



AGENDA OF THE TAX INCREMENTAL DISTRICTS JOINT REVIEW BOARD

FRIDAY, DECEMBER 6, 2024, 8:00 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 December 6, 2024, meeting of the Tax Incremental Districts Joint Review Board.

D. Approval of Minutes.

- I. Approval of the minutes from the November 7, 2024, meeting.

E. Regular Business.

- I. Consideration with possible action to adopt an Allocation Amendment Resolution and to amend the Project Plan for TID Four (4), Downtown/Washington Apartments.

2. Consideration with possible action to adopt an Allocation Amendment Resolution and to amend the Project Plan for TID Twelve (12), I-43 Industrial Park.
3. Consideration with possible action to adopt a Project Plan Amendment Resolution and to amend the Project Plan for TID Thirteen (13), Downtown Redevelopment.

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

THURSDAY, NOVEMBER 7, 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.

Present: Diana Ellenbecker, Cole Runge, Cale Pulczynski

Excused: Brent Weycker, Adam Pfof

- 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.

1. Approval of the agenda for the November 7, 2024, meeting of the Tax Incremental Districts Joint Review Board.

Moved by Cole Runge, seconded by Cale Pulczinski to approve the agenda for the November 7, 2024 meeting of the Tax Incremental District Joint Review Board. Motion Passed.

Yes- Diana Ellenbecker, Cole Runge, Cale Pulczinski, No- None, Abstain- None.

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the October 1, 2024, meeting.

Moved by Cole Runge, seconded by Cale Pulczinski to approve minutes from the October 1, 2024, meeting.

Motion Passed.

Yes- Diana Ellenbecker, Cole Runge, Cale Pulczinski, No- None, Abstain- None.

E. REGULAR BUSINESS.

1. Consideration with possible action to review and discuss an Allocation Amendment Resolution and amend the Project Plan for TID Four (4), Downtown/Washington Apartments.

Moved by Cole Runge, seconded by Cale Pulczinski to approve an Allocation Amendment Resolution and amend the Project Plan for TID Four (4) Downtown/Washington Apartments. Motion Passed.

Yes- Diana Ellenbecker, Cole Runge, Cale Pulczinski, No- None, Abstain- None.

2. Consideration with possible action to review and discuss an Allocation Amendment Resolution and amend the Project Plan for TID Twelve (12), I-43 Industrial Park.

Moved by Cole Runge, seconded by Finance Director Diana Ellenbecker to approve an Allocation Amendment Resolution and amend the Project Plan for TID Twelve (12), I-43 Industrial Park. Motion Passed.

Yes- Diana Ellenbecker, Cole Runge, Cale Pulczinski, No- None, Abstain- None.

3. Consideration with possible action to review and discuss an amendment to the Project Plan for TID Thirteen (13), Downtown Redevelopment.

Moved by Cole Runge, seconded by Finance Director Diana Ellenbecker to approve an amendment to the Project Plan for TID Thirteen (13), Downtown Redevelopment. Motion Passed.

Yes- Diana Ellenbecker, Cole Runge, Cale Pulczinski, No- None, Abstain- None.

F. INFORMATIONAL.

- I. Set next meeting date to consider approval of TID 4 Allocation Amendment Resolution and Project Plan Amendment, TID 12 Allocation Amendment Resolution and Project Plan Amendment, and TID 13 Project Plan Amendment Resolution.

G. ADJOURNMENT.

Moved by Cole Runge, seconded by Cale Pulczinski to adjourn. Motion Passed.
Yes- Diana Ellenbecker, Cole Runge, Cale Pulczinski, No- None, Abstain- None.



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

MEETING DATE

December 6, 2024

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # E.1

Consideration with possible action to adopt an Allocation Amendment Resolution and to amend the Project Plan for TID Four (4), Downtown/Washington Apartments.

BACKGROUND

Staff is proposing to amend the Non-Project Costs section of the TID Four (4), Downtown/Washington Apartments Project Plan to include an allocation, in an amount not to exceed five hundred thousand dollars (\$500,000.00), from TID Four (4) to TID Thirteen (13), Downtown Redevelopment, for miscellaneous public infrastructure projects as may be needed throughout and within one-half (1/2) mile of TID 13, for the purpose of blight elimination, which is consistent with the purpose for which TID 13 was created.

The Allocation Amendment Resolution and Amended Project Plan for TID Four (4) were approved by the RDA on Thursday, November 7, 2024 and by Common Council on Tuesday, November 12, 2024.

RECOMMENDATION

Approval of the Allocation Amendment Resolution and amendment of the Project Plan to allow for the allocation of funds from TID Four (4), Downtown/Washington Apartments to TID Thirteen (13), Downtown Redevelopment.

FISCAL IMPACT

City staff have confirmed the financial viability of the proposed allocation amendment and that adequate funds are available in TID 4.

ATTACHMENTS

1. TID 4 Project Plan Amendment Final 11.12.24
2. TID 4 - Original Project Plan
3. JRB Resolution - TID 4 Allocation Amendment 12.06.24



City of Green Bay
Department of Community and Economic Development

Tax Increment District Four (4)

Downtown/ Washington Apartments

Amended **PROJECT PLAN**

City of Green Bay, Wisconsin
November 12, 2024

Joint Review Board of the City of Green Bay

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*

Common Council of the City of Green Bay

Eric Genrich, *Mayor*
Jennifer Grant, *District 1*
Jim Hutchison, *District 2*
William Morgan, *District 3*
Bill Galvin, *District 4, Vice President*
Craig Stevens, *District 5*
Joey Prestley, *District 6*
Alyssa Proffitt *District 7*
Chris Wery, *District 8*
Brian Johnson, *District 9, President*
Ben Delie, *District 10*
Melinda Eck, *District 11*
Kathy Hinkfuss, *District 12*

Redevelopment Authority of the City of Green Bay

Gary Delveaux, *Chair*
Matt Schueller, *Vice Chair*
Deby Dehn
Alderson Kathy Hinkfuss, *District 12*
Melanie Parma
Stephen Srubas

This Project Plan was prepared by:

Matt Buchanan, *Deputy Development Director*
Rebecca Finco, *Economic Development Specialist*
David Buck, *Principal Planner*
Diana Ellenbecker, *Finance Director*
Joanne Bungert, *City Attorney*

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Summary of Findings

1. In accordance with Wis. Stats. §66.1105, the City of Green Bay (“City”) created Tax Increment District Number Four (4), (“TID 4”), Downtown/Washington Apartments on January 20, 1998; and
2. The Common Council of the City designated the Redevelopment Authority of the City of Green Bay (“RDA”) to perform all acts necessary to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 4 on Monday, June 29, 2020; and
3. The RDA proposed allocating excess incremental property taxes from TID 4 to Tax Increment District Number Thirteen (“TID 13”), Downtown Redevelopment; and
4. The RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
 - 4.1. On Wednesday, October 30, 2024, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
 - 4.2. On Thursday, October 31, 2024, published a notice of said public hearing in the City’s official paper, the Green Bay Press Gazette; and
 - 4.3. On Thursday, October 31, 2024, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
 - 4.4. On Thursday, November 7, 2024, at 1:30 p.m., in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed amendment to TID 4, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
5. The Original Project Plan and the Amended Project Plan meet all the requirements of Wis. Stats. §66.1105, to wit:
 - 5.1. An economic feasibility study; and
 - 5.2. A detailed list of estimated project costs; and
 - 5.3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
 - 5.4. A map showing existing uses and conditions of real property within TID 4; and
 - 5.5. A map showing proposed improvements and uses in TID 4; and
 - 5.6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 4 will not exceed thirty-five percent (35%); and
 - 5.7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
 - 5.8. A list of estimated non-project costs; and
 - 5.9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
 - 5.10. A statement indicating how creation of TID 4 promotes the orderly development of the City; and
 - 5.11. An opinion of the City Attorney that the Project Plan is complete and complies with Wis. Stats. §66.1105; and
6. The RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:
 - 6.1. The Amended Project Plan demonstrates that TID 4 has accumulated aggregate incremental property taxes greater than the amount of total project costs; and
 - 6.2. In accordance with Wis. Stats. §66.1105(6)(f)3, that TID 4 has satisfied all of its current year debt service and project cost obligations; and
 - 6.3. Prior to the mandatory termination date of September 6, 2032, TID 13 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and
 - 6.4. The mandatory termination date for TID 4 is January 20, 2025; and
 - 6.5. The mandatory termination date for TID 13 is September 6, 2032; and
 - 6.6. Wis. Stats. §66.1105 permits the City to donate surplus funds from TID 4 to TID 13; and
 - 6.7. That “but for” the adoption of an Allocation Amendment, the development projected to occur in both TID 4 and TID 13, as detailed in the City *Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and

- 6.8. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in both TID 4 and TID 13; and
- 6.9. The economic benefits of both TID 4 and TID 13, as measured by increased property value, employment, and income,
 - 6.9.1. Are greater than the cost of the improvements identified in the respective Project Plans; and
 - 6.9.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
- 6.10. The TID 4 and TID 13 Project Plans are feasible and in conformity with the City *Comprehensive Plan*.

Proposed Amendment

Amend the Non-Project Costs section of the TID 4, Downtown/Washington Apartments Project Plan to include an allocation, in an amount not to exceed five hundred thousand dollars (\$500,000.00), from TID 4 to Tax Increment District Number Thirteen (13), Downtown Redevelopment ("TID 13"), for miscellaneous public infrastructure projects as may be needed throughout TID 13 and within one half (1/2) mile of TID 13, for the purpose of blight elimination in TID 13, which is consistent with the purpose for which TID 13 was created.

Appendix A: City Attorney Legal Opinion



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

November 12, 2024

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

RE: Amended Project Plan for Tax Incremental District No. 4

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 Amended Project Plan for the City of Green Bay Tax Incremental District No. 4 is complete and complies with the provisions of Wisconsin Statute §66.1105.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joanne Bungert'.

Joanne Bungert
City Attorney

**TAX INCREMENT FINANCE
DISTRICT NO. 4**

PROJECT PLAN

DOWNTOWN

**City of Green Bay, Wisconsin
January, 1998**

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Introduction:

In spring of 1997, the City of Green Bay adopted a Downtown Urban Design Plan to improve the central city. This Plan identifies a number of problems with the downtown area and provides redevelopment concepts for reversing the blighting tendencies affecting that area. A significant tool available to the City for financing this effort is tax incremental financing (TIF). This report defines the scope of the improvement program proposed for tax incremental support and related information required by State Statute. Each public improvement sets the stage for private investment in downtown Green Bay which helps stabilize land uses, maximize property values and prevent and eliminate deteriorating conditions, benefiting not only the City but all of Brown County and northeastern Wisconsin.

Description of Proposed District

I. Regional Location

The proposed Tax Incremental Finance District No. 4 is located in downtown Green Bay on the east bank of the Fox River. Interstate 43, U.S. Highway 41, and State Highway 29 are the major highways that provide regional access. Downtown is accessed via Shawano/Walnut Ave., Dousman/Main St., Monroe Ave., Mason Street and Webster Ave. Map 1 shows TID 4 and its relative location in the City of Green Bay.

II. Tax Increment District Boundary

Tax Increment District 4 boundaries are illustrated on Map 2. The legal description for the District is included as Appendix "A".

III. General Make-up

Containing 128 parcels and 35 acres, the proposed TID is comprised of a number of different land uses. Map 3 shows existing land use for downtown Green Bay and Map 4 the corresponding zoning. The TID is primarily used for office (32.3%) and general business (21.6%). Parking for the area is provided both on- and off-street with off-street parking comprising 20.7% of the TID. A small amount of land within the TID contains public buildings and land (12.6 %). Other land uses found in the TID, but in very small percentages, are light industrial, warehousing, open space, and vacant. Almost three percent of the TID is owned by the City of Green Bay or the City's Redevelopment Authority.

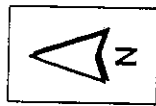
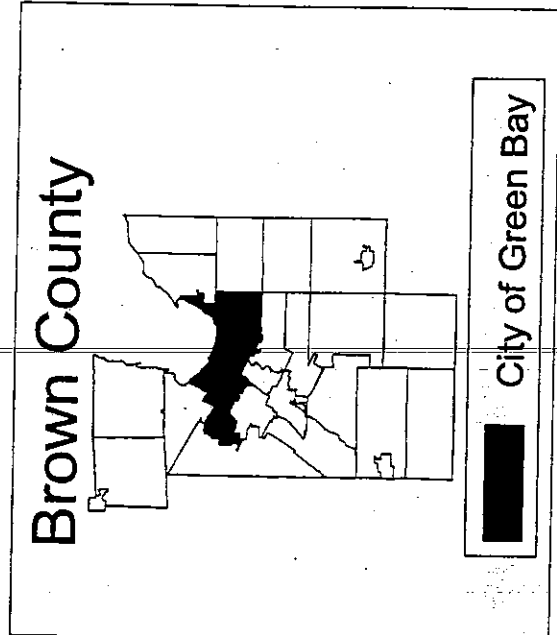
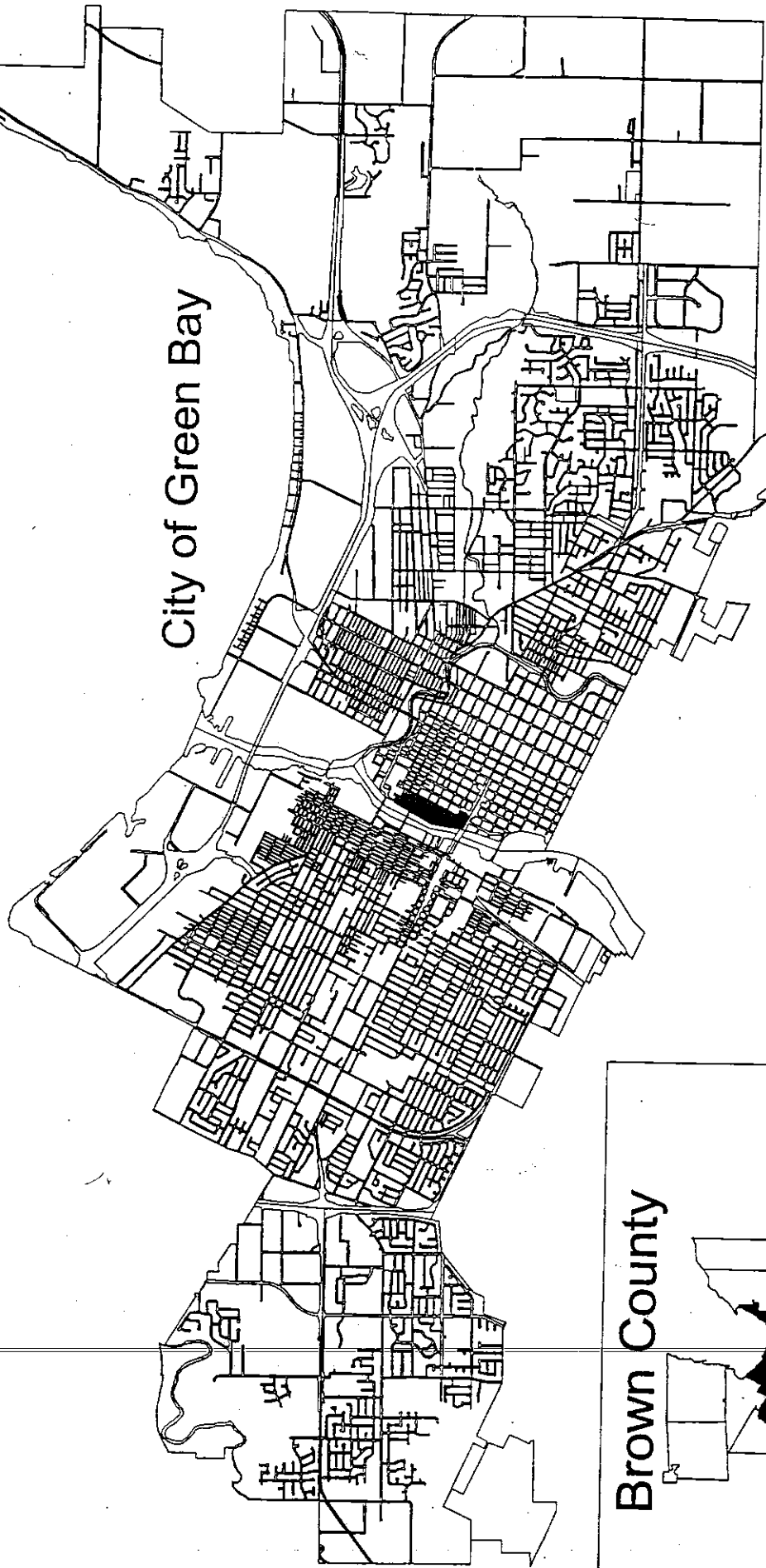
Because many of the buildings were built in the late 1800's and early 1900's, facade rehabilitation is needed throughout the district. Some structures also have out-dated infrastructure and utilities associated with them. Wires are strung across streets and lots creating a very unappealing streetscape. Past development trends have resulted in obsolete uses on some of the City's most valuable property. Parking ramps and surface lots currently located on the riverfront restrict redevelopment of the downtown into an "urban village."


Appendix "B" provides a listing of all parcels within the TID, owners and assessed value as applicable.

IV. Blight Criteria

According to State of Wisconsin Tax Increment Law, for an area to be designated a tax increment district, not less than 50% by area, of real property within the district must be blighted, in need of rehabilitation or conservation, or suitable for industrial sites. The proposed TID has 82.8% of its area meeting the required criteria. Map 5 shows those parcels by the category it meets. Table 1 lists each parcel with a brief description of its rehabilitation needs.

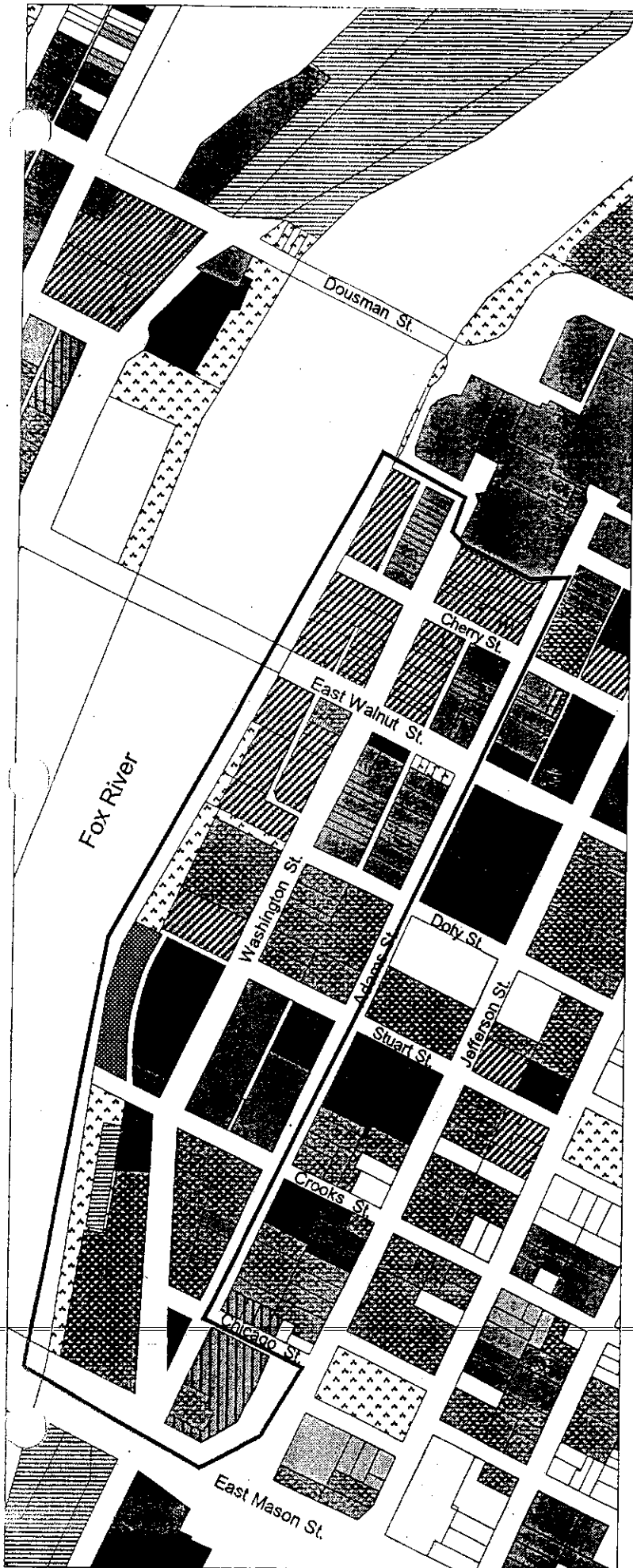
Tax Increment District # 4 Project Plan: Map 1 - Locator



 TID Boundary










Green Bay/Brown County Planning Commission
September, 1997

Tax Incremental District # 4 Project Plan: Map 3 - Land Use



 TID Boundary

Land Uses

-  General Business
-  Office/Financial
-  Off-Street Parking
-  Light Industrial
-  Warehousing
-  Utility
-  Public Building or Land
-  Park/Open Space
-  Vacant

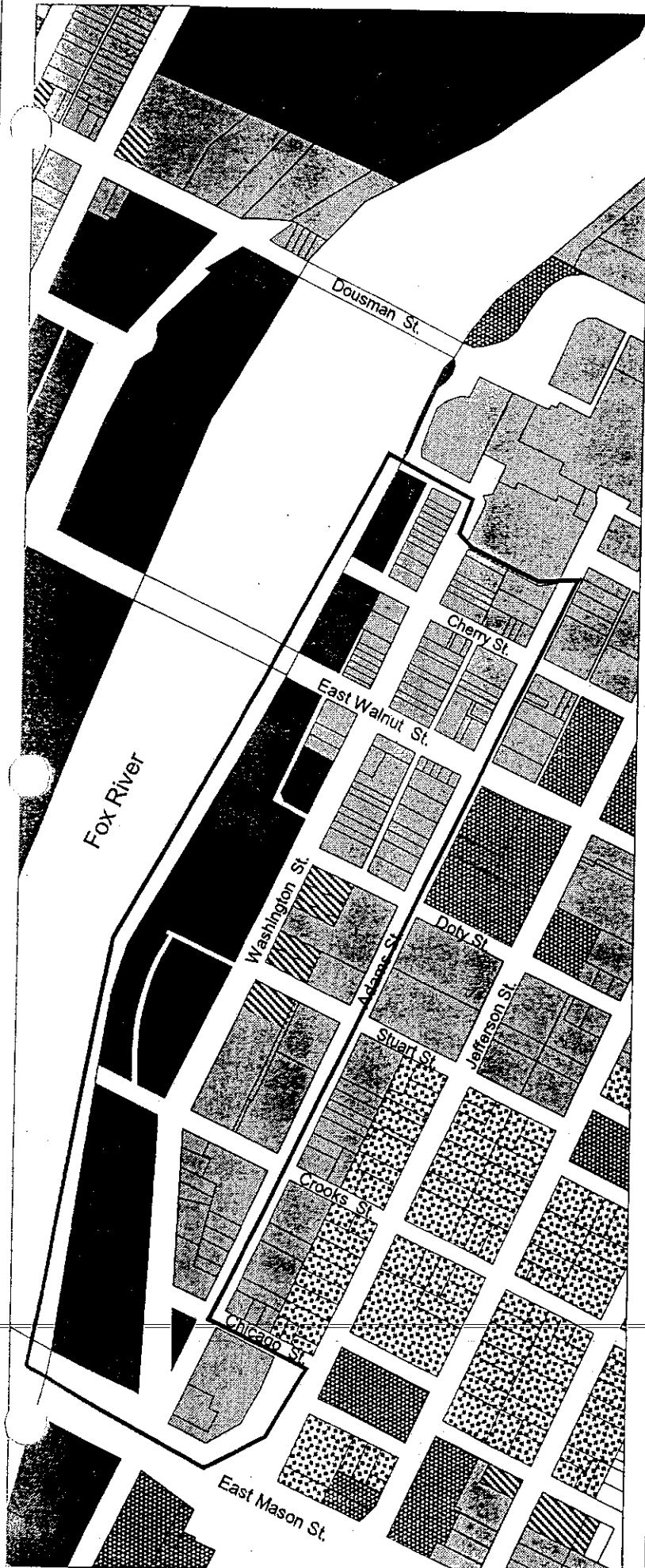


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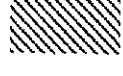
Green Bay/Brown County Planning Commission
Land Use Data: July, 1994
Printed: September, 1997

Tax Incremental District # 4 Project Plan: Map 4 - Zoning



 TID Boundary

Zoning

-  First Business
-  Second Business
-  High Density
-  Public Property
-  Highway Business

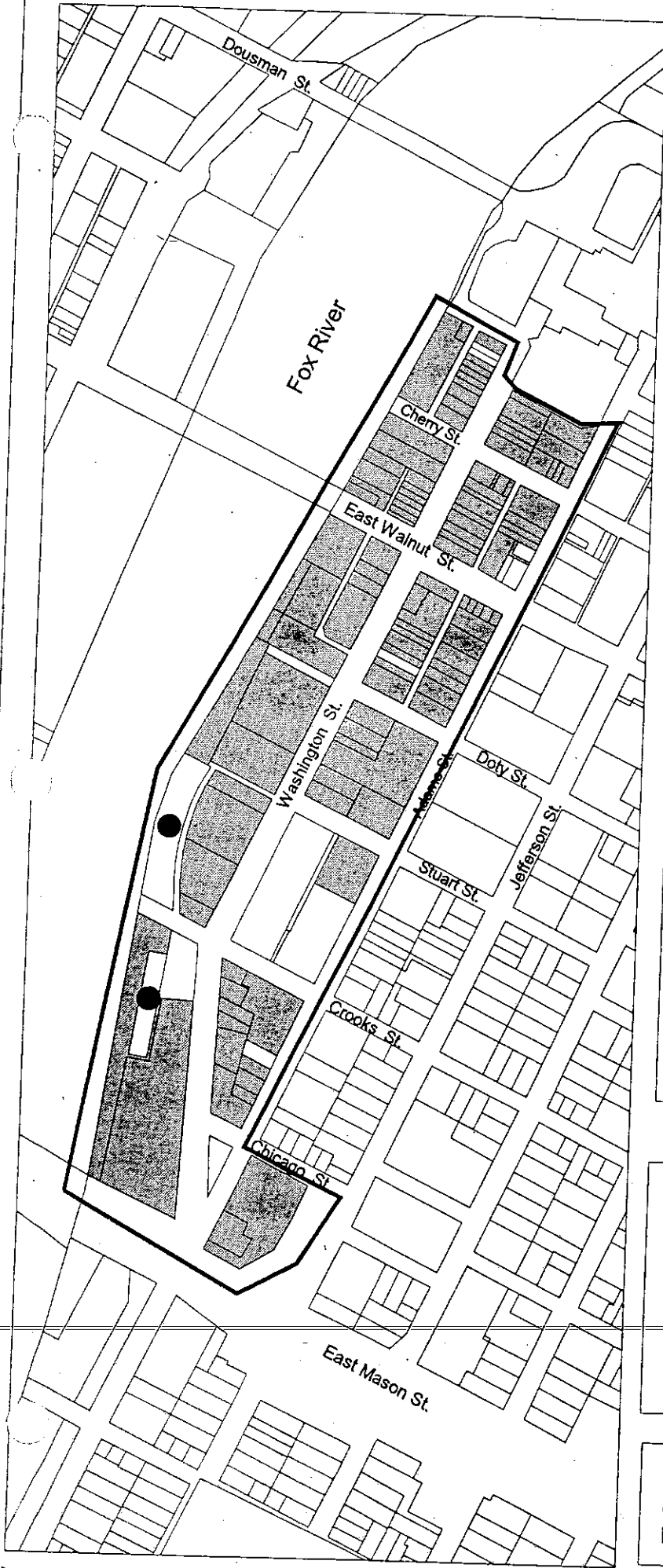


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Green Bay/Brown County Planning Commission
Printed: September, 1997

Tax Incremental District # 4 Project Plan: Map 5 - Properties Meeting Criteria For TIF District



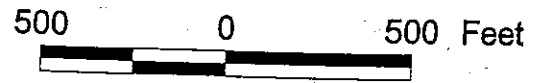
 TID Boundary

 Parcels with structures to be demolished

 Parcels needing "repair or rehabilitation"

