



AGENDA OF THE COMMON COUNCIL

TUESDAY, JANUARY 14, 2025, 6:00 PM

In person at City Hall, Room 203 - Council Chambers.

Virtual attendance also available via Zoom.

A. Zoom Meeting Information.

- I. Join Zoom Meeting Online:
<https://us02web.zoom.us/j/89274696903>

Or call in by phone: +1 312 626 6799

Meeting ID: 892 7469 6903

Passcode: 209710

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) and submit by 4:30 PM on Council meeting day. More detailed [Zoom Instructions](#) can be found online.

B. Roll Call.

C. Pledge of Allegiance.

D. Invocation.

E. Approval of the Agenda.

F. Report by the Mayor.

G. Announcements.

H. Appointments.

I. Reappointments:

Green Bay Sustainability Commission

Julia Noordyk, 3221 Nicolet Drive, Green Bay, WI 54311

Term to expire: 12/1/2027

I. Committee of the Whole.

1. Consideration with possible action to adopt an Affordable Housing Extension Resolution for TID Four (4), Downtown/Washington Apartments.
2. Consideration with possible action to adopt a Termination Resolution for the closure of TID Four (4), Downtown/Washington Apartments.

J. Resolutions.

1. Resolution establishing polling locations for 2025 Election Cycle.
2. Resolution regarding an Affordable Housing Extension for Tax Increment District Number Four (4) Downtown/Washington Apartments ("TID 4").
3. Resolution regarding termination of Tax Increment District Number Four (4), Downtown/Washington Apartments ("TID 4").

K. Referral of Petitions & Communications.

L. Adjournment.

- 1) SUPPLEMENTAL INFORMATION: The Video of this meeting, Agenda, Agenda Packet, and Minutes are available online at www.greenbaywi.gov/Meetings.
- 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 committee meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.



Report to the Redevelopment Authority of the City of Green Bay

MEETING DATE

January 14, 2025

PREPARED BY

Rebecca Finco, Staff, Cheryl Renier-Wigg,
Staff

AGENDA ITEM # F.2

Consideration with possible action to adopt an Affordable Housing Extension Resolution for TID Four (4), Downtown/Washington Apartments.

BACKGROUND

The City Council approved the affordable housing extensions of TID 7 and 8 in 2021 and established the Tax Increment District Affordable Housing (TIDAH) Fund segregated account, into which all incremental property taxes collected are placed. The initial TIDAH plan was approved by City Council in April of 2021 and revised in October of 2022.

The TIDAH program has proven to be successful in the creation of affordable housing units. The amount of funding for from these 2 TID hold opens was \$1,161,279.64. There is currently a \$125,664 unobligated balance in this account. Projects funded ranged from large multi-family buildings, new single family house builds, condo townhomes to apartments created over existing businesses. 74 units were created in total. A focus of the program is to use RDA-controlled sites that will accommodate new house construction. 20 RDA owned parcels were disposed of and are now back on the levy. A report is attached as part of this agenda item with more details on how funding was spent.

We now have another opportunity to obtain additional funding for affordable housing.

TID 4 has accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs, and in accordance with Wis. Stats. §66.1105, shall be required to close. Wis. Stats. §66.1105(6)(g) permits the City to extend the life of a TID that is required to close for up to one (1) additional year, so long as all incremental property taxes from such additional year are used to improve housing stock within the City so long as no less than seventy-five percent (75%) of said incremental property taxes from such additional year shall be allocated to affordable housing projects, with affordable being defined as housing that costs no more than thirty percent (30%) of the gross monthly income of a household.

As proposed, the Affordable Housing Resolution would extend the life of TID 4 for one-month past the date of the resolution, to February 14, 2025. This will allow the final year's increment, collected in January 2025 from the 2024 tax roll, to be transferred to the Tax increment District Affordable Housing (TIDAH) fund to improve and create housing stock within the City.

It is necessary for this resolution to be adopted by the RDA prior to the adoption of a Termination Resolution for TID 4. This extension would generate \$657,659 in TIDAH funding.

RECOMMENDATION

To adopt an Affordable Housing Extension Resolution for TID Four (4), Downtown/Washington Apartments, extending the TID for one-month from the date of the Resolution, until February 14, 2025, and forward to the Common Council for their consideration.

