



AGENDA OF THE TAX INCREMENTAL DISTRICTS JOINT REVIEW BOARD

TUESDAY, OCTOBER 1, 2024, 10:30 AM

City Hall, Room 604 - The Harry Maier Room. Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/83043627118?pwd=9M4kK6OvrDF6wFAEL3n3QDoJJpQLnW.I>

Or call in by phone: +1 312 626 6799

Meeting ID: 830 4362 7118

Passcode: 528512

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

B. Roll Call.

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

C. Approval of the Agenda.

- I. Approval of the agenda for the October 1, 2024 meeting of the Tax Incremental Districts Joint Review Board.

D. Approval of Minutes.

- I. Approval of the minutes from the September 3, 2024 meeting.

E. Regular Business.

- I. Consideration with possible action to review the public record, planning documents and resolutions passed by the Redevelopment Authority and Common Council and adopt a

Resolution Approving the Creation of Tax Incremental District Twenty-Nine (TID #29).

F. Informational.

G. Adjournment.

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



MINUTES OF THE TAX INCREMENTAL DISTRICTS JOINT REVIEW BOARD

TUESDAY, SEPTEMBER 3, 2024, 10:30 AM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. ZOOM MEETING INFORMATION.

- I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/83043627118?pwd=9M4kK6OvrDF6wFAEL3n3QDoJJpQLnW.1>

Or call in by phone: +1 312 626 6799

Meeting ID: 830 4362 7118

Passcode: 528512

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

B. ROLL CALL.

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

Present: Diana Ellenbecker, Cole Runge, Cale Pulczynski, Adam Pfof

Excused: Brent Weycker

C. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the September 3, 2024, meeting of the Tax Incremental Districts Joint Review Board.

Moved by Cole Runge, seconded by Cale Pulczynski to approve the agenda. Motion Passed.
Yes- Diana Ellenbecker, Cole Runge, Cale Pulczynski, Adam Pfost, No- None, Abstain- None.

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the August 12, 2024, meeting.

Moved by Cale Pulczynski, seconded by Cole Runge to approve the minutes. Motion Passed.
Yes- Diana Ellenbecker, Cole Runge, Cale Pulczynski, Adam Pfost, No- None, Abstain- None.

E. REGULAR BUSINESS.

1. Consideration with possible action to review the public record, planning documents and resolutions passed by the Redevelopment Authority and Common Council and adopt a Resolution Approving the Creation of Tax Incremental District Twenty-Six (TID #26).

Moved by Cale Pulczynski, seconded by Finance Director Diana Ellenbecker to approve the resolution for the creation of Tax Incremental District Twenty-Six (TID #26). Motion Passed.

Yes- Diana Ellenbecker, Cole Runge, Cale Pulczynski, Adam Pfost, No- None, Abstain- None.

2. Consideration with possible action to review the public record, planning documents and resolutions passed by the Redevelopment Authority and Common Council and adopt a Resolution Approving the Creation of Tax Incremental District Twenty-Seven (TID #27).

Moved by Cole Runge, seconded by Finance Director Diana Ellenbecker to approve the resolution for the creation of Tax Incremental District Twenty-Seven (TID #27). Motion Passed.

Yes- Diana Ellenbecker, Cole Runge, Cale Pulczynski, Adam Pfost, No- None, Abstain- None.

3. Consideration with possible action to review the public record, planning documents and resolutions passed by the Redevelopment Authority and Common Council and adopt a Resolution Approving the Creation of Tax Incremental District Twenty-Eight (TID #28).

Moved by Adam Pfost, seconded by Finance Director Diana Ellenbecker to approve the resolution for the creation of Tax Incremental District Twenty-Eight (TID#28). Motion Passed.

Yes- Diana Ellenbecker, Cole Runge, Cale Pulczynski, Adam Pfost, No- None, Abstain- None.

4. Review and discuss draft Project Plan for Tax Incremental District Twenty-Nine (TID #29).

Moved by Cole Runge, seconded by Finance Director Diana Ellenbecker to receive and place on file the draft Project Plan for Tax Incremental District Twenty-Nine (TID #29). Motion Passed.

