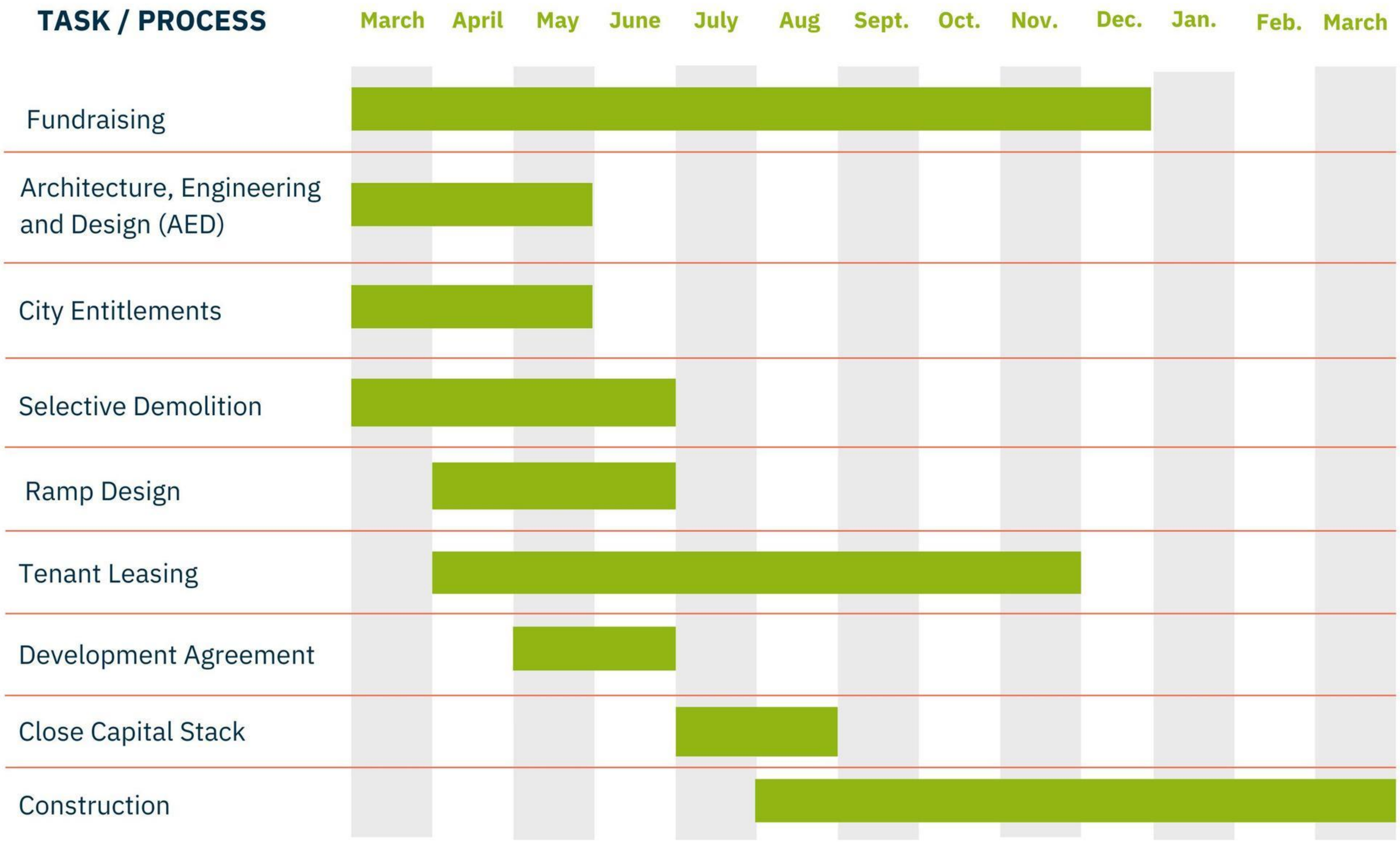
OVERHEAD DOOR
RECEIVING / STORAGE/ SERVICE 1316 SF
VEST 82 SF
TRASH / RECYCLING AREA
TYPE A VENDOR 543 SF
TYPE A
TYPE A VENDOR 2501 SF
TYPE A
TYPE A VENDOR 537 SF
VEST 91 SF
TOILETS 225 SF
RECEIVING/STORAGE SERVICE 890 SF
OVERHEAD DOOR
SEATING 592 SF
TYPE A VENDOR 390 SF
TYPE A VENDOR 394 SF
TOILETS 223 SF
TYPE A ANCHOR
TYPE B
VENDOR 6664 SF
TYPE B
TYPE B
TYPE B
TYPE B
TYPE B
TYPE B
TYPE B
TYPE B
TYPE B
TYPE B
TYPE B
SEATING 402 SF
TYPE A ANCHOR
ELEV 48 SF
TRASH / RECYCLING AREA
TYPE C FOLDING WINDOW
TYPE C FOLDING WINDOW
TYPE C FOLDING WINDOW
TYPE C VENDOR 374 SF FOLDING WINDOW
TYPE C VENDOR 200 SF FOLDING WINDOW
VEST 150 SF
VEST 203 SF
TYPE C VENDOR
OVERHEAD DOOR
OVERHEAD DOOR
OVERHEAD DOOR
MECH 40 SF