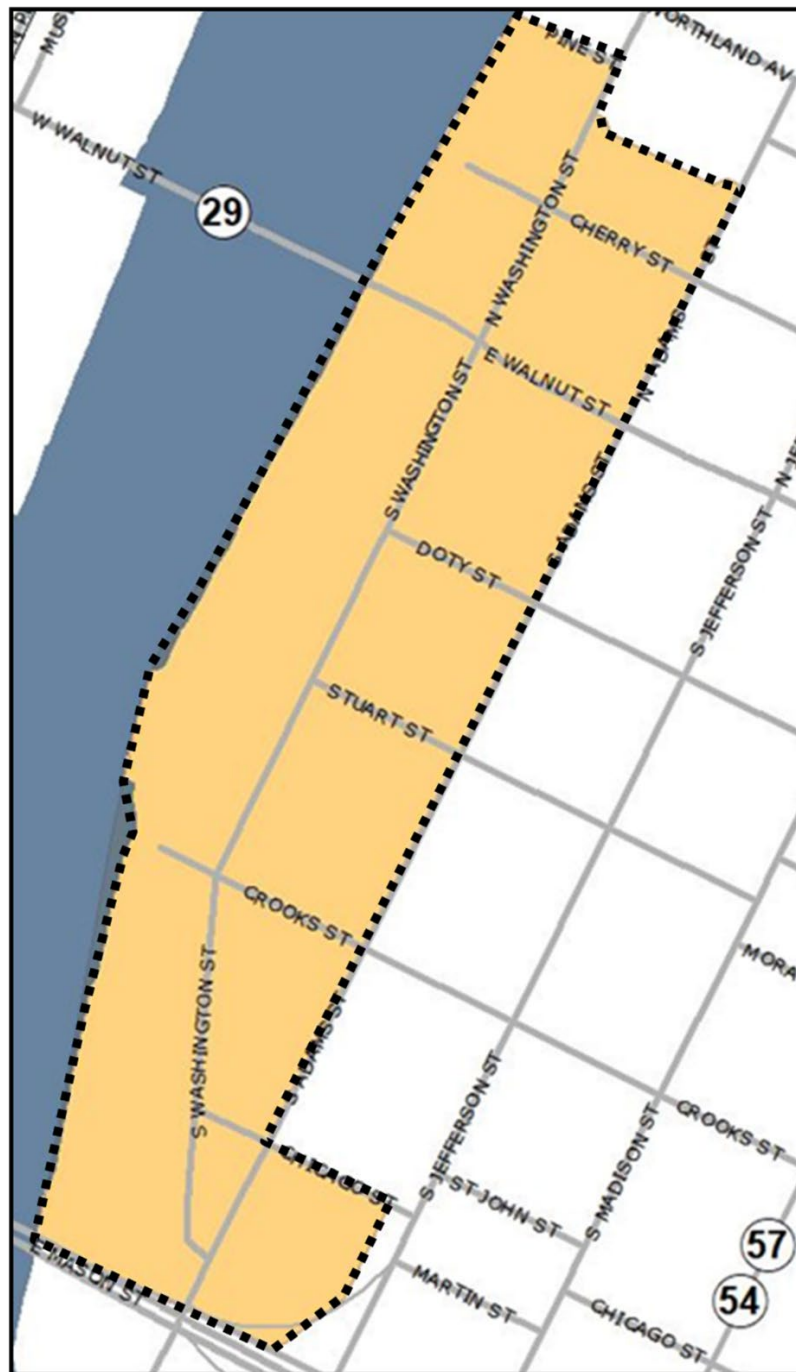
FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. TID Four (4) Map
2. RDA TID 4 Affordable Housing Extension Resolution 1.14.25
3. TIDAH Report RDA Jan 2025

TID Four (4), Downtown/Washington Apartments Map



TID 4

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development.



TID Boundary



TID Parcel



City of Green Bay
Department of Community and Economic Development

**TAX INCREMENT DISTRICT AFFORDABLE HOUSING (TIDAH)
FUND REPORT JANUARY 2025**

Program Overview

The City Council approved the affordable housing extensions of TID 7 and 8 in 2021 and established the Tax Increment District Affordable Housing (TIDAH) Fund segregated account, into which all incremental property taxes collected are placed. The initial TIDAH plan was approved by City Council in April of 2021 and revised in October of 2022.

