



AGENDA OF THE TAX INCREMENTAL DISTRICTS JOINT REVIEW BOARD

FRIDAY, MARCH 28, 2025, 8:30 AM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

- I. Join Zoom Meeting Online:

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

Or call in by phone: +1 312 626 6799

Meeting ID: 830 4362 7118

Passcode: 528512

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

B. Roll Call.

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

C. Approval of the Agenda.

- I. Approval of the agenda for the March 28, 2025, meeting of the Tax Incremental Districts Joint Review Board.

D. Approval of Minutes.

- I. Approval of the minutes from the March 11, 2025, meeting.

E. Regular Business.

- I. Consideration with possible action to adopt a Territory Amendment Resolution and amend the Project Plan for TID Five (5), East and West Downtown, to remove parcel #15-168-A from the TID 5 boundary.

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

F. Informational.

G. Adjournment.

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



MINUTES OF THE TAX INCREMENTAL DISTRICTS JOINT REVIEW BOARD

TUESDAY, MARCH 11, 2025, 11:30 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

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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 March 11, 2025, meeting of the Tax Incremental Districts Joint Review Board.

Moved by Adam Pfost, seconded by Cole Runge to approve the agenda for the March 11, 2025, meeting of the Tax Incremental Districts Joint Review Board. Motion Passed.
Yes-Brent Weycker, Diana Ellenbecker, Cole Runge, Cale Pulczinski, Adam Pfost, No-None, Abstain-None.

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the December 6, 2024, meeting.

Moved by Cole Runge, seconded by Cale Pulczinski to approve the minutes from the December 6, 2024, meeting. Motion Passed.
Yes-Brent Weycker, Diana Ellenbecker, Cole Runge, Cale Pulczinski, Adam Pfost, No-None, Abstain-None.

E. REGULAR BUSINESS.

1. Consideration with possible action to review a proposed Territory Amendment Resolution and Project Plan Amendment for TID Five (5), East and West Downtown.

Moved by Adam Pfost, seconded by Cole Runge to approve the proposed Territory Amendment Resolution and Project Plan Amendment for TID Five (5), East and West Downtown. Motion Passed.
Yes-Brent Weycker, Diana Ellenbecker, Cole Runge, Cale Pulczinski, Adam Pfost, No-None, Abstain-None.

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

Moved by Cale Pulczinski, seconded by Cole Runge to approve the proposed Allocation Amendment Resolution and Project Plan Amendment for TID Twelve (12), I-43 Industrial Park. Motion Passed.
Yes-Brent Weycker, Diana Ellenbecker, Cole Runge, Cale Pulczinski, Adam Pfost, No-None, Abstain-None.

F. INFORMATIONAL.

G. ADJOURNMENT.

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



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

MEETING DATE

March 28, 2025

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # E.1

Consideration with possible action to adopt a Territory Amendment Resolution and amend the Project Plan for TID Five (5), East and West Downtown, to remove parcel #15-168-A from the TID 5 boundary.

BACKGROUND

The Territory Amendment seeks to remove parcel #15-168-A, located at 100 East Mason Street, from the TID 5 boundary, as identified within the map and table in Appendix C of the draft Amended Project Plan, and to amend the Legal Description in Appendix B to reflect the new TID 5 boundary.

The Territory Amendment and Amended Project Plan for TID Five (5) were initially reviewed by the Joint Review Board on Tuesday, March 11, 2025, and adopted by the Redevelopment Authority on Tuesday, March 11, 2025, and Common Council on Tuesday, March 18, 2025.