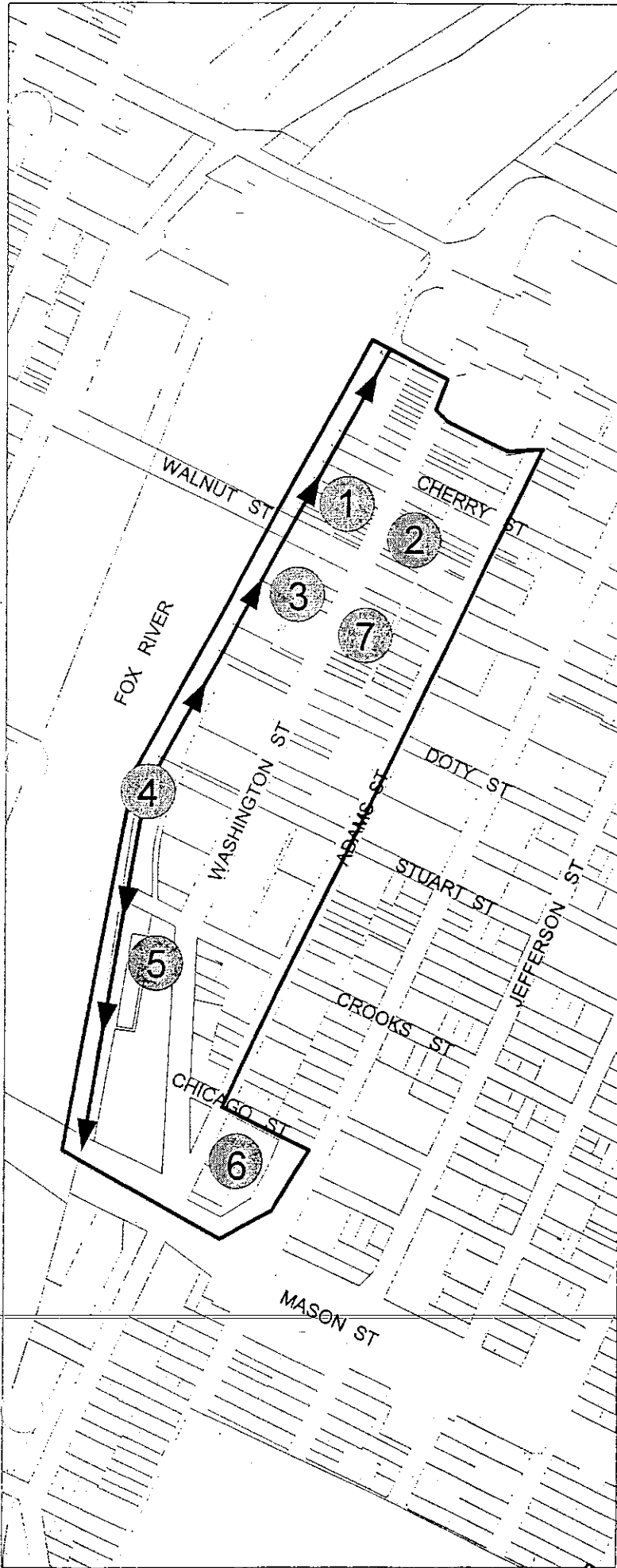
Total area of parcels meeting eligibility for TIF as set forth in State Statute 66.46 equals 82.8% of TID

TID Area = 35 Acres










Green Bay/Brown County Planning Commission
Printed: September, 1997

Tax Incremental District # 4 Project Plan: Map 6 - Development Improvements



 TID Boundary

-  1 Mixed Use Residential Development
-  2 Mixed Use Parking Ramp
-  3 Office Development Project
-  4 Fox River Parkway Project
-  5 Office Retail Development
-  6 Commercial Redevelopment
-  7 Fox Theatre Renovation

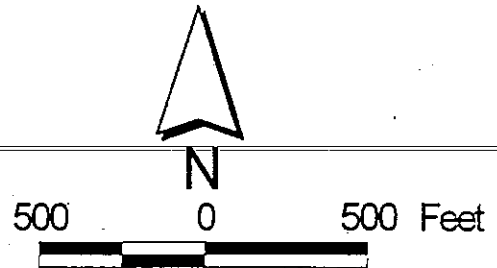


Table 1

TID No. 4 - Downtown
Blighting Conditions

PARCEL #	ADDRESS	AREA	DESCRIPTION
12-107	211-215 N ADAMS ST	12,492.3	off street parking, under utilized
12-108	207-211 N ADAMS ST	10,739.5	x off street parking, under utilized
12-109	N ADAMS ST	3,065.9	x off street parking, under utilized
12-110	227 CHERRY ST	1,525.8	x off street parking, under utilized
12-111	225 CHERRY ST	1,532.9	x off street parking, under utilized
12-112	221 CHERRY ST	5,564.3	x off street parking, under utilized
12-114	216-222 CHERRY ST	14,418.6	x out of character, under developed
12-115	119 N ADAMS ST	4,962.2	x facade out of character
12-116	117 N ADAMS ST	3,305.0	x better sign, clean flags, ground floor facade repair/rehab
12-117	115 N ADAMS ST	3,298.9	x damaged tiles
12-118	109 N ADAMS ST	2,978.1	x vacant upstairs, vacant upstairs
12-119	227 E WALNUT ST	5,254.3	x vacant upstairs, vacant upstairs
12-120	225 E WALNUT ST	2,134.8	
12-121	217-221 E WALNUT ST	10,186.2	x major face lift, better use
12-122	101 BLOCK N ADAMS ST	1,324.9	x vacant upstairs, underutilized
12-123	216 E WALNUT ST	1,204.8	x public space, under utilized
12-124	220 E WALNUT ST	1,210.3	x public space, under utilized
12-125	222 E WALNUT ST	1,219.2	x public space, under utilized
12-126	230 E WALNUT ST	1,500.1	x public space, under utilized
12-127	224 E WALNUT ST	1,741.3	x public space, under utilized
12-128	106 S ADAMS ST	9,519.3	x off street parking, under utilized
12-129	118 S ADAMS ST	9,685.7	x parking, under utilized retail space, Sheriff Dept., beat up facade
12-13	227-229 N WASHINGTON ST	4,315.9	x facade repair, vacant second stories
12-130	118 S ADAMS ST	8,960.8	x parking, under utilized retail space, Sheriff Dept., beat up facade
12-14	225 N WASHINGTON ST	2,369.8	
12-14-A	PINE ST	35,143.0	x obsolete use-parking ramp on river
12-14-B	301 BLOCK N WASHINGTON S	2,543.0	x warehouse on river/out of character use
12-15	223 N WASHINGTON ST	2,380.1	
12-16	221 N WASHINGTON ST	2,386.5	x under developed
12-17	219 N WASHINGTON ST	2,392.7	x under developed
12-18	217 N WASHINGTON ST	2,395.6	x vacant
12-185	WASHINGTON ST	26,886.6	x off street parking, under utilized, landscaping needed
12-185-1	DOTY ST	4,482.4	
12-186	126 S ADAMS ST	4,781.3	x architecture-out of character, unsightly wires
12-187	128 S ADAMS ST	5,315.2	x architecture-out of character, unsightly wires
12-188	132 S ADAMS ST	8,752.4	x off street parking, under utilized
12-189	140 S ADAMS ST	8,960.3	x off street parking, under utilized
12-19	215 N WASHINGTON ST	2,409.6	x improve setback
12-190	139 S WASHINGTON ST	12,176.9	x partial vacancy, lacks ground floor retail
12-190-A	131 S WASHINGTON ST	4,014.0	x under utilized, major facade re-design, only one story
12-191	129 S WASHINGTON ST	4,683.7	
12-192	127 S WASHINGTON ST	3,882.1	x inappropriate lighting, facade repair, better use on ground floor
12-20	213 N WASHINGTON ST	2,408.5	x major facade work at top; underutilized second story
12-21	209-211 N WASHINGTON ST	4,786.6	x facade out of character, brick restoration, under utilized 2nd st
12-22	205-207 N WASHINGTON ST	4,556.1	x window rehab/paint
12-23	201 N WASHINGTON ST	5,454.3	x new facade/out of character
12-24	127-131 N WASHINGTON ST	17,387.8	x off street parking, under utilized
12-25	121-125 N WASHINGTON ST	17,709.7	x off street parking, under utilized
12-26	115-117 N WASHINGTON ST	4,598.2	x off street parking, under utilized
12-27	117 N WASHINGTON ST	8,489.8	x off street parking, under utilized
12-28	113 N WASHINGTON ST	2,306.9	x off street parking, under utilized
12-29	E WALNUT ST	9,880.0	x off street parking, under utilized
12-30	111 N WASHINGTON ST	2,302.8	x off street parking, under utilized
12-31	109 N WASHINGTON ST	2,309.1	x off street parking, under utilized
12-32	107 N WASHINGTON ST	2,311.8	x off street parking, under utilized
12-33	105 N WASHINGTON ST	2,314.3	x off street parking, under utilized
12-34	103 N WASHINGTON ST	1,370.2	x off street parking, under utilized
12-36	E WALNUT ST	4,550.0	x off street parking, under utilized
12-37	101 E WALNUT ST	4,111.7	x off street parking, under utilized
12-38-1	130 E WALNUT ST	10,029.7	x south and west side facade out of character, north/east side facade
12-39	100-118 E WALNUT ST	25,267.0	x off street parking, under utilized, landscaping needed
12-40	110 S WASHINGTON ST	5,085.4	x off street parking, under utilized, landscaping needed
12-42-A	112-114 S WASHINGTON ST	5,126.4	x off street parking, under utilized, landscaping needed
12-43	118 S WASHINGTON ST	22,022.6	x off street parking, under utilized, landscaping needed
12-43-1	100 REAR S WASHINGTON ST	6,953.7	
12-43-2	100 REAR S WASHINGTON ST	23,918.1	x off street parking, under utilized, landscaping needed
12-44	123-125 S WASHINGTON ST	7,265.2	x face lift/repairs, cracked awnings, inappropriate lighting
12-46	121 S WASHINGTON ST	3,381.2	x broken windows, facade repair, better signage
12-47	119 S WASHINGTON ST	3,375.0	x some restoration work, ground level facade, better signage
12-48	111 S WASHINGTON ST	5,183.4	x outdoor seating rehab/redesign

Table 1

TID No. 4 - Downtown
Blighting Conditions

PARCEL #	ADDRESS	AREA	DESCRIPTION
12-48-1	115-117 S WASHINGTON ST	14,592.6	x rehab signage and facade
12-49	101 S WASHINGTON ST	6,551.7	x outdoor eating rehab/redesign
12-50	102 N WASHINGTON ST	6,744.4	x off street parking, under utilized
12-51	104 N WASHINGTON ST	3,451.9	
12-52	106 N WASHINGTON ST	5,176.4	
12-53	110-112 N WASHINGTON ST	6,588.8	
12-54	114 N WASHINGTON ST	3,449.3	
12-55	116 N WASHINGTON ST	7,739.2	x off street parking, under utilized
12-57	120 N WASHINGTON ST	2,577.7	x off street parking, under utilized
12-58	122 N WASHINGTON ST	5,120.8	
12-60	126 N WASHINGTON ST	5,068.2	
12-61	CHERRY ST	718.7	
12-62	210 CHERRY ST	2,336.2	
12-63	214 CHERRY ST	1,201.5	x off street parking, under utilized
12-64	200 N WASHINGTON ST	7,793.1	x off street parking, under utilized
12-65	204 N WASHINGTON ST	3,455.7	
12-66	206 N WASHINGTON ST	3,433.4	
12-67	208 N WASHINGTON ST	3,410.1	
12-68	210 N WASHINGTON ST	10,056.4	x off street parking, under utilized
12-71	216 N WASHINGTON ST	3,382.6	x parking, under utilized
13-1	200 S WASHINGTON ST	63,762.5	x different parking, lack of landscaping
13-10	348 S WASHINGTON ST	7,559.9	x facade needs face lift and rehab.
13-11	400 S ADAMS ST	34,379.3	x vacant, stained brick, exposed garbage, old tires, wires and cables
13-14	422 S ADAMS ST	6,714.7	
13-15	428 S ADAMS ST	4,593.8	x vacant and architecture out of character
13-16	434 S ADAMS ST	5,307.4	x dumpsters visible
13-17	440 S ADAMS ST	3,234.7	x dumpsters visible
13-18	229 CHICAGO ST	16,866.9	x dumpsters visible
13-183	400 BLOCK S WASHINGTON S	135,176.9	x under utilized/developed, set back inconsistent
13-183-2	500 REAR WASHINGTON ST	57,921.0	
13-184		20,993.6	x removed in 1998, old steel plant
13-185	400-410 S WASHINGTON ST	22,293.8	
13-2	208 S WASHINGTON ST	37,391.2	x off street parking, under utilization, re - develop
13-20	419 S WASHINGTON ST	12,124.0	x out of character, faded awning, no skid walk grass
13-21	415 S WASHINGTON ST	4,682.8	x off street parking, under utilization
13-22	413 S WASHINGTON ST	5,477.0	x off street parking, under utilization
13-23	409 S WASHINGTON ST	5,746.2	x off street parking, under utilization
13-24	401 S WASHINGTON ST	4,935.0	x facade needs face lift
13-26-A	218 STUART ST	27,464.3	x wall of cement, weeds
13-3	220 S WASHINGTON ST	32,001.0	
13-36		1,406.8	
13-39	321 S WASHINGTON ST	73,416.6	
13-39	321 S WASHINGTON ST	46,587.8	x blank wall face, asphalt/ no sidewalk grass, billboard, garbage
13-42-A	STUART ST	5,790.9	
13-43	200-220 S ADAMS ST	55,228.1	x more landscaping at south end, hvac visible
13-49	234 S ADAMS ST	19,593.4	x totally paved, hvac/heat units visible
13-50	235 WASHINGTON ST	9,352.8	x under utilized
13-51	229 STUART ST	9,478.2	x under utilized
13-53	211 S WASHINGTON ST	4,528.1	x under utilized
13-54	205 S WASHINGTON ST	8,938.1	x under utilized
13-55	201 S WASHINGTON ST	10,551.3	x under utilized
13-8	112 STUART ST	12,347.5	x transit center, redevelop, better utilize
13-8	310 S WASHINGTON ST	40,382.2	x transit center, redevelop, better utilize
13-9	320 S WASHINGTON ST	48,410.8	x over head power lines and structures over river
13-9-1	S WASHINGTON ST	28,225.3	x transit center, redevelop, better utilize
15-189	WASHINGTON ST	8,189.0	
15-20	521 S ADAMS ST	12,991.8	x no architectural character, lacks landscaping
15-23	501 S ADAMS ST	59,988.0	x vacant, damaged awning and sign post, gravel lot, environment clean-up

Total Land Area:

1,536,430.9 sq. ft.
35.3 acres

Project Plan

A. Statement listing the kind, number and location of all proposed public works or improvements

Summarized below are the public works and related improvements proposed as part of TID 4. These activities were recommended as part of the Downtown Urban Design Plan which was completed in 1997. Careful consideration was given to maximizing the potential development of the downtown over the next seven years. Improvements will strengthen the downtown by creating high quality downtown villages and districts to assure a highly desirable urban center. Maps 6 and 7 depict the location of each proposed improvement as identified in the Urban Design Plan..

IMPROVEMENT # 1: MIXED-USE RESIDENTIAL DEVELOPMENT

Location: Northwest corner of Washington Street and Walnut Street (Map 6, Site 1)

Public Works or Improvements:

Special foundation costs, parking, utility relocation, boat slips and related landscaping/streetscaping as needed for development of the mixed use buildings

IMPROVEMENT # 2: MIXED-USE PARKING RAMP

Location: Northeast corner of Washington Street and Walnut Street (Map 6, Site 2)

Public Works or Improvements:

Utility relocation, on-site demolition and ramp design and construction required for development of a parking ramp having ground floor retail/office.

IMPROVEMENT #3: OFFICE DEVELOPMENT PROJECT

Location: Between the Fox River and Washington Street in the 100 block of South Washington Street (Map 6, Site 3)

Public Works or Improvements:

Land acquisition, utility relocation and parking ramp construction as needed to accommodate development of an office building

IMPROVEMENT #4: FOX RIVER PARKWAY PROJECT

Location: Completion and improvements of pedestrian access areas along the east shore of the Fox River throughout the TID (Map 6, Site 4)

Public Works or Improvements:

Lighting, landscaping, benches, paver bricks, etc. as needed to improve the Fox River pedestrian access areas.

IMPROVEMENT #5: OFFICE/RETAIL DEVELOPMENT

Location: Between the Fox River and Washington Street south of Crooks Street
(Map 6, Site 5)

Public Works or Improvements:

No public expenditures are anticipated.

IMPROVEMENT #6: COMMERCIAL REDEVELOPMENT

Location: Southeast corner of Chicago Street and Adams Street (Map 6, Site 6)

Public Works or Improvements:

No public expenditures are anticipated.

IMPROVEMENT #7: FOX THEATRE RENOVATION

Location: 117 South Washington Street (Map 6, Site 7)

Public Works or Improvements:

No public expenditures are anticipated.

IMPROVEMENT #8: INFRASTRUCTURE IMPROVEMENTS

Location: Washington St. from Pine St. to Adams St. (Map 7, Site 1)

Public Works or Improvements:

Pavement reconstruction, sanitary sewer, storm sewer, water facilities, utility relocation and streetscaping

Location: Adams Street from Pine St. to Mason St. (Map 7, Site 2)

Public Works or Improvements:

Pavement reconstruction, sanitary sewer, storm sewer, water facilities, utility relocation and streetscaping

Location: Alley between Fox River and Washington St. and Pine St. to Cherry St. (Map 7, Site 3)

Public Works or Improvements:

Pavement reconstruction and utility relocation

Location: Alley between Washington St. & Adams St. from Cherry St. to Doty St. (Map 7, Site 4)

Public Works or Improvements

Pavement reconstruction, sanitary sewer, storm sewer and utility relocation

Location: Pine St. from Washington St. to Washington Way (Map 7 Site 5)

Public Works or Improvements:

Streetscape improvements

Location: Cherry St. from Fox River to Adams St. (Map 7, Site 6)

Public Works or Improvements:

Streetscape improvements

Location: Walnut St. from Fox River to Adams St. (Map 7, Site 7)

Public Works or Improvements:

Streetscape improvements

Location: Doty St. from Washington St. to Adams St. (Map 7, Site 8)

Public Works or Improvements:

Utility relocation and streetscape improvements

Location: Stuart St. from Washington St. to Adams St. (Map 7, Site 9)

Public Works or Improvements:

Pavement reconstruction, utility relocation and streetscape improvements

Location: Crooks St. from Fox River to Adams St. (Map 7, Site 10)

Public Works or Improvements:

Pavement reconstruction, sanitary sewer, storm sewer, water facilities, utility relocation and streetscaping improvements

Location: Chicago St. from Washington St. to Adams St. (Map 7, Site 11)

Public Works or Improvements:

Utility relocation and streetscape improvements

Location: End of Crooks St. at Fox River (Map 7, Site 12)

Public Works or Improvements:

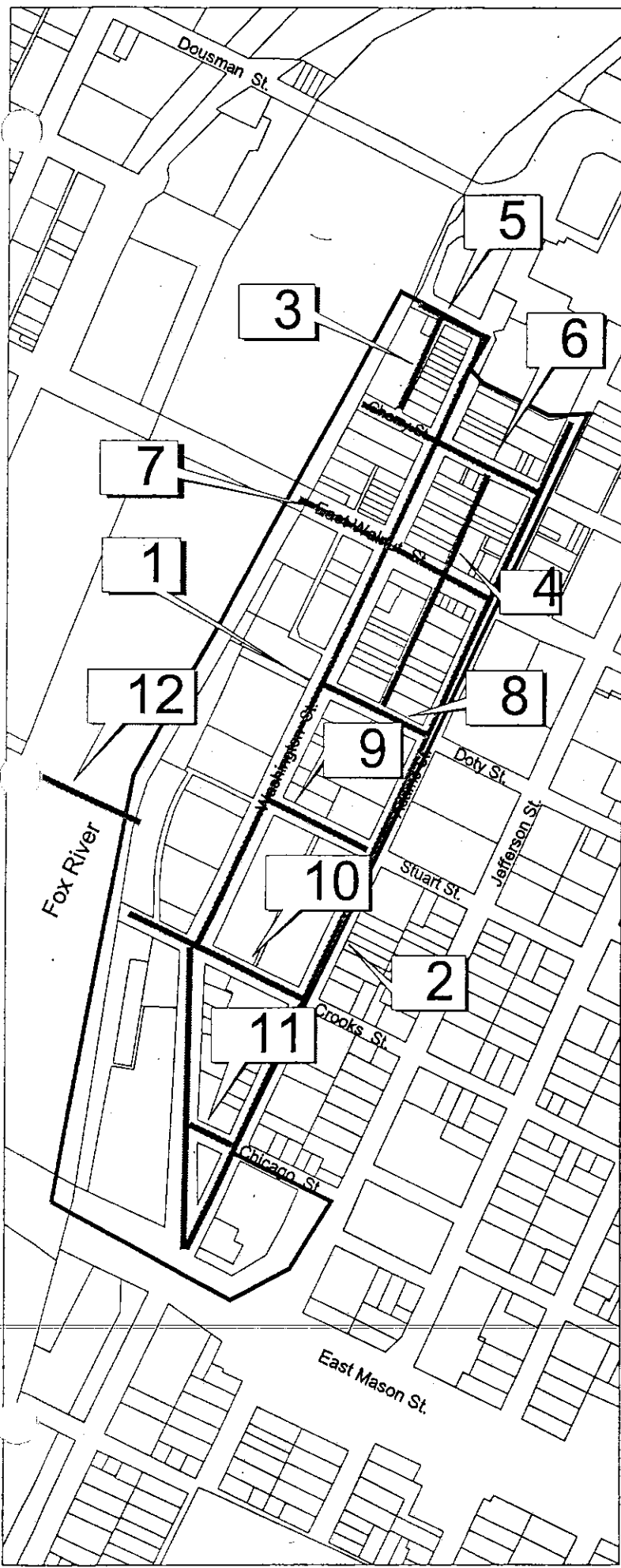
Relocation of high power line which spans the Fox River

Location: Throughout the TID













Public Works or Improvements:

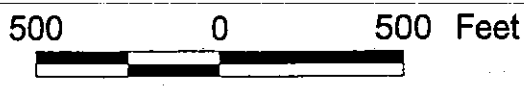
Relocation of overhead powerlines to underground as needed

Tax Incremental District # 4 Project Plan: Map 7 - Infrastructure Improvements



 TID Boundary

-  Pavement reconstruction, sanitary sewer, storm sewer, water facilities, utility relocation, and streetscaping
-  Pavement reconstruction, sanitary sewer, storm sewer, water facilities, utility relocation, and streetscaping
-  Pavement reconstruction and utility relocation
-  Pavement reconstruction, sanitary sewer, storm sewer, water facilities, utility relocation
-  Streetscape Improvements
-  Streetscape Improvements
-  Streetscape Improvements
-  Utility relocation and streetscape improvements
-  Pavement reconstruction, utility relocation, and streetscape improvements
-  Pavement reconstruction, sanitary sewer, storm sewer, water facilities, utility relocation, and streetscaping
-  Utility relocation and streetscape improvements
-  Relocation of high power lines



Green Bay/Brown County Planning Commission
Printed: September, 1997

B. Economic Feasibility

Background

Under Wisconsin Tax Increment Law, the property taxes paid each year on the increase in equalized value of the Tax Increment District may be used by the City to pay the costs of redevelopment projects for the District. The increase in value is determined by taking the District's current value and deducting the value in the District that existed when the District was created (base value). All taxes levied upon this incremental (or increased) value by the City, School District, County and Vocational School District are allocated to the City for direct payment of project costs or the payment of debt service on bonds used to finance project costs.

All project expenditures must be made within seven years of the creation of the Tax Increment District, and tax increments may be received until project costs are recovered but for no longer than twenty-two years.

GREEN BAY MARKET

The City of Green Bay has many advantages for businesses to expand or relocate to the City. Green Bay is the third largest city in Wisconsin, located 114 miles north of Milwaukee, 204 miles north of Chicago and 280 miles east of Minneapolis/St. Paul.

Green Bay increased its population by 9.7 percent in the last decade. The metropolitan area (Brown County) grew by 11 percent, making its growth the second fastest in Wisconsin.

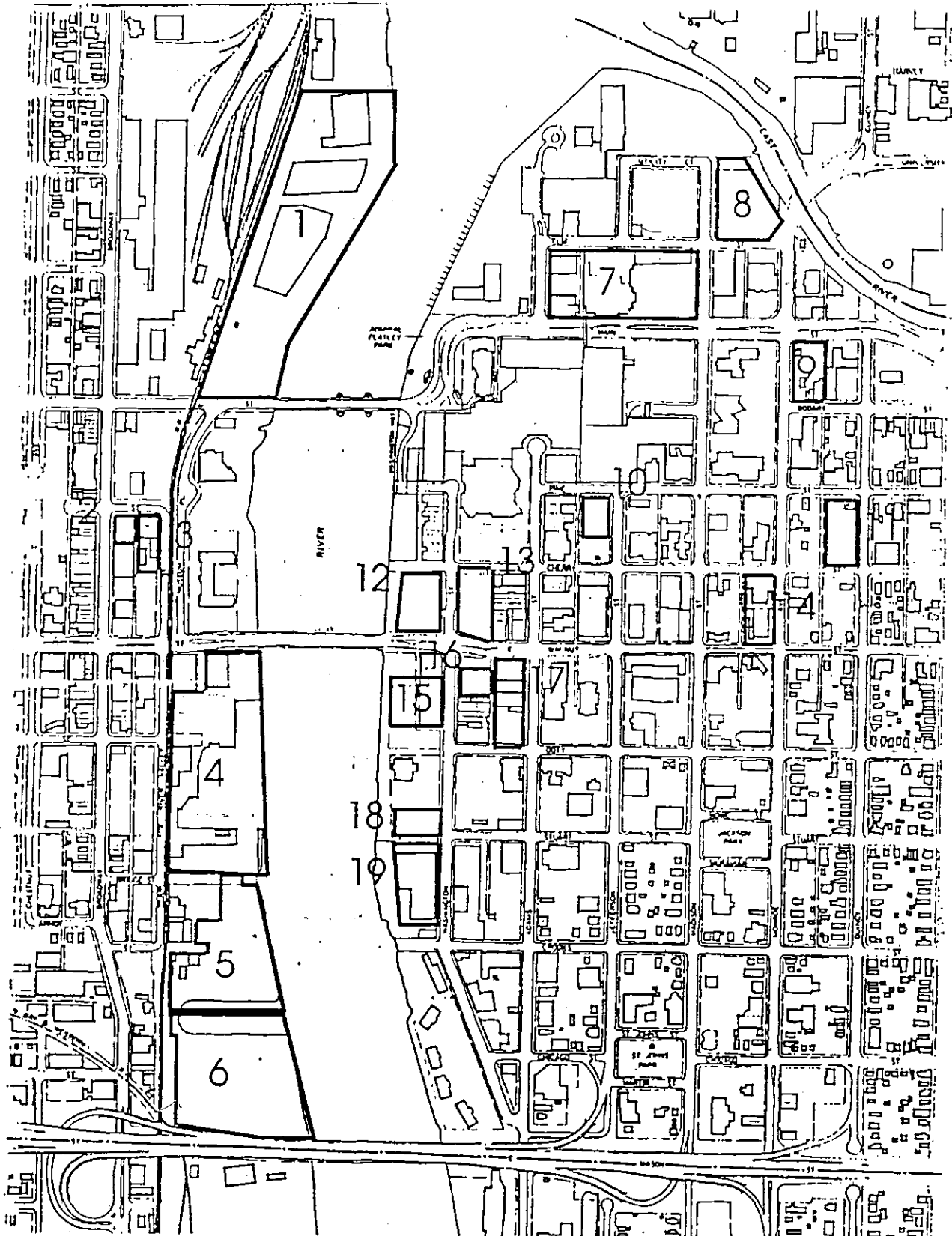
	<u>1990 Census</u>	<u>WI DOA 1997 EST.</u>
Green Bay population:	96,466	102,179
Metropolitan area population:	194,594	215,692

Green Bay serves as the retail, commercial, educational, and medical center of northeastern Wisconsin and the upper peninsula of Michigan. The City is also the transportation hub of the region, with excellent highway, air, rail and port connections.

The Central Business District is located on the banks of the Fox River and adjoining East River. Downtown Green Bay has not achieved its full potential and has adopted the Downtown Green Bay Design Plan prepared by Gould Evans Goodman Associates, L.C., of Kansas City, to guide future development for downtown Green Bay.

The Downtown Green Bay Design Plan is intended to serve the community as a vision and development framework that can guide action by not only government but most importantly by public/private partnerships, private sector corporations and organizations, community action groups, neighborhood groups and individual residents of the City of Green Bay.

Downtown Green Bay has a variety of development sites available for new construction and potential adoptive reuse projects. The City of Green Bay and local non-profit groups such as On Broadway Inc. and Downtown Green Bay Inc. (DGBI) are working cooperatively to market 19 potential development sites that are publicly and privately owned (see Map 8).