The Redevelopment Authority of the City of Green Bay (RDA) is responsible for management and administration of this TIDAH Fund.

As stated in the TIDAH policy, funds may be allocated to:

1. Larger multi-unit (rental or owner-occupied) development projects located outside of a TID.
2. Conversion of underutilized space to housing space.
3. RDA-led construction of new (rental or owner-occupied) single or multi-unit structures.
4. Home Improvement Loans for income qualified applicants.

Follows is the recap of how funding has been spent since the program's inception.

Summary of revenues and expenditures for the current calendar year

TID Amt \$1,161,279
Expenses \$1,096,261

Balance \$65,018 + \$60,646.05(interest earned) = \$125,664.05

Summary of Projects competed

TIDAH Grants



City East Apartments 1165 E. Walnut
43 Affordable Housing Units Created
8 RDA parcels disposed
\$816,100 in new assessed value
\$16,258.60 (2024) tax revenue

\$400,000



Bangkok Garden Building 240 N. Broadway
 Conversion of underutilized space into Housing
 7 units created above the business
 \$1,192,500 in new assessed value (entire building)
 \$18,970.04 (2024) tax revenue (entire building)

\$280,000



JAS House 1368 E. Walnut
 Townhome development for young adults
 Aging out of foster care
 Accommodates 12 adults
 3 RDA parcels disposed
 \$790,000 in new assessed value
 \$4,140.85 (2024) PILOT

\$120,000



Private Developer 235 Newhall
 Single family new build
 1 RDA parcel disposed
 \$265,800 in new assessed value
 \$5,295.35 (2024) tax revenue

\$23,000



Private Developer 1200 Doty
Single family new build
1 RDA parcel disposed
\$269,900 in new assessed value
\$5,377.03 (2024) tax revenue

\$26,488.56



NeighborWorks 1208 Doty
Single family new build
1 RDA parcel disposed
\$228,900 in new assessed value
\$4,560.22 (2024) in tax revenue

\$40,000



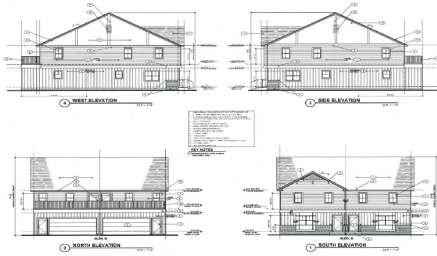
NeighborWorks 1164 Day
Single family new build
1 RDA parcel disposed
\$228,900 in new assessed value
\$4,560.22 (2024) in tax revenue

\$15,000



Habitat for Humanity 321 Lau
Single family new build
1 RDA parcel disposed
\$265,800 in new assessed value
\$5,295.35 (2024) in tax revenue

\$7,730 (acquisition of lot)



NeighborWorks 4th St Project \$50,768.38
 7 Townhome new build
 4 RDA parcels disposed
 \$ new tax value

158 N. Maple \$14,670.50
 Costs for design and environmental work
 Lot created for new SF build
 Current Planning option on site

Community Land Trust Consultant \$65,000 (up to)
 In planning stage and public outreach on creation of
 CLT which will create affordable owner-occupied housing

720 Doty \$13,154.92 (acquisition of lot)
 Lot available for single family build

Miscellaneous expenses \$40,449.35
 Contractual services, property tax payments

Since the inception of the TIDAH program, 73 units have been created and 20 RDA owned parcels were sold. New assessed value generated is \$2,865,400. New tax revenue is \$45,486. (This does not include the Bangkok Garden Building project.)

Staff believe the TIDAH funding has provided an important resource to fill the gaps in funding that exist when trying to create housing in the current market.

Other sites/areas staff will continue to promote for affordable housing creation:

All RDA-controlled sites that will accommodate new house construction
 JBS donated land on Guns Road
 Northwest corner of S. Monroe Avenue and Chicago Street
 N. Broadway (Railyard)
 S. Broadway (Shipyard)
 CDBG Stabilization areas

**RESOLUTION 25-02
REGARDING AN AFFORDABLE HOUSING EXTENSION FOR
TAX INCREMENT DISTRICT NUMBER FOUR (4)
DOWNTOWN/WASHINGTON APARTMENTS (“TID 4”)**