RECOMMENDATION

Adopt the Territory Amendment Resolution and amend the Project Plan for TID Five (5), East and West Downtown.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. JRB Resolution - TID 5 Territory Amendment 3.28.25
2. TID 5 Amended Project Plan - JRB
3. TID 5 Original Project Plan

**JOINT REVIEW BOARD
RESOLUTION REGARDING A TERRITORY AMENDMENT FOR TAX INCREMENT
DISTRICT NUMBER FIVE (5), EAST AND WEST DOWNTOWN (“TID 5”)**

March 28, 2025

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay (“City”) created Tax Increment District Number Five (5), East and West Downtown (“TID 5”), on December 21, 1999; and

WHEREAS, in accordance with Wis. Stats. §66.1105, the City and the Redevelopment Authority of the City of Green Bay (“RDA”) desire to remove parcel #15-168-A from the boundary of TID 5, which is generally located in the area east of the Fox River, south of Mason Street, west of Adams Street, and north of Cass Street; 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 Territory Amendment Resolution and amend the Project Plan for TID 5 on Tuesday, July 16, 2019; and

WHEREAS, on Tuesday, March 11, 2025, the Joint Review Board (JRB) of the City of Green Bay convened to discuss the proposed Territory 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 Tuesday, March 11, 2025, 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 5, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
2. On Tuesday, March 4, 2025 published a notice of said public hearing in the City’s official paper, the Green Bay Press Gazette; and
3. On Monday, March 3, 2025, emailed 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. On Monday, March 3, 2025, 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

WHEREAS, on Tuesday, March 11, 2025, the RDA approved a Territory Amendment Resolution and amendment to the Project Plan for TID 5; and

WHEREAS, on Tuesday, March 18, 2025, the Common Council of the City of Green Bay approved a Territory Amendment Resolution and amendment to the Project Plan for TID 5; and

WHEREAS, the Amended Project Plan 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 5; and
5. A map showing proposed improvements and uses in TID 5; and
6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 5 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 5 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. That “but for” the Territory Amendment to TID 5, the development projected to occur as detailed in the *Comprehensive Plan* would not occur in the manner desired by the City and RDA; and
2. TID 5 shall remain a blighted area district, as greater than fifty percent (50%) by area of the real property within the proposed Territory Amendment is in need of blight elimination thereby exceeding the fifty percent (50%) threshold as defined in Wis. Stats. §66.1337 (2m)(b); and
3. The proposed activities and project costs in the Amended Project Plan will continue to relate directly to blight elimination within TID 5 consistent with the purpose for which the District is created; and
4. The proposed activities and project costs in the Amended Project Plan are in concurrence with Wis. Stats. §66.1337, which enables the City to conduct specific blight elimination and rehabilitation and conservation work, including:
 - 4.1 A program of voluntary or compulsory repair and rehabilitation of buildings or other improvements; and
 - 4.2 Acquisition of real property and demolition, removal or rehabilitation of buildings and improvements on the property where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, reduce traffic hazards, eliminate obsolete or other uses detrimental to the public welfare, to otherwise remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities; and
 - 4.3 Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out an urban renewal project; and
 - 4.4 The disposition, for uses in accordance with the objectives of the urban renewal project, of any property acquired in the area of the project; and
5. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in TID 5; and
6. The economic benefits of TID 5, 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 5 Amended Project Plan is feasible and in conformity with the City *Comprehensive Plan*.

NOW, THEREFORE, BE IT RESOLVED that the Joint Review Board of the City of Green Bay adopts the Territory Amendment Resolution for Tax Increment District Number Five (5), East and West Downtown; and amends the Project Plan.

Adopted _____

Approved _____

JOINT REVIEW BOARD OF THE
OF THE CITY OF GREEN BAY

Diana Ellenbecker, Chair



City of Green Bay
Department of Community and Economic Development

**Tax
Increment
District
Five (5)**

East and West Downtown

**Amended
PROJECT PLAN**

**City of Green Bay, Wisconsin
March 18, 2025**

100 North Jefferson Street, Room 608, Green Bay, Wisconsin 54301-5026
(p) 920.448.3400 (f) 920.448.3426 greenbaywi.gov

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 Schools*
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
Alderson Kathy Hinkfuss, *District 12*
Melanie Parma
Renita Robinson
Stephen Srubas