City of Green Bay
Available Sites in the Central Business District

- 1 Leichts Dock
- 2 Broadway Hubbard
- 3 Accredited Cheese
- 4 Northwest Engineering
- 5 West Shore Fox River-north site
- 6 West Shore Fox River-south site
- 7 Convention Center
- 8 East River Site
- 9 Main Monroe

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- 10 YMCA
- 11 200 North Quincy
- 12 Fox River Parking Lot
- 13 Cherry Street Parking Lot
- 14 Walnut-Monroe
- 15 100 South Washington
- 16 Bay Theater
- 17 100 South Adams
- 18 200 South Washington
- 19 Green Bay Transit

Tax Incremental Finance Districts have been a successful financing tool used by the City of Green Bay in the downtown area. For example, TID No. 1 was created January 1, 1978 and was closed December 31, 1996. An additional \$83 million (private investment) of incremental valuation was generated by the new development which has added \$32 million of increased tax revenue (over the life of the district).

The development sites listed in the Downtown Green Bay Design Plan and sites marketed by the City of Green Bay, On Broadway Inc., and DGBI will have a better chance of succeeding by establishing a Tax Increment Finance District in the designated downtown area. Competition from other area municipalities and townships for economic development projects makes it vital that the city create a Tax Increment District for Downtown Green Bay. The district would allow the City to continue to market affordable sites, develop waterfront properties, and provide the necessary infrastructure to stimulate development projects.

TIF Capacity Analysis

Wisconsin statutes establish a limit on the equalized property value that may be located within tax increment districts (TIF "capacity"). Two methods for determining that limit are defined in the statute. A municipality must meet the requirements of one of the two methods.

The City meets this requirement because the combined equalized value within all TIDs existing in the municipality is less than 7% of the total equalized value of the City. Using this method, the City of Green Bay capacity is as follows:

**Tax Incremental Finance
Capacity Analysis
(January, 1997)**

Equalized Value Of City of Green Bay	\$3,668,711,200
TIF Maximum (7% of City Value)	\$ 256,809,784
Total Value within Existing TID	\$ 40,740,100
Value within I-43 TID	\$ 14,124,868
Remaining Capacity for Future TIF Districts	\$ 201,944,816

Capacity for creation of new tax increment districts in the City of Green Bay is more than satisfactory to permit creation of the proposed TID 4. The equalized value of property within TID 4 is estimated to be \$21,877,902 which leaves a capacity of \$180,066,914.

Projection of future tax increments

The TID Plan anticipates a number of projects being implemented over the first seven years of the tax incremental financing life. All projects are in conformance with the Downtown Green Bay Design Plan and will contribute to a stabilizing property value within the TID. Those stable values will assure growth of the increments needed to repay debt caused by financing public improvements.

To approximate future tax increments which are expected to be generated through creation of a tax increment district, planned private, assessable investment was estimated. This estimate has been separated into two categories. The first is the Mixed-Use Residential Project (Map 6, Site 1) and the second includes all planned projects as shown on Map 6 including Site 1. The reason for this is that the probability of the Mixed-Use Residential Project being implemented is quite good. A developer has been selected and the project will commence once the public financing is in place and the lender-required pre-sale of condominiums within the project is met. The remaining projects are more speculative in that no specific developers have been identified.

Mixed-Used Residential Project Only

The Mixed-Use Residential Project includes development of a 40-unit residential condominium along the Fox River and a mixed-use retail, hotel and residential building along Washington Street. Architect's estimates for project costs derive an estimated assessable value of \$19,850,000. Tax increment expected from development of this project are estimated as follows:

Year	TID Value *	Tax Increment	Year	TID Value *	Tax Increment
1	20,039,234	34,510	12	54,225,882	1,060,109
2	35,640,411	502,545	13	55,852,659	1,108,913
3	41,559,623	680,122	14	57,528,238	1,159,180
4	42,806,412	717,525	15	59,254,085	1,210,956
5	44,090,604	756,051	16	61,031,708	1,264,284
6	45,413,323	795,733	17	62,862,659	1,319,213
7	46,775,772	836,605	18	64,748,539	1,375,789
8	48,178,994	878,703	19	66,690,995	1,434,063
9	49,624,364	922,064	20	68,691,725	1,494,085
10	51,113,095	966,726	21	70,752,477	1,555,907
11	52,646,487	1,012,728	22	72,875,051	1,619,584

* Includes an estimated 3% annual increase

Appendix "C" provides a complete pro-forma spreadsheet for the TID with the assumption that the Mixed-Use Residential Project is the only new development. Using the following assumptions, TIF should support the public expenditures required for this project and result in substantial development within the downtown:

TID Pro-forma Assumptions:

1. Tax receipts are expected to increase at a conservative 3% per year.
2. New development will add \$19,850,000 of assessed value within the first three years which creates the tax increment for the project.
3. Interest income on saving balance is projected at 6% annually.
4. Bond interest rate is estimated at 8% for both the 1998 and 1999 bond issue.
5. Tax increment assumes a \$30.00 per \$1,000 assessed value.

As shown in Appendix "C", the proposed Mixed-Use Residential Project will be successfully financed by TIF and may close out before the 22 year allowable term.

All Planned Projects

To assure TID project tax increments are adequate to support public costs for the proposed redevelopment activities, public projects will be implemented (and related costs incurred) once it is determined that private taxable investment is sufficient to generate tax increment capable of repaying debt for the public projects. Taking this approach requires projecting an implementation timetable. The proposed public and private activities and related timetable is found in Table 2.

Appendix "D" provides a spreadsheet which shows that if development occurs as projected in Table 2, there will be adequate tax increment to retire the public debt for the projects. Listed below is the projected tax increment to be received:

Year	TID Value *	Tax Increment
1	20,039,234	34,510
2	35,640,411	502,545
3	43,559,623	740,122
4	86,866,412	2,039,325
5	99,472,404	2,417,505
6	102,456,577	2,507,030
7	105,530,274	2,559,241
8	108,696,182	2,694,218
9	109,957,068	2,732,045
10	113,255,780	2,831,006
11	116,653,453	2,932,937

Year	TID Value *	Tax Increment
12	120,153,057	3,037,925
13	123,757,648	3,146,062
14	127,470,378	3,257,444
15	131,294,489	3,372,168
16	135,233,324	3,490,333
17	139,290,323	3,612,043
18	143,469,033	3,737,404
19	147,773,104	3,866,526
20	152,206,297	3,999,522
21	156,772,486	4,136,508
22	161,475,661	4,277,603

* Includes an estimated 3% annual increase

Public/private partnerships are expected to be created to fulfill the development activities projected within the TID 4 Plan. As those partnerships form, public borrowing will take place and projects implemented. Therefore, tax increments will be sufficient to assure successful TID 4 Plan project improvements.

TABLE 2

TID 4 Public Investment Summary

29-Sep-97

Project/Activities	Location	Estimated Cost	Projected Date
Mixed-Use Residential	Map 6, Site 1		1998 - 1999
Foundation Costs		799,000	
Garage, Bridge, Partial Ramp & Interior Street		2,070,000	
Underground Parking (beneath Washington St. Building)		720,000	
Underground Parking (beneath Waterfront Condos)		1,155,000	
Remodel Existing Parking Ramp/Booths		62,000	
Boat Slips		400,000	
Plaza Finishing & Landscaping		247,000	
Cherry Street Park Construction		54,000	
Dockside Landscaping		50,000	
Streetscape & Lighting		45,000	
Utility Relocation		262,000	
	PROJECT TOTAL:	5,864,000	
Town Square Mixed-Use Parking Ramp	Map 6, Site 2		2001 - 2002
Utility Relocation		12,000	
Demolition, Design & Construction		6,900,000	
	PROJECT TOTAL:	6,912,000	
Office Development	Map 6, Site 3		2000 - 2001
Land Acquisition		400,000	
Utility Relocation		150,000	
Parking Lot Construction		2,500,000	
	PROJECT TOTAL:	3,050,000	
Fox River Walkway	Map 6, Site 4		1999 - 2000
Construction - Lighting, Landscaping, Benches, etc.		194,000	
	PROJECT TOTAL:	194,000	
Infrastructure Improvements:			
Washington St. from Pine to Adams Streets	Map 7, Site 1		2002 - 2003
Pavement Reconstruction		615,000	
Sanitary Sewer		185,000	
Storm Sewer		373,000	
Water		347,000	
Utility Relocation		4,000	
Streetscape		782,000	
	PROJECT TOTAL:	2,306,000	
Adams St. from Pine to Mason Streets	Map 7, Site 2		2003
Pavement Reconstruction		560,000	
Sanitary Sewer		113,000	
Storm Sewer		353,000	
Water		315,000	
Utility Relocation		3,000	
Streetscape		749,000	
	PROJECT TOTAL:	2,093,000	
Alley Between Fox River & Washington St.- Pine St. to Cherry St.	Map 7, Site 3		2003
Pavement Reconstruction		20,000	
Utility Relocation		17,000	
	PROJECT TOTAL:	37,000	
Alley Between Washington St. & Adams St.- Cherry St. to Doty St.	Map 7, Site 4		2002 - 2003
Pavement Reconstruction		46,000	
Sanitary Sewer		5,000	
Storm Sewer		60,000	
Utility Relocation		15,000	
	PROJECT TOTAL:	126,000	

Pine St. from Washington Way to Washington St. Streetscape	Map 7, Site 5	26,000	2000 - 2001
	PROJECT TOTAL:	26,000	
Cherry St. from Fox River to Adams St. Streetscape	Map 7, Site 6	92,000	1999 - 2000
	PROJECT TOTAL:	92,000	
Walnut St. from Fox River to Adams St. Streetscape	Map 7, Site 7	72,000	1999 - 2000
	PROJECT TOTAL:	72,000	
Doty St. from Washington St. to Adams St. Utility Relocation Streetscape	Map 7, Site 8	8,000	2002 - 2003
	PROJECT TOTAL:	39,000 47,000	
Stuart St. from Washington St. to Adams St. Pavement Reconstruction Utility Relocation Streetscape	Map 7, Site 9	6,000	2002 - 2003
	PROJECT TOTAL:	35,000 49,000 90,000	
Crooks St. from Fox River to Adams St. Pavement Reconstruction Sanitary Sewer Storm Sewer Water Utility Relocation Streetscape	Map 7, Site 10	70,000	2002 - 2003
	PROJECT TOTAL:	79,000 121,000 48,000 1,000 47,000 366,000	
Chicago St. from Washington St. to Adams St. Utility Relocation Streetscape	Map 7, Site 11	2,000	2002 - 2003
	PROJECT TOTAL:	57,000 59,000	
Relocation of Overhead Powerlines Utility Relocation Across Fox River Other Utilities Underground	Map 7, Site 12	1,853,000	1998 - 2003
	PROJECT TOTAL:	2,870,000 4,723,000	
TIF 4 TOTAL:		26,057,000	

C. Description of the Methods of Financing All Estimated Project Costs and Time When the Costs or Monetary Obligations are to be Incurred

The City may use a variety of financing methods to implement TID 4 activities including redevelopment bonds, lease-revenue bonds, and general obligation bonds. Additionally, should grant opportunities be available, the City may apply for such assistance to reduce public borrowing and allow for more rapid close-out of TID 4.

The amounts and time frames for borrowing could vary; however, projections are outlined in Appendices "C" and "D". Interest costs of the borrowings can vary from time. The interest rates used in the Financing Pro-Forma in Appendix "C" and "D" are the best current estimates available. The total interest is based on the district life with repayment scheduled to end 22 years after inception of the district. Total interest costs are projections only. Should conditions warrant during the life of TID 4, the City may elect to refinance the outstanding debt issued in order to take advantage of lower interest rates.

The spreadsheets found in Appendices "C" and "D" assume all public project costs being financed through bonds. Not included within the spreadsheet is income which may be generated by various projects which could include lease payments, parking revenues, land sale revenues, etc. Should these income revenues be received, they will be used to reduce the tax increment finance related debt to the City.

Interest earnings from available cash balances will be credited to the district each year based on the City's existing method of interest allocation.

Financial audits will be done in accordance with Wisconsin State Statutes, Section 66.46, and other sections as may be appropriate.

As can be reasonably determined from data contained in Appendix "C" and "D", the district may be sufficiently funded to pay off debt balances before the required legal termination of the district. If this should occur, distribution of surplus funds will be made in accord with existing State Statutes.

D. Detailed List of Project Costs

Table 2 provides a detailed listing of estimated public improvement costs. Project locations may be found on Maps 6 and 7. In addition, it is anticipated that the City will expend funds each year for the first seven years on project administration which may include salaries and fringe benefits, management and marketing of the TID as well as bond issuance related expenses.

E. Promotion of Orderly Growth

This Tax Increment District 4 Plan has been developed in compliance with a number of planning documents which have been prepared to guide orderly development within the City of Green Bay and surrounding Brown County. The "Green Bay Wisconsin Comprehensive Plan" discusses the importance of downtown stability in relation to future growth of the City. Similarly, the recently completed "Comprehensive Land-use/Transportation Plan: 2020" for Brown County identifies the importance of a healthy downtown Green Bay for the orderly growth of Brown County. Finally, the "Downtown Green Bay Design Plan", completed in 1997, addresses the conditions and potentials for redevelopment of Green Bay's city center. Each of these documents were reviewed during preparation of this TID 4 Plan with the "Downtown Green Bay Design Plan" defining the proposed projects that have been included. Orderly growth is promoted by the TID 4 Plan.

F. Proposed Changes of Zoning Ordinances, Master Plans, Official Map, Building Codes and City Ordinances

A number of City of Green Bay regulatory documents were reviewed with respect to the projects proposed within this TID 4 Plan including:

- 1-Master Plan
- 2-Official Map
- 3-Zoning Codes
- 4-Building Codes

Summarized below is a discussion of findings.

MASTER PLAN

The City Plan Commission and Common Council have adopted the "Downtown Green Bay Design Plan" with the "Green Bay Wisconsin Comprehensive Plan", per 62.23 (3) Wis Statutes in 1997.

The "Downtown Green Bay Design Plan" is supportive of and complimentary to the previously-adopted plans listed below. Where the recommendations in the downtown plan may be in conflict with a previously-adopted plans, the "Downtown Green Bay Design Plan" shall take precedence. Interpretations of intended use(s), if necessary, shall be done by the Plan Commission.

- a. 1979 Green Bay Wisconsin Comprehensive Plan, as amended
- b. 1983 Tax Increment District #2 Plan
- c. 1993 Broadway Plan
- d. 1995 Green Bay Comprehensive Waterfront Plan
- e. 1996 Brown County Land Use and Transportation Plan

OFFICIAL MAP

All streets within the TID 4 Plan area are included on the Official Map for the City of Green Bay as adopted subdivisions. In addition, a 50' wide area along the eastern shore of the Fox River within TID #4 was also adopted on the official map by Planning Ordinance 12-90 to be used as public parkway. No changes are expected. However, if redevelopment projects warrant a change, the City will take the required procedural actions to review such amendments.

ZONING

The "Downtown Green Bay Design Plan" recommends that non-residential land uses within redevelopment areas be designated as a Planned Commercial Development (PCD overlay) District. This district will cover both the east and west sides of the City's downtown encompassing the area bounded by the East River, Mather Street, Mason Street, Ashland Avenue, and Webster Avenue. The PCD overlay district may include the following:

- a. This PCD is to be used to identify non-residential uses only.
- b. Future non-residential development and redevelopment uses shall be governed by PCD Districts to be established on a project by project basis.
- c. Non-residential development, not specifically identified in the Downtown Plan, may be approved pursuant to existing zoning regulations, after review by the Planning Director.

- d. Residential development will be regulated by existing zoning regulations for those uses.
- e. Lot area, density, setback, parking and similar requirements shall be regulated pursuant to existing zoning regulations unless specifically addressed within a project plan as part of a PCD.
- f. A 50' wide special waterfront setback which has been adopted city-wide per 13.177 may be altered if so approved as part of a PCD

BUILDING CODES

Building codes for the City of Green Bay will not be changed to accommodate TID 4 activities.

G. Estimated Non-Project Costs

There are no non-project costs associated with the proposed TID projects.

H. Proposed Method for Relocation of Any Persons to Be Displaced

Displacement pursuant to Wisconsin Statute occurs when municipal funds cause the relocation of occupants of property. Displacement may occur to prepare underdeveloped and or deteriorated sites for new development. Should such actions be necessary, the occupants of these properties will be provided relocation assistance pursuant to State Statutes. Relocation services will be provided by the City of Green Bay's acquisition/relocation specialists with funds provided through TIF or by the City of Green Bay.

APPENDIX "A"

**DESCRIPTION OF
TAX INCREMENTAL DISTRICT NUMBER 4
CITY OF GREEN BAY BROWN COUNTY WISCONSIN**

That part of Lots 1 and 2, of the Certified Survey Map recorded in Volume 15 Page 407 Brown County Records being part of Private Claim 2, East Side of the Fox River (also known as vacated Lots 21 and 22, Plat of Navarino):

Also that part of Lots 6 through 20, and that part of Lots 23 through 32, and that part of Lots 45 through 57, Plat of Navarino, which includes; part of Lots 1, 2 and Outlot 1 of the Certified Survey Map recorded in Volume 22 page 122 being part of said Lots 18 and 19 Plat of Navarino; also includes all of Bellin Building Condominium which is part of said Lots 16 and 17 Plat of Navarino):

Also that part of Lots 1 through 3 Block 1, that part of Lots 1 through 6 Block 2, that part of Lots 1 through 8 Block 3, that part of Lots 1 through 8 Block 4, that part of Lots 1 through 6 Block 5, that part of Lots 1 through 16 Block 8, that part of Lots 1 through 16 Block 9, that part of Lots 1 through 12 Block 10, that part of Lots 1 through 6 Block 11, that part of Lots 1 through 5, and that part of Lots 11 through 16 Block 16, Plat of Astor; also a triangular shaped parcel in Plat of Astor bounded on the north by Chicago Street on the east by Adams Street and on the west by Washington Street, which includes; that part of Lots 1, 2 and Outlot 1 of the Certified Survey Map recorded in Volume 22 page 122 being part of said Lots 1 through 3 Block 1, Plat of Astor; Lots 1, 2 and Outlot 1 of the Certified Survey Map recorded in Volume 21 page 123 being part of said Lots 1 through 6 Block 2 Plat of Astor; Lots 1 and 2 of the Certified Survey Map recorded in Volume 29 page 206 being part of said Lots 1 through 8 Block 4 and Lots 1 through 6 Block 5 and vacated Chicago Street, Plat of Astor; Lots 1 and 2 of the Certified Survey Map recorded in Volume 22 page 10 being part of said Lots 1 through 5 and Lots 11 through 16 Block 16 Plat of Astor:

Also that part of any dedicated and vacated street or alley right-of-way adjacent to the lands described above:

All located in the City of Green Bay Brown County, Wisconsin more particularly described as follows:

Beginning at the intersection of the centerline of Pine Street right-of-way and the combined pierhead and bulkhead line of the Fox River as defined by points K and L on the U.S. Corps of Engineers, Green Bay Harbor Lines map of 1940; thence S29°-05'-11"W 1829.73 feet along said combined pierhead and bulkhead line to said Point L; thence continuing along said bulkhead line S19°-18'-20"W 148.47 feet to a point LL; thence continuing along said bulkhead line S11°-18'-53"W 497.54 feet to point MM; thence continuing along said bulkhead line S10°-16'-47"W 686.00 feet to point M; thence continuing along said bulkhead line S14°-24'-37"W 133.32 feet to the intersection with

the centerline of the existing East Mason Street right-of-way; thence N63°-40'-35"W 774.14 feet; thence N26°-19'-17"E 454.45 feet to the centerline of the Chicago Street right-of-way; thence N63°-40'-03"W 353.97 feet along said centerline of Chicago Street to the centerline of Adams Street right-of-way; thence N26°-23'-03"E 1501.73 feet along said centerline of Adams Street to the centerline of Doty Street right-of-way; thence continuing along said centerline of Adams Street N26°-23'-50"E 1154.60 feet; thence N63°-36'-10"W 40.00 feet to a point on the south line of Lot 2 of the Certified Survey Map recorded in Volume 10 page 79; thence S71°-23'-45"W 40.21 feet along the south line of last said Lot 2; thence continuing along said south line N63°-36'-10"W 283.58 feet; thence continuing along said south line N18°-36'-10"W 40.21 feet; thence N63°-36'-09"W 31.63 feet to a point on the original centerline of Washington Street; thence N26°-23'-51"E 133.21 feet along said centerline of Washington Street to said centerline of Pine Street; thence N63°-32'-22"W 287.23 feet along said centerline of Pine Street to the point of beginning.

Parcels affected being Brown County tax parcel numbers: 12-48, 12-48-1, 12-13, 12-14, 12-14-A, 12-14-B, 12-15, 12-16, 12-17, 12-18, 12-19, 12-20, 12-21, 12-22, 12-23, 12-24, 12-25, 12-26, 12-27, 12-28, 12-29, 12-30, 12-31, 12-32, 12-33, 12-34, 12-35, 12-36, 12-37, 12-39, 12-40, 12-42-A, 12-43, 12-43-1, 12-43-2, 12-38-1, 12-38-2, 12-38-3, 12-38-4, 12-38-5, 12-38-6, 12-38-7, 12-38-8, 12-38-9, 12-38-10, 12-44, 12-46, 12-47, 12-49, 12-123, 12-124, 12-125, 12-126, 12-127, 12-128, 12-129, 12-130, 12-50, 12-51, 12-52, 12-53, 12-54, 12-55, 12-57, 12-58, 12-60, 12-61, 12-62, 12-63, 12-114, 12-115, 12-116, 12-117, 12-118, 12-119, 12-120, 12-121, 12-122, 12-64, 12-65, 12-66, 12-67, 12-68, 12-71, 12-107, 12-108, 12-109, 12-110, 12-111, 12-112, 12-185, 12-185-1, 13-1, 13-2, 13-3, 13-6, 13-8, 13-9, 13-9-1, 13-10, 13-183, 13-183-2, 13-185, 13-11, 13-14, 13-15, 13-16, 13-17, 13-18, 13-20, 13-21, 13-22, 13-23, 13-24, 13-28-A, 13-39, 13-42-A, 13-43, 13-49, 13-50, 13-51, 13-53, 13-54, 13-55, 12-186, 12-187, 12-188, 12-189, 12-190, 12-190-A, 12-191, 12-192, 15-20, 15-23 and 15-169.

APPENDIX "B"

TID No. 4 - Downtown
Assessed Values (1996)

PARCEL #	ADDRESS	OWNER	ASSESSED VALUE
12-107	211-215 N ADAMS ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-108	207-211 N ADAMS ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-109	N ADAMS ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-110	227 CHERRY ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-111	225 CHERRY ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-112	221 CHERRY ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-114	216-222 CHERRY ST	ASSOCIATED KELLOGG BANK	589,800.00
12-115	119 N ADAMS ST	PAULS CARRIAGE INN INC	163,800.00
12-116	117 N ADAMS ST	PAUL J MAY JR	96,000.00
12-117	115 N ADAMS ST	ROBERT P SANDERSON	79,800.00
12-118	109 N ADAMS ST	MARY T SCHWANTES	
12-119	227 E WALNUT ST	MARY T SCHWANTES	
12-120	225 E WALNUT ST	MARY T SCHWANTES	
12-121	217-221 E WALNUT ST	CALLAHAN ROBERT J & JOAN C REVOCABLE TRUST ETAL	
12-122	101 BLOCK N ADAMS ST	MARY T SCHWANTES ETAL	
12-123	216 E WALNUT ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-124	220 E WALNUT ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-125	222 E WALNUT ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-126	230 E WALNUT ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-127	224 E WALNUT ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-128	106 S ADAMS ST	VANDRISSE PHOEBE M REVOCABLE LIVING TRUST	63,700.00
12-129	118 S ADAMS ST	VANDRISSE JOSEPH & SARAH CHARITABLE TRUST ETAL	143,000.00
12-13	227-229 N WASHINGTON ST	DALE D & ROBERTA A FULLER	126,300.00
12-130	118 S ADAMS ST	VANDRISSE JOSEPH & SARAH CHARITABLE TRUST ETAL	190,400.00
12-14	225 N WASHINGTON ST	DALE D & ROBERTA A FULLER	56,500.00
12-14-A	PINE ST	GREEN BAY CITY OF	
12-14-B	301 BLOCK N WASHINGTON ST	WISCONSIN MALL PROPERTIES LLC	13,600.00
12-15	223 N WASHINGTON ST	DALE D & ROBERTA A FULLER	61,900.00
12-16	221 N WASHINGTON ST	MALONEYS INC	17,300.00
12-17	219 N WASHINGTON ST	MALONEYS INC	17,300.00
12-18	217 N WASHINGTON ST	ROBERT VANDERZANDEN ETAL	96,700.00
12-185	WASHINGTON ST	GARY T & GINA M DECASTER	150,200.00
12-185-1	DOTY ST	GREEN BAY CITY OF	
12-186	126 S ADAMS ST	GEURTS GARY F & PATRICIA M REVOCABLE TRUST	84,500.00
12-187	128 S ADAMS ST	GEURTS GARY F & PATRICIA M REVOCABLE TRUST	40,600.00
12-188	132 S ADAMS ST	GREEN BAY CITY OF	
12-189	140 S ADAMS ST	FREDERICK J MOHR	59,600.00
12-19	215 N WASHINGTON ST	RICHARD W & CATHERINE E STRONG	67,700.00
12-190	139 S WASHINGTON ST	GARY T & GINA M DECASTER	935,800.00
12-190-A	131 S WASHINGTON ST	GEORGE A & JUDITH A RANK	38,700.00
12-191	129 S WASHINGTON ST	JAMES D KARMAN	134,500.00
12-192	127 S WASHINGTON ST	OWEN F MONFILS	120,500.00
12-20	213 N WASHINGTON ST	ROBERT L COWLES JR	103,600.00
12-21	209-211 N WASHINGTON ST	QUINN PATRICK D & GAIL E REVOCABLE TRUST	153,100.00
12-22	205-207 N WASHINGTON ST	DONNA K MUENSTER	168,300.00
12-23	201 N WASHINGTON ST	FRANKENTHAL LEMIEUX JOINT VENTURE	145,900.00
12-24	127-131 N WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-25	121-125 N WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-26	115-117 N WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-27	117 N WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-28	113 N WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-29	E WALNUT ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-30	111 N WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-31	109 N WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-32	107 N WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-33	105 N WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-34	103 N WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-36	E WALNUT ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-37	101 E WALNUT ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-38-1	130 E WALNUT ST	REALTY DEV CORP	123,900.00
12-39	100-118 E WALNUT ST	GREEN BAY CITY OF	
12-40	110 S WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	
12-42-A	112-114 S WASHINGTON ST	GREEN BAY CITY OF	
12-43	118 S WASHINGTON ST	GREEN BAY CITY OF	
12-43-1	100 REAR S WASHINGTON ST	GREEN BAY CITY OF	
12-43-2	100 REAR S WASHINGTON ST	GREEN BAY CITY OF	
12-44	123-125 S WASHINGTON ST	THOMAS K LUECKE ETAL	219,800.00
12-46	121 S WASHINGTON ST	MARK J & JOSEPH A MISZKIEWICZ ETAL	45,200.00
12-47	119 S WASHINGTON ST	MARK R SECORA	77,300.00
12-48	111 S WASHINGTON ST	KIM P KRAMER	84,000.00

APPENDIX "C"

APPENDIX "D"

TID#4 - PRO-FORMA - ALL PLANNED PROJECTS

Original Estimates

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Bond/Note Proceeds	0	6,900,000	1,000,000	4,700,000	6,500,000	4,000,000	2,627,881	2,719,780	2,754,435	2,650,131
Tax Increment Receipts	0	28,517	480,375	2,018,420	2,452,035	2,538,859	148,049	118,288	92,278	66,775
Interest Earned	0	0	11,520	60,832	87,772	88,845				
Non-Tax Revenue	0	0	0	0	0	0	0	0	0	0
Total Revenue	0	6,928,517	2,101,895	5,484,480	9,019,807	6,627,503	2,775,930	2,838,079	2,846,714	2,816,906

Mixed-Use Residential	0	5,884,000								
Mixed-Use Parking Ramp	0			6,912,000						
Office Development	0		3,050,000							
Fox River Walkway	0	194,000								
Infrastructure Improvements	0									
Washington St	0				2,308,000					
Adams St	0					2,083,000				
Alley Reconstruction	0				37,000	128,000				
Pine St	0		26,000							
Cherry St	0	92,000								
Walnut St	0	72,000								
Doby St	0				47,000					
Stuart St	0				90,000					
Crooks St	0				368,000					
Chicago St	0				59,000					
Reloc. Overhead Powerlines	0	65,000	1,800,000	1,000,000	2,723,000					
Administration	0	138,000	70,000	70,000	70,000	70,000				
Bond Insurance Costs	0	0	32,000	188,000	150,000	60,000	0	0	0	0
Total Project Expenses	0	6,067,000	4,240,000	8,150,000	5,828,000	2,389,000	3,271,782	3,271,782	3,271,782	3,271,782

Bond Payments	687,515	825,037	1,286,760	2,158,128	2,840,508	3,271,782	3,271,782	3,271,782	3,271,782	3,271,782
Total Expenses	0	6,067,000	4,240,000	6,150,000	5,828,000	2,389,000	3,271,782	3,271,782	3,271,782	3,271,782
Excess Revenue/(Deficiency)	0	192,001	821,857	-52,310	351,208	986,742	-495,832	-433,883	-425,048	-354,855
Available Cash	0	192,001	1,013,849	1,129,534	1,480,742	2,467,484	1,971,652	1,537,769	1,112,721	788,866

Assessed Value

New Devel. Assess. Value	0	15,000,000	6,850,000	42,000,000	12,000,000	90,135,755	102,108,828	105,173,123	106,328,317	100,518,169
Current Assessed Value	14,513,800	15,397,600	38,035,410	81,784,472	96,248,308	14,513,800	14,513,800	14,513,800	14,513,800	14,513,800
Base Assessed Value	14,513,800	14,513,800	14,513,800	14,513,800	14,513,800	14,513,800	14,513,800	14,513,800	14,513,800	14,513,800
TIF Increment	0	883,800	18,345,821	87,280,672	61,734,508	84,821,955	87,588,028	90,659,323	91,814,517	95,004,368
% Change in Assessed Value	0.00	6.09	112.62	483.58	583.15	583.04	603.54	624.84	637.80	654.58

ASSUMPTIONS

Tax Receipts are projected using a 3% annual increase
 New development having an assessed value of \$75.65 million within first 5 years
 Interest income is projected using a 6% interest rate
 Bond interest is projected using 6% fixed for balance of TID life
 Tax increment assumes \$30 per \$1,000 value in first year.