January 14, 2025

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay (“City”) created Tax Increment District Number Four (4) (“TID 4”) on January 20, 1998, and successfully completed implementation of the project plan and sufficient increment was collected or will be collected in January 2025 from the 2024 tax roll to pay off its aggregate project costs; and

WHEREAS, state law requires termination of a TID after all project costs have been paid, Wis. Stats. §66.1105(6)(g) does allow extension of a TID up to one (1) year, using the last year of tax increment to improve the City’s housing stock; and

WHEREAS, no less than seventy-five percent (75%) of the final increment must benefit affordable housing, with affordable being defined as housing that costs no more than thirty percent (30%) of the gross monthly income of a household, with the remaining portion used to improve housing stock within the City; and,

THEREFORE, BE IT RESOLVED, that the City of Green Bay Redevelopment Authority (RDA) hereby approves the extension of the life of TID 4 for one (1) month, until February 14, 2025, to use the final year’s increment, collected in January 2025 from the 2024 tax roll, to benefit affordable housing and the forwarding of this request for an affordable housing extension for TID 4 to the City of Green Bay Common Council for their consideration.

BE IT FURTHER RESOLVED, that the City shall use the final increment to improve housing quality and affordability by transferring the final year’s increment, collected in January 2025 from the 2024 tax roll, to the Tax Increment District Affordable Housing (TIDAH) Fund; and

BE IT FURTHER RESOLVED that such TIDAH Fund will improve housing stock within the City through projects that include, but are not limited to, the construction and/or rehabilitation of larger multi-unit (rental or owner-occupied) projects located outside of a TID; rehabilitation of multi-unit (rental or owner-occupied) structures; the construction and/or rehabilitation of residential space above retail establishments; public-led construction of new (rental or owner-occupied) single or multi-unit structures; and home improvement loans for applicants who are not eligible under federal program regulations; and

BE IT FURTHER RESOLVED that no less than seventy-five percent (75%) of money within the TIDAH Fund shall be allocated to affordable housing projects, with affordable being defined as housing that costs no more than thirty percent (30%) of the gross monthly income of a household.

Adopted _____

Approved _____

CITY OF GREEN BAY
REDEVELOPMENT AUTHORITY

By: _____
Gary J. Delveaux, Chair

Attest: _____
Cheryl Renier-Wigg, Secretary

**RESOLUTION
REGARDING AN AFFORDABLE HOUSING EXTENSION FOR
TAX INCREMENT DISTRICT NUMBER FOUR (4)
DOWNTOWN/WASHINGTON APARTMENTS (“TID 4”)**

January 14, 2025

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay (“City”) created Tax Increment District Number Four (4) (“TID 4”) on January 20, 1998, and successfully completed implementation of the project plan and sufficient increment was collected or will be collected in January 2025 from the 2024 tax roll to pay off its aggregate project costs; and

WHEREAS, state law requires termination of a TID after all project costs have been paid, Wis. Stats. §66.1105(6)(g) does allow extension of a TID up to one (1) year, using the last year of tax increment to improve the City’s housing stock; and

WHEREAS, no less than seventy-five percent (75%) of the final increment must benefit affordable housing, with affordable being defined as housing that costs no more than thirty percent (30%) of the gross monthly income of a household, with the remaining portion used to improve housing stock within the City; and,

WHEREAS, on January 14, 2025, the City of Green Bay Redevelopment Authority (“RDA”) approved an affordable housing extension for TID 4; and

THEREFORE, BE IT RESOLVED, that the Common Council of the City of Green Bay hereby approves the extension of the life of TID 4 for one (1) month, until February 14, 2025, to use the final year’s increment, collected in January 2025 from the 2024 tax roll, for the purposes of improving housing stock within the City as defined under the provisions of Wis. Stats. §66.1105(6)(g) and the forwarding of this request for an affordable housing extension for TID 4.

BE IT FURTHER RESOLVED, that the City shall use the final increment to improve housing quality and affordability by transferring the final year’s increment, collected in January 2025 from the 2024 tax roll, to the Tax Increment District Affordable Housing (TIDAH) Fund; and

BE IT FURTHER RESOLVED that such TIDAH Fund will improve housing stock within the City through projects that include, but are not limited to, the construction and/or rehabilitation of larger multi-unit (rental or owner-occupied) projects located outside of a TID; rehabilitation of multi-unit (rental or owner-occupied) structures; the construction and/or rehabilitation of residential space above retail establishments; public-led construction of new (rental or owner-occupied) single or multi-unit structures; and home improvement loans for applicants who are not eligible under federal program regulations; and

BE IT FURTHER RESOLVED that no less than seventy-five percent (75%) of money within the TIDAH Fund shall be allocated to affordable housing projects, with affordable being defined as housing that costs no more than thirty percent (30%) of the gross monthly income of a household.