This Project Plan was prepared by
Matthew Buchanan, *Deputy Development Director*
Rebecca Finco, *Economic Development Specialist*
Erin Rosinski, *Design Specialist*
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 Five (5), East and West Downtown, (“TID 5”) on December 21, 1999; and
2. In accordance with Wis. Stats. §66.1105, the City and the Redevelopment Authority of the City of Green Bay (“RDA”) desire to remove parcel #15-168-A from the boundary of TID 5, which is generally located in the area east of the Fox River, south of Mason Street, west of Adams Street, and north of Cass Street; and
3. The Common Council of the City designated the RDA to perform all acts necessary to adopt a Territory Amendment Resolution and amend the Project Plan for TID 5 on Tuesday, July 16, 2019; and
4. The RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
 - 4.1. On Tuesday, March 11, 2025, 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 5, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
 - 4.2. On Tuesday, March 4, 2025, published a notice of said public hearing in the City’s official paper, the Green Bay Press-Gazette; and
 - 4.3. On Monday, March 3, 2025, emailed 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
 - 4.4. On Monday, March 3, 2025, 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
5. The Amended Project Plan meets 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 5; and
 - 5.5. A map showing proposed improvements and uses in TID 5; and
 - 5.6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 5 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 5 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 made the following findings as required by Wis. Stats. §66.1105, to wit:
 - 6.1. That “but for” the Territory Amendment to TID 5, the development projected to occur as detailed in the *Comprehensive Plan* would not occur in the manner desired by the City and RDA; and
 - 6.2. TID 5 shall remain a blighted area district, as greater than fifty percent (50%) by area of the real property within the proposed Territory Amendment is in need of blight elimination thereby exceeding the fifty percent (50%) threshold as defined in Wis. Stats. §66.1337 (2m)(b); and
 - 6.3. The proposed activities and project costs in the Amended Project Plan will continue to relate directly to blight elimination within TID 5 consistent with the purpose for which the District is created; and
 - 6.4. The proposed activities and project costs in the Amended Project Plan are in concurrence with Wis. Stats. §66.1337, which enable the City to conduct specific blight elimination and rehabilitation and conservation work, including:
 - 6.4.1. A program of voluntary or compulsory repair and rehabilitation of buildings or other improvements; and
 - 6.4.2. Acquisition of real property and demolition, removal or rehabilitation of buildings and improvements on the property where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, reduce traffic hazards, eliminate obsolete or other uses detrimental to

- the public welfare, to otherwise remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities; and
- 6.4.3. Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out an urban renewal project; and
 - 6.4.4. The disposition, for uses in accordance with the objectives of the urban renewal project, of any property acquired in the area of the project; 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 5; and
 - 6.6. The economic benefits of TID 5, 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 5 Amended Project Plan is feasible and in conformity with the *City Comprehensive Plan*.

Proposed Amendment

Remove parcel #15-168-A, from the boundary of TID 5, as identified within the map and table in Appendix C. Amend the Legal Description in Appendix B to reflect the new TID 5 boundary.