SECOND FLOOR


GRAEF
Green Bay
PUBLIC MARKET
PUBLIC

Green Bay Public Market

2024/2025 PROJECT TIMELINE



PROJECT GOAL:
$12.5 MILLION

$1.5M | Government

$3M | New Market Tax Credits

$8M | Private Support

PROVIDES A DYNAMIC ENVIRONMENT FOR CULINARY BUSINESSES TO GROW

MAGNET FOR TALENT RECRUITMENT AND RETENTION

CREATES AN ATTRACTIVE PUBLIC SPACE AND CITY BLOCK

ENHANCES EXPERIENCES FOR EMPLOYEES AND VISITORS

CATALYST FOR ECONOMIC DEVELOPMENT

PROMOTES HEALTHY COMMUNITY LIVING

IMPORTANT DATES

- Groundbreaking ceremony - September/October
- New Market Tax Credit closing at end of December
- NFL Draft in April 2025


GREEN BAY
ESS-GAZETTE
GREENBAYPRESSGAZETTE.COM
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ABOVE: A rendering of the Green Bay Public Market exterior. Work has begun for the project that will feature 20 food vendors, an event space, a demo kitchen and customer seating. PROVIDED BY ON BROADWAY INC.

RIGHT: Boldt Company crews work Tuesday on Old Fort Square, 211 N. Broadway. The office building will become the new home of the Green Bay Public Market. JEFF BOLLIER/USA TODAY NETWORK-WISCONSIN

‘It is happening’

Construction starts on Green Bay Public Market, a food-focused venture

Jeff Bollier Green Bay Press-Gazette | USA TODAY NETWORK – WISCONSIN

Work has started on renovations to transform the Old Fort Square office building into the Green Bay Public Market. • Construction fences by Tuesday surrounded the parking lot behind Old Fort Square, 211 N. Broadway, and The Boldt Company crews and equipment were already on site and at work inside the building, said representatives of On Broadway Inc., the market's nonprofit developer and operator. • The start of construction also coincided with a major donation to the Public Market project, announced Wednesday morning during an update at Old Fort Square. Partners in the project said once it opens, the Green Bay Public Market is expected to draw 1 million visits each year and generate $65 million of economic impact, primarily through increased visitor spending and helping extend stays. • “It's an exciting day not just for Broadway, not just for Green Bay,” said Garritt Bader, an On Broadway board member. “This is real. It is happening. We are on our way.” See MARKET, Page 2A

THANK YOU!

Purchasing Department
100 North Jefferson Street • Room 410
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3047
Fax 920.448.3050

9/3/2024

RE: Notice of Intent to Award
RFQ # 2024-30 Bay Beach Replacement Rails Train

Dear Sir/Madam:

The evaluation of proposals received for this RFQ has been completed and the following is recommended for award:

The City of Green Bay Department of Public Works is recommending awarding the Bay Beach Replacement Rails Train to Harmer Steel. In the amount of $66,596.80.

The recommended award will be brought for approval before the next Redevelopment Authority meeting scheduled for September 3, 2024 at 1:30pm.

The meeting is open to the public and attendance is not required. As the room and time may change, please confirm the date, time, and location if you plan to attend.

Please see the summary of bids received for this project.

Thank you for your continued interest in doing business with the city of Green Bay. If you have any questions, or require additional information, please feel free to contact me at 920-448-3049.