TITLETOWN USA

Law Department

Timothy J. Kelley
City Attorney

January 16, 1998

Mayor and Common Council
of the City of Green Bay
100 N. Jefferson Street
Green Bay, WI 54301

Ladies and Gentlemen:

RE: CERTIFICATION OF PROJECT PLAN FOR TAX INCREMENTAL DISTRICT
NO. 4, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

This opinion relates to the compliance of the proposed project plan for Tax Increment District No. 4, City of Green Bay, Brown County, Wisconsin (hereinafter "District") with the requirements of Sec. 66.46(4), Wis. Stats.

The Common Council of the City of Green Bay has designated the Redevelopment Authority, as agent of the City of Green Bay, to perform all acts, except the development of the master plan, which are otherwise performed by the Plan Commission under Sec. 66.46, Wis. Stats.

The Redevelopment Authority has drafted a project plan for the District. Pursuant to statutory requirements, a public hearing was held before the Redevelopment Authority at which interested parties were afforded a reasonable opportunity to express their views on the project plan [Sec. 66.46(4)(e), Wis. Stats.]. This hearing was held on November 18, 1997. Resolutions adopting the project plan and creating the District will be considered by the Common Council on January 20, 1998. Therefore, at least 30 days have passed after the public hearing and before action by the Common Council as required by statute. [Id.]

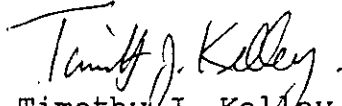
I have examined the project plan and find that it is complete and complies with the requirements of Sec. 66.46(4)(f), Wis. Stats., and in particular, it contains the following:

1. A statement listing the kind, number, and location of all proposed public works or improvements within the District and those located outside of the District to the extent provided in §66.46(2)(f)1.k., Wis. Stats.

Mayor and Common Council
of the City of Green Bay
January 16, 1998
Page 2

2. An economic feasibility study.
3. A detailed list of estimated project costs.
4. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred.
5. A map showing existing uses and conditions of real property within the District.
6. A map showing proposed improvements and uses in the District.
7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes, and City ordinances, if any.
8. A list of estimated non-project costs.
9. A statement relating to the proposed method for the relocation of any persons to be displaced.
10. A statement indicating how creation of the District promotes the orderly development of the City.

Very truly yours,


Timothy J. Kelley
City Attorney

TJK:bc

**JOINT REVIEW BOARD
RESOLUTION REGARDING AN ALLOCATION AMENDMENT FOR TAX INCREMENT
DISTRICT NUMBER FOUR (4), DOWNTOWN/WASHINGTON APARTMENTS (“TID 4”)**

December 6, 2024

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay (“City”) created Tax Increment District Number Four (4), Downtown/Washington Apartments (“TID 4”), on January 20, 1998; and

WHEREAS, the Common Council of the City designated the Redevelopment Authority of the City of Green Bay (“RDA”) to perform all acts necessary to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 4 on Monday, June 29, 2020; and

WHEREAS, the RDA proposed allocating excess incremental property taxes from TID 4 to Tax Increment District Number Thirteen (13), Downtown Redevelopment (“TID 13”) for purposes of blight elimination and public infrastructure costs; and

WHEREAS, the boundaries of TID 4 are not changing with the proposed amendment; and

WHEREAS, on Thursday, November 7, 2024, the Joint Review Board (“JRB”) of the City of Green Bay convened to discuss the proposed Allocation Amendment Resolution and amended Project Plan; and

WHEREAS, the RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:

1. On Wednesday, October 30, 2024, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
2. On Thursday, October 31, 2024, published a notice of said public hearing in the City’s official paper, the Green Bay Press-Gazette; and
3. On Thursday, October 31, 2024, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
4. On Thursday, November 7, 2024, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed amendment to TID 4, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and then approved the Amended Project Plan for TID 4; and

WHEREAS, the Original Project Plan document plus the Amended Project Plan addendum meets all the requirements of Wis. Stats. §66.1105, to wit:

1. An economic feasibility study; and
2. A detailed list of estimated project costs; and
3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
4. A map showing existing uses and conditions of real property within TID 4; and
5. A map showing proposed improvements and uses in TID 4; and
6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 4 will not exceed thirty-five percent (35%); and
7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
8. A list of estimated non-project costs; and
9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
10. A statement indicating how creation of TID 4 promotes the orderly development of the City; and
11. An opinion of the City Attorney that the Amended Project Plan is complete and complies with Wis. Stats. §66.1105; and

WHEREAS, the RDA made the following findings as required by Wis. Stats. §66.1105, to wit:

1. The Amended Project Plan demonstrates that TID 4 has accumulated aggregate incremental property taxes greater than the amount of total project costs; and
2. In accordance with Wis. Stats. §66.1105(6)(f)3, that TID 4 has satisfied all of its current year debt service and project cost obligations; and
3. Prior to the mandatory termination date of September 6, 2032, TID 13 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and
4. Wis. Stats. §66.1105 permits the City to donate surplus funds from TID 4 to TID 13 as a blighted TID; and
5. That “but for” the adoption of an Allocation Amendment, the development projected to occur in both TID 4 and TID 13, as detailed in the *City Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
6. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in both TID 4 and TID 13; and
7. The economic benefits of both TID 4 and TID 13, as measured by increased property value, employment, and income,
 - 7.1. Are greater than the cost of the improvements identified in the respective Project Plans; and
 - 7.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
8. The TID 4 and TID 13 Project Plans are feasible and in conformity with the *City Comprehensive Plan*.
9. TID 4 and TID 13 have the same overlying taxing jurisdictions.

WHEREAS, the City Attorney has provided a written opinion that all statutory requirements have been met; and

WHEREAS, at its meeting on November 12, 2024, the Common Council of the City of Green Bay approved the amendment of the Non-Project Costs section of the TID 4, Downtown/Washington Apartments Project Plan to include an allocation, in an amount not to exceed five hundred thousand dollars (\$500,000.00), from TID 4 to Tax Increment District Number Thirteen (13), Downtown Redevelopment (“TID 13”), for miscellaneous public infrastructure projects as may be needed throughout TID 13 and within one half (1/2) mile of TID 13, for the purpose of blight elimination in TID 13, which is consistent with the purpose for which TID 13 was created; and

BE IT FINALLY RESOLVED that the City of Green Bay is hereby authorized to transfer such funds as specified herein.

Adopted _____

Approved _____

JOINT REVIEW BOARD OF THE
CITY OF GREEN BAY

By: _____
Diana Ellenbecker, Chair



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

MEETING DATE

December 6, 2024

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # E.2

Consideration with possible action to adopt an Allocation Amendment Resolution and to amend the Project Plan for TID Twelve (12), I-43 Industrial Park.

BACKGROUND

Staff proposes to amend the Non-Project Costs section of the TID Twelve (12), I-43 Industrial Park Project Plan to include an allocation, in an amount not to exceed seven million dollars (\$7,000,000.00), from TID 12 to TID Thirteen (13), Downtown Redevelopment, for future development and acquisition of property as may be needed throughout and within one half (1/2) mile of TID 13, for the purpose of blight elimination in TID 13, which is consistent with the purpose for which TID 13 was created.

The Allocation Amendment Resolution and Amended Project Plan for TID Twelve (12) were approved by the RDA on Thursday, November 7, 2024 and by Common Council on Tuesday, November 12, 2024.

RECOMMENDATION

Approval of the Allocation Amendment Resolution and amendment of the Project Plan to allow for the allocation of funds from TID Twelve (12), I-43 Industrial Park to TID Thirteen (13), Downtown Redevelopment.

FISCAL IMPACT

City staff have confirmed the financial viability of the proposed allocation amendment and that adequate funds are available in TID 12.

ATTACHMENTS

1. TID 12 Project Plan Amendment Final 11.12.24
2. TID 12 - Original Project Plan
3. JRB Resolution - TID 12 Allocation Amendment 12.06.24



City of Green Bay
Department of Community and Economic Development

Tax Increment District Twelve (12)

I-43 Industrial Park

Amended PROJECT PLAN

City of Green Bay, Wisconsin
November 12, 2024

Joint Review Board of the City of Green Bay

Diana Ellenbecker, *City of Green Bay*
Cole Runge, *Brown County*
Cale Pulczynski, *Green Bay Area Public School District*
Adam Pfost, *Northeast Wisconsin Technical College*
Brent Weycker, *Citizen Member*

Common Council of the City of Green Bay

Eric Genrich, *Mayor*
Jennifer Grant, *District 1*
Jim Hutchison, *District 2*
William Morgan, *District 3*
Bill Galvin, *District 4, Vice President*
Craig Stevens, *District 5*
Joey Prestley, *District 6*
Alyssa Proffitt *District 7*
Chris Wery, *District 8*
Brian Johnson, *District 9, President*
Ben Delie, *District 10*
Melinda Eck, *District 11*
Kathy Hinkfuss, *District 12*

Redevelopment Authority of the City of Green Bay

Gary Delveaux, *Chair*
Matt Schueller, *Vice Chair*
Deby Dehn
Aldersperson Kathy Hinkfuss, *District 12*
Melanie Parma
Stephen Srubas

This Project Plan was prepared by:

Matt Buchanan, *Deputy Development Director*
Rebecca Finco, *Economic Development Specialist*
David Buck, *Principal Planner*
Diana Ellenbecker, *Finance Director*
Joanne Bungert, *City Attorney*

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Summary of Findings

1. In accordance with Wis. Stats. §66.1105, the City of Green Bay (“City”) created Tax Increment District Number Twelve (12) (“TID 12”), I-43 Industrial Park on September 6, 2005; and
2. The Common Council of the City designated the Redevelopment Authority of the City of Green Bay (“RDA”) to perform all acts necessary to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 12 on Tuesday, July 16, 2019; and
3. The RDA proposed allocating excess incremental property taxes from TID 12 to Tax Increment District Number Thirteen (“TID 13”), Downtown Redevelopment; and
4. The RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
 - 4.1. On Wednesday, October 30, 2024, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
 - 4.2. On Thursday, October 31, 2024, published a notice of said public hearing in the City’s official paper, the Green Bay Press Gazette; and
 - 4.3. On Thursday, October 31, 2024, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
 - 4.4. On Thursday, November 7, 2024, at 1:30 p.m., in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed amendments to TID 12, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
5. The Original Project Plan and the Amended Project Plan meet all the requirements of Wis. Stats. §66.1105, to wit:
 - 5.1. An economic feasibility study; and
 - 5.2. A detailed list of estimated project costs; and
 - 5.3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
 - 5.4. A map showing existing uses and conditions of real property within TID 12; and
 - 5.5. A map showing proposed improvements and uses in TID 12; and
 - 5.6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 12 will not exceed thirty-five percent (35%); and
 - 5.7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
 - 5.8. A list of estimated non-project costs; and
 - 5.9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
 - 5.10. A statement indicating how creation of TID 12 promotes the orderly development of the City; and
 - 5.11. An opinion of the City Attorney that the Project Plan is complete and complies with Wis. Stats. §66.1105; and
6. The RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:
 - 6.1. The Amended Project Plan demonstrates that TID 12 has accumulated aggregate incremental property taxes greater than the amount of total project costs; and
 - 6.2. In accordance with Wis. Stats. §66.1105(6)(f)3, that TID 12 has satisfied all of its current year debt service and project cost obligations; and
 - 6.3. Prior to the mandatory termination date of September 6, 2032, TID 13 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and
 - 6.4. The mandatory termination date for TID 12 is September 6, 2025; and
 - 6.5. The mandatory termination date for TID 13 is September 6, 2032; and
 - 6.6. Wis. Stats. §66.1105 permits the City to donate surplus funds from TID 12 to TID 13; and
 - 6.7. That “but for” the adoption of an Allocation Amendment, the development projected to occur in both TID 12 and TID 13, as detailed in the City *Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and

- 6.8. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in both TID 12 and TID 13; and
- 6.9. The economic benefits of both TID 12 and TID 13, as measured by increased property value, employment, and income,
 - 6.9.1. Are greater than the cost of the improvements identified in the respective Project Plans; and
 - 6.9.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
- 6.10. The TID 12 and TID 13 Project Plans are feasible and in conformity with the City Comprehensive Plan.

Proposed Amendment

Amend the Non-Project Costs section of the TID 12, I-43 Industrial Park Project Plan to include an allocation, in an amount not to exceed seven million dollars (\$7,000,000.00), from TID 12 to Tax Increment District Number Thirteen (13), Downtown Redevelopment ("TID 13"), for future development and acquisition of property as may be needed throughout TID 13 and within one half (1/2) mile of TID 13, for the purpose of blight elimination in TID 13, which is consistent with the purpose for which TID 13 was created.

Appendix A: City Attorney Legal Opinion



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

November 12, 2024

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

RE: Amended Project Plan for Tax Incremental District No. 12

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 Amended Project Plan for the City of Green Bay Tax Incremental District No. 12 is complete and complies with the provisions of Wisconsin Statute §66.1105.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joanne Bungert'.

Joanne Bungert
City Attorney

**TAX INCREMENTAL FINANCE
DISTRICT NO. 12**

PROJECT PLAN

I-43 Commercial Development

**City of Green Bay, Wisconsin
August 2005**

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Introduction

The Expansion of the I-43 Business Park in addition to the new State Highway 54/57 Business Park will allow the City of Green Bay to more aggressively market itself for business start-ups, expansions, and relocations. The Green Bay Common Council adopted a Comprehensive Plan in the spring of 2003 that outlines the City of Green Bay's long-term strategy for growth. The acquisition of land along major transportation routes like I-43 and State Highways 54/57 will allow for orderly and efficient growth along the City's outer limits.

One of the primary tools used to accomplish the City's long-range development goals is Tax Incremental Finance (TIF). This Project Plan for Tax Incremental Financing District (TID) No. 12 is prepared in accordance with Wisconsin Statute 66.1105(4)(f) and describes in detail how the proposed projects will be implemented. Each public improvement proposed in the Project Plan encourages private investment. This will in turn help determine complimentary land uses, maximize property values, and create hundreds of good-paying jobs for individuals residing in and around the City of Green and ultimately benefit all of Brown County and northeastern Wisconsin.

Description of the Proposed District

I. Regional Location

The proposed Tax Increment Finance District No. 12 is located on the Eastern edge of the City of Green Bay. TID No. 12 is in an area with Finger Road bordering it to the North, Northview Road to the East, Greenbriar Road to the South, and I43 to the West. Map 1 shows where TID No. 12 is located within the City of Green Bay.

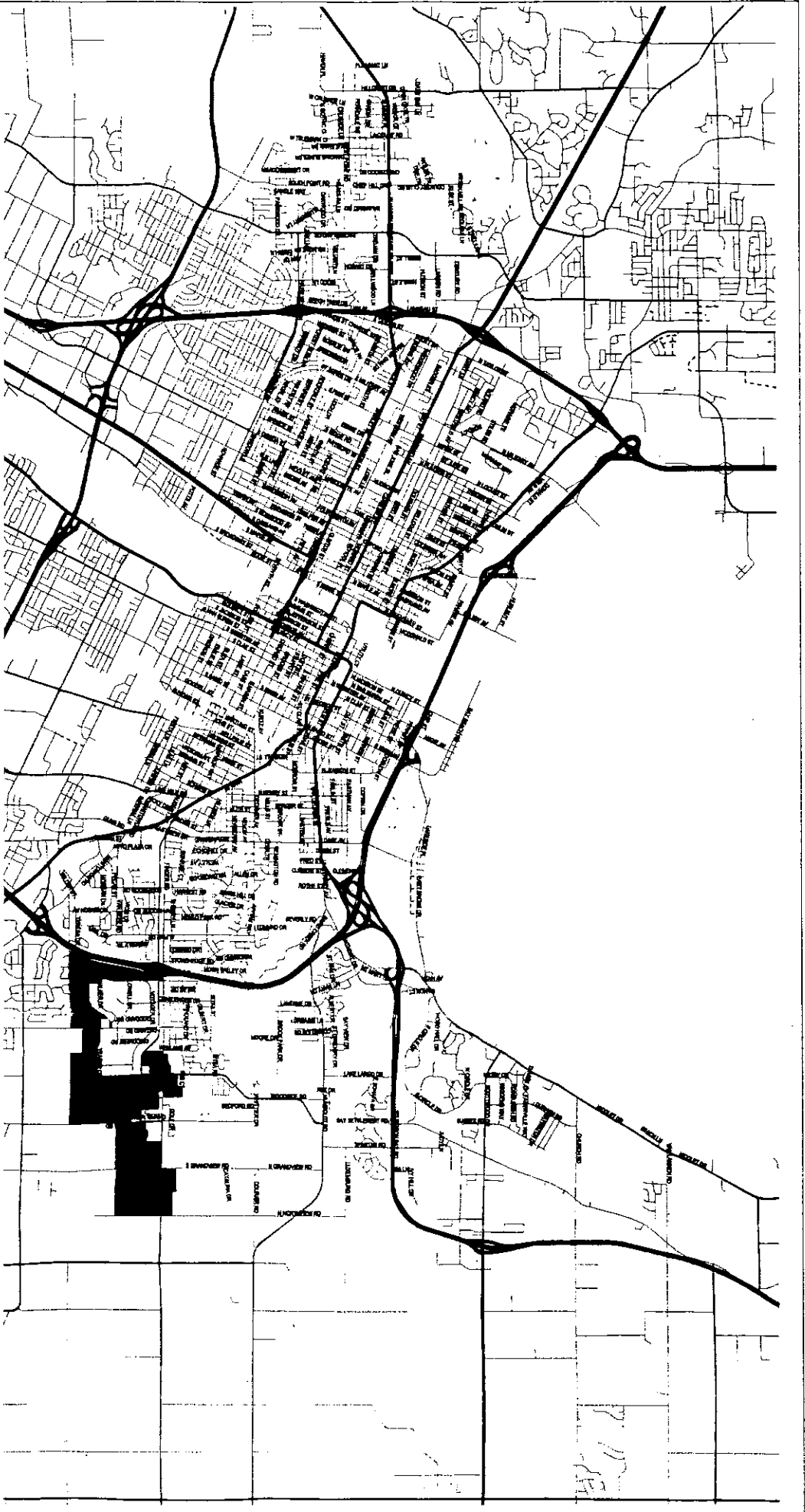
II. Tax Incremental District Boundary

The boundaries for TID No. 12 are provided on Map 2. The legal description for the District is included as Appendix "A."

III. General Make-Up

Containing 82 parcels and 937 acres, proposed TID No. 12 is comprised of all eight land uses residential; commercial; industrial; communications/utilities; governmental/institutional; parks and recreation; woodlands, wetlands, and undeveloped open spaces; and agriculture. Map 3 shows existing land use for the TID, and Map 4 illustrates the corresponding zoning. Approximately 50% of the acreage in TID No. 12 is zoned agriculture with the remaining land divided among the remaining seven land uses.

Appendix "B" provides a listing of the 82 parcels within TID No. 12 with parcel ID number, address, owner, land value, improvements, and total assessed value.



**City of Green Bay
I-43
Tax Increment Finance District 12
Map 1. Location**

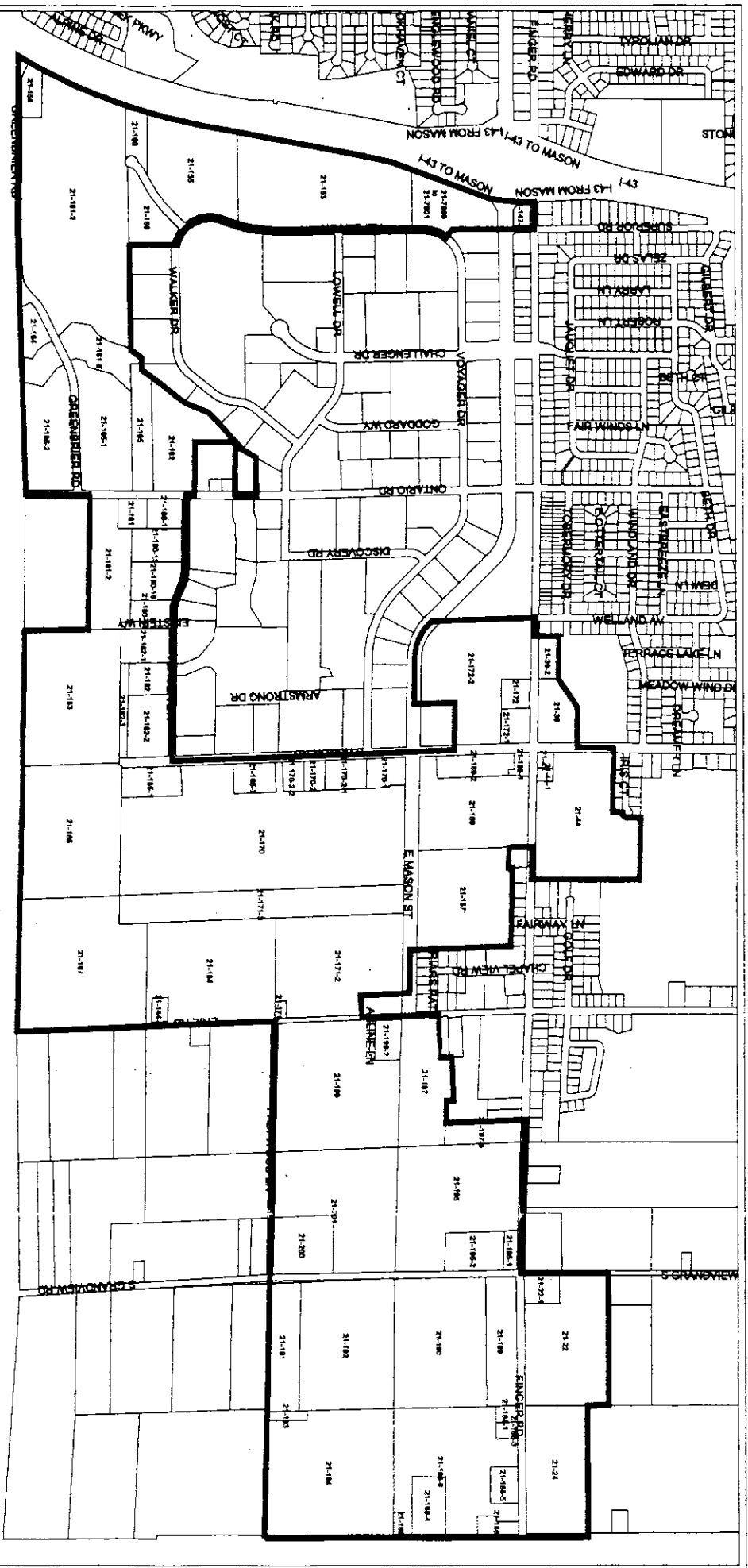


Map prepared by City of Green Bay Planning Department, May 2006.
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State of Wisconsin

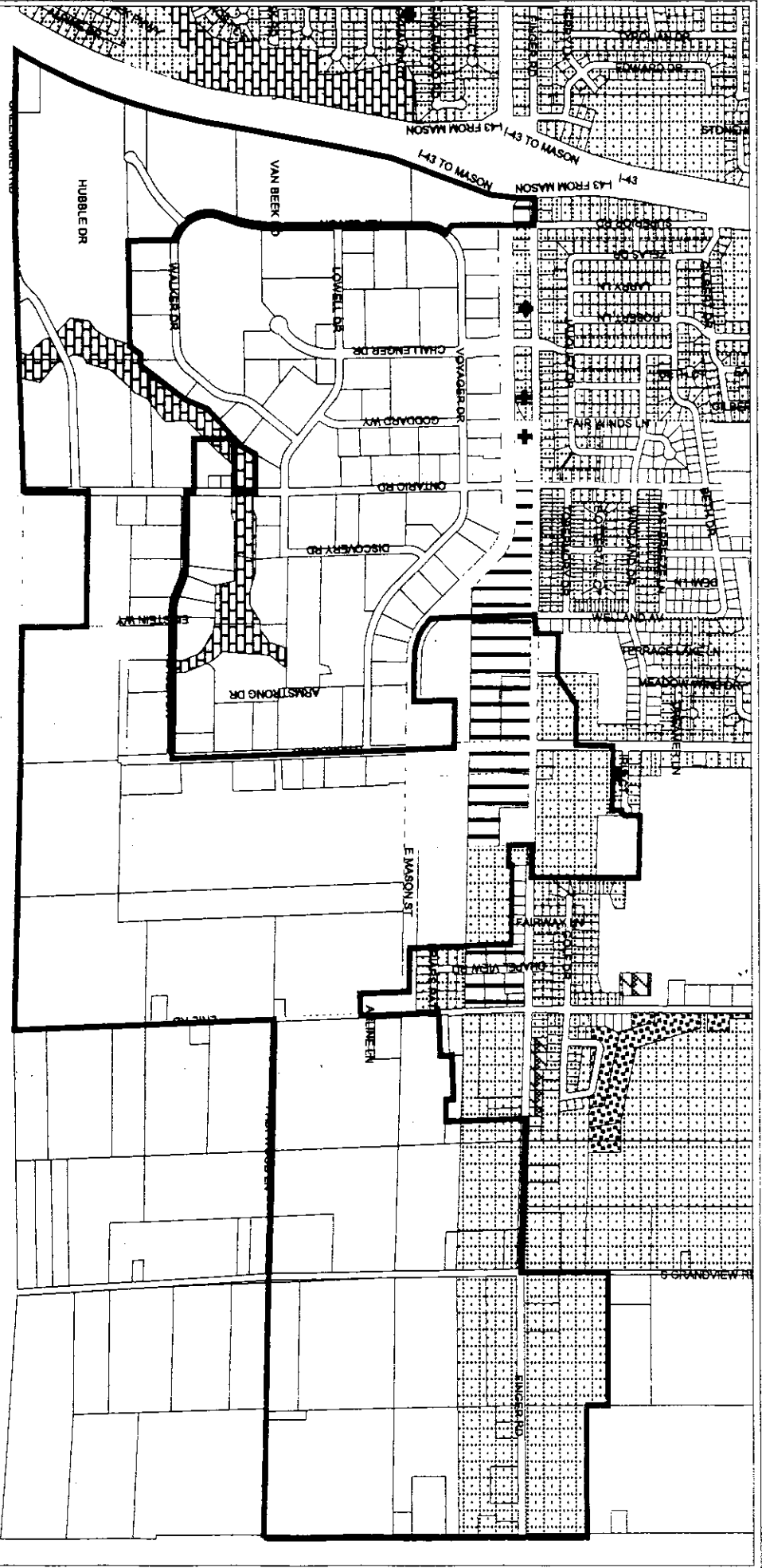
Brown County













City of Green Bay
I-43
Tax Increment Finance District 12
Map 2. District Boundary