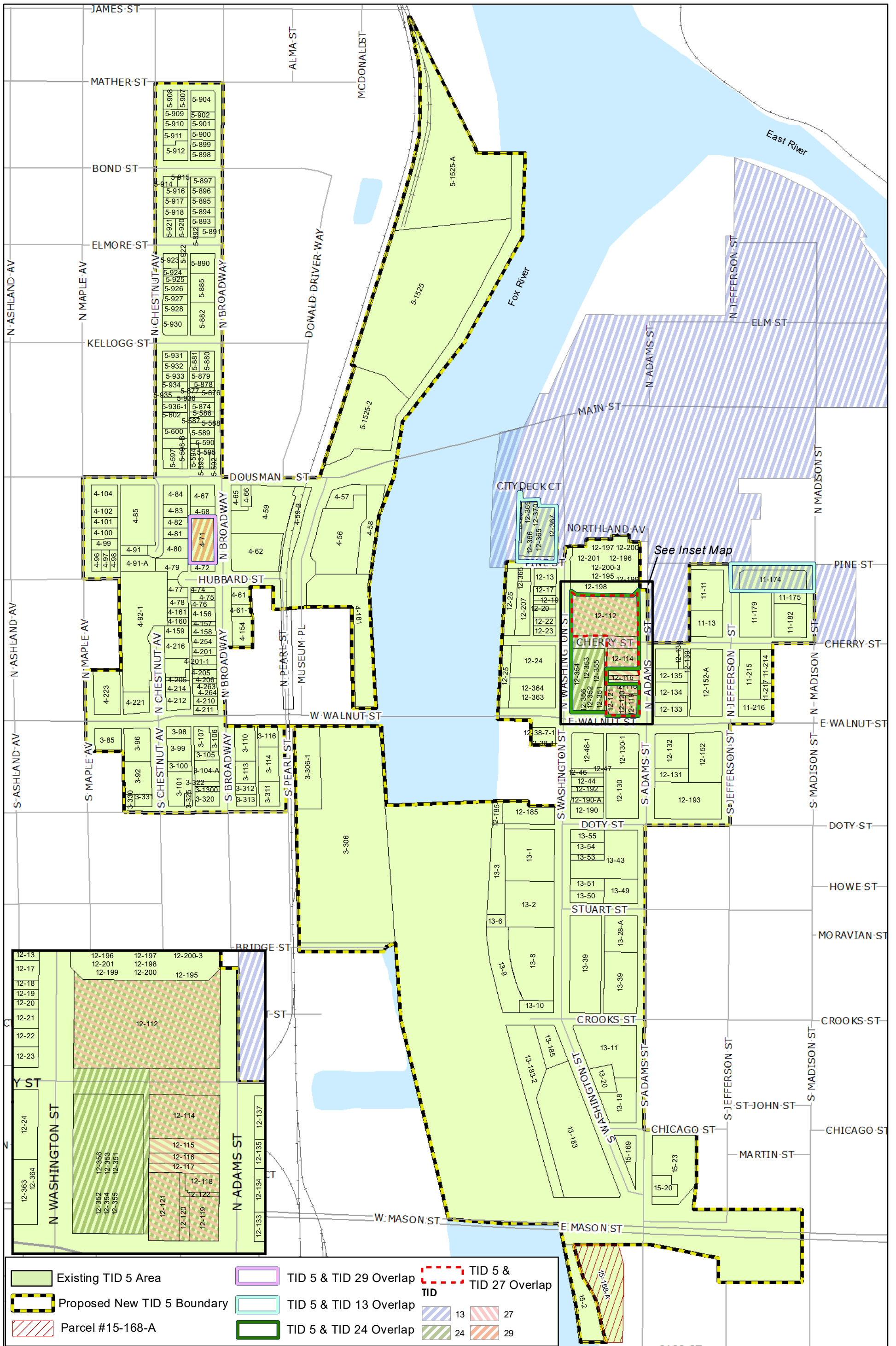
This Amended Project Plan contains no other changes from the original Project Plan. This Project Plan Amendment was provided only for the purpose of subtracting one parcel from the TID 5 boundary.

Map of Amended TID 5 Boundary

Map on following page.

Map of Overlapping TIDs

Map on following page.



TID 5 Amendment

0 150 300 600 Feet

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 24 Feb 2025 X:\Planning\Work Order Requests\2025\25.03 TID\TID 5\TID5Overlap_subtract.mxd

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

March 18, 2025

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

RE: Amended Project Plan for Tax Incremental District No. 5

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. 5 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

Appendix B: Amended Legal Description for TID 5

ALL of Lots 1, 2, 3, 4, 8, 9, 10, 14, 15, 16, 17, 18, 19, 25, 26, 27, 28, 33 and 34, Callaghan's Addition to the Town of Fort Howard;

ALSO all of Lots 1 through 12, Christian Schwarz' Addition to the City of Fort Howard;

ALSO all of Lots 1 through 4, Block 13 and Lots 1 through 4, Block 14, Arndt's Second Addition to the Village of Fort Howard;

ALSO all of Lots 7 and 8, and the Southerly 2 feet of Lot 9, Block B, and Lots 10 through 15, Block C, and Lots 16, 17 and 18, Block D, Desnoyer's Addition to the Town of Fort Howard;