Yes- Diana Ellenbecker, Cole Runge, Cale Pulczynski, Adam Pfost, No- None, Abstain- None.

F. INFORMATIONAL.

- I. Set next meeting date to consider approval of Tax Incremental District Twenty-Nine (TID #29).

The next meeting of the Tax Incremental District Joint Review Board will be held October 1, 2024 at 10:30 a.m.

G. ADJOURNMENT.

Moved by Cale Pulczynski, seconded by Cole Runge to adjourn. Motion Passed.

Yes- Diana Ellenbecker, Cole Runge, Cale Pulczynski, Adam Pfost, No- None, Abstain- None.



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

MEETING DATE

October 1, 2024

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # E.1

Consideration with possible action to review the public record, planning documents and resolutions passed by the Redevelopment Authority and Common Council and adopt a Resolution Approving the Creation of Tax Incremental District Twenty-Nine (TID #29).

BACKGROUND

In accordance with the Comprehensive Plan, the City of Green Bay (“City”) and Redevelopment Authority of the City of Green Bay (“RDA”) seek to create a more safe, productive, accessible, and innovative community in order to generate economic activity and tax base. The City and RDA have concluded that the property at 211 North Broadway is not attaining its highest and best land use based on the Comprehensive Plan. But for the creation of a Tax Increment District (“TID”), the future land use 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 29 are presented for consideration by the Tax Incremental Districts Joint Review Board.

RECOMMENDATION

Recommend adoption of a Resolution Approving the Creation of Tax Incremental District Twenty-Nine (TID #29).

FISCAL IMPACT

The parcel proposed to be located in TID 29 currently has a cumulative base property value of \$2,470,600.00. The City estimates that upon closure in 2050, TID 29 will have a new property value of \$7,000,000.00, for an incremental property value of \$4,529,400.00.

ATTACHMENTS

1. TID 29.Project Plan.Final
2. RDA Resolution TID 29 - 09.03.24
3. CC Resolution TID 29 - 09.17.24
4. JRB Resolution

October 1, 2024

PROJECT PLAN

City of Green Bay, Wisconsin

Tax Incremental District No. 29

Green Bay Public Market



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:	September 3, 2024
Public Hearing Held:	September 3, 2024
Approval by Redevelopment Authority:	September 3, 2024
Adoption by Common Council:	September 17, 2024
Approval by the Joint Review Board:	October 1, 2024

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SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 29 (“District”) is a proposed In Need of Rehabilitation or Conservation District that will consist of a single 0.65-acre tax parcel located at 211 North Broadway, the Old Fort Square office building, which is being redeveloped as the Green Bay Public Market by On Broadway, Inc, the market’s nonprofit developer and operator (“Developer”). The District will be created to pay the costs of development incentives needed to support redevelopment of the site (“Project”). In addition to the incremental property value that will be created, the City expects the Project will result in one million visits each year and generate \$65 million of economic impact, primarily through increased visitor spending and extend stays.

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 \$4.27 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$3.3 million in development incentives, of which \$1 million would be provided to the Developer up front, with the balance paid annually from the tax increment generated by the Project on a pay as you go basis. Incentives noted in this Plan, to include final amounts, terms and conditions, are preliminary, subject to approval by the City of a development agreement. Other costs include an estimated \$747,000 in interest expense on the up-front portion of the incentive which the City would need to finance, and \$226,000 in costs related to creation and administration of the District over its life. The Developer will be required to pay the City’s debt service payments for the up-front portion of the development incentive, to include associated interest expense. Total Project Costs, net of these payments, are expected to be \$2.53 million.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$4.8 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 of 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 need to remain open for its entire 27-year life to recover all 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 Project’s sources and uses which include a gap even after provision of the development incentives included in this Plan. Those incentives, along with other public entity contributions, private market support and New Market Tax Credits will fund approximately 75% of the total redevelopment project cost. Based on current available funding, and the nature of the Project, which is being undertaken by a non-profit entity, the City has determined that the Project cannot continue without the provision of development incentives.
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 the Project is expected to result in one million visits each year and generate \$65 million of economic impact, primarily through increased visitor spending and extend stays.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is in need of rehabilitation or conservation work as defined by Wis. Stat. § 66.1337(2m)(a).