 District Boundary



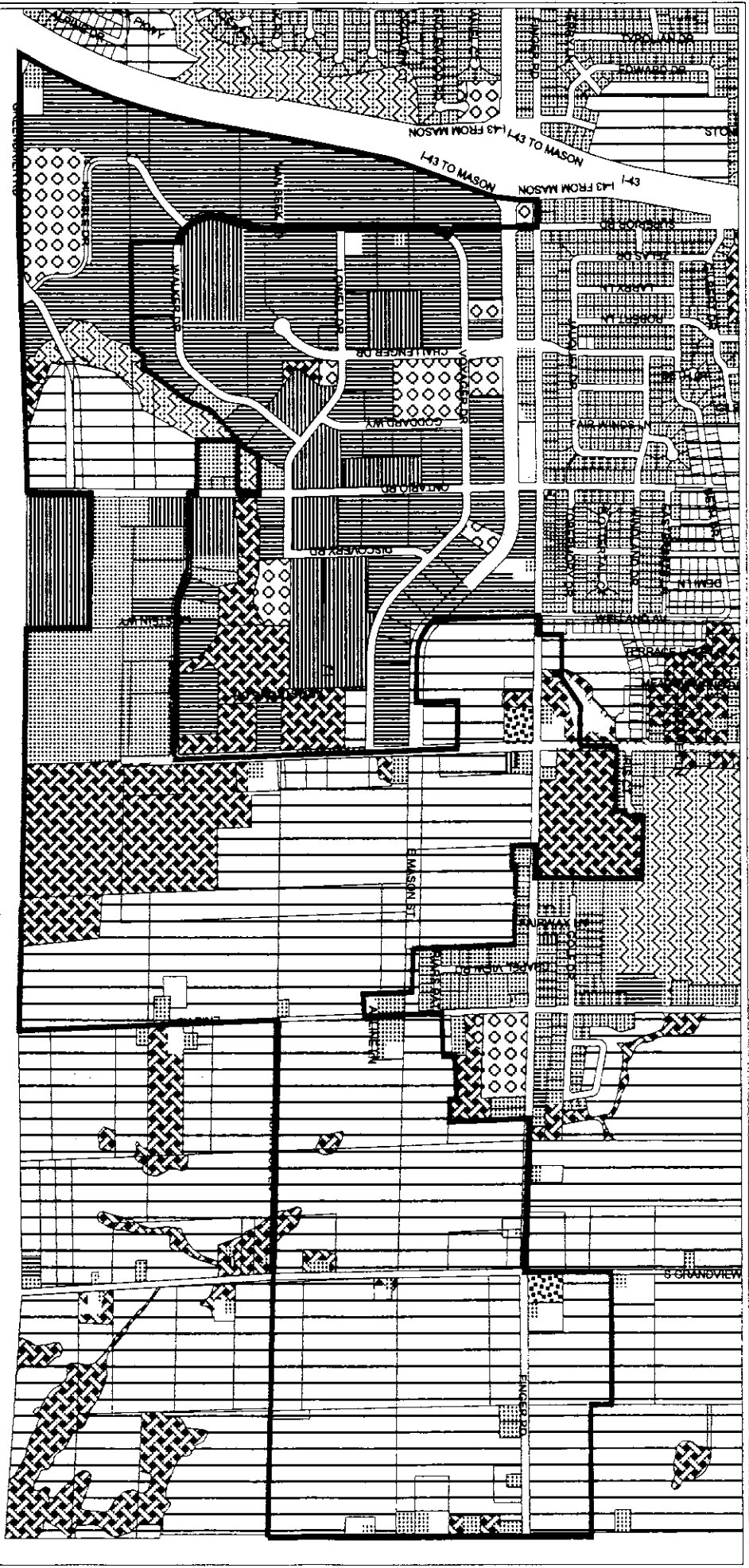


City of Green Bay
I-43
Tax Increment Finance District 12
Map 3 Existing Zoning

-  District Boundary
-  Conditional Use
-  First Business
-  Conservancy
-  Parkway
-  First Residential
-  Third Residential
-  Residential Park
-  Planned Commercial District
-  Planned Urban Residential District












Map prepared by City of Green Bay Planning Department, May 2006.
 (Word Version) (Citywide .pdf) 01111811.dwg

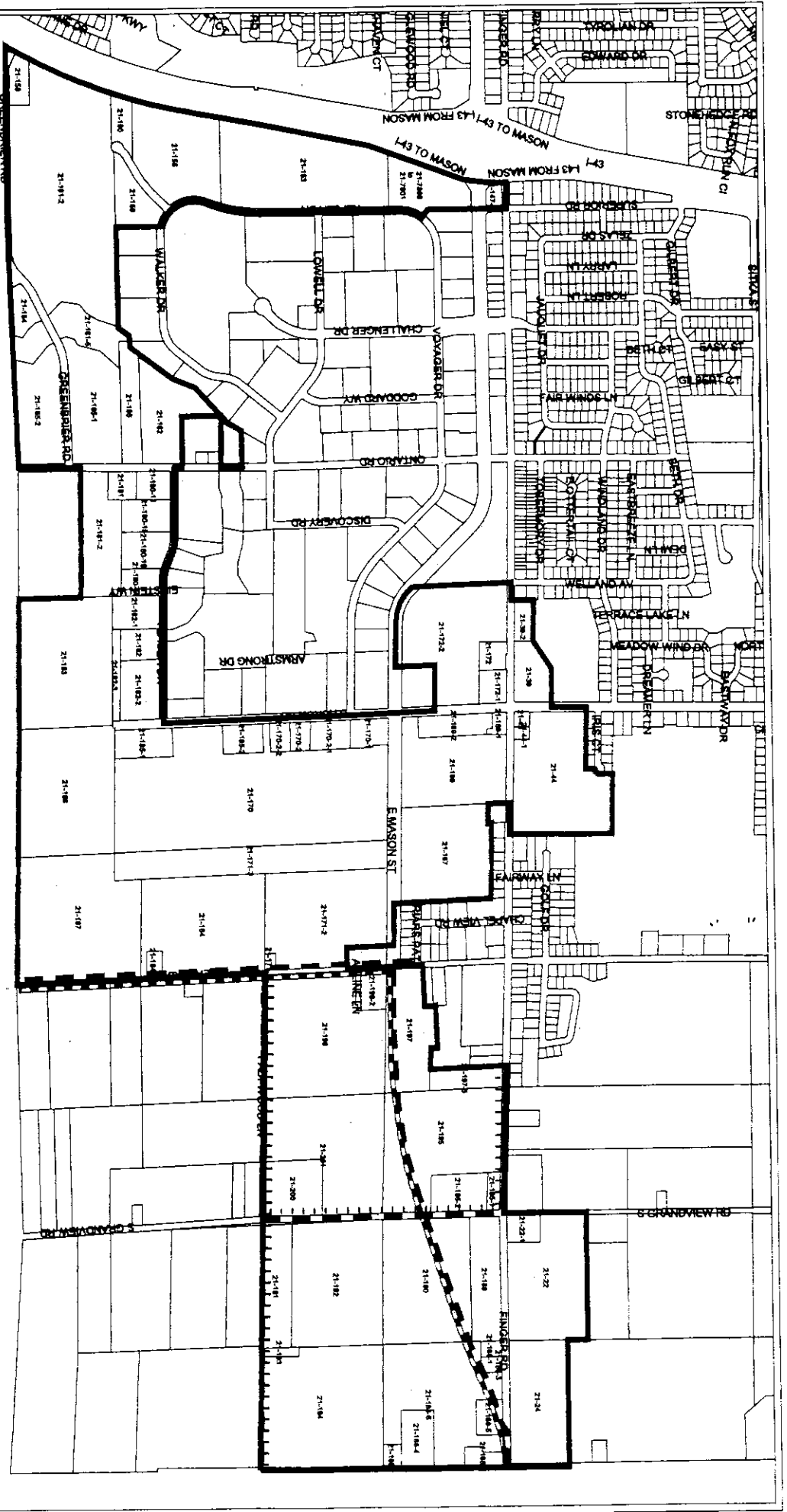


City of Green Bay
I-43
Tax Incremental Finance District 12
Map 4. Existing Land Use







Map prepared by City of Green Bay Planning Department, May 2008.
 (Map of Green Bay, Wisconsin, prepared by the City of Green Bay, Wisconsin, 2008.)

-  District Boundary
 -  Residential
 -  Commercial
 -  Industrial
 -  Roads
 -  Communications/Utilities
 -  Parks and Recreation
 -  Woodlands, Wetlands, Undeveloped Open Space
 -  Agriculture
- Land use data collected 2001



City of Green Bay
1-43
Tax Increment Finance District 12
Map 5. Projects

-  District Boundary
-  Baird Creek South Branch Interceptor Sewer
-  Projects*
-  Sanitary Sewer, Storm Sewer, Watermain, Street Paving, Street Lighting and Street Trees

* See Text for Further Future Improvements

Project Plan

A. Statement listing the kind, number and location of all proposed public works or improvements.

Summarized below are the public works and related improvements proposed as part of TID No. 12. All the proposed improvements were given consideration in order to both maximize development possibilities and remedy the competing land uses in the district. Improvements will enhance the economic viability of the district and provide public amenities to beautify the overall commercial corridor.

Improvement #1: Interceptor Sewer

Locations: Erie Rd N. of Finger to Mason @ Grandview
Grandview, Mason to Van Beek
Van Beek, Erie to Northview

Improvement #2: Sanitary Sewer

Locations: Mason, Erie to Northview
Erie, Mason to City Limits
Undesignated future streets

Improvement #3: Storm Sewer

Locations: Mason, Erie to Northview
Grandview North of Finger to Van Beek
Van Beek, Erie to Northbrook
Erie, Mason to City Limits
Undesignated future streets

Improvement #4: Water mains

Locations: Mason, Erie to Northbrook
Grandview North of Finger to Van Beek
Van Beek, Erie to Northview
Erie, Mason to City Limits
Undesignated future streets

Improvement #5: Street Paving

Locations: Mason, Erie to Northview
Grandview North of Finger to Van Beek
Van Beek, Erie to Northview
Erie, Mason to City Limits
Undesignated future streets

Improvement #6: Street Lighting

Locations: Mason, Erie to Northview
Grandview North of Finger to Van Beek
Van Beek, Erie to Northview
Erie, Mason to City Limits
Undesignated future streets

Improvement #7: Trees

Locations: Mason, Erie to Northview
Grandview North of Finger to Van Beek
Van Beek, Erie to Northview
Erie, Mason to City Limits
Undesignated future streets

Improvement #8: Traffic Lights

Locations: Ontario, Huron, Erie, and Grandview

Improvement #9: Detention Ponds

Locations: District-wide

Improvement #10: Storm water Management Study

Improvement #11: Signage

Locations: District-wide

Improvement #12: Right of Way Land Acquisition

Locations: A total of 30 acres district-wide

Improvement #13: Park Acquisition

Improvement #14: Loans and/or Grants to Businesses and Developers

Location: Loans and or grants made available to accomplish the objectives outlined in this plan district-wide

Improvement #15: District Administration, Promotion and Marketing Activities

Location: Promotion and marketing of the district in order to encourage additional investment and property tax growth district-wide.

B. Economic Feasibility

Background

Under Wisconsin State Statute 66.1105 Tax Increment Law, the property taxes paid each year on the increase in equalized value of the Tax Increment District may be used by the City to pay the costs of development projects for the District. The increase in value is determined by taking the District's current value and deducting the value in the District that existed when the District was created or base value. All would be taxes paid upon this incremental (or increased) value by the City, School District, County, and Vocational School District are allocated to the City for direct payment of project costs or the payment of debt service on bonds used to finance project costs are called tax increments. State property taxes on the increment value must still be paid to the state.

All project expenditures must be made within twenty-two years of the creation of the Tax Increment District, and tax increments may be received until project costs are recovered for no longer than twenty-seven years, with a possible three-year extension.

Green Bay Market

The City of Green Bay has many advantages for businesses to expand or relocate to the City. Green Bay is the state's third largest city, located 114 miles north of Milwaukee, 204 miles north of Chicago and 280 miles east of Minneapolis.

Green Bay's population continues to grow and diversify showing a strong population growth in the 1990's. Population trends are reflective of the economic growth found in the region as the Green Bay MSA led the nation in percentage job growth in a May 2000 report from the US Department of Labor.

	<u>1990 Census</u>	<u>2000 Census</u>
Green Bay population	96,466	103,641
Green Bay MSA	194,594	215,040

Green Bay serves as the retail, commercial, educational, and medical center of northeastern Wisconsin and the upper peninsula of Michigan. The City is also the transportation hub of the region with excellent highway, air, rail, and port infrastructure.

TIF Capacity Analysis

Wisconsin statute 66.1105 (4) (gm) 4. c. establishes a limit on the equalized property value that may be located within all Tax Increment Districts (TIF Capacity). The method for determining that limit is defined in that statute. A municipality must meet this requirement. The City meets this requirement because the equalized value of all taxable property of TID 12 plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of taxable property within the City. Using this method, the City of Green Bay capacity is as follows:

Tax Incremental Finance Capacity Analysis (January 2005)

Equalized Value of the City of Green Bay	\$5,925,533,200.00
TIF Maximum (12% of City Value)	\$ 711,063,984.00
Total Value within Existing TIDS 4,5,6, 7, 8, 9 & 10	\$ 205,881,400.00
Present Capacity for Future TIF Districts	\$ 505,182,584.00

Capacity for creation of a new Tax Increment Districts in the City of Green Bay is more than satisfactory to permit the creation of TID No.12.

Projection of Future Tax Increments

The TID Plan anticipates a number of projects being implemented over the first twenty-two years of the tax incremental financing life (see table 1). All projects will contribute, not only to stabilizing property values throughout the life of the TID, but by enhancing those same property values through the creation of a consistent and viable commercial district. Those stable and hopefully increasing values will ensure the growth of increments, which in turn will repay the debt generated to finance the public improvements.

To approximate future tax increments that are expected to be generated through the creation of a TID, planned private, assessable investment was estimated. This estimate is separated into two categories. The first is the primary TID Projects, which includes all planned projects expected to be completed within the eighteen-year timeline. Secondary TID Projects are those which will be implemented if additional new development occurs; therefore provide TID revenues capable of supporting additional TIF borrowing. The probability of the primary projects being completed is quite good. Some of the projects have been defined and developers have begun preliminary project design work. The secondary projects, while exciting, are a bit more speculative in nature and no specific developer has been identified. While the list of projects is comprehensive, it is by no means exclusive. Should additional development opportunities arise, the City may elect to conduct additional TIF funded activities within the District.

Primary TID Projects Only

The primary projects include a variety of infrastructure improvements that promote development of area for a number of commercial uses. Projected private investment will generate tax increment as follows:

Year	Value Date	District Valuation	Construction Increment	TID RATE	Tax Revenue
1	2005			\$22.50	\$0
2	2006		30,000,000	\$22.05	\$0
3	2007	\$30,000,000	43,800,000	\$21.61	\$0
4	2008	\$74,700,000	3,000,000	\$21.18	\$648,270
5	2009	\$79,941,000		\$20.75	\$1,614,192
6	2010	\$82,339,230		\$20.34	\$1,692,896
7	2011	\$84,809,407		\$19.93	\$1,708,809
8	2012	\$87,353,689		\$19.53	\$1,724,872
9	2013	\$89,974,300		\$19.14	\$1,741,086
10	2014	\$92,673,529		\$18.76	\$1,757,452
11	2015	\$95,453,735		\$18.38	\$1,773,972
12	2016	\$98,317,347		\$18.02	\$1,790,648
13	2017	\$101,266,867		\$17.66	\$1,807,480
14	2018	\$104,304,873		\$17.30	\$1,824,470
15	2019	\$107,434,019		\$16.96	\$1,841,620
16	2020	\$110,657,040		\$16.62	\$1,858,931
17	2021	\$113,976,751		\$16.29	\$1,876,405
18	2022	\$117,396,054		\$15.96	\$1,894,043
19	2023	\$120,917,935		\$15.64	\$1,911,847
20	2024	\$124,545,473		\$15.33	\$1,929,819
21	2025	\$128,281,837		\$15.02	\$1,947,959
22	2026	\$132,130,293		\$14.72	\$1,966,270
23	2027	\$136,094,201		\$14.43	\$1,984,753
24	2028	\$140,177,027		\$14.14	\$2,003,410

Appendix "C" provides a complete pro-forma spread sheet for the TID with the assumption that the Primary TID Projects are the only new development. Using the following assumptions, TIF should support the public expenditures required for this project and result in substantial development with the new commercial corridor.

TID Pro-Forma Assumptions:

1. Property tax revenues are expected to grow at a conservative rate.
2. The primary projects will add over \$50,000,000 in equalized value in the next 7 years, which in turn will generate the tax increment.
3. Total tax increment assumes a total tax levy of \$22.21 per \$1000 of assessed value, decreasing by 2% every year.
4. Bond Interest is estimated between 4%-6%.

Table 1
TID No. 12 & Public Investment Summary July 2005

<u>Project</u>	<u>Location</u>	<u>TIF Cost</u>	<u>Projected Date</u>
Infrastructure (Interceptor Sewer)	Map 5	\$1,375,000	2005-2010
Infrastructure (Interceptor Sewer)	Map 5	\$1,375,000	2005-2010
Infrastructure (Sanitary Sewer)	Map 5	\$1,950,000	2005-2010
Infrastructure (Storm Sewer)	Map 5	\$2,795,000	2005-2010
Infrastructure (Water mains)	Map 5	\$1,935,000	2005-2010
Infrastructure (Street Paving)	Map 5	\$6,300,000	2005-2010
Infrastructure (Street Lighting)	Map 5	\$107,500	2005-2010
Beautification (Trees)	Map 5	\$64,500	Ongoing
Infrastructure (Traffic Signals)		\$400,000	Ongoing
Infrastructure (Detention Ponds)		\$1,750,000	Ongoing
Storm Management Study		\$50,000	Ongoing
Signage		\$250,000	Ongoing
ROW Acquisition		\$1,500,000	Ongoing
Park Acquisition		\$500,000	Ongoing
Promotion/ Marketing		\$500,000.00	Ongoing

Property Acquisition Site Prep. Parcel Assemblage	Map 5	\$5,000,000.00	Ongoing
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Loans/ Grants	Map 5	\$1,000,000.00	Ongoing
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Project Total		\$26,852,000	
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***It is anticipated that positive cash balances will be applied to finance eligible project costs in addition to bonding.**

C. Description of the Methods of Financing All Estimated TID No. 12 Project Costs

The City may use a variety of financing methods to implement TID No. 12 projects including but not limited to lease-revenue bonds and general obligation bonds. Additionally, should grant opportunities be available the City may apply for such assistance in order to reduce public borrowing and allow for a rapid closeout of TID 12.

The amounts and time frames for borrowing could vary depending on rate and type of development. Projected tax revenue pro-forma from TID No. 12 is outlined in Appendix C. The amount of interest paid on money borrowed can be somewhat estimated, thus the interest rates used in the proforma are the best current estimates available. The total interest is based on a repayment scheduled to end 24 years after inception of the District. Appendix C indicates the TID would close in year 23 (which included the potential 3-year extension) without the generation of any other increment. Total interest costs are projections only. Should conditions warrant during the life of the TID No. 12, the City may opt to refinance the outstanding debt issued to better take advantage of lower interest rates.

The spreadsheet in Appendix C assumes that public project costs are financed through the issuance of bonds and positive TID balances. Not included in the calculations were additional income sources that could be generated through the course of the project, including lease payments and land sale revenues. If these revenues are realized, the City might elect to use this revenue to fund other identified projects, reduce borrowing or pay portions of the TID related debt for the City.

Interest earnings from the available cash balances will be credited to the district each year based on the City's existing method of interest allocation.

Financial audits will be done in accordance with Wisconsin State Statutes, Section 66.46 and all other applicable sections.

As can be reasonably determined from the data contained in Appendix C, the District will be sufficiently funded to pay off debt balances before the legal termination of the district. If this should occur, distribution of the surplus funds will be made in accordance with State Statutes.

D. Detailed Listing of Project Costs

Table 1 provided a listing of the estimated public improvement costs in July 2005 dollars. Project locations may be found on Map 5. It is anticipated that the City may elect to expend funds each year for the first eighteen years (includes possible 3-year extension) on project administration, which could include salaries and fringe benefits, management, maintenance and marketing of the TID, bond issuance related expenses, loans and/or grants to business, as well as donation of surplus revenue to TIDs 4,5,6,7,8,10, 11 and 13.

E. Promotion of Orderly Growth

The Tax Increment District No. 12 has been developed in compliance with a number of planning documents that have been prepared to guide orderly development within the City of Green Bay and surrounding Brown County. The Green Bay Comprehensive Plan was updated in 2003 and the proposed TID No. 12 area was targeted for development. Additionally the Brown County "Comprehensive Land Use/Transportation Plan: 2020" identifies issues crucial to traffic patterns in the area. Many documents have been reviewed and multiple sources of inputs were heard when drafting the City's Draft Comprehensive Land Use Plan these voices were incorporated in this TID Plan. TID No. 12 promotes orderly and consistent growth.

F. Proposed Changes of Zoning Ordinances, Master Plans, Official Map, Building Codes and City Ordinances

The regulatory documents reviewed with respect to the projects proposed within the TID No. 12 Project Plan are as follows: *1-Master Plan; 2-Official Map; 3-Zoning Codes; and 4-Building Codes*. Summarized below are the findings.

Master Plan

The City of Green Bay updated its Comprehensive Plan in 2003. The planned land uses in TID No.12 are consistent with existing planning documents and have been incorporated into future planning documents. In addition, the 1996 Brown County Land Use and Transportation Plan has been complimentary to the City's adopted Comprehensive plans.

Official Map

All streets included in the TID No. 12 Project Plan area are included on the official Map for the City of Green Bay as adopted subdivisions. No major changes are expected. However, if projects warrant a change, the City will take the required procedural actions to review such amendments.

Zoning

The area found within the boundaries of TID No. 12 will require the designation of more than one Planned Commercial Development (PCD overlay) District. The PCD Overlay district may include the following:

1. This PCD is to be used to identify non-residential uses only.
2. Future non-residential development uses shall be governed by PCD Districts to be established on a project-by-project basis.
3. Non-residential development not specifically identified in any Comprehensive plan, may be approved pursuant to existing zoning regulations, after review by the Planning Director.
4. Residential development will be regulated by existing zoning regulations for those uses.
5. Lot area, density, setback, parking and similar requirements shall be regulated pursuant to existing zoning regulations unless specifically addressed within a project plan as part of a PCD.

Building Codes

Building codes for the City of Green Bay will not be changed to accommodate TID No. 12 projects.

G. Non-Project Costs

In the event that TID No. 12 demonstrates it has sufficient revenues to pay for all incurred project costs and sufficient surplus revenues to pay for some or all-eligible costs in other municipal redevelopment TIDs, the district may become a donor TID for TIDs 4,5,6,7,8, 10, 11 and 13.

Proposed Method for Relocation of Any Persons to be Displaced

The City of Green Bay will provide relocation benefits and assistance to the extent necessary as required by Wisconsin Statutes Chapter 32. Generally, relocation occurs where a person or business is displaced from real property a direct result of eminent domain proceedings commenced by the City of Green Bay against the subject property. Relocation services will be provided by the City of Green Bay's acquisition/relocation specialists with funds provided through TIF, the City of Green Bay or the City of Green Bay Redevelopment Authority.

DESCRIPTION OF TID No. 12

That part of Sections 1, 2, 10, 11, and 12, Township 23 North, Range 21 East, City of Green Bay, Brown County, Wisconsin described as follows:

Beginning at the southeast corner of Section 1; thence N00°-16'-11" W, 664.68 feet along the east line of said Section 1; a point on the easterly extension of the north line of Brown County Document Number 911020 as recorded in Jacket 2940, Image 35;

thence S89°-46'-55" W, 1338.98 feet along the north line of said Document Number 911020 and extension thereof to the northwest corner of said Document Number 911020;

thence N00°-04'-03" W, 222.71 feet along the east line of Brown County Document Number 2074594 to the northeast corner of said Document Number 2074594;

thence S89°-49'-54" W, 1338.19 feet along the north line of said Document Number 2074594 and the extension thereof to a point on the north – south ¼ line of said Section 1;

thence S00°-07'-58" W, 895.51 feet along said north – south ¼ line of Section 1 to the south ¼ corner of said Section 1;

thence N88°-04'-43" W, 1551.45 feet along the north line of the northwest ¼, Section 12 to a point on the northerly extension of the east line of the lands described in Brown County Document Number 1392571 recorded as Jacket 22808, Image 53;

thence S02°-08'-24" E, 826.92 feet along the east line of said Document Number 1392571 and the extension thereof to a point on the north line of Brown County Document Number 2177356;

thence N88°-04'-18" W, 223.59 feet along the north line of said Document Number 2177356;

thence N02°-08'-24" W, 72.72 feet along said Document Number 2177356;

thence S87°-53'-31" W, 442.51 feet along said north line of Document Number 2177356 to a point on the east line of Lot 1, Brown County Certified Survey Map Number 4648 as recorded in Volume 29 of Certified Survey Maps page 393;

thence S02°-06'-29" E, 120.00 feet along said east line of Lot 1, Certified Survey Map Number 4648 and the extension thereof;

thence S87°-53'-31" W, 435.60 feet along the north line of said Document Number 2177356 and the extension thereof to a point on the west line of said Section 12;

thence S02°-06'-29" E, 807.77 feet along said west line of Section 12 to a point on the easterly extension of the south line of Brown County Document Number 1011253 recorded as Jacket 7595, Image 25;

thence S87°-53'-31" W, 225.00 feet along the south line of said Document Number 1011253 and the extension thereof to the southwest corner of said Document Number 1011253;

thence N02°-03'-48" W, 512.50 feet along the west line of said Document Number 1011253 and the northerly extension thereof to a point on the centerline of East Mason Street;

thence N88°-57'-03" W, 441.79 feet along said centerline of East Mason Street to a point on the southerly extension of the west line of the plat Chapel View;

thence N02°-05'-43" W, 1045.50 feet along said west line of Chapel View and the extension thereof to the southeast corner of Lot 7 White Tail Run Estates;

thence N88°-45'-44" W, 791.56 feet along the south line of said White Tail Run Estates to the southwest corner of Lot 1, White Tail Run Estates, said southwest corner of Lot 1 also being a point on the east line of the north 241 feet of the west 208 feet of the east $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of the northeast $\frac{1}{4}$, said Section 11;

thence S02°-04'-39" E, 40.65 feet to the southeast corner of said north 241 feet of the west 208 feet;

thence N88°-45'-52" W, 208.44 feet to the southwest corner of said north 241 feet of the west 208 feet;

thence N02°-04'-47" W, 241.00 feet along the west line of said north 241 feet of the west 208 feet and the northerly extension thereof to a point on the south line of said Section 2;

thence S88°-45'-44" E, 333.37 feet along the south line of said Section 2 to the southeast corner of the southwest $\frac{1}{4}$ - southeast $\frac{1}{4}$ said Section 2;

thence N00°-20'-35" E, 1110.17 feet along the east line of said southwest $\frac{1}{4}$ - southeast $\frac{1}{4}$, Section 2 to the northeast corner of the lands described in Brown County Document Number 2162276;

thence N88°-34'-56" W, 628.55 feet along the north line of said Document Number 2162276 to the northeast corner of Lot 4, Brown County Certified Survey Map Number 4821 as recorded in Volume 31 of Certified Survey Maps page 75;

thence S00°-34'-56" W, 111.25 feet along the east line of said Lot 4 to the southeast corner of said Lot 4;

thence southwesterly along the easterly terminus of Iris Court along the arc of a 55-foot radius non-tangent curve to the left, said curve having a chord which bears S32°-50'-01" W, 93.69 feet to the northeast corner of Iris Court Condo's;

thence S00°-34'-56" W, 100.00 feet along the east line of Iris Court Condo's to the southeast corner of said Iris Court Condo's, also being a point on the north line of the lands described in Brown County Document Number 2162276;

thence N88°-45'-52" W, 650.00 feet along said north line of Document Number 2162276 and the extension thereof to a point on the north – south ¼ line of said Section 2;

thence S00°-34'-56" W, 821.00 feet along said north – south ¼ line of Section 2 to the north ¼ corner of said Section 11;

thence S02°-03'-27" E, 3754.72 feet along the north – south ¼ line of Section 11 to the intersection with the centerline of Yeager Drive;

thence N89°-22'-15" W, 1498.99 feet along said centerline of Yeager Drive;

thence continuing along said centerline of Yeager Drive along the arc of a 410.00 foot radius curve to the right 157.35 feet, said curve having a chord which bears N78°-22'-36" W, 156.38 feet;

thence continuing along said centerline of Yeager Drive N67°-22'-56" W, 156.81 feet;