ALSO all of Lots 41 and 42, and Lots 49 through 74, and Lots 77 through 80, and Lots 95 through 100, and Lots 104 through 113, and part of Lots 8, 9, 10, 40, 75, and 94, Dousman's Addition to the Town of Fort Howard;

ALSO all of Lots 1 through 43, and Lots 47 through 52, Elmore's Addition to Fort Howard;

ALSO all of Lots D, E and F, and Lots 25, 26, 27, 30, Lots 32 through 41, Lots 43 through 46, lots 94, 98, 99, Lots 103 through 124, and part of Lots 28, 29, 31, 42, 93, 101 and 102, Original Survey of the Town of Fort Howard;

ALSO part of Private Claim Number 1, West Side of the Fox River;

ALSO the Three Foot Strip of land lying between Desnoyer's Addition and the Original Survey of Fort Howard being part of Private Claim Number 1, West Side of the Fox River;

ALSO part of the Fort Howard Military Reserve;

ALSO all of Lots 1 through 16, Block 8, and all of Lots 1 through 12, Block 10, and all of Lots 1 through 6, and all of the triangular piece of land within plat without designation bounded on the east by Adams Street, on the north by Chicago Street, on the west by Washington Street, Plat of Astor;

AND part of Lots 2 and 3 Block 1, and part of Lot 8, Block 3, and part of Lots 1 through 4, Block 4, and part of Lots 1 through 5, Block 6, and part of Lots 1 through 16, Block 9, and part of Lots 4, 5 and 6, Block 11, Plat of Astor;

ALSO all of Lots 20, 29, and all of Lots 46 through 53, and all of Lots 58, 59, 60, and all of Lots 62 through 66, and all of Lots 82 through 91, and all of Lots 527, 528, and all of Lots 695 through 700, Plat of Navarino;

AND part of Lots 6 through 10, Lots 23, 32, 45, 61, 92, 526, 529, 530, 531, Plat of Navarino;

ALSO all of 111 North Broadway Condominium as recorded in Volume 4 of Condominium Plats, Page 239, as Document Number 2370859, and Amendments thereto;

ALSO all of Baylake City Center Condominium, as recorded in Volume 4 of Condominium Plats, Page 190, as Document Number 2173810, and Amendments thereto;

ALSO all of Bellin Building Condominium, as recorded in Volume 1 of Condominium Plats, Page 139, as Document Number 972832a, and Amendments thereto;

ALSO all of Blacksmith Condominium, as recorded in Volume 4 of Condominium Plats, Page 107, as Document Number 2089861;

ALSO all of Cherry Street Parking Ramp Condominium, as recorded in Volume 4 of Condominium Plats, Page 299, as Document Number 2230177;

ALSO all of Metreau Condominium, as recorded in Volume 6 of Condominium Plats, Page 40, as Document Number 2681526;

ALSO all of River Center Condominium II, as recorded in Volume 6 of Condominium Plats, Page 61, as Document Number 2707099;

ALSO all of Riverfront Lofts Condominium, as recorded in Volume 4 of Condominium Plats, Page 233, as Document Number 2195259;

ALSO all of Lots 1 and 2, Brown County Certified Survey Map Number 1654 as recorded in Volume 6 of Certified Survey Maps, Page 519, as Document Number 873073, (being part of Lots 44, 45 and 46, Elmore's Addition to Fort Howard);

ALSO part of Lot 2, Brown County Certified Survey Map Number 1950 as recorded in Volume 8 of Certified Survey Maps, Page 265, as Document Number 931336, (being part of Lots 6 through 10, and Lots 23 through 27 and Lots 38 through 40, Dousman's Addition to Fort Howard);

ALSO all of Lot 1, Brown County Certified Survey Map Number 2273 as recorded in Volume 10 of Certified Survey Maps, Page 225, as Document Number 964188, (being part of Lots 529 through 534 Plat of Navarino);

ALSO all of Lot 1 and part of Lot 2, Brown County Certified Survey Map Number 2285 as recorded in Volume 10 of Certified Survey Maps, Page 251, as Document Number 965831, (being part of Lots 3 through 10 and lands lying between Lots 2 and 3, Dousman's Addition, And part of Brown County Certified Survey Map Number 1950 as recorded in Volume 8 of Certified Survey Maps, Page 265, as Document Number 931336);