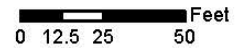
5. Based on the foregoing finding, the District is designated as a district in need of rehabilitation or conservation.
6. The Project Costs relate directly to the rehabilitation or conservation of property and improvements in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that 100% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

SECTION 2: Preliminary Maps of Proposed District Boundary

Maps Start on Following Page.

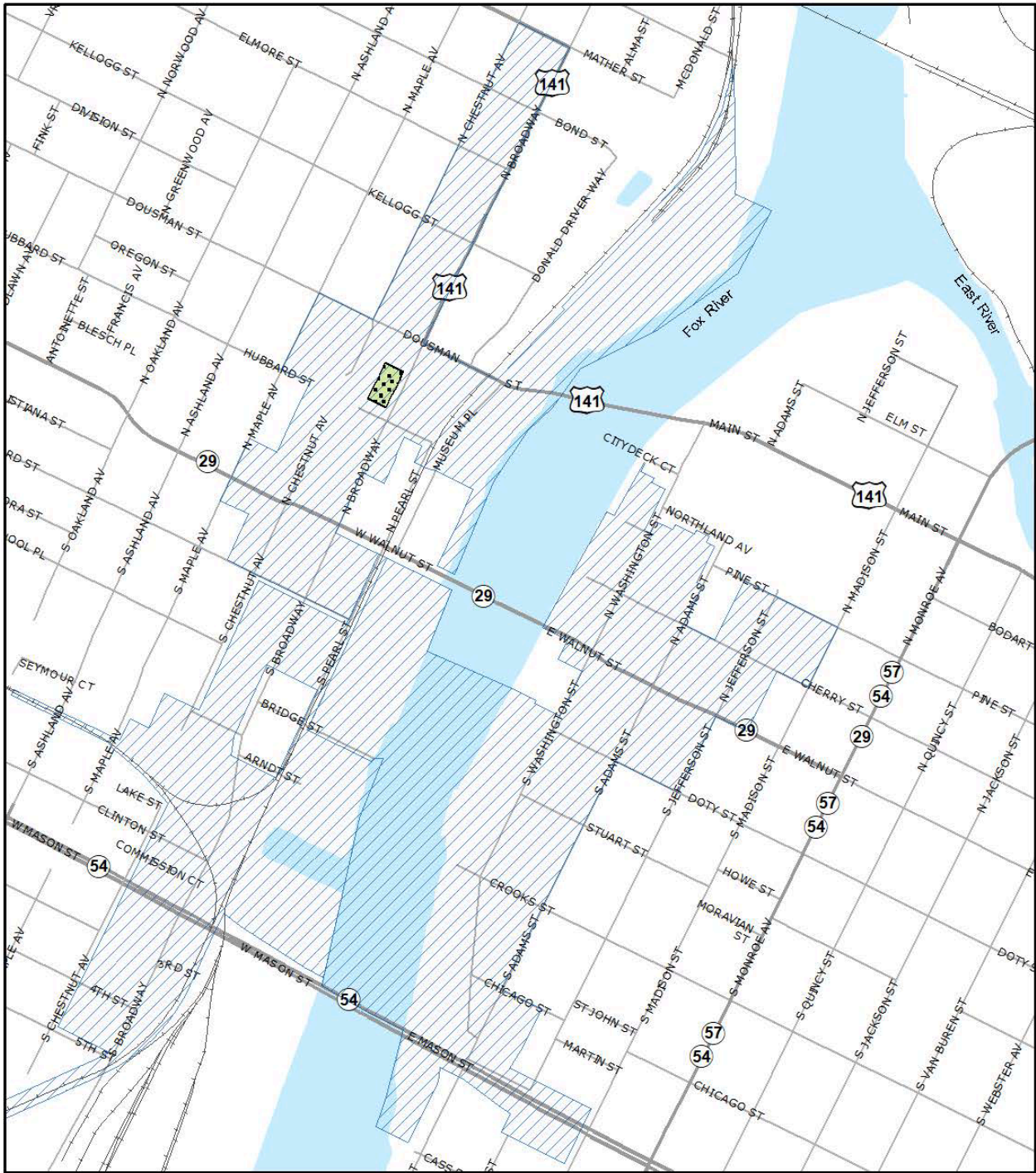


TID 29



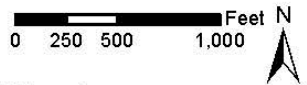
This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development, E.R. 29 Jul 2024 X:\Planning\Work Order Requests\2024\24.10 TID\TID 29\TID29 Boundary.mxd