thence continuing along said centerline of Yeager Drive along the arc of a 410.00 foot radius curve to the left 156.52 feet, said curve having a chord which bears N78°-19'-07" W, 155.57 feet;

thence continuing along said centerline of Yeager Drive N89°-15'-17" W, 746.75 feet to a point on the west line of said Section 11;

thence N00°-14'-19" E, 84.56 feet along said west line of Section 11 to a point on the easterly extension of the south line of Lot 1, Brown County Certified Survey Map Number 2251 as recorded in Volume 10 of Certified Survey Maps page 169;

thence N89°-45'-50" W, 539.05 feet along said south line of Lot 1 of Certified Survey Map Number 2251 and the extension thereof to the southwest corner of said Lot 1;

thence N00°-14'-10" E, 415.00 feet along the west line of said Lot 1 to the northwest corner of said Lot 1;

thence S89°-45'-50" E, 374.00 feet along the north line of said Lot 1 to the northeast corner of said Lot 1;

thence S00°-14'-10" W, 2.78 feet along the east line of said Lot 1 to the northwest corner of the south 132 feet of the north 622 feet of the east 165 feet of the northeast ¼ - southeast ¼, said Section 10;

thence S89°-45'-50" E, 165.06 feet along the north line of said south 132 feet of the north 622 feet of the east 165 feet to a point on the east line of said Section 10;

thence N00°-14'-19" E, 227.69 feet along said east line of Section 10 to a point on the easterly extension of the south line of Lot 2, Certified Survey Map Number 4650 as recorded in Volume 30 of Certified Survey Maps page 1;

thence S89°-18'-12" W, 383.85 feet along the south line of said Lot 2 Certified Survey Map Number 4650 to the southwest corner of said Lot 2;

thence S29°-03'-44" W, 163.87 feet along the southeasterly line of Lot 1 said Certified Survey Map Number 4650 to the south corner of said Lot 1;

thence S47°-21'-11" W, 512.61 feet along the southeasterly line of Lot 1, Certified Survey Map Number 4336 and the northerly extension thereof and along the southeasterly line of Lot 2, Certified Survey Map Number 5258;

thence continuing along said southeast line of Lot 2, Certified Survey Map Number 5258 S21°-16'-41" W, 241.58 feet;

thence continuing along the southeasterly line of Lots 1 and 2 of said Certified Survey Map Number 5258 S36°-28'-41" W, 577.54 feet;

thence S88°-43'-02" W, 120.48 feet along the south line of Lot 1 said Certified Survey Map Number 5258 and Lot 1 of Certified Survey Map Number 6790;

thence S35°-13'-30" W, 133.88 feet along the south line of said Lot 1 Certified Survey Map Number 6790 to the northeast corner of Lot 1, Certified Survey Map Number 6067;

thence S89°-05'-37" W, 1058.26 feet along the north line of said Lot 1, Certified Survey Map Number 6067 and the north line of Lot 2, Certified Survey Map Number 5843 to the southeast corner of Lot 3, Certified Survey Map Number 5843;

thence N00°-22'-41" W, 486.08 feet along the east line of said Lot 3, Certified Survey Map Number 5843 and the extension thereof to a point on the centerline of Walker Drive;

thence northwesterly along the centerline of Walker Drive and Kepler Drive along the arc of a 360.00 foot radius non-tangent curve to the right 608.33 feet, said curve having a chord which bears N27°-03'-39" W, 538.49 feet;

thence continuing along said centerline of Kepler Drive along the arc of a 1570.00 foot radius curve to the left, 573.11 feet said curve having a chord which bears N10°-31'-32" E, 589.59 feet to a point on the north – south ¼ line of said Section 10;

thence continuing along said centerline of Kepler Drive N00°-17'-49" W, 1506.23 feet;

thence continuing along said centerline of Kepler Drive along the arc of a 400.00 foot radius curve to the right, 257.38 feet, said curve having a chord which bears N18°-08'-12" E, 252.97 feet;

thence N53°-26'-16" W, 102.49 feet;

thence N00°-17'-49" W, 481.92 feet along the east line of Lot 1, Certified Survey Map Number 5092 to a point on the southerly right-of-way of East Mason Street;

thence S89°-51'-10" E, 2.01 feet along said south right-of-way line of East Mason Street to a point on the north – south ¼ line of said Section 10;

thence N00°-17'-49" W, 375.18 feet along said north – south ¼ line to the north ¼ corner of said Section 10;

thence N89°-55'-11" W, 273.92 feet along the north line of said Section 10 to a point on the east right-of-way line of Interstate Highway 43, (I-43);

thence S02°-20'-56" E, 149.80 feet along said east line of I-43;

thence continuing along said east line of I-43, S06°-28'-06" W, 310.45 feet;

thence continuing along said east line of I-43, S19°-49'-34" W, 1096.38 feet;

thence continuing along said east line of I-43, S11°-32'-42" W, 500.10 feet;

thence continuing along said east line of I-43, S10°-23'-57" W, 1507.51 feet;

thence continuing along said east line of I-43 along the arc of a 5879.58 foot radius curve to the right, 2036.20 feet, said curve having a chord which bears S20°-19'-00" W, 2026.04 feet to a point on the south line of said Section 10;

thence S89°-48'-54" E, 1782.28 feet along said south line of Section 10 to the south ¼ corner of said Section 10;

thence continuing along said south line of Section 10, N88°-06'-50" E, 2641.10 feet to the southeast corner of said Section 10;

thence N00°-14'-19" E, 662.32 feet along the west line of Section 11 to the southwest corner of the north ½ of the southwest ¼ - southwest ¼, Section 11;

thence S89°-19'-09" E, 1365.92 feet along the south line of said north ½ to the southeast corner of said north ½;

thence S00°-54'-28" E, 661.16 feet along the east line of the southwest ¼ - southwest ¼, Section 11 to the south line of said Section 11;

thence S89°-22'-38" E, 1379.13 feet along the south line of said Section 11 to the south ¼ corner of said Section 11;

thence S88°-46'-03" E, 2683.71 feet along said south line of Section 11 to the southeast corner of said Section 11;

thence N02°-22'-55" W, 2659.24 feet along the east line of said Section 11 to the west ¼ corner of Section 12;

thence S88°-48'-42" E, 5246.39 feet along the east – west ¼ line to the east ¼ corner of said Section 12;

thence N00°-08'-02" W, 2672.72 feet along the east line of said Section 12 to the point of beginning.

Parcels affected being tax parcel numbers: 21-147,21-147-1,21-153,21-155,21-158,21-159,21-160,21-161-2,21-161-5,21-161-5,21-162,21-164,21-165,21-165-1,21-165-2,21-167,21-169,21-169-1,21-169-2,21-170,21-170-1,21-170-2,21-170-2-1,21-170-2-2,21-171-1,21-171-2,21-171-3,21-180-11,21-180-14,21-180-15,21-180-16,21-181,21-181-2,21-182,21-182-1,21-182-2,21-182-3,21-183,21-184,21-184-1,21-185-1,21-185-2,21-186,21-187,21-188,21-188-1,21-188-2,21-188-3,21-188-4,21-188-5,21-188-6,21-189,21-190,21-191,21-192,21-193,21-194,21-195,21-195-1,21-195-2,21-197,21-197-5,21-199,21-199-2,21-200,21-200,21-201,21-201,21-22,21-22-1,21-24,21-43,21-44,21-44-1.

TID No. 12 Parcel Assessed Values

PARCEL ID	ACRES	LOCATION	OWNER	LAND VALUE	IMPROVEMENTS	TOTAL VALUE
21-158	2.48	2783 GREENBRIER RD	KRINES WENCIL J & MARY R REVOCABLE TRUST	\$47,400.00	\$95,800.00	\$143,200.00
21-164	2.47	GREENBRIER RD	WILLIAMS JAMES T & CAROL G REVOCABLE TRUSTS 1982	\$188,200.00	\$215,900.00	\$404,100.00
21-161-5	2.73	GREENBRIER RD	GREEN BAY CITY OF	\$0.00	\$0.00	\$0.00
21-165-2	13.03	GREENBRIER RD	BAYCARE AURORA LLC	\$520,800.00	\$0.00	\$520,800.00
21-180-14	2.01	3190 YEAGER DR	CONARD	\$78,200.00	\$505,100.00	\$583,300.00
21-184	30.09	1100 BLOCK ERIE RD	ZUIDMULDER	\$60,400.00	\$23,900.00	\$84,300.00
21-183	31.40	S HURON RD	MOSKI CORP	\$30,000.00	\$0.00	\$30,000.00
21-186	31.67	S HURON RD	HURON LIMITS LLC	\$18,700.00	\$0.00	\$18,700.00
21-182-3	1.89	1300 BLOCK S HURON RD	GREEN BAY CITY OF	\$0.00	\$0.00	\$0.00
21-161-2	58.45	2845 GREENBRIER RD	BAYCARE AURORA LLC	\$3,473,400.00	\$110,317,800.00	\$113,791,200.00
21-181-2	12.18	1200 BLOCK ONTARIO RD	GREEN BAY CITY OF	\$0.00	\$0.00	\$0.00
21-165-1	14.97	GREENBRIER RD	BAYCARE AURORA LLC	\$582,000.00	\$0.00	\$582,000.00
21-161-5	6.08	GREENBRIER RD	GREEN BAY CITY OF	\$0.00	\$0.00	\$0.00
21-181	2.07	1300 BLOCK ONTARIO RD	WISCONSIN PUBLIC SERVICE CORP	\$0.00	\$0.00	\$0.00
21-187	38.06	ERIE RD	ZUIDMULDER	\$36,400.00	\$0.00	\$36,400.00
21-160	2.75	2853 HUBBLE DR	GREEN BAY CITY OF	\$0.00	\$0.00	\$0.00
21-165	5.97	ONTARIO RD	GREEN BAY CITY OF	\$0.00	\$0.00	\$0.00
21-184-1	0.92	1240 ERIE RD	ZUIDMULDER	\$57,600.00	\$120,600.00	\$178,200.00
21-182-2	6.00	3276 YEAGER DR	GREEN BAY CITY OF	\$0.00	\$0.00	\$0.00
21-182	3.10	3200 BLOCK YEAGER DR	ZIMONICK PROPERTIES INC	\$0.00	\$0.00	\$0.00
21-182-1	4.00	1255 EINSTEIN WY	EINSTEIN PROJECT INC	\$0.00	\$0.00	\$0.00
21-159	5.46	HUBBLE DR	GREEN BAY CITY OF	\$0.00	\$0.00	\$0.00
21-180-16	4.33	3176 YEAGER DR	LNRE PARTNERS LLC	\$168,300.00	\$716,700.00	\$885,000.00
21-180-15	4.00	3146 YEAGER DR	GREEN BAY CITY OF	\$0.00	\$0.00	\$0.00
21-185-1	4.24	S HURON RD	GREEN BAY CITY OF	\$0.00	\$0.00	\$0.00
21-180-11	2.49	ONTARIO RD	MEDNIKOW INC	\$96,800.00	\$753,800.00	\$850,600.00
21-155	18.79	2875 HUBBLE DR	GREEN BAY CITY OF	\$0.00	\$0.00	\$0.00
21-162	13.98	3000 BLOCK WALKER DR	GREEN BAY CITY OF	\$0.00	\$0.00	\$0.00
21-185-2	3.00	S HURON RD	SELCO SERVICE CORP	\$0.00	\$0.00	\$0.00
21-171-1	0.47	1038 ERIE RD	RONSMAN	\$53,800.00	\$72,900.00	\$126,700.00
21-193	0.86	S NORTHVIEW RD	RENTMEESTER	\$200.00	\$0.00	\$200.00
21-191	9.74	GRANDVIEW RD	RENTMEESTER	\$1,700.00	\$0.00	\$1,700.00

TID No. 12 Parcel Assessed Values Cont.

PARCEL ID	LOCATION	OWNER	LAND VALUE IMPROVEMENTS	TOTAL VALUE
21-170-2-2	1.50 1041 S HURON RD	ENGLBERT	\$0.00	\$0.00
21-170-2	1.50 900 BLOCK S HURON RD	A & K HOLDINGS LLC	\$47,400.00	\$121,700.00
21-200	0.29 1020 GRANDVIEW RD	FRANKOW	\$47,400.00	\$121,700.00
21-200	8.22 1020 GRANDVIEW RD	FRANKOW	\$228,700.00	\$0.00
21-170-2-1	3.00 900 BLOCK S HURON RD	ALL DEVELOPMENT LLC	\$5,100.00	\$0.00
21-201	0.07 PADI WOOD LN	PIERQUET FAMILY LTD PARTNERSHIP ETAL	\$98,100.00	\$152,700.00
21-194	37.91 1120 S NORTHVIEW RD	DEGRAVE LORRAINE C REV. TRUST	\$54,700.00	\$70,900.00
21-192	29.49 909 GRANDVIEW RD	RENTMEESTER	\$0.00	\$0.00
21-153	32.23 1000 KEPLER DR	B & G REALTY INC ETAL	\$5,100.00	\$0.00
21-201	28.29 PADI WOOD LN	PIERQUET FAMILY LTD PARTNERSHIP ETAL	\$6,300.00	\$0.00
21-199	35.12 3527 BLOCK ARLINE LN	PIERQUET FAMILY LTD PARTNERSHIP ETAL	\$79,000.00	\$0.00
21-199-2	2.56 3527 ARLINE LN	BUNKER ETAL	\$0.00	\$0.00
21-171-2	28.38 1038 ERIE RD	GREEN BAY CITY OF	\$0.00	\$0.00
21-171-3	19.57 REAR ERIE RD	SELCO SERVICE CORP	\$0.00	\$0.00
21-170	70.63 900 BLOCK S HURON RD	SELCO SERVICE CORP	\$279,800.00	\$279,800.00
21-170-1	2.72 911 S HURON RD	PIONEER CREDIT UNION	\$40,000.00	\$133,900.00
21-188	1.00 962 S NORTHVIEW RD	SHANNON	\$56,900.00	\$1,400.00
21-195-2	5.45 720 BLOCK GRANDVIEW RD	PIERQUET ROSELLA REV. TRUST	\$60,700.00	\$0.00
21-169-2	4.07 723 S HURON RD	EASTERN HORIZONS LLC	\$0.00	\$0.00
21-22-1	2.35 3700 BLOCK FINGER RD	GREEN BAY CITY OF	\$59,100.00	\$117,900.00
21-188-4	4.74 926 S NORTHVIEW RD	STROJNY	\$2,400.00	\$0.00
21-197	14.26 800 BLOCK ERIE RD	RUECKL ETAL	\$4,900.00	\$0.00
21-190	28.67 FINGER RD	RENTMEESTER	\$0.00	\$0.00
21-147	8.82 KEPLER DR	GREEN BAY CITY OF	\$3,700.00	\$0.00
21-167	22.09 3400 BLOCK FINGER RD	G & H PROPERTIES LLP	\$1,900.00	\$0.00
21-189	9.56 3714 FINGER RD	RENTMEESTER MARVIN & MYRTLE REV. TRUST	\$34,000.00	\$84,700.00
21-188-1	0.85 3806 FINGER RD	KARNOPP	\$30,600.00	\$93,000.00
21-188-3	0.85 3818 FINGER RD	DEGRAVE	\$52,900.00	\$86,500.00
21-195-1	1.24 3672 FINGER RD	DAVISTER	\$47,200.00	\$107,100.00
21-188-5	2.44 3864 FINGER RD	GRAY ETAL	\$50,600.00	\$75,000.00
21-188-6	26.86 750 S NORTHVIEW RD	DEGREEF DOLORES R REV. TRUST	\$42,700.00	\$69,600.00
21-188-2	1.53 3890 FINGER RD	PHILLIPS	\$5,900.00	\$0.00
21-195	30.42 FINGER RD	PIERQUET FAMILY LTD PARTNERSHIP ETAL	\$700.00	\$0.00
21-197-5	4.04 3500 BLOCK FINGER RD	RUECKL		\$700.00

TID No. 12 Parcel Assessed Values Cont.

PARCEL ID	LOCATION	OWNER	LAND VALUE IMPROVEMENTS	TOTAL VALUE
21-169	19.72 3500 BLOCK FINGER RD	IMMEL BROTHERES PARTNERSHIP	\$3,300.00	\$3,300.00
21-169-1	0.93 3314 FINGER RD	PIONEER CREDIT UNION	\$41,300.00	\$195,100.00
21-147-1	0.89 2895 E MASON ST	JEHOVAHS WITNESSES CONGREGATION G B EAST INC	\$0.00	\$0.00
21-44-1	0.52 3319 FINGER RD	BUNKER	\$54,300.00	\$103,900.00
21-43	0.61 3315 FINGER RD	BUNKER	\$61,800.00	\$61,800.00
21-24	18.70 3731 FINGER RD	RENTMEESTER MARVIN & MYRTLE REVOCABLE TRUST	\$3,200.00	\$3,200.00
21-22	23.40 3731 FINGER RD	N & E REVOCABLE TRUST	\$53,500.00	\$122,100.00
21-44	26.15 FINGER RD	GREEN BAY CITY OF	-\$100.00	-\$100.00
21-172-1	2.41 3200 BLOCK FINGER RD	GREEN BAY CITY OF	\$0.00	\$0.00
21-172	2.00 3266 FINGER RD	ADVANTAGE CREDIT UNION	\$259,200.00	\$259,200.00
21-172-2	24.53 3200 BLOCK FINGER RD	SUNRISE DEV LLC	\$3,900.00	\$3,900.00
21-39-2	1.99 FINGER RD	TERRACE LAKE VIEW LLC	\$273,400.00	\$517,800.00
21-39	5.25 3275 FINGER RD	TERRACE LAKE DEVELOPMENT LLC	\$583,100.00	\$583,700.00
	937.45		\$8,053,100.00	\$114,521,000.00

Projected TID 12 Tax Revenues for Primary Projects

Year	Date	Value District Valuation	Construction Increment	TID RATE	Tax Revenue	Anticipated Bond Amount	Est. Bond Payment	Cap Interest/ Begin Bal	Other Revenues	Balance
1	2005			\$22.50	\$0					
2	2006		30,000,000	\$22.05	\$0	\$7,000,000	\$200,000	\$1,000,000		\$800,000
3	2007	\$30,000,000	43,800,000	\$21.61	\$0		\$600,000	\$800,000	\$24,000	\$224,000
4	2008	\$74,700,000	3,000,000	\$21.18	\$648,270	\$4,000,000	\$695,000	\$224,000	\$6,720	\$183,990
5	2009	\$79,941,000		\$20.75	\$1,614,192		\$935,000	\$183,990	\$5,520	\$868,702
6	2010	\$82,339,230		\$20.34	\$1,692,896	\$4,000,000	\$1,045,000	\$868,702	\$26,061	\$1,542,659
7	2011	\$84,809,407		\$19.93	\$1,708,809		\$1,285,000	\$1,542,659	\$46,280	\$2,012,748
8	2012	\$87,353,689		\$19.53	\$1,724,872		\$1,285,000	\$2,012,748	\$60,382	\$2,513,003
9	2013	\$89,974,300		\$19.14	\$1,741,086		\$1,285,000	\$2,513,003	\$75,390	\$3,044,479
10	2014	\$92,673,529		\$18.76	\$1,757,452		\$1,285,000	\$3,044,479	\$91,334	\$3,608,266
11	2015	\$95,453,735		\$18.38	\$1,773,972		\$1,285,000	\$3,608,266	\$108,248	\$4,205,486
12	2016	\$98,317,347		\$18.02	\$1,790,648		\$1,285,000	\$4,205,486	\$126,165	\$4,837,298
13	2017	\$101,266,867		\$17.66	\$1,807,480		\$1,285,000	\$4,837,298	\$145,119	\$5,504,897
14	2018	\$104,304,873		\$17.30	\$1,824,470		\$1,285,000	\$5,504,897	\$165,147	\$6,209,514
15	2019	\$107,434,019		\$16.96	\$1,841,620		\$1,285,000	\$6,209,514	\$186,285	\$6,952,419
16	2020	\$110,657,040		\$16.62	\$1,858,931		\$1,285,000	\$6,952,419	\$208,573	\$7,734,923
17	2021	\$113,976,751		\$16.29	\$1,876,405		\$1,285,000	\$7,734,923	\$232,048	\$8,558,376
18	2022	\$117,396,054		\$15.96	\$1,894,043		\$1,285,000	\$8,558,376	\$256,751	\$9,424,170
19	2023	\$120,917,935		\$15.64	\$1,911,847		\$1,285,000	\$9,424,170	\$282,725	\$10,333,743
20	2024	\$124,545,473		\$15.33	\$1,929,819		\$1,285,000	\$10,333,743	\$310,012	\$11,288,574
21	2025	\$128,281,837		\$15.02	\$1,947,959		\$1,285,000	\$11,288,574	\$338,657	\$12,290,190
22	2026	\$132,130,293		\$14.72	\$1,966,270		\$1,285,000	\$12,290,190		\$12,971,460
23	2027	\$136,094,201		\$14.43	\$1,984,753		\$1,285,000	\$12,971,460		\$13,671,213
	2028	\$140,177,027		\$14.14	\$2,003,410		\$1,285,000	\$13,671,213		\$14,389,623

**JOINT REVIEW BOARD
RESOLUTION REGARDING AN ALLOCATION AMENDMENT FOR TAX INCREMENT
DISTRICT NUMBER TWELVE (12), I-43 INDUSTRIAL PARK (“TID 12”)**

December 6, 2024

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay (“City”) created Tax Increment District Number Twelve (12), I-43 Industrial Park (“TID 12”), on September 6, 2005; and

WHEREAS, the Common Council of the City designated the Redevelopment Authority of the City of Green Bay (“RDA”) to perform all acts necessary to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 12 on Tuesday, July 16, 2019; and

WHEREAS, the RDA proposed allocating excess incremental property taxes from TID 12 to Tax Increment District Number Thirteen (13), Downtown Redevelopment (“TID 13”) for future development and acquisition of property for the purpose of blight elimination; and

WHEREAS, the boundaries of TID 12 are not changing with the proposed amendment; and

WHEREAS, on Thursday, November 7, 2024, the Joint Review Board (“JRB”) of the City of Green Bay convened to discuss the proposed Allocation Amendment Resolution and amended Project Plan; and

WHEREAS, the RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:

1. On Wednesday, October 30, 2024, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
2. On Thursday, October 31, 2024, published a notice of said public hearing in the City’s official paper, the Green Bay Press-Gazette; and
3. On Thursday, October 31, 2024, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
4. On Thursday, November 7, 2024, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed amendment to TID 12, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and then approved the Amended Project Plan for TID 12; and

WHEREAS, the Original Project Plan document plus the Amended Project Plan addendum meet all the requirements of Wis. Stats. §66.1105, to wit:

1. An economic feasibility study; and
2. A detailed list of estimated project costs; and
3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
4. A map showing existing uses and conditions of real property within TID 12; and
5. A map showing proposed improvements and uses in TID 12; and
6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 12 will not exceed thirty-five percent (35%); and
7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
8. A list of estimated non-project costs; and
9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
10. A statement indicating how creation of TID 12 promotes the orderly development of the City; and
11. An opinion of the City Attorney that the Amended Project Plan is complete and complies with Wis. Stats. §66.1105; and

WHEREAS, the RDA made the following findings as required by Wis. Stats. §66.1105, to wit:

1. The Amended Project Plan demonstrates that TID 12 has accumulated aggregate incremental property taxes greater than the amount of total project costs; and
2. In accordance with Wis. Stats. §66.1105(6)(f)3, that TID 12 has satisfied all of its current year debt service and project cost obligations; and
3. Prior to the mandatory termination date of September 6, 2032, TID 13 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and
4. Wis. Stats. §66.1105 permits the City to donate surplus funds from TID 12 to TID 13 as a blighted TID; and
5. That “but for” the adoption of an Allocation Amendment, the development projected to occur in both TID 12 and TID 13, as detailed in the *City Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
6. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in both TID 12 and TID 13; and
7. The economic benefits of both TID 12 and TID 13, as measured by increased property value, employment, and income,
 - 7.1. Are greater than the cost of the improvements identified in the respective Project Plans; and
 - 7.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
8. The TID 12 and TID 13 Project Plans are feasible and in conformity with the *City Comprehensive Plan*.
9. TID 12 and TID 13 have the same overlying taxing jurisdictions.

WHEREAS, the City Attorney has provided a written opinion that all statutory requirements have been met; and

WHEREAS, at its meeting on November 12, 2024, the Common Council of the City of Green Bay approved the amendment of the Non-Project Costs section of the TID 12, I-43 Industrial Park Project Plan to include an allocation, in an amount not to exceed seven million dollars (\$7,000,000.00) from TID 12 to Tax Increment District 13, Downtown Redevelopment (“TID 13”), for future development and acquisition of property as may be needed throughout TID 13 and within one half (1/2) mile of TID 13, for the purpose of blight elimination in TID 13, which is consistent with the purpose for which TID 13 was created; and

BE IT FINALLY RESOLVED that the City of Green Bay is hereby authorized to transfer such funds as specified herein.

Adopted _____

Approved _____

JOINT REVIEW BOARD OF THE
CITY OF GREEN BAY

By: _____
Diana Ellenbecker, Chair



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

MEETING DATE

December 6, 2024

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # E.3

Consideration with possible action to adopt a Project Plan Amendment Resolution and to amend the Project Plan for TID Thirteen (13), Downtown Redevelopment.

BACKGROUND

Staff proposes to amend the TID 13, Downtown Redevelopment, Project Plan, Section A., Improvement Number Ten (#10) Property Acquisition, to include up to seven million dollars (\$7,000,000.00) in additional project costs, as further identified in Table I.

Additionally, staff proposes amending Project Plan Section A to create Improvement Number Thirteen (#13): Other Public Infrastructure, which includes up to five hundred thousand dollars (\$500,000.00) for other miscellaneous public infrastructure projects as may be needed throughout TID 13 and within one half (1/2) mile of TID 13, for the purpose of blight elimination, which is consistent with the purpose for which TID 13 was created.

The Project Plan Amendment Resolution and Amended Project Plan for TID Thirteen (13) were approved by the RDA on Thursday, November 7, 2024 and by Common Council on Tuesday, November 12, 2024.

RECOMMENDATION

Adopt the Project Plan Amendment Resolution and amend the Project Plan for TID Thirteen (13), Downtown Redevelopment.

FISCAL IMPACT

City staff have confirmed the financial viability of the proposed allocation amendments and that adequate funds are available in TID 4 and TID 12 to be allocated to TID 13.

ATTACHMENTS

1. TID 13 Project Plan Amended Final 11.12.24
2. TID 13 Project Plan - Full 2008 Amended
3. JRB Resolution - TID 13 Project Plan Amendment 12.06.24



City of Green Bay
Department of Community and Economic Development

Tax Increment District Thirteen (13)

Downtown Redevelopment

Amended PROJECT PLAN

City of Green Bay, Wisconsin
November 12, 2024

Joint Review Board of the City of Green Bay

Diana Ellenbecker, *City of Green Bay*
Cole Runge, *Brown County*
Cale Pulczynski, *Green Bay Area Public School District*
Adam Pfost, *Northeast Wisconsin Technical College*
Brent Weycker, *Citizen Member*

Common Council of the City of Green Bay

Eric Genrich, *Mayor*
Jennifer Grant, *District 1*
Jim Hutchison, *District 2*
William Morgan, *District 3*
Bill Galvin, *District 4, Vice President*
Craig Stevens, *District 5*
Joey Prestley, *District 6*
Alyssa Proffitt *District 7*
Chris Wery, *District 8*
Brian Johnson, *District 9, President*
Ben Delie, *District 10*
Melinda Eck, *District 11*
Kathy Hinkfuss, *District 12*

Redevelopment Authority of the City of Green Bay

Gary Delveaux, *Chair*
Matt Schueller, *Vice Chair*
Deby Dehn
Aldersperson Kathy Hinkfuss, *District 12*
Melanie Parma
Stephen Srubas

This Project Plan was prepared by:

Matt Buchanan, *Deputy Development Director*
Rebecca Finco, *Economic Development Specialist*
David Buck, *Principal Planner*
Diana Ellenbecker, *Finance Director*
Joanne Bungert, *City Attorney*

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Summary of Findings

1. In accordance with Wis. Stats. §66.1105, the City of Green Bay (“City”) created Tax Increment District Number Thirteen (13), Downtown Redevelopment (“TID 13”), on September 6, 2005; and
2. The Common Council of the City designated the Redevelopment Authority of the City of Green Bay (“RDA”) to perform all acts necessary to adopt Resolution amending the Project Plan for TID 13 on Tuesday, July 16, 2019; and
3. The RDA proposed adding project costs within the existing boundary of TID 13 and within a one-half (1/2) mile radius of the boundary of TID 13; and
4. The RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
 - 4.1. On Wednesday, October 30, 2024, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
 - 4.2. On Thursday, October 31, 2024, published a notice of said public hearing in the City’s official paper, the Press Gazette; and
 - 4.3. On Thursday, October 31, 2024, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
 - 4.4. On Thursday, November 7, 2024, at 1:30 p.m., in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed amendments to TID 13, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
5. The Original Project Plan and the Amended Project Plan meet all the requirements of Wis. Stats. §66.1105, to wit:
 - 5.1. An economic feasibility study; and
 - 5.2. A detailed list of estimated project costs; and
 - 5.3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
 - 5.4. A map showing existing uses and conditions of real property within TID 13; and
 - 5.5. A map showing proposed improvements and uses in TID 13; and
 - 5.6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 13 will not exceed thirty-five percent (35%); and
 - 5.7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
 - 5.8. A list of estimated non-project costs; and
 - 5.9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
 - 5.10 A statement indicating how creation of TID 13 promotes the orderly development of the City; and
 - 5.11 An opinion of the City Attorney that the Project Plan is complete and complies with Wis. Stats. §66.1105; and
6. The RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:
 - 6.1. The Amended Project Plan demonstrates that TID 13 will accumulate aggregate incremental property taxes greater than the amount of total project costs before its mandatory termination date of September 6, 2032; and
 - 6.2. Project Plan, Section A., Improvement Number Ten (#10) identifies property acquisition as an existing public works and related improvement/project cost; and
 - 6.3. Wis. Stats. §66.1105 permits the City to add project costs within the existing boundary of TID 13 and within a one-half (1/2) mile radius of the boundary of TID 13; and
 - 6.4. That “but for” the adoption of an amendment to the Project Plan, the development projected to occur in TID 13, as detailed in the City Comprehensive Plan, would not occur in the manner desired by the City and RDA; and
 - 6.5. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in TID 13; and
 - 6.6. The economic benefits of TID 13, as measured by increased property value, employment, and income

- 6.6.1. Are greater than the cost of the improvements identified in the Amended Project Plan; and
- 6.6.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
- 6.7. The TID 13 Amended Project Plan is feasible and in conformity with the City Comprehensive Plan.