ALSO all of Outlot 1, Brown County Certified Survey Map Number 9713, as Document Number 3054697, (being part of Lots 1 through 8, Block 6, Plat of Astor);

ALSO all of Lots 1 and 2, Brown County Certified Survey Map Number 3041 as recorded in Volume 15 of Certified Survey Maps, Page 407, as Document Number 1073123, (being part of the vacated Lots 21 and 22, Plat of Navarino);

ALSO all of Lot 2, Brown County Certified Survey Map Number 3148 as recorded in Volume 16 of Certified Survey Maps, Page 311, as Document Number 1091200, (being part of the vacated Lots 1 through 8 and Lot A, Original Survey of Fort Howard, and vacated Lots 1, 2 and 3, and the 3 foot strip lying south of and adjacent to Lot 1, all in Block A, Desnoyer's Addition, and vacated Lots 1, 2 and lands lying between Lots 2 and 3, Dousman's Addition, and part of Private Claim No. 1, West Side of Fox River, and vacated Water Street right-of-way lying north of Walnut Street);

ALSO all of Lot 1 and Outlot 1, Brown County Certified Survey Map Number 3706 as recorded in Volume 21 of Certified Survey Maps, Page 123, as Document Number 1184680, (being part of Lots 1 through 6, Block 2, and part of the vacated Doty Street and Stuart Street rights-of-way, Plat of Astor);

ALSO all of Lots 1 and 2, Brown County Certified Survey Map Number 3912 as recorded in Volume 23 of Certified Survey Maps, Page 10, as Document Number 1213359, (being part of Lots 1 through 5 and Lot 11 and all of Lots 12 through 16, Block 16, Plat of Astor);

ALSO all of Lot 1, Brown County Certified Survey Map Number 4198 as recorded in Volume 26 of Certified Survey Maps, Page 53, as Document Number 1268923, (being part of Lots 27 through 30 and part of Lots 35 through 38, Dousman's Addition, and part of adjacent vacated Alley and part of the vacated Pearl Street rights-of-way);

ALSO all of Lot 1 and Outlot 1, Brown County Certified Survey Map Number 4533 as recorded in Volume 29 of Certified Survey Maps, Page 85, as Document Number 1347319, (being part of Fort Howard Military Reserve, Township 24 North, Range 20 East);

ALSO all of Lots 1 and 2, Brown County Certified Survey Map Number 4577 as recorded in Volume 29 of Certified Survey Maps, Page 206, as Document Number 1359788, (being all of Lots 5 through 8, and part of Lots 1 through 4, Block 4, and all of Lots 1 through 4, and part of Lots 5 and 6, Block 5, and part of the vacated Chicago Street right-of-way, Plat of Astor);

ALSO all of Lot 1, Brown County Certified Survey Map Number 5277 as recorded in Volume 34 of Certified Survey Maps, Page 255, as Document Number 1520331, (being all of Lots 125 through 130, Original Survey of Fort Howard, and all of Lots 5 through 7, Callaghan's Addition to Fort Howard, and part of the vacated Water Street and Howard Street rights-of-way);

ALSO all of Lot 1, Brown County Certified Survey Map Number 5885 as recorded in Volume 38 of Certified Survey Maps, Page 343, as Document Number 1687655, (being part of Fort Howard Military Reserve, and part of Lot 9, Dousman and Elmore's Water Lots, and part of Dousman's Claim);

ALSO all of Lot 1, Brown County Certified Survey Map Number 6360 as recorded in Volume 42 of Certified Survey Maps, Page 182, as Document Number 1813143, (being all of Lots 88 through 93, and part of Lot 94, and part of the vacated N Chestnut Street right-of-way);

ALSO all of Lots 1 and 2, Brown County Certified Survey Map Number 6403 as recorded in Volume 42 of Certified Survey Maps, Page 299, as Document Number 1826719, (being part of Lots 33 and 34 Dousman's Addition, and part of Lot 9, Block B, Desnoyer's Addition);