Signature page to follow.

Adopted _____

Approved _____

CITY OF GREEN BAY
COMMON COUNCIL

By: _____
Eric Genrich, Mayor

Attest: _____
Celestine Jeffreys, City Clerk



Report to the
**Redevelopment Authority
of the City of Green Bay**

MEETING DATE

January 14, 2025

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # F.3

Consideration with possible action to adopt a Termination Resolution for the closure of TID Four (4), Downtown/Washington Apartments.

BACKGROUND

TID 4 has accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs, and in accordance with Wis. Stats. §66.1105, shall be required to close. TID 4 has a mandatory termination date of January 20, 2025. Once the proposed Affordable Housing Extension of one (1) month is adopted, TID 4 can be closed.

RECOMMENDATION

To adopt a Termination Resolution for the closure of TID Four (4), Downtown/Washington Apartments, and forward to the Common Council for their consideration.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

- I. RDA TID 4 Termination Resolution 1.14.25

RESOLUTION 25-03
REGARDING TERMINATION OF TAX INCREMENT DISTRICT NUMBER FOUR (4),
DOWNTOWN/WASHINGTON APARTMENTS (“TID 4”)

January 14, 2025

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay (“City”) created Tax Increment District Number Four (4) (“TID 4”) on January 20, 1998 and adopted a project plan in the same year; and,

WHEREAS, prior to January 14, 2025, TID 4 has accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs, and in accordance with Wis. Stats. §66.1105, shall be required to close; and

WHEREAS, all TID 4 projects were completed in the prescribed allowed time, including two (2) allocation amendments and an affordable housing extension; and,

WHEREAS, sufficient increment was collected as of the 2024 tax roll, payable in 2025, to cover TID 4 project costs; and

THEREFORE, BE IT RESOLVED, that the City of Green Bay Redevelopment Authority approves the termination of TID 4, and the forwarding of this request to terminate TID 4 to the City of Green Bay Common Council for their consideration.

Adopted _____

Approved _____

CITY OF GREEN BAY
REDEVELOPMENT AUTHORITY

By: _____
Gary J. Delveaux, Chair

Attest: _____
Cheryl Renier-Wigg, Secretary

**RESOLUTION
REGARDING TERMINATION OF TAX INCREMENT DISTRICT NUMBER FOUR (4),
DOWNTOWN/WASHINGTON APARTMENTS (“TID 4”)**

January 14, 2025

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay (“City”) created Tax Increment District Number Four (4) (“TID 4”) on January 20, 1998 and adopted a project plan in the same year; and,

WHEREAS, prior to January 14, 2025, TID 4 has accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs, and in accordance with Wis. Stats. §66.1105, shall be required to close; and

WHEREAS, all TID 4 projects were completed in the prescribed allowed time, including two (2) allocation amendments and an affordable housing extension; and,

WHEREAS, sufficient increment was collected as of the 2024 tax roll, payable in 2025, to cover TID 4 project costs; and

WHEREAS, on January 14, 2025, the City of Green Bay Redevelopment Authority approved the termination of TID 4; and

THEREFORE, BE IT RESOLVED, that the City of Green Bay Common Council approves the termination of TID 4.

Adopted _____

Approved _____

CITY OF GREEN BAY
COMMON COUNCIL

By: _____
Eric Genrich, Mayor

Attest: _____
Celestine Jeffreys, City Clerk

**RESOLUTION ESTABLISHING POLLING LOCATIONS AND ALTERNATE IN-
PERSON ABSENTEE VOTING SITES FOR THE 2025 SPRING PRIMARY AND
GENERAL ELECTIONS IN THE CITY OF GREEN BAY**

January 14, 2025

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY:

WHEREAS, in accordance with Wis. Stats. § 5.25, the City of Green Bay is required to identify and publish the location of polling places for all elections; and

WHEREAS, the City Clerk has identified certain additional locations that may be used as polling places in the event of an emergency; and

WHEREAS, in accordance with Wis. Stats. § 6.855, the City of Green Bay is authorized to operate alternative sites for in person absentee voting; and

WHEREAS, offering in-person absentee voting at more sites offers greater opportunities to voters throughout the City;

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Green Bay does hereby establish polling places for wards of the City of Green Bay, as well as additional polling places to be used in the event of an emergency, as identified in the attached Exhibit A, incorporated herein by reference, for the Spring Primary on February 18, 2025 and the Spring General Election on April 1, 2025.