Proposed Amendment

Amend the Project Plan, Section A., Improvement Number Ten (#10): Property Acquisition, to include up to seven million dollars (\$7,000,000.00) in additional project costs, as further identified in Table 1.

Additionally, amend Project Plan Section A to create Improvement Number Thirteen (#13): Other Public Infrastructure, which includes up to five hundred thousand dollars (\$500,000.00) for other miscellaneous public infrastructure projects as may be needed throughout TID 13 and within one half (1/2) mile of TID 13, for the purpose of blight elimination, which is consistent with the purpose for which TID 13 was created.

Appendix A: City Attorney Legal Opinion



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

November 12, 2024

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

RE: Amended Project Plan for Tax Incremental District No. 13

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 Amended Project Plan for the City of Green Bay Tax Incremental District No. 13 is complete and complies with the provisions of Wisconsin Statute §66.1105.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joanne Bungert'.

Joanne Bungert
City Attorney

**TAX INCREMENTAL FINANCE
DISTRICT NO. 13**

PROJECT PLAN

Downtown Redevelopment

City of Green Bay, Wisconsin

August 2005

Plan Amended - June 2008

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Introduction

The Green Bay Common Council adopted a Comprehensive Plan in the spring of 2003 that outlines the City of Green Bay's long-term strategy for growth. A critical component of this strategy is redevelopment. As the availability of green space declines, redevelopment becomes the key to efficiently maximizing existing land already served by utilities within the City of Green Bay. The City's Comprehensive plan identifies several priority areas prime for redevelopment to include the downtown area. The heart of Green Bay's contains First Business zoning. Many of the properties in the area have been determined by definition to be blighted. While this neighborhood has experienced underutilization for years, the commitment of private investment has spurred redevelopment in the area. The City of Green Bay has been working with various businesses and property owners to develop a plan for improvements in the area through land acquisition, land use changes, and site preparation.

A primary tool used to accomplish the City's redevelopment goals is Tax Increment Finance (TIF). This Project Plan for Tax Incremental Financing District (TID) No. 13 is prepared in accordance with Wisconsin Statute 66.1105(4)(f) and describes in detail how the proposed projects will be implemented. Each public improvement proposed in the Project Plan encourages private investment. This will in turn help determine complimentary land uses, maximize property values, and prevent and eliminate deteriorating conditions, benefiting not only the City of Green Bay but all of Brown County and northeastern Wisconsin.

Project Plan Amendment Introduction

Tax Increment Finance District (TID) No. 13 was originally created in August 2005. The core of TID No. 13 and the geographically center of downtown Green Bay is the 5-acre, two story, 400,000+ square foot Washington Commons mall. In 2005, this property was owned and operated by a private entity, which was trying to re-position the mall as a mixed-use facility that would be home to retailers, as well as office and hospitality users. Redevelopment into another use was discussed at this time, however, the mall was still functioning as a mall and redevelopment discussions were just beginning.

In 2005, Washington Commons was struggling to maintain its relevance at a time when larger suburban shopping centers were the preferred choice of retailers and consumers. Several communities were facing a similar challenge involving downtown shopping centers that were built during the popular urban renewal period of the 1960s and 1970s. The City of Green Bay and its involvement in the creation and future redevelopment of a downtown mall is a common story. Cities across the nation were trying to figure out what to do with these structures when they became obsolete.

In 2006, the mall officially closed its doors and in 2007, the City of Green Bay Redevelopment Authority became the sole owner of this important downtown landmark. When the mall closed, the City began working on a physical redevelopment plan. This proposed plan calls for the demolition of the entire Washington Commons structure and

reinstallation of the downtown street network, which includes connecting Adams Street to Main Street and bringing what is currently called Admiral Flatly Court east to Adams Street.

This property is the center of downtown Green Bay and it currently sits boarded and vacant. The redevelopment of this site is not only necessary to create a stronger TID, but more importantly, is necessary to create a stronger downtown. Redevelopment of a site this large and visible is going to have a positive ripple effect that will be felt throughout the greater Green Bay community.

Project Plan Amendments

The following pages include the proposed changes necessary to include the redevelopment of Washington Commons as part of TID No. 13. These changes include the addition of infrastructure projects related to the demolition and redevelopment of Washington Commons, an updated Project Map, and an updated proforma that includes projected increases in potential increment and project support.

Description of the Proposed District

I. Regional Location

The proposed Tax Increment Finance District No. 13 is located downtown on the East Side of the Fox River. TID No. 13 is bordered by the East River to the North, Monroe Avenue to the East, Cherry Street to the South, and the Fox River to the West. Map 1 shows where TID No. 13 is located within the City of Green Bay.

II. Tax Incremental District Boundary

The boundaries for TID No. 13 are provided on Map 2. The legal description for the District is included as Appendix "A."

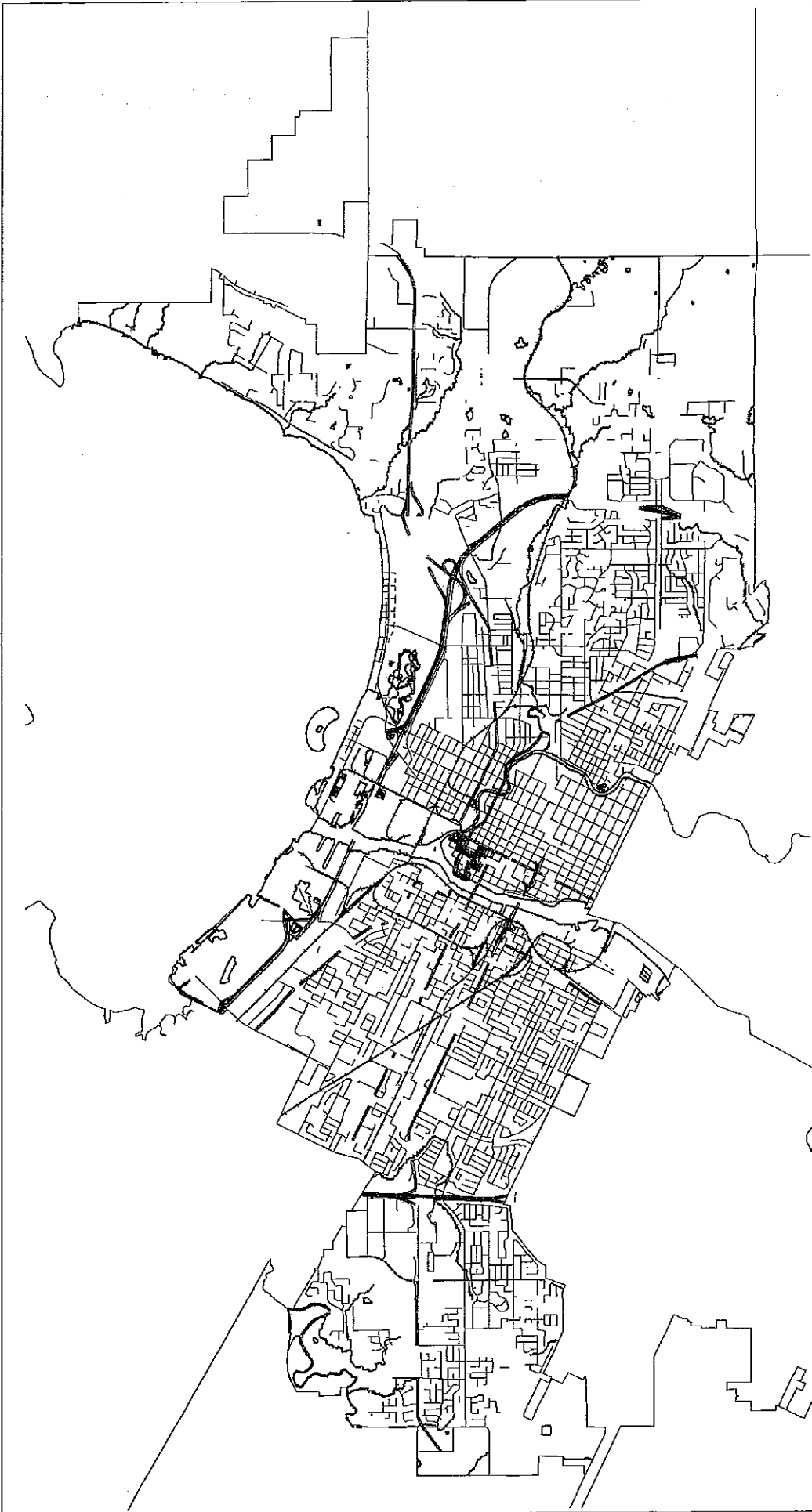
III. General Make-Up

Containing 31 parcels and 26.21 acres, proposed TID No. 13 is comprised of four land uses- commercial, transportation, parks and recreation, and governmental/institutional. Map 4 shows existing land use for the TID, and Map 3 illustrates the corresponding zoning. Approximately 98% of the acreage in TID No. 13 is zoned First Business with the remaining land being public property.

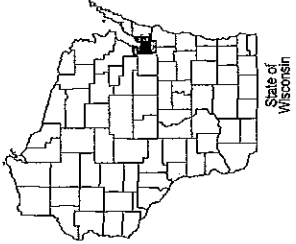
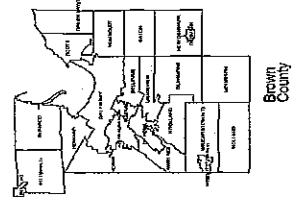
Appendix "B" provides a listing of the 31 parcels within TID No. 13 with parcel ID number, address, owner, land value, improvements, and total assessed value.

IV. Blight Criteria

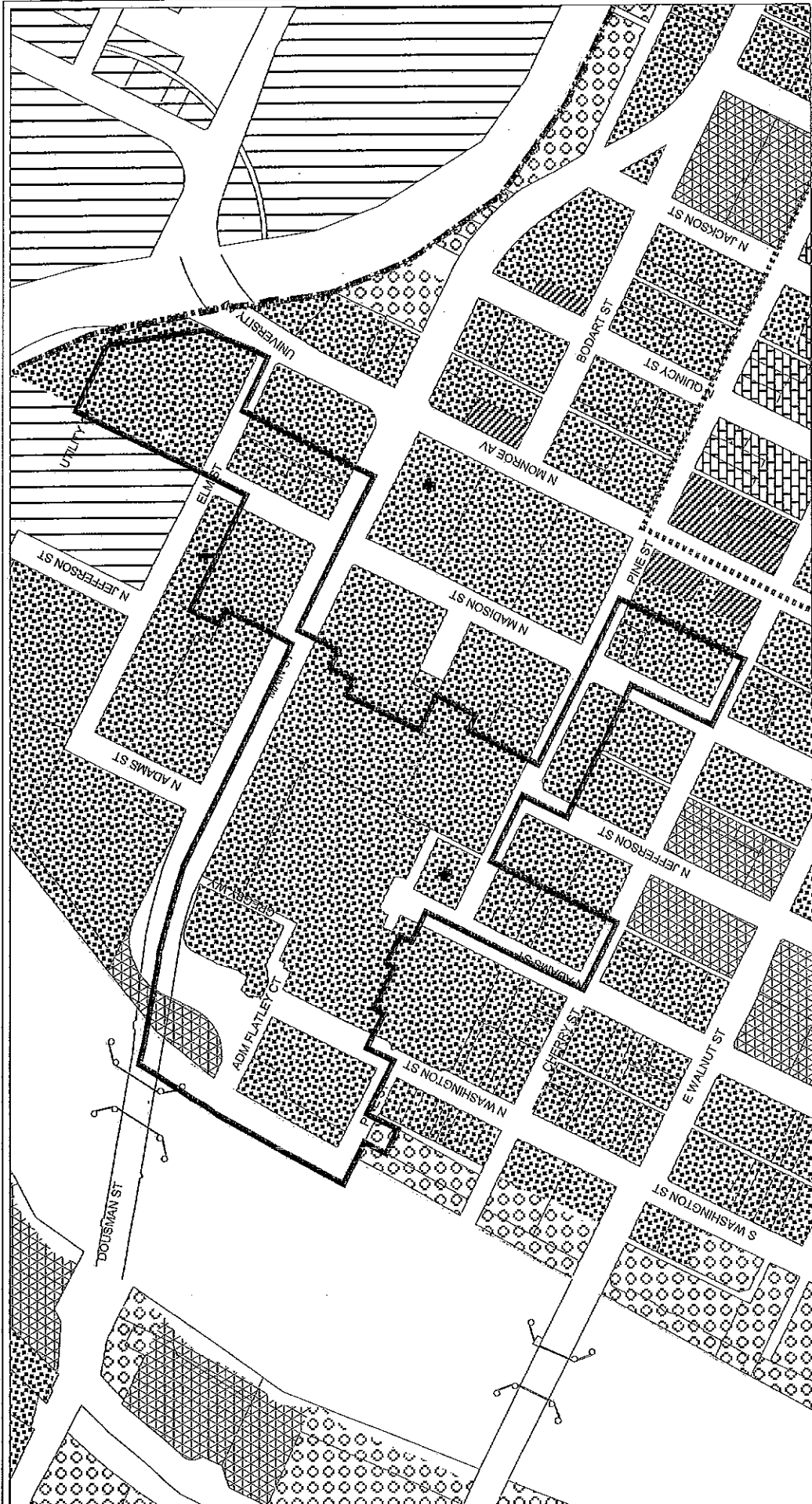
According to the State of Wisconsin Tax Increment Law, for an area to be designated a Tax Incremental Financing District, not less than 50% by area, or real property within the district must be blighted, in need of rehabilitation or conservation or suitable for industrial sites. In proposed TID No. 13, 62% of the acreage was determined to be blighted and 87% of the parcels were determined to be blighted. Proposed TID No. 13 meets these statutory criteria. Map 6 shows the blighted parcels and Appendix "C" lists each designated parcel with a brief description of its redevelopment needs.



**City of Green Bay
Downtown
Tax Increment Finance District 13
Map 1. Location**



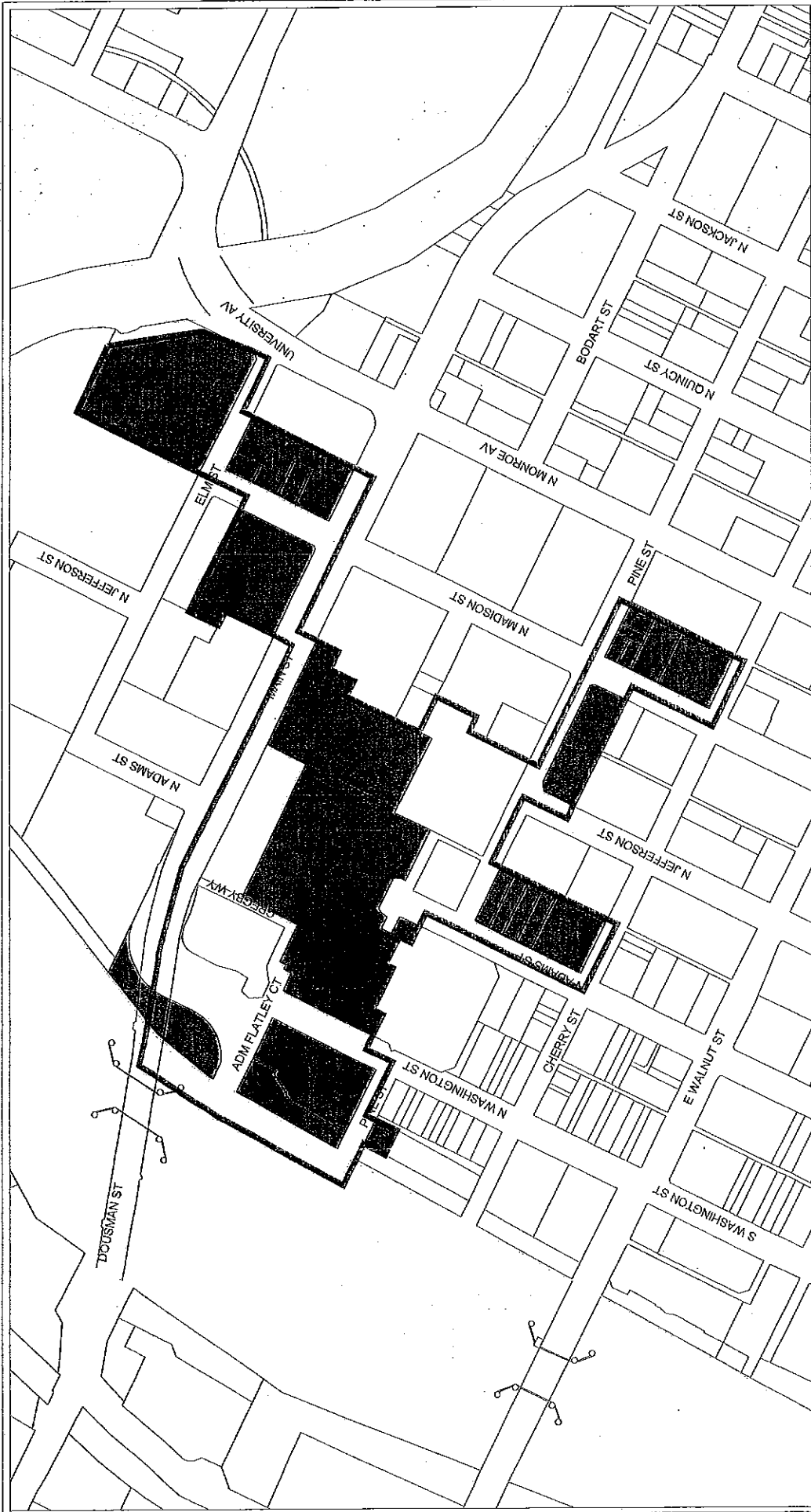
Map prepared by City of Green Bay Planning Department, May 2005.
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- District Boundary
- Commercial Construction
- Urban Parking
- Conditional Use
- First Business
- Second Business
- Highway Business
- High Density
- Industrial A
- Public Property (not a zoning category)



**City of Green Bay
Olde Main Street
Tax Increment Finance District 13
Map 3 Existing Zoning**



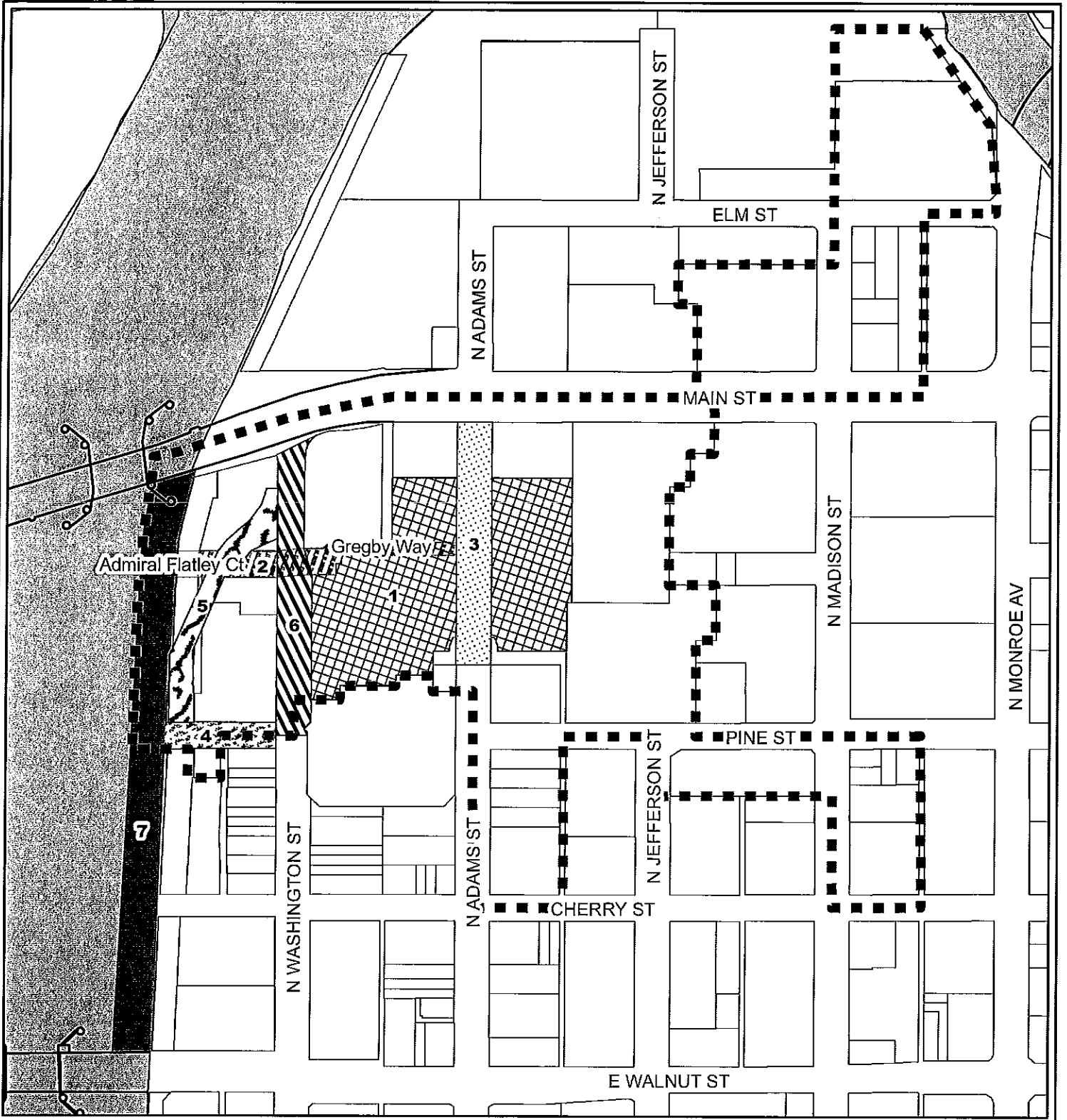


**City of Green Bay
 Olde Main Street
 Tax Increment Finance District 13
 Map 5. Blighted Properties**

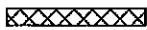










-  Blighted Property
-  District Boundary





Projects

-  1 - Demolition Washington Commons
-  2 - Infrastructure Admiral Flatley Ct or Gregby Way
-  3 - Infrastructure Adams St from Pine St to Main St
-  4 - Infrastructure Pine St from Washinton Av to Fox River
-  5 - Infrastructure Washington Way from Pine St to Main St
-  6 - Infrastructure Washington St to Main St
-  7 - Infrastructure Walnut St to Main St
-  8 - 12 District Wide Improvements
-  TID 13 Boundary

City of Green Bay

Tax Increment Finance District 13



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 Planning Department. M.H. May 2008.



Project Plan

A. Statement listing the kind, number and location of all proposed public works or improvements.

Summarized below are the public works and related improvements proposed as part of TID No. 13. All the proposed improvements were given consideration in order to both maximize development possibilities and remedy blighted conditions. Improvements will enhance the economic viability of downtown and provide public amenities to beautify the heart of Green Bay.

Improvement #1: Demolition

Location: Washington Commons Shopping Center

Public Work or Improvements: Demolition of all, or part of the former Washington Commons shopping center. Demolition includes re-facing adjacent structures that are currently attached to the Washington Commons property.

Improvement #2: Infrastructure

Location: Admiral Flatley Court or Gregby Way (name yet to be determined)

Public Work or Improvements: Extend and improve Admiral Flatley Court or Gregby Way. Install storm sewer and water main, street paving, add street lighting, landscaping, and urban amenities.

Improvement #3: Infrastructure

Location: Adams Street from approximately Pine Street to Main Street

Public Work or Improvements: Extend and improve Adams Street. Install storm sewer and water main, street paving, add street lighting, landscaping, and urban amenities. Project includes demolition and improvements necessary to connect Adams St. to Main St. through the Main Street ramp.

Improvement #4: Infrastructure

Location: Pine Street from Washington Street to River

Public Work or Improvements: Street paving, relocate electric line and electric box, add street lighting, landscaping, and urban amenities.

Improvement #5: Infrastructure

Location: Washington Way from Pine Street to Main Street

Description: Install water main and relocate electric line and electric box.

Improvement #6: Infrastructure

Location: Washington Street and Main Street

Public Work or Improvements: Street paving, add street lighting, landscaping, and urban amenities.

Improvement #7: Infrastructure & Urban Amenities

Location: Walnut Street to Main Street

Public Work or Improvements: Construct boardwalk from Walnut to Main Street.

Improvement #8: Parking Infrastructure

Location: District-wide

Public Work or Improvements: New parking facilities and improvements to existing facilities. Detailed cost breakdowns have not been calculated for these improvements, however allocation for these expenditures have been built into anticipated public and private improvements.

Improvement #9: Private Utilities

Location: District-wide

Description: To fully service TID No. 13, additional utility extensions will be needed to include electric, natural gas, telephone and internet communications, cable TV, and street lighting. Detailed cost breakdowns have not been calculated for these utilities, however allocation for their expenditure has been made.

Improvement #10: Property Acquisition

Location: Necessary Right-of-Ways and project properties

Description: Acquire and assemble parcels to expedite redevelopment.

Improvement #11: Loans and/or Grants to Businesses and Developers

Location: District-wide

Description: Loans and or grants made available to accomplish the objectives outlined in this plan.

Improvement #12: District Administration, Promotion and Marketing Activities

Location: District-wide

Description: Promotion and marketing of the district in order to encourage additional investment and property tax growth.

Economic Feasibility

Background

Under Wisconsin State Statute 66.1105 Tax Increment Law, the property taxes paid each year on the increase in equalized value of the Tax Increment District may be used by the City to pay the costs of redevelopment projects for the District. The increase in value is determined by taking the District's current value and deducting the value in the District that existed when the District was created or base value. All would be taxes paid upon this incremental (or increased) value by the City, School District, County, and Vocational School District are allocated to the City for Direct payment of project costs or the payment of debt service on bonds used to finance project costs are called tax increments. State property taxes on the increment value must still be paid to the state.

All project expenditures must be made within twenty-two years of the creation of the Tax Increment District, and tax increments may be received until project costs are recovered for no longer than twenty-seven years, with a possible three-year extension.

Green Bay Market

The City of Green Bay has many advantages for businesses to expand or relocate to the City. Green Bay is the state's third largest city, located 114 miles north of Milwaukee, 204 miles north of Chicago and 280 miles east of Minneapolis.

Green Bay's population continues to grow and diversify showing a strong population growth in the 1990's. Population trends are reflective of the economic growth found in the region as the Green Bay MSA led the nation in percentage job growth in a May 2000 report from the US Department of Labor.

	<u>1990 Census</u>	<u>2000 Census</u>
Green Bay population	96,466	103,641
Green Bay MSA	194,594	215,040

Green Bay serves as the retail, commercial, educational, and medical center of northeastern Wisconsin and the upper peninsula of Michigan. The City is also the transportation hub of the region with excellent highway, air, rail, and port infrastructure.