-  TID Boundary
-  TID Parcel



TID 29

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- TID 29 Parcel
- TID 5
- TID Overlap

SECTION 3:

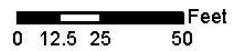
Maps Showing Existing Uses and Conditions




Maps Begin on Following Page.



TID 29

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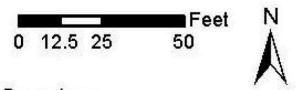





-  Rehabilitation Needed
-  TID Boundary
-  Existing Commercial



TID 29

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-  TID Boundary
-  TID Parcel
-  Parcel for Rehabilitation

SECTION 4: Preliminary Parcel List and Analysis

The District will consist of a single tax parcel:

Parcel No.	4-71
Address	211 North Broadway
Owner	On Broadway, Inc.
Acres	0.65
Acres In Need of Rehabilitation or Conservation	0.65 (100%)
Existing TID	TID No. 5

“Rehabilitation or conservation work” will be undertaken on the site, to include rehabilitation and renovation of the building located on the parcel. Originally constructed in 1981 as commercial office space, this renovation for use as a public market reflects “carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements.” The entirety of the District is therefore in need of rehabilitation or conservation.

The District’s estimated base value is identified on the table below.

Assessed Value (January 1, 2023)	Land	\$ 258,800
	Improvements	\$ 1,936,800
	Total	\$ 2,195,600
Assessment Ratio (January 1, 2023)		88.87%
Estimated Equalized Base Value		\$ 2,470,600

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. Since the parcel that will be the District is in Tax Incremental District No. 5, for purposes of this test the base value is zero since that value is reflected within the total of existing incremental value.

The equalized value of the increment of existing tax incremental districts within the City totals \$771,458,500. This value is less than the maximum of \$1,300,081,188 in equalized value that is permitted for the City.

City of Green Bay, Wisconsin		
Tax Increment District No. 29		
Valuation Test Compliance Calculation		
<u>Calculation of City Equalized Value Limit</u>		
City TID IN Equalized Value (Jan. 1, 2024)	\$	10,834,009,900
TID Valuation Limit @ 12% of Above Value	\$	1,300,081,188
<u>Calculation of Value Subject to Limit</u>		
Estimated Base Value of Territory to be Included in District	\$	2,470,600
Incremental Value of Existing Districts (Jan. 1, 2024)	\$	771,458,500
Less: Value of Underlying TID Parcels	\$	<u>(2,470,600)</u>
Total Value Subject to 12% Valuation Limit	\$	771,458,500
Total Percentage of TID IN Equalized Value		7.12%
Residual Value Capacity of TID IN Equalized Value	\$	528,622,688

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.

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.

Miscellaneous

Professional Service and Organizational Costs

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

Administrative Costs

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

Financing Costs


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

SECTION 7:

Map Showing Proposed Improvements and Uses

Map Found on Following Page.









TID 29

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. 30 Jul 2024 X:\Planning\Work Order Requests\2024\24.10 TID\TID 29\TID29 Proposed.mxd

0 12.5 25 50 Feet



-  Proposed Public Market
-  TID Boundary
-  TID 29 Parcel

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

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

City of Green Bay, Wisconsin Tax Increment District No. 29 Detailed List of Estimated Project Costs			
<u>Project ID</u>	<u>Project Name/Type</u>	<u>Totals</u>	<u>Est. Timing</u>
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		<u>4,275,659</u>	
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.			

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 \$4.5 million in incremental value by January 1, 2026. 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 assumed annual economic appreciation of 1%, the Project would generate \$2.52 million in incremental tax revenue over the 27-year term of the District as shown in **Table 2**.