BE IT FURTHER RESOLVED that the City Clerk offer in-person absentee voting at any of the following alternate locations for the Spring Primary on February 18, 2025, and the Spring General Election on April 1, 2025:

1. City Hall, 100 N. Jefferson St., Room 101
2. St. Bernard's Church, 2040 Hillside Lane
3. One Way Christian Church, 2071 9th Street

Adopted January ___, 2025

Approved January ___, 2025

Eric Genrich, Mayor

Celestine Jeffreys, Clerk

LAW

Attachment – Exhibit A

Exhibit A

Polling Locations:

Spring Primary Election – February 18, 2025

Spring General Election – April 1, 2025

WARDS	LOCATION	ADDRESS
1	UWGB--Kress East/West Gym	2358 Leon Bond Drive
2	UWGB--Kress East/West Gym	2358 Leon Bond Drive
3	UWGB--Kress East/West Gym	2358 Leon Bond Drive
4	Christ of the Bay	450 Laverne Dr.
5	Christ of the Bay	450 Laverne Dr.
6	Froebel Early Learning	3542 Finger Rd.
7	Froebel Early Learning	3542 Finger Rd.
8	Froebel Early Learning	3542 Finger Rd.
9	St. Bernard's Church	2040 Hillside Ln.
10	St. Bernard's Church	2040 Hillside Ln.
11	Central Assembly Church	831 Schoen St.
11A	Central Assembly Church	831 Schoen St.
12	Central Assembly Church	831 Schoen St.
12A	Central Assembly Church	831 Schoen St.
13	First United Church	509 S. Webster Ave.
14	Union Congregational Church	716 S. Madison St.
15	GB Water Utility Conference Rm	631 S. Adams St.
16	Triangle Hill Park Shelter	500 Beverly Rd.
17	Triangle Hill Park Shelter	500 Beverly Rd.
18	Atonement Church	2132 Deckner Ave.

19	Atonement Church	2132 Deckner Ave.
20	Wildlife Sanctuary DRC Learning Ctr	1660 E. Shore Dr.
21	Green Bay Labor Temple	1570 Elizabeth St.
22	Wildlife Sanctuary DRC Learning Ctr	1660 E. Shore Dr.
23	Wildlife Sanctuary DRC Learning Ctr	1660 E. Shore Dr.
24	Green Bay Metro	901 University Ave.
25	Green Bay Metro	901 University Ave.
26	Salvation Army	626 Union Ct.
27	First Presbyterian Church	200 S. Ashland Ave.
28	Redeemer Church	210 S. Oneida St.
29	Perkins Park Shelter	600 N Fisk St.
30	St. Joseph Church--Holy Grounds Café	936 9th St.
31	Calvary Church	1301 S. Ridge Rd.
32	Calvary Church	1301 S. Ridge Rd.
33	Green Bay Water Utility Conference Room	631 S. Adams St.
34	Redeemer Church	210 S. Oneida St.
35	Trinity Church	330 S. Broadway
36	St. Joseph Church--Holy Grounds Café	936 9th St.
37	St. Paul's Church	341 Wilson Ave.
37A	St. Paul's Church	341 Wilson Ave.
38	St. Jude's Church	1420 Division St.
39	St. Jude's Church	1420 Division St.
40	Living Hope Church	1839 W. Mason St.
41	Living Hope Church	1839 W. Mason St.

42	Living Hope Church	1840 W. Mason St.
43	St. Elizabeth Ann Seton Church	2771 Oakwood Dr.
44	Bridge Point Church	2421 W. Point Rd.
45	St. Elizabeth Ann Seton Church	2771 Oakwood Dr.
45A	St. Elizabeth Ann Seton Church	2771 Oakwood Dr.
46	Church of Christ	2683 W. Point Rd.
47	St. Elizabeth Ann Seton Church	2771 Oakwood Dr.
no ward assigned	John Muir Park Shelter	1761 Biemeret St.
no ward assigned	City Hall	100 N Jefferson St.
Alt IPAV Location	City Hall	100 N Jefferson St., Rm 101
Alt IPAV Location East	St Bernard's Church	2040 Hillside Ln.
Alt IPAV Location West	One Way Christian Church	2071 9th St.