TIF Capacity Analysis

Wisconsin statute 66.1105 (4) (gm) 4. c. establishes a limit on the equalized property value that may be located within all Tax Increment Districts (TIF Capacity). The method for determining that limit is defined in that statute. A municipality must meet this requirement. The City meets this requirement because the equalized value of all taxable property of TID 12 plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of taxable property within the City. Using this method, the City of Green Bay capacity is as follows:

Tax Incremental Finance Capacity Analysis (January 2005)

Equalized Value of the City of Green Bay	\$5,925,533,200.00
TIF Maximum (12% of City Value)	\$ 711,063,984.00
Total Value within Existing TIDS 4,5,6, 7, 8, 9 & 10	\$ 205,881,400.00
Present Capacity for Future TIF Districts	\$ 505,182,584.00

Capacity for creation of a new Tax Increment Districts in the City of Green Bay is more than satisfactory to permit the creation of TID No.13.

Projection of Future Tax Increments

The TID Plan anticipates a number of projects being implemented over the first twenty-two years of the tax incremental financing life (see table 1). All projects will contribute, not only to stabilizing property values throughout the life of the TID, but by enhancing those same property values through the creation of a consistent and viable commercial district. Those stable and hopefully increasing values will ensure the growth of increments, which in turn will repay the debt generated to finance the public improvements.

To approximate future tax increments that are expected to be generated through the creation of a TID, planned private, assessable investment was estimated. This estimate is separated into two categories. The first is the primary TID Projects, which includes all planned projects expected to be completed within the twenty-two year timeline, with a possible three-year extension. Secondary or ongoing TID Projects are those which will be implemented if additional new development occurs; therefore provide TID revenues capable of supporting additional TIF borrowing. The probability of the primary projects being completed is quite good. Some of the projects have been defined and developers have begun preliminary project design work. The secondary or ongoing projects, while exciting, are a bit more speculative in nature and no specific developer has been identified. While the list of projects is comprehensive, it is by no means exclusive.

Should additional development opportunities arise, the City may elect to conduct additional TIF funded activities within the District.

A. Primary TID Projects Only

The primary projects include a variety of infrastructure improvements that will improve the redevelopment of the downtown district and make it a vibrant multi-use development. Projected private investment will generate tax increment as follows:

Year	Value Date	Increment Value	TID Rate	Tax Revenue
1	2005			\$0
2	2006			\$0
3	2007		\$21.98	\$0
4	2008		\$21.54	\$0
5	2009	\$4,000,000	\$21.11	\$0
6	2010	\$63,120,000	\$20.69	\$84,438
7	2011	\$65,013,600	\$20.27	\$1,305,789
8	2012	\$66,964,008	\$19.87	\$1,318,063
9	2013	\$126,972,928	\$19.47	\$1,330,453
10	2014	\$130,782,116	\$19.08	\$2,472,266
11	2015	\$134,705,580	\$18.70	\$2,495,506
12	2016	\$138,746,747	\$18.33	\$2,518,964
13	2017	\$142,909,149	\$17.96	\$2,542,642
14	2018	\$147,196,424	\$17.60	\$2,566,543
15	2019	\$151,612,317	\$17.25	\$2,590,668
16	2020	\$156,160,686	\$16.90	\$2,615,020
17	2021	\$160,845,507	\$16.57	\$2,639,602
18	2022	\$165,670,872	\$16.23	\$2,664,414
19	2023	\$170,640,998	\$15.91	\$2,689,459
20	2024	\$175,760,228	\$15.59	\$2,714,740
21	2025	\$181,033,035	\$15.28	\$2,740,259
22	2026	\$186,464,026	\$14.97	\$2,766,017
23	2027	\$192,057,947	\$14.67	\$2,792,018
24	2028	\$197,819,685	\$14.38	\$2,818,263
25	2029	\$203,754,276	\$14.09	\$2,844,754
26	2030	\$209,866,904	\$13.81	\$2,871,495
27	2031	\$216,162,911	\$13.53	\$2,898,487
28	2032	\$222,647,798	\$13.26	\$2,925,733

Appendix “D” provides a complete proforma spread sheet for the TID with the assumption that the Primary TID Projects are the only new development. Using the

following assumptions, TIF should support the public expenditures required for this project and result in substantial redevelopment within the downtown district.

TID Proforma Assumptions:

1. Property tax revenues are expected to grow at a conservative rate.
2. The primary projects will add over \$121,000,000 in equalized value in the next 5 years, which in turn will generate the tax increment.
3. Total tax increment assumes a total tax levy of current mill rate of \$21.98 per \$1,000 of assessed value decreasing by 2% every year.
4. Borrowing interest is estimated to be 4.75%.

**Table 1
TID & Public Investment Summary
June 2008**

Project	Map #	Location #	TIF Cost	Projected Date
Demolition (Washington Commons)	Map 6	#1	\$2,500,000	2008-2011
Infrastructure (Street Improvement)	Map 6	#2	\$675,000	2008-2011
Infrastructure (Street Improvement)	Map 6	#3	\$825,000	2008-2011
Infrastructure (Street Improvement)	Map 6	#4	\$116,000	2006-2010
Infrastructure (Street Improvement)	Map 6	#5	\$96,000	2006-2010
Infrastructure (Street Improvement)	Map 6	#6	\$396,000	2006-2010
Infrastructure/Amenities (Board Walk)	Map 6	#7	\$7,000,000	2006-2012
Property Acquisition Site Prep. Parcel Assemblage	Map 6	#10	\$5,700,000	Ongoing
Loans/Grants	Map 6	#11	\$19,250,000	Ongoing
Promotion/ Marketing	Map 6	#12	\$500,000	Ongoing
Project Total			\$37,058,000	

***It is anticipated that positive cash balances will be applied to finance eligible project costs in addition to borrowing.**

B. Description of the Methods of Financing All Estimated TID No. 13 Project Costs

The City may use a variety of financing methods to implement TID No. 13 projects, including but not limited to, redevelopment bonds, lease-revenue bonds, general obligation bonds, and receipt of surplus revenues from municipal Tax Increment Districts 4,5,6,7,8,9,10, 11 & 12. TID No. 13 is able to receive as well as donate surplus funds from other active TIDs. Additionally, should grant opportunities be available the City may apply for such assistance in order to reduce public borrowing and allow for a rapid closeout of TID 13.

The amounts and time frames for borrowing could vary depending on rate and type of development. Projected tax revenue proforma from TID No. 13 is outlined in Appendix D. The amount of interest paid on money borrowed can be somewhat estimated, thus the interest rates used in the proforma are the best current estimates available. The total interest is based on a repayment schedule to end 27 years after inception of the District. Total interest costs are projections only. Should conditions warrant during the life of TID No. 13, the City may opt to refinance the outstanding debt issued to better take advantage of lower interest rates.

The spreadsheet in Appendix D assumes that public project costs are financed through the issuance of bonds, borrowing from the State Trust Fund, and positive TID balances. Not included in the calculations were additional income sources that could be generated through the course of the project, including lease payments and land sale revenues. If these revenues are realized, the City might elect to use this revenue to fund other identified projects, reduce borrowing or pay portions of the TID related debt for the City.

Interest earnings from the available cash balances will be credited to the district each year based on the City's existing method of interest allocation.

Financial audits will be done in accordance with Wisconsin State Statutes, Section 66.46 and all other applicable sections.

As can be reasonably determined from the data contained in Appendix D, the District will be sufficiently funded to pay off debt balances before the legal termination of the district. If this should occur, distribution of the surplus funds will be made in accordance with State Statutes.

C. Detailed Listing of Project Costs

Table 1 provided a listing of the estimated public improvement costs in June 2008 dollars. Project locations may be found on Map 6. It is anticipated that the City may elect to expend funds each year for the first twenty-two years (if an extension is not necessary) on project administration, which could include salaries and fringe benefits, management, maintenance and marketing of the TID, bond issuance related expenses and loans and/or grants to business.

D. Promotion of Orderly Growth

The Tax Increment District No. 13 has been developed in compliance with a number of planning documents that have been prepared to guide orderly development within the City of Green Bay and surrounding Brown County. The Green Bay Comprehensive Plan was updated in 2003 and the proposed TID No. 13 area was targeted for redevelopment. Additionally the Brown County "Comprehensive Land Use/Transportation Plan: 2020" identifies issues crucial to traffic patterns in the area. Many documents have been reviewed and multiple sources of inputs were heard when drafting the City's Comprehensive Land Use Plan these voices were incorporated in this TID Plan. TID No. 13 promotes orderly and consistent growth.

E. Proposed Changes of Zoning Ordinances, Master Plans, Official Map, Building Codes and City Ordinances

The regulatory documents reviewed with respect to the projects proposed within the TID No. 13 Project Plan are as follows: *1-Master Plan; 2-Official Map; 3-Zoning Codes; and 4-Building Codes*. Summarized below are the findings.

Master Plan

The City of Green Bay updated its Comprehensive Plan in 2003. The planned land uses in TID No.13 are consistent with existing planning documents and have been incorporated into future planning documents. In addition, the 1996 Brown County Land Use and Transportation Plan has been complimentary to the City's adopted Comprehensive plans.

Official Map

All streets included in the TID No. 13 Project Plan area are included on the official Map for the City of Green Bay as adopted subdivisions. No major changes are expected. However, if redevelopment projects warrant a change, the City will take the required procedural actions to review such amendments.

Zoning

The area found within the boundaries of TID No. 13 will require the designation of more than one Planned Commercial Development (PCD overlay) District. The PCD Overlay district may include the following:

1. This PCD is to be used to identify non-residential uses only.
2. Future non-residential development and redevelopment uses shall be governed by PCD Districts to be established on a project-by-project basis.
3. Non-residential development not specifically identified in any Comprehensive plan, may be approved pursuant to existing zoning regulations, after review by the Planning Director.

4. Residential development will be regulated by existing zoning regulations for those uses.
5. Lot area, density, setback, parking and similar requirements shall be regulated pursuant to existing zoning regulations unless specifically addressed within a project plan as part of a PCD.

Building Codes

Building codes for the City of Green Bay will not be changed to accommodate TID No. 13 projects.

F. Non-Project Costs

In the event that TID No. 13 demonstrates it has sufficient revenues to pay for all incurred project costs and sufficient surplus revenues to pay for some or all eligible costs in other municipal redevelopment TIDs, the district may become a donor TID for TIDs 4,5,6,7,8,10 and 11.

G. Proposed Method for Relocation of Any Persons to be Displaced

The City of Green Bay will provide relocation benefits and assistance to the extent necessary as required by Wisconsin Statutes Chapter 32. Generally, relocation occurs where a person or business is displaced from real property a direct result of eminent domain proceedings commenced by the City of Green Bay against the subject property. Relocation services will be provided by the City of Green Bay's acquisition/relocation specialists with funds provided through TIF, the City of Green Bay or the City of Green Bay Redevelopment Authority.

DESCRIPTION OF TID No. 13

That part of the Plat of Navarino, City of Green Bay, Brown County, Wisconsin described as follows:

Beginning at the northwest corner of Outlot 1, Brown County Certified Survey Map Number 7310 as recorded in Volume 49 of Certified Survey Maps page 332;

Thence easterly along the north line of said Outlot 1 to the northeast corner of Outlot 1;

Thence southerly along the east line of said Outlot 1 to a point on the south line of Lot 6, Plat of Navarino;

Thence easterly along said south line of Lot 6 to the west line of the lands described in Brown County Document Number 977064 as Jacket 5382, Image 35;

Thence northerly along last said west line to the centerline of Pine Street;

Thence easterly along said centerline of Pine Street to the centerline of North Washington Street;

Thence northerly along said centerline of North Washington Street to a point on the westerly extension of the south line of Lot 1, Certified Survey Map Number 2215 as recorded in Volume 10 of Certified Survey Maps page 79;

Thence easterly along said south line of Lot 1, Certified Survey Map Number 2215 and said extension thereof to a point on the west line Outlot 1 of said Certified Survey Map Number 2215;

Thence southerly along said west line of Outlot 1 to the southwest corner of said Outlot 1;

Thence easterly along the south line of said Outlot 1 and the extension thereof to a point on the centerline of North Adams Street;

Thence southerly along said centerline of North Adams Street to the centerline of Cherry Street;

Thence easterly along said centerline of Cherry Street to the southerly extension of the centerline of the platted alley lying easterly of and adjacent to Lots 67 through 71, Plat of Navarino;

Thence northerly along said centerline of the platted alley easterly of Lots 67 through 71 and the extension thereof to the centerline of Pine Street;

Thence easterly along said centerline of Pine Street to the centerline of North Jefferson Street;

Thence southerly along said centerline of North Jefferson Street to a point on the westerly extension of the south line of the north 105.9 feet of Lots 526 through 531, Plat of Navarino;

Thence easterly along said south line of the north 105.9 feet of Lots 526 through 531 and the extension thereof to a point on the centerline of North Madison Street;

Thence southerly along said centerline of North Madison Street to the centerline of Cherry Street;

Thence easterly along said centerline of Cherry Street to a point on the southerly extension of the centerline of the platted alley lying easterly of and adjacent to Lots 540 and 523, Plat of Navarino;

Thence northerly along said centerline of the alley easterly of and adjacent to Lots 540 and 523 and the extension thereof to a point on the platted centerline of Pine Street;

Thence westerly along said centerline of Pine Street to a point on the southerly extension of the east line of Lot 1, Certified Survey Map Number 1363 as recorded in Volume 5 of Certified Survey Maps page 167;

Thence northerly along said east line of Lot 1, Certified Survey Map Number 1363 and the extension thereof to the northeast corner of said Lot 1 (also being the southwest corner of Lot 4, Certified Survey Map Number 1363);

Thence westerly along the north line of said Lot 1, Certified Survey Map Number 1363 to a point on the east line of Lot 2 said Certified Survey Map Number 1363;

Thence northerly along the east line of said Lot 2, Certified Survey Map Number 1363 and the extension thereof to a point on the centerline of Main Street (formerly know as Cedar Street);

Thence easterly along said centerline of Main Street to the southerly extension of the platted alley easterly of and adjacent to Lots 332 and 349, Plat of Navarino;

Thence northerly along said centerline of the platted alley easterly of and adjacent to Lots 332 and 349 and the extension thereof to a point on the centerline of Elm Street;

Thence easterly along said centerline of Elm Street to a point on the southerly extension of the west line of Monroe Avenue as shown on Certified Survey Map Number 6835 as recorded in Volume 46 of Certified Survey Maps page 49;

Thence northerly to the southeast corner of Lot 2 said Certified Survey Map Number 6835;

Thence continuing northerly along the east line of last said Lot 2 to the northeast corner of said Lot 2;

Thence westerly along the north line of said Lot 2 to the northwest corner of said Lot 2;

Thence southerly along the west line of said Lot 2 and the southerly extension thereof (said extension being the centerline of North Madison Street), to a point on the easterly extension of the north line of Lot 3, Certified Survey Map Number 2670 as recorded in Volume 13 of Certified Survey Maps page 79;

Thence westerly along said north line of Lot 3, Certified Survey Map Number 2670 and the extension thereof to the northwest corner of said Lot 3;

Thence southerly along the west line of last said Lot 3 and the southerly extension thereof to a point on the centerline of Main Street;

Thence westerly along said centerline of Main Street as now laid out to a point on the combined pierhead and bulkhead line along the east bank of the Fox River;

Thence southerly along said combined pierhead and bulkhead line to the point of beginning.

Parcels affected being tax parcel numbers: 11-106,11-107,11-109,11-116,11-123,11-124,11-125,11-127,11-168,11-169,11-170,11-171,11-172,11-174,11-185,11-2,11-7,12-1,12-1-1,12-140,12-144,12-145,12-146,12-147,12-148,12-14-B,12-161,12-175,12-184-

TID No. 13 Parcel Assessed Values

PARCEL ID	LOCATION	OWNER	LAND VALUE	IMPROVEMENTS	TOTAL VALUE
11-185	501 CHERRY ST	FIRST NORTHERN S & L ASSN	\$223,000.00	\$7,200.00	\$230,200.00
11-172	220 N MADISON ST	ENCOMPASS CHILD CARE INC	\$0.00	\$0.00	\$0.00
11-168	516 PINE ST	ENCOMPASS CHILD CARE INC	\$0.00	\$0.00	\$0.00
11-171	226 N MADISON ST	ENCOMPASS CHILD CARE INC	\$0.00	\$0.00	\$0.00
11-169	512 PINE ST	ENCOMPASS CHILD CARE INC	\$0.00	\$0.00	\$0.00
11-170	230 N MADISON ST	ENCOMPASS CHILD CARE INC	\$0.00	\$0.00	\$0.00
11-174	225-229 N MADISON ST	ASSOCIATED KELLOGG BANK	\$295,200.00	\$275,000.00	\$570,200.00
12-140	202 N ADAMS ST	ASSOCIATED KELLOGG BANK	\$206,800.00	\$3,833,100.00	\$4,039,900.00
12-144	214-216 N ADAMS ST	ASSOCIATED KELLOGG BANK	\$59,500.00	\$259,200.00	\$318,700.00
12-145	218-220 N ADAMS ST	KELLOGG CITIZENS NATIONAL BANK OF GREEN BAY	\$59,500.00	\$233,800.00	\$293,300.00
12-146	222-224 N ADAMS ST	WEINSTEIN	\$59,500.00	\$151,300.00	\$210,800.00
12-147	306-312 PINE ST	A & E INVESTMENT CORP	\$59,500.00	\$486,700.00	\$546,200.00
12-148	304 N ADAMS ST	WISCONSIN HOUSING PRESERVATION CORP	\$0.00	\$0.00	\$0.00
11-7	309 S JEFFERSON ST	GREEN BAY CITY OF PARKING UTILITY COMMISSION	\$0.00	\$0.00	\$0.00
12-90	N ADAMS ST	GREEN BAY REDEVELOPMENT AUTHORITY	\$0.00	\$0.00	\$0.00
12-14-B	301 BLOCK N WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	\$0.00	\$0.00	\$0.00
11-107	503 CEDAR ST	BAY VERTE REALTY CO	\$99,100.00	\$433,200.00	\$532,300.00
11-109	514 N MADISON ST	BAY VERTE REALTY CO	\$49,600.00	\$4,600.00	\$54,200.00
11-2	N ADAMS ST	DEVELOPMENT ASSOCIATES LLC	\$781,500.00	\$603,400.00	\$1,384,900.00
11-124	516 N MADISON ST	BAY VERTE REALTY CO	\$37,200.00	\$2,000.00	\$39,200.00
12-1	301 N WASHINGTON ST	GREEN BAY REDEVELOPMENT AUTHORITY	\$0.00	\$0.00	\$0.00
11-106	610 N MADISON ST	BAY VERTE REALTY CO	\$148,700.00	\$181,700.00	\$330,400.00
12-86	320 N WASHINGTON ST	DEVELOPMENT ASSOCIATES LLC	\$1,483,800.00	\$1,223,600.00	\$2,707,400.00
12-1-1	299 WASHINGTON WY	GREEN BAY CITY OF	\$0.00	\$0.00	\$0.00
11-125	510 ELM ST	BAY VERTE REALTY CO	\$74,400.00	\$3,200.00	\$77,600.00
11-123	528 N MADISON ST	BAY VERTE REALTY CO	\$37,200.00	\$2,000.00	\$39,200.00
12-161	430 N ADAMS ST	GREEN BAY CITY OF	\$0.00	\$0.00	\$0.00
11-116	333 MAIN ST	REGENCY SUITES	\$601,400.00	\$34,200.00	\$635,600.00
12-175	406 N WASHINGTON ST	RASHID ENTERPRISES LLC	\$406,200.00	\$2,351,100.00	\$2,757,300.00
12-184-A	MAIN ST	GREEN BAY CITY OF	\$0.00	\$0.00	\$0.00
11-127	515 ELM ST	GREEN BAY CITY OF	\$0.00	\$0.00	\$0.00
			\$4,682,100.00	\$10,085,300.00	\$14,767,400.00

TID 13 Blighted Parcel List.

PARCEL ID	BLIGHT
11-185	X
11-172	X
11-168	X
11-171	X
11-169	X
11-170	X
11-174	X
12-140	X
12-144	X
12-145	X
12-147	X
12-146	X
12-148	
11-7	
12-90	X
12-14-B	X
11-107	X
11-109	X
11-2	X
12-1	X
11-124	X
11-106	X
12-86	X
12-1-1	X
11-125	X
11-123	X
12-161	
11-116	X
12-175	
12-184-A	X
11-127	X

Projected TID XIII Tax Revenues for Primary Projects

YR	Value Date	Increment Value	New Construction	Inflation Increment	TAX RATE	Tax Revenue	Anticipated Bond Amount	Est. Bond Payment	Begin Bal	CAP Interest	Purchase of Mall	Balance
1	2005	BASE					\$2,370,000					\$0
2	2006				\$21.98	\$0		\$197,098	-\$3,206,847			-\$3,206,847
3	2007				\$21.54	\$0	\$2,150,000	\$380,544	-\$5,825,213			-\$5,825,213
4	2008	\$0	\$4,000,000		\$21.11	\$0	\$14,900,000		-\$4,205,757	\$2,000,000		-\$4,205,757
5	2009	\$4,000,000	\$59,000,000	\$120,000	\$20.69	\$84,438		\$1,549,545	-\$4,205,757			-\$5,670,864
6	2010	\$63,120,000		\$1,893,600	\$20.27	\$1,305,789		\$1,552,995	-\$5,670,864			-\$5,918,070
7	2011	\$65,013,600		\$1,950,408	\$19.87	\$1,318,063	\$11,400,000	\$1,551,296	-\$5,918,070	\$1,500,000		-\$4,651,303
8	2012	\$66,964,008	\$58,000,000	\$2,008,920	\$19.47	\$1,330,453		\$2,445,070	-\$4,651,303			-\$5,765,920
9	2013	\$126,972,928		\$3,809,188	\$19.08	\$2,472,266		\$2,448,264	-\$5,765,920			-\$5,741,917
10	2014	\$130,782,116		\$3,923,463	\$18.70	\$2,495,506		\$2,446,352	-\$5,741,917			-\$5,692,764
11	2015	\$134,705,580		\$4,041,167	\$18.33	\$2,518,964		\$2,449,333	-\$5,692,764			-\$5,623,133
12	2016	\$138,746,747		\$4,162,402	\$17.96	\$2,542,642		\$2,447,245	-\$5,623,133			-\$5,527,736
13	2017	\$142,909,149		\$4,287,274	\$17.60	\$2,566,543		\$2,450,066	-\$5,527,736			-\$5,411,260
14	2018	\$147,196,424		\$4,415,893	\$17.25	\$2,590,668		\$2,447,742	-\$5,411,260			-\$5,268,334
15	2019	\$151,612,317		\$4,548,369	\$16.90	\$2,615,020		\$2,447,448	-\$5,268,334			-\$5,103,535
16	2020	\$156,160,686		\$4,684,821	\$16.57	\$2,639,602		\$2,449,479	-\$4,911,382			-\$4,911,382
17	2021	\$160,845,507		\$4,825,365	\$16.23	\$2,664,414		\$2,446,392	-\$4,696,447			-\$4,696,447
18	2022	\$165,670,872		\$4,970,126	\$15.91	\$2,689,459		\$2,448,186	-\$4,453,380			-\$4,453,380
19	2023	\$170,640,998		\$5,119,230	\$15.28	\$2,740,259		\$2,449,742	-\$4,186,825			-\$4,186,825
20	2024	\$175,760,228		\$5,272,807	\$14.97	\$2,766,017		\$2,334,072	-\$3,896,308			-\$3,896,308
21	2025	\$181,033,035		\$5,430,991	\$14.67	\$2,792,018		\$2,252,172	-\$3,464,363			-\$3,464,363
22	2026	\$186,464,026		\$5,593,921	\$14.38	\$2,818,263		\$2,065,876	-\$2,924,517			-\$2,924,517
23	2027	\$192,057,947		\$5,761,738	\$14.09	\$2,844,754		\$2,065,876	-\$2,172,131			-\$2,172,131
24	2028	\$197,819,685		\$5,934,591	\$13.81	\$2,871,495		\$895,475	-\$1,393,252			-\$1,393,252
25	2029	\$203,754,276		\$6,112,628	\$13.53	\$2,898,487		\$895,475	-\$582,768			\$582,768
26	2030	\$209,866,904		\$6,296,007	\$13.26	\$2,925,733		\$895,475	\$582,768			\$2,585,780
27	2031	\$216,162,911		\$6,484,887								\$2,585,780
28	2032	\$222,647,798		\$6,679,434								\$4,616,038
\$121,000,000												
\$30,820,000												

**JOINT REVIEW BOARD
RESOLUTION REGARDING A PROJECT PLAN AMENDMENT FOR TAX INCREMENT
DISTRICT NUMBER THIRTEEN (13), DOWNTOWN REDEVELOPMENT (“TID 13”)**

December 6, 2024

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay (“City”) created Tax Increment District Number Thirteen (13), Downtown Redevelopment (“TID 13”), on September 6, 2005; and

WHEREAS, the Common Council of the City designated the Redevelopment Authority of the City of Green Bay (“RDA”) to perform all acts necessary to adopt a Resolution and amend the Project Plan for TID 13 on Tuesday, July 16, 2019; and

WHEREAS, the RDA proposed adding project costs within the existing boundary of TID 13 and within a one-half mile radius of the boundary of TID 13 for the purpose of blight elimination; and

WHEREAS, the boundaries of TID 13 are not changing with the proposed amendment; and

WHEREAS, on Thursday, November 7, 2024, the Joint Review Board (“JRB”) of the City of Green Bay convened to discuss the proposed Project Plan amendment; and

WHEREAS, the RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:

1. On Wednesday, October 30, 2024, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
2. On Thursday, October 31, 2024, published a notice of said public hearing in the City’s official paper, the Green Bay Press-Gazette; and
3. On Thursday, October 31, 2024, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
4. On Thursday, November 7, 2024, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed amendments to TID 13, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and then approved the Amended Project Plan for TID 13; and

WHEREAS, the Original Project Plan document plus the Amended Project Plan addendum meet all the requirements of Wis. Stats. §66.1105, to wit:

1. An economic feasibility study; and
2. A detailed list of estimated project costs; and
3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
4. A map showing existing uses and conditions of real property within TID 13; and
5. A map showing proposed improvements and uses in TID 13; and
6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 13 will not exceed thirty-five percent (35%); and
7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
8. A list of estimated non-project costs; and
9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
10. A statement indicating how creation of TID 13 promotes the orderly development of the City; and
11. An opinion of the City Attorney that the Amended Project Plan is complete and complies with Wis. Stats. §66.1105; and

WHEREAS, the RDA made the following findings as required by Wis. Stats. §66.1105, to wit:

1. The Amended Project Plan demonstrates that TID 13 will accumulate aggregate incremental property taxes greater than the amount of total project costs before its mandatory termination date of September 6, 2032; and
2. Project Plan, Section A., Improvement number Ten (#10) identifies property acquisition as an existing public works and related improvement/project cost; and
3. Wis. Stats. §66.1105 permits the City to add project costs within the existing boundary of TID 13 and within a one-half (1/2) mile radius of the boundary of TID 13; and
4. That “but for” the adoption of an amendment to the Project Plan, the development projected to occur in TID 13, as detailed in the City Comprehensive Plan, would not occur in the manner desired by the City and RDA; and
5. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in TID 13; and
6. The economic benefits of TID 13, as measured by increased property value, employment, and income,
 - 6.1. Are greater than the cost of the improvements identified in the Amended Project Plan; and
 - 6.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
7. The TID 13 Amended Project Plan is feasible and in conformity with the *City Comprehensive Plan*.

WHEREAS, the City Attorney has provided a written opinion that all statutory requirements have been met; and

WHEREAS, at its meeting on November 12, 2024, the Common Council of the City of Green Bay approved to amend the Project Plan, Section A., Improvement Number Ten (#10): Property Acquisition, to include up to seven million dollars (\$7,000,000.00) in additional project costs, as further identified in Table I; and

WHEREAS, at its meeting on November 12, 2024, the Common Council of the City of Green Bay approved to amend the Project Plan, Section A to create Improvement Number Thirteen (#13): Other Public Infrastructure, which includes up to five hundred thousand dollars (\$500,000.00) for other miscellaneous public infrastructure projects as may be needed throughout TID 13 and within one half (1/2) mile of TID 13 for the purpose of blight elimination, which is consistent with the purpose for which TID 13 was created; and

BE IT FINALLY RESOLVED that the City of Green Bay is hereby authorized to transfer such funds as specified herein.

Adopted _____

Approved _____

JOINT REVIEW BOARD OF THE
CITY OF GREEN BAY

By: _____
Diana Ellenbecker, Chair