City of Green Bay, Wisconsin

Tax Increment District No. 29

Development Assumptions

Construction Year	Actual	Public Market ¹	Annual Total	Construction Year
1 2024		1,132,350	1,132,350	2024 1
2 2025		3,397,050	3,397,050	2025 2
3 2026			0	2026 3
4 2027			0	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	0	4,529,400	4,529,400	

Notes:

¹Incremental value estimate per City Assessor letter dated January 24, 2024.

Table 1 - Development Assumptions

City of Green Bay, Wisconsin

Tax Increment District No. 29

Tax Increment Projection Worksheet

Type of District	Rehabilitation	Base Value	2,470,600
District Creation Date	September 17, 2024	Economic Change Factor	1.00%
Valuation Date	Jan 1, 2024	Apply to Base Value	
Max Life (Years)	27	Base Tax Rate	\$18.70
Expenditure Period/Termination	22 9/17/2046	Rate Adjustment Factor	0.00%
Revenue Periods/Final Year	27 2052		
Extension Eligibility/Years	Yes 3		
Eligible Recipient District	Yes		

Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate ¹	Tax Increment
1 2024	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

Notes:

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

Table 2 - Tax Increment Projection Worksheet

Financing and Implementation

The District's principal cost is payment of development incentives to assist the Project. The Developer has requested \$1 million in up front incentives, which if approved by the City, would be expected to be financed with proceeds from a State Trust Fund Loan. The anticipated development agreement will require the Developer to make payments to the City on an annual basis equal to the principal and interest due on the City's loan.

The Developer has also requested additional "pay as you go" incentive payments on an annual basis from the tax increment generated by the Project. If approved by the City, payments will be equal to the total tax increment collected less any City direct costs related to the creation and ongoing administration of the District. The City will also use tax increment to make its loan payments if the Developer fails to make timely payment to the City of amounts due. Incentive payments will be subject to annual appropriation and are limited strictly to the tax increment generated by the Project, subject to the terms and conditions of the development agreement that will be entered into.

Based on the Project Cost expenditures as included within the cash flow exhibit (**Table 3**), the District is expected to require use of its entire 27-year maximum life to pay all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

City of Green Bay, Wisconsin

Tax Increment District No. 29

Cash Flow Projection

Year	Projected Revenues				Projected Expenditures							Balances			Year	
	Tax Increments	Developer Loan Repayment ¹	Proceeds of LT Debt	Total Revenues	State Trust Fund Loan \$1,000,000 Dated Date: 10/01/24			Development Incentives		Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative	Liabilities Outstanding		
					Prin (3/15)	Est. Rate ²	Interest	Total	PAYGO							Upfront
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

Notes:

¹Developer loan repayments to be equal to the City's actual debt service payments on its financing for the \$1 million up front portion of the development incentive.

²Estimated interest rate is published BCPL loan rate as of 7-25-2024 for loans of 11-20 years in term.

PROJECTED CLOSURE YEAR

LEGEND:
 END OF EXP. PERIOD

Table 3 - Cash Flow

SECTION 10: Annexed Property

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

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

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that 100% 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 downtown development.

Building Codes and Ordinances

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

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

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

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

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by rehabilitating and conserving property and providing appropriate financial incentives for a non-profit redevelopment project. 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 increased employment opportunities and a projected one million visits each year, generating \$65 million of economic impact, primarily through increased visitor spending and extend stays.

SECTION 15:

List of Estimated Non-Project Costs

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

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

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

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

Legal Opinion Found on Following Page.



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

Phone 920.448.3080
Fax 920.448.3081

September 17, 2024

Mayor Eric Genrich
City of Green Bay
100 N. Jefferson Street
Green Bay, WI 54301

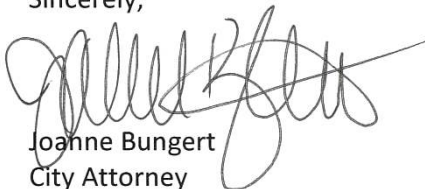
RE: Project Plan for Tax Incremental District No. 29

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. 29 is complete and complies with the provisions of Wisconsin Statute §66.1105.