Sincerely,

Thomas J. Walenski

Thomas J. Walenski
Procurement Manager
City of Green Bay

Attachment

CC: Emma Browne

CITY OF GREEN BAY BID SUMMARY
RFQ# 2024-30 Bay Beach Replacement Rails Train
ISSUED: 8/26/24 DUE: 8/30/24
CC: 57000, 55900, 94000

		VENDOR #1			VENDOR #2		
		Harmer Steel			J&J Rails Sales		
DESCRIPTION	QTY	QTY	EA Price	Total	QTY	EA Price	Total
20-Lb ASCE New Rail- 174 30' c/w drilled ends	2814 TF	188 pcs	$ 274.00	$ 51,512.00	188 pcs	$ 390.00	$ 73,320.00
New 20# ASCE Rail 24', End Holes Both Ends, NO Hook Bolt Holes					1pc	$ 390.00	$ 390.00
20/25-Lb SACE New Splice Bars	172 Pair	186 Pair	25/Pair	$ 4,650.00	172 prs	70/ Pair	$ 12,040.00
1/2" x 2-1/2" Track Bolts w/Square Nuts	688 EA	744 EA	$ 1.70	$ 1,264.80	688 EA	$ 2.00	$ 1,376.00
3/8" x 3" Track Spikes	1/ Keg 100	1/ Keg 100			1 EA	630/Keg	$ 630.00
3/8" X 3-1/2" Track Spikes	1/ Keg 100	1/ Keg 100			1 EA	588/Keg	$ 588.00
1/2" X 4-1/2" Track Spikes	1/ Keg 100	12/ Keg 100	660/Keg	$ 7,920.00	1 EA	698/Keg	$ 698.00
Freight				$ 1,250.00			
Total Amount:			$66,596.80			$89,042.00	

Recommedation: Is to award the lowest reponsive, responsible vendor Harmer Steel in the amount of $66,596.80

CITY OF GREEN BAY BORROWING RECAP

Sep-24

History of TIF borrowing

2024 Projected	$2.0M	Southwest Woods infrastructure
2024 Projected	$5.5M	JBS Infrastructure, subdivision, & park
2024 Projected	$1.0M	Public Market loan
2023	$3.0M	The Rail Yard (10 year)
2021	$2.0M	Shipyard Phase I (20 year)
2020	$2.0M	Shipyard Phase I (20 year)
2020	$3.0M	The Rail Yard (10 year)
2019	$1.5M	Shipyard Phase I (20 year)
2018	$2.1M	$2M Shipyard & 60K Downtown park

Recent switch to mostly PayGo has reduced the TIF borrowing

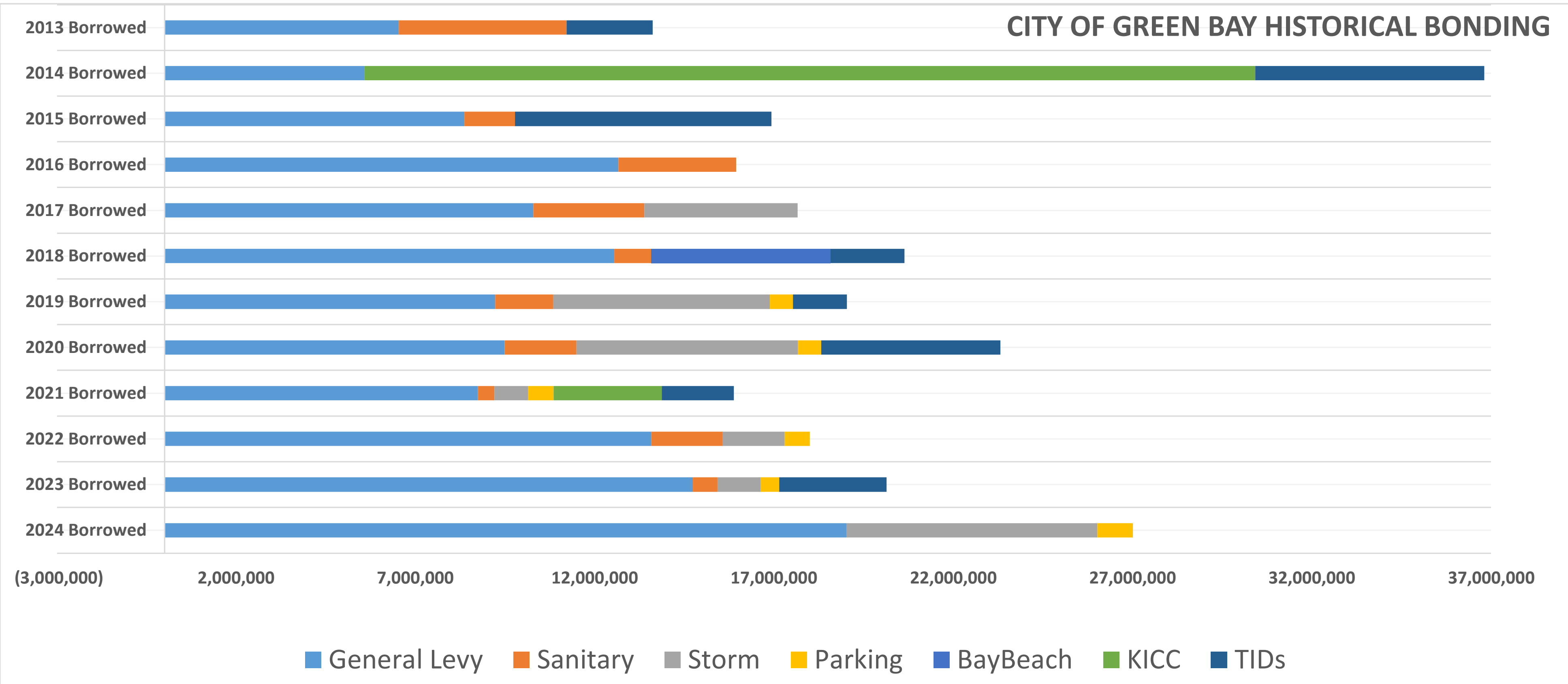
State debt limitations - 5% of equalized value