ALSO all of Lot 1 and Outlot 1, Brown County Certified Survey Map Number 6720 as recorded in Volume 45 of Certified Survey Maps, Page 66, as Document Number 1966746, (being all of Lots 2 through 7, and part of Lot 8, Block 3, Plat of Astor);

ALSO all of Lot 1 and Outlot 1, Brown County Certified Survey Map Number 6839 as recorded in Volume 46 of Certified Survey Maps, Page 62, as Document Number 2033696, (being all of Lot 1, Block 3, and all of Lot 2

, Brown County Certified Survey Map Number 3706 as recorded in Volume 21 of Certified Survey Maps, Page 123, as Document Number 1184680, (being part of Lots 5 and 6, Block 2, and part of the vacated Doty Street and Stuart Street rights-of-way, and all of the vacated Walkway, Plat of Astor);

ALSO all of Lot 2 and Outlot 1, Brown County Certified Survey Map Number 7036 as recorded in Volume 47 of Certified Survey Maps, Page 269, as Document Number 2105266, (being part of Lots 11 through 15, and part of the vacated Cherry Street right-of-way, Plat of Navarino);

ALSO all of Outlot 1, Brown County Certified Survey Map Number 7310 as recorded in Volume 49 of Certified Survey Maps, Page 332, as Document Number 2190777, (being part of Lots (being part of Lots 7 through 10, Plat of Navarino);

ALSO all of the area “Dedicated for Greenway”, Brown County Certified Survey Map Number 7657 as recorded in Volume 52 of Certified Survey Maps, Page 285, as Document Number 2311239, (being part of Lots (being part of Lots 1 through 6, Plat of Navarino);

ALSO all of Lots 1 and 2, Brown County Certified Survey Map Number 7722 as recorded in Volume 53 of Certified Survey Maps, Page 120, as Document Number 2335816, (being all of Lots 55 through 57, and part of Lot 54, Plat of Navarino);

ALSO that part of the adjacent Street and Railroad Rights Of Way;

ALSO that part of the adjacent Vacated Street Rights Of Way;

ALL located in the City of Green Bay, Brown County, Wisconsin, described as follows:

Commencing at the northwest corner of Lot 1, Brown County Certified Survey Map Number 5277 as recorded in Volume 34 of Certified Survey Maps, Page 255, as Document Number 1520331;

thence $N64^{\circ}-10'-27''W$, 50.01 feet, along the south right-of-way line of W. Walnut Street to the westerly right-of-way line of the WI Central LTD Railroad which lies within the platted Pearl Street right-of-way, and the point of beginning;

thence $S24^{\circ}-41'-30''W$, 422.69 feet, along said westerly right-of-way line of the WI Central LTD Railroad, to the centerline of the Howard Street right-of-way;

thence $N64^{\circ}-09'-41''W$, 796.11 feet, along said centerline of Howard Street right-of-way, to the centerline of the Public Alley lying westerly of Lots 33 and 34, Callaghan's Addition and Lots 98 through 100, Original Survey of the Town of Fort Howard;

thence $N24^{\circ}-45'-08''E$, 299.96 feet, along said Public Alley, to a point on the easterly extension of the south line of Lot 94, Original Survey of the Town of Fort Howard;

thence $N64^{\circ}-10'-12''W$, 176.50 feet, along the south line of Lot 94, Original Survey of the Town of Fort Howard, and the extension thereof, to the centerline of the Maple Avenue right-of-way;

thence $N24^{\circ}-33'-25''E$, 402.42 feet, along said centerline of the Maple Avenue right-of-way, to a point on the westerly extension of the north line of Lot 46, Original Survey of the Town of Fort Howard;

thence $S64^{\circ}-09'-44''E$, 177.14 feet along said north line of Lot 46, Original Survey of the Town of Fort Howard, and the extension thereof, to the centerline of the Public Alley lying westerly of Lots 37, 38 and F, Original Survey of the Town of Fort Howard, and Lots 16 through 18, Block D, Desnoyer's Addition;