Sincerely,



Joanne Bungert
City Attorney

SECTION 17:

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

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Revenue Year	Brown County	Green Bay Mtro Sewer District	City of Green Bay	Green Bay Area School District	Northeast Wisconsin Tech. College	Total	Revenue Year
2026	3,361	0	8,755	8,370	694	21,179	2026
2027	13,476	0	35,108	33,563	2,781	84,929	2027
2028	13,611	0	35,460	33,899	2,809	85,779	2028
2029	13,747	0	35,814	34,238	2,837	86,636	2029
2030	13,885	0	36,172	34,580	2,866	87,503	2030
2031	14,023	0	36,534	34,926	2,894	88,378	2031
2032	14,164	0	36,899	35,275	2,923	89,261	2032
2033	14,305	0	37,268	35,628	2,952	90,154	2033
2034	14,448	0	37,641	35,984	2,982	91,056	2034
2035	14,593	0	38,017	36,344	3,012	91,966	2035
2036	14,739	0	38,398	36,708	3,042	92,886	2036
2037	14,886	0	38,782	37,075	3,072	93,815	2037
2038	15,035	0	39,169	37,445	3,103	94,753	2038
2039	15,185	0	39,561	37,820	3,134	95,700	2039
2040	15,337	0	39,957	38,198	3,165	96,657	2040
2041	15,491	0	40,356	38,580	3,197	97,624	2041
2042	15,645	0	40,760	38,966	3,229	98,600	2042
2043	15,802	0	41,167	39,355	3,261	99,586	2043
2044	15,960	0	41,579	39,749	3,294	100,582	2044
2045	16,120	0	41,995	40,146	3,327	101,588	2045
2046	16,281	0	42,415	40,548	3,360	102,604	2046
2047	16,444	0	42,839	40,953	3,394	103,630	2047
2048	16,608	0	43,267	41,363	3,428	104,666	2048
2049	16,774	0	43,700	41,777	3,462	105,713	2049
2050	16,942	0	44,137	42,194	3,497	106,770	2050
2051	17,111	0	44,578	42,616	3,532	107,838	2051
2052	17,282	0	45,024	43,042	3,567	108,916	2052
Totals	401,254	0	1,045,356	999,343	82,816	2,528,769	

RESOLUTION NO. 24-04

**RESOLUTION ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR
TAX INCREMENTAL DISTRICT NO. 29**

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. 29 (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 owners of all property in the proposed District; and

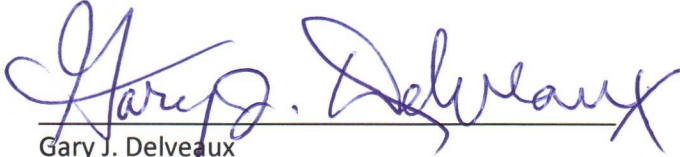
WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the RDA, on September 3, 2024 held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, providing interested parties a reasonable opportunity to express 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. 29 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 3rd day of September, 2024.



Gary J. Delveaux
Redevelopment Authority Chair



Cheryl Renier-Wigg
Secretary of the Redevelopment Authority

**TAX INCREMENTAL DISTRICT NO. 29
BOUNDARY MAP**

[INCLUDED IN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

**RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 29,
APPROVING ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES
CITY OF GREEN BAY, WISCONSIN**

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. 29 (the "District") is proposed to be created by the City as a district in need of rehabilitation or conservation work 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 September 3, 2024, held a public hearing

concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Redevelopment Authority designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve the Project Plan.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Green Bay that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 29, City of Green Bay", are hereby established as specified in Exhibit A of this Resolution.
2. The District is created effective as of January 1, 2024.
3. The Common Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District is in need of rehabilitation or conservation work within the meaning of Wisconsin Statutes Section 66.1337(2m)(a).
 - (b) Based upon the finding stated in 3.a. above, the District is declared to be a district in need of rehabilitation or conservation work based on the identification and classification of the property included within the District.
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
 - (e) That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
 - (f) The City estimates that 100% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (g) The project costs relate directly to promoting the rehabilitation or conservation of the area consistent with the purpose for which the District is created.