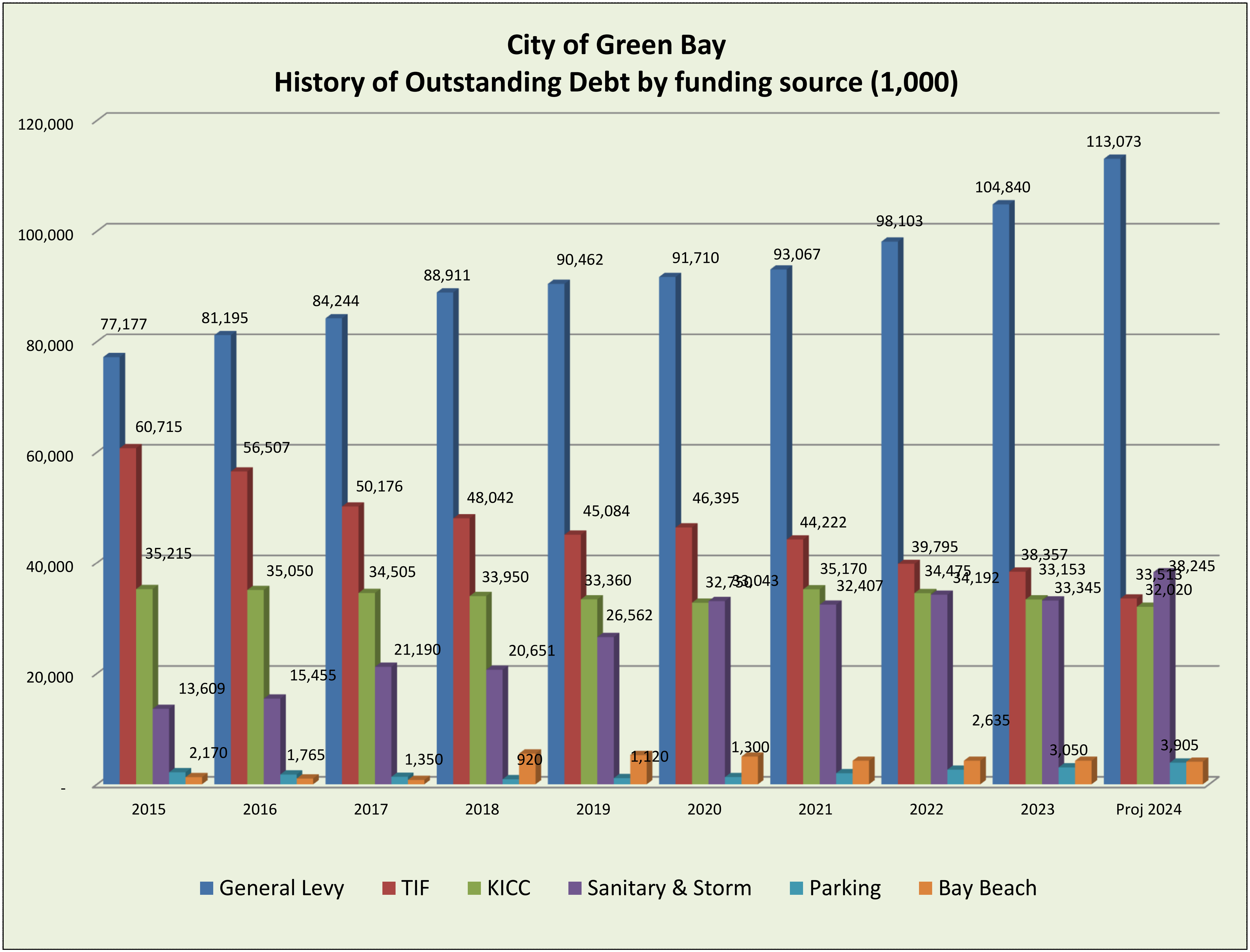
2020	Percentage of debt limit = 46.3%
2021	Percentage of debt limit = 41.7%
2022	Percentage of debt limit = 37.6%
2023	Percentage of debt limit = 35.8%