**RESOLUTION
REGARDING AN AFFORDABLE HOUSING EXTENSION FOR
TAX INCREMENT DISTRICT NUMBER FOUR (4)
DOWNTOWN/WASHINGTON APARTMENTS (“TID 4”)**

January 14, 2025

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay (“City”) created Tax Increment District Number Four (4) (“TID 4”) on January 20, 1998, and successfully completed implementation of the project plan and sufficient increment was collected or will be collected in January 2025 from the 2024 tax roll to pay off its aggregate project costs; and

WHEREAS, state law requires termination of a TID after all project costs have been paid, Wis. Stats. §66.1105(6)(g) does allow extension of a TID up to one (1) year, using the last year of tax increment to improve the City’s housing stock; and

WHEREAS, no less than seventy-five percent (75%) of the final increment must benefit affordable housing, with affordable being defined as housing that costs no more than thirty percent (30%) of the gross monthly income of a household, with the remaining portion used to improve housing stock within the City; and,

WHEREAS, on January 14, 2025, the City of Green Bay Redevelopment Authority (“RDA”) approved an affordable housing extension for TID 4; and

THEREFORE, BE IT RESOLVED, that the Common Council of the City of Green Bay hereby approves the extension of the life of TID 4 for one (1) month, until February 14, 2025, to use the final year’s increment, collected in January 2025 from the 2024 tax roll, for the purposes of improving housing stock within the City as defined under the provisions of Wis. Stats. §66.1105(6)(g) and the forwarding of this request for an affordable housing extension for TID 4.

BE IT FURTHER RESOLVED, that the City shall use the final increment to improve housing quality and affordability by transferring the final year’s increment, collected in January 2025 from the 2024 tax roll, to the Tax Increment District Affordable Housing (TIDAH) Fund; and

BE IT FURTHER RESOLVED that such TIDAH Fund will improve housing stock within the City through projects that include, but are not limited to, the construction and/or rehabilitation of larger multi-unit (rental or owner-occupied) projects located outside of a TID; rehabilitation of multi-unit (rental or owner-occupied) structures; the construction and/or rehabilitation of residential space above retail establishments; public-led construction of new (rental or owner-occupied) single or multi-unit structures; and home improvement loans for applicants who are not eligible under federal program regulations; and

BE IT FURTHER RESOLVED that no less than seventy-five percent (75%) of money within the TIDAH Fund shall be allocated to affordable housing projects, with affordable being defined as housing that costs no more than thirty percent (30%) of the gross monthly income of a household.

Signature page to follow.

Adopted _____

Approved _____

CITY OF GREEN BAY
COMMON COUNCIL

By: _____
Eric Genrich, Mayor

Attest: _____
Celestine Jeffreys, City Clerk

**RESOLUTION
REGARDING TERMINATION OF TAX INCREMENT DISTRICT NUMBER FOUR (4),
DOWNTOWN/WASHINGTON APARTMENTS (“TID 4”)**

January 14, 2025

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay (“City”) created Tax Increment District Number Four (4) (“TID 4”) on January 20, 1998 and adopted a project plan in the same year; and,

WHEREAS, prior to January 14, 2025, TID 4 has accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs, and in accordance with Wis. Stats. §66.1105, shall be required to close; and

WHEREAS, all TID 4 projects were completed in the prescribed allowed time, including two (2) allocation amendments and an affordable housing extension; and,

WHEREAS, sufficient increment was collected as of the 2024 tax roll, payable in 2025, to cover TID 4 project costs; and

WHEREAS, on January 14, 2025, the City of Green Bay Redevelopment Authority approved the termination of TID 4; and

THEREFORE, BE IT RESOLVED, that the City of Green Bay Common Council approves the termination of TID 4.

Adopted _____

Approved _____

CITY OF GREEN BAY
COMMON COUNCIL

By: _____
Eric Genrich, Mayor

Attest: _____
Celestine Jeffreys, City Clerk