4. The Project Plan for "Tax Incremental District No. 29, City of Green Bay" (see Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2024, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Adopted September 17, 2024

Approved September 17, 2024

Eric Genrich

Eric Genrich (Sep 23, 2024 10:01 CDT)

Eric Genrich, Mayor

CJ Jeffreys

Celestine Jeffreys, Clerk

EXHIBIT A

**LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 29
CITY OF GREEN BAY**

[INCLUDED WITHIN PROJECT PLAN]

EXHIBIT B

PROJECT PLAN

[DISTRIBUTED SEPARATELY]








CC Resolution TID 29

Final Audit Report

2024-09-24

Created:	2024-09-20
By:	Rebecca Finco (rebecca.finco@greenbaywi.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAQ7kKQig_X3YStOMRWHC_cxwK6CHvIn6M

"CC Resolution TID 29" History

-  Document created by Rebecca Finco (rebecca.finco@greenbaywi.gov)
2024-09-20 - 4:58:20 PM GMT
-  Document emailed to eric.genrich@greenbaywi.gov for signature
2024-09-20 - 4:58:58 PM GMT
-  Email viewed by eric.genrich@greenbaywi.gov
2024-09-23 - 3:01:39 PM GMT
-  Signer eric.genrich@greenbaywi.gov entered name at signing as Eric Genrich
2024-09-23 - 3:01:53 PM GMT
-  Document e-signed by Eric Genrich (eric.genrich@greenbaywi.gov)
Signature Date: 2024-09-23 - 3:01:55 PM GMT - Time Source: server
-  Document emailed to Celestine Jeffreys (celestine.jeffreys@greenbaywi.gov) for signature
2024-09-23 - 3:02:00 PM GMT
-  Email viewed by Celestine Jeffreys (celestine.jeffreys@greenbaywi.gov)
2024-09-23 - 3:20:49 PM GMT
-  Document e-signed by Celestine Jeffreys (celestine.jeffreys@greenbaywi.gov)
Signature Date: 2024-09-24 - 6:59:19 PM GMT - Time Source: server
-  Agreement completed.
2024-09-24 - 6:59:19 PM GMT

**JOINT REVIEW BOARD
RESOLUTION APPROVING THE CREATION OF
TAX INCREMENTAL DISTRICT NO. 29,
CITY OF GREEN BAY**

WHEREAS, the City of Green Bay (the “City”) seeks to create Tax Incremental District No. 29 (the “District”); and

WHEREAS, Wisconsin Statutes Section 66.1105(4m)(a) requires that a Joint Review Board (the “JRB”) convene to consider such proposal; and

WHEREAS, the JRB consists of one representative chosen by the School District; one representative chosen by the Technical College District; and one representative chosen by the County, all of whom have the power to levy taxes on property within the District; and one representative chosen by the City and one public member; and

WHEREAS, the public member and JRB's chairperson were selected by a majority vote of the other JRB members before the public hearing required under Wisconsin Statutes Sections 66.1105 (4)(a) and (e) was held; and

WHEREAS, all JRB members were appointed and the first JRB meeting was held within 14 days after the notice was published under Wisconsin Statutes Sections 66.1105 (4)(a) and (e); and

WHEREAS, as required by Wisconsin Statutes Section 66.1105(4m)(b)1. the JRB has reviewed the public record, planning documents, resolution passed by the RDA, and the resolution passed by the Common Council; and

WHEREAS, the JRB has considered whether, and concluded that, the District meets the following criteria as required by Wisconsin Statutes Section 66.1105(4m)(c):

1. The development expected in the District would not occur without the use of tax increment financing.
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.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE, BE IT RESOLVED that the JRB approves the resolution passed by the Common Council creating the District, approving its Project Plan, and establishing its boundaries.

BE IT FURTHER RESOLVED that in the judgment of the JRB the development described in the Project Plan would not occur but for creation of the District, that 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, and that the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

BE IT FURTHER RESOLVED that the JRB approves those Project Costs identified in the Project Plan that will be made for projects located outside of, but within a one-half mile radius of the District, pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n.

Passed and adopted this ____ day of _____, 2024.

Resolution introduced and adoption moved by JRB member: _____

Motion for adoption seconded by JRB member: _____

On roll call motion passed by a vote of ____ ayes to ____ nays

ATTEST:

JRB Chairperson Signature

Clerk Signature