Recent projects recap	TIF #	
Nature's Way	12	PayGo payable in 2022
304 N Adams / Northland	13	PayGo payable in 2020
RTH (Toonen)	18	PayGo payable in 2027
East Town Mall	19	Project grant of $450K/payable in 2022
Shipyard	22	$7.5M borrowed - construction started in 2022
Merge development	22	Property transfer 2022, Paygo in 2026
Legacy Hotel	23	PayGo payable in 2024
Cherry Street development	24	PayGo payable in 2026
Carnivoire Meat Co	25	Property sale 2022 and Paygo in 2025
Bay City Lofts University	18	PayGo payable in 2026
Habitat Homestead Develop	10	One time grant $650K infrastructure-2024
Nova (New Land) 221 Cherry	13	$8.5M 2024 up-front grant-20204
Wis Housing Preservation	13	PILOT 335 N Washington/Flat on Fox-2024
Green Bay Plaza Outlet	16	One-time reimbursements for water main-2024

Annual Borrowing Summary

	2024 Borrowed	2023 Borrowed	2022 Borrowed	2021 Borrowed	2020 Borrowed	2019 Borrowed	2018 Borrowed	2017 Borrowed	2016 Borrowed	2015 Borrowed	2014 Borrowed	2013 Borrowed
General Lev	**19,025,000**	**14,740,000**	**13,581,100**	**8,745,000**	**9,490,000**	**9,230,000**	**12,550,000**	**10,295,000**	**12,665,000**	**8,365,000**	**5,585,000**	**6,540,000**
Sanitary	-	690,000	1,980,000	462,000	2,000,000	1,620,000	1,030,000	3,095,000	3,280,000	1,410,000	-	4,680,000
Storm	6,995,000	1,195,000	1,740,000	933,000	6,180,000	6,035,000	-	4,270,000	-	-	-	-
Parking	995,000	520,000	700,000	715,000	650,000	650,000	-	-	-	-	-	-
BayBeach	-	-	-	-	-	-	5,000,000	-	-	-	-	-
KICC				3,020,000							24,840,000	
TIDs	-	3,000,000	-	2,010,000	5,000,000	1,500,000	2,060,000	-	-	7,160,000	6,390,000	2,400,000
TOTAL	27,015,000	20,145,000	18,001,100	15,885,000	23,320,000	19,035,000	20,640,000	17,660,000	15,945,000	16,935,000	36,815,000	13,620,000




City of Green Bay
History of Outstanding Debt by funding source (1,000)
120,000
100,000
80,000
60,000
40,000
20,000
-
77,177
60,715
35,215
13,609
2,170
81,195
56,507
35,050
15,455
1,765
84,244
50,176
34,505
21,190
1,350
88,911
48,042
33,950
20,651
920
90,462
45,084
33,360
26,562
1,120
91,710
46,395
32,750
33,043
1,300
93,067
44,222
35,170
32,407
98,103
39,795
34,475
34,192
2,635
104,840
38,357
33,153
33,345
3,050
113,073
33,513
32,020
38,245
3,905
2015
2016
2017
2018
2019
2020
2021
2022
2023
Proj 2024
General Levy
TIF
KICC
Sanitary & Storm
Parking
Bay Beach