thence $N24^{\circ}-38'-33''E$, 305.11 feet, along said centerline of the Public Alley;

thence $N25^{\circ}-42'-52''E$, 140.00 feet, continuing along said centerline of the Public Alley, to the centerline of the Hubbard Street right-of-way;

thence $N64^{\circ}-07'-40''W$, 177.18 feet, along said centerline of the Hubbard Street right-of-way, to the centerline of Maple Avenue right-of-way;

thence $N25^{\circ}-41'-08''E$, 505.77 feet, along said centerline of Maple Avenue right-of-way, to the centerline of Dousman Street right-of-way;

thence $S63^{\circ}-57'-38''E$, 354.58 feet along said centerline of Dousman Street right-of-way, to the centerline of the Chestnut Avenue right-of-way;

thence $N25^{\circ}-38'-47''E$, 317.11 feet, along said centerline of the Chestnut Avenue right-of-way;

thence $N26^{\circ}-08'-32''E$, 1629.62 feet, continuing along said centerline of the Chestnut Avenue right-of-way, to the centerline of the Mather Street right-of-way;

thence $S63^{\circ}-49'-40''E$, 335.28 feet along said centerline of the Mather Street right-of-way, to the centerline of the Broadway right-of-way;

thence $S26^{\circ}-09'-12''W$, 1627.83 feet along said centerline of the Broadway right-of-way;

thence $S25^{\circ}-43'-30''W$, 318.12 feet, continuing along said centerline of the Broadway right-of-way, to the centerline of the Dousman Street right-of-way;

thence $S63^{\circ}-57'-51''E$, 476.84 feet along said centerline of the Dousman Street right-of-way, to a point on the southerly extension of the west line of Lot 1, Brown County Certified Survey Map Number 5885 as recorded in Volume 38 of Certified Survey Maps, Page 343, as Document Number 1687655;

thence $N43^{\circ}-33'-39''E$, 573.78 feet, along said west line of Lot 1, Certified Survey Map Number 5885, and the extension thereof;

thence $N45^{\circ}-35'-25''W$, 18.79 feet, to the easterly right-of-way line of the WI Central LTD Railroad;

thence $N43^{\circ}-23'-18''E$, 711.73 feet, along said easterly right-of-way line of the WI Central LTD Railroad;

thence $N42^{\circ}-26'-27''E$, 307.76 feet, continuing along said easterly right-of-way line of the WI Central LTD Railroad;

thence continuing along said easterly right-of-way line of the WI Central LTD Railroad, along the arc of a 1170.45 foot radius curve to the left, 155.58 feet, said curve having a chord which bears $N38^{\circ}-37'-59''E$, 155.47 feet;

thence $N27^{\circ}-56'-15''E$, 244.65 feet, continuing along said easterly right-of-way line of the WI Central LTD Railroad;

thence continuing along said easterly right-of-way line of the WI Central LTD Railroad, along the arc of a 573.12 foot radius curve to the left, 201.03 feet, said curve having a chord which bears N17°-39'-01"E, 200.00 feet;

thence S63°49'-54"E, 5.18 feet, along the right-of-way line of the WI Central LTD Railroad;

thence N11°-39'-11"E, 146.20 feet, along the easterly right-of-way line of the WI Central LTD Railroad;

thence S63°-54'-38"E, 11.94 feet to the west line of Lot 1, Brown County Certified Survey Map Number 4532, as recorded in Volume 29 of Certified Survey Maps, Page 82, as Document Number 1347318;

thence S00°-50'-42"E, 358.29 feet, along said west line of Lot 1, Certified Survey Map Number 4532;

thence S00°-00'-56"E, 259.86 feet, continuing along said west line of Lot 1, Certified Survey Map Number 4532;

thence S01°-30'-35"E, 79.88 feet, continuing along said west line of Lot 1, Certified Survey Map Number 4532;

thence S04°-39'-01"W, 46.10 feet, continuing along said west line of Lot 1, Certified Survey Map Number 4532, to the southwest corner of said Lot 1;

thence S63°-44'-28"E, 168.48 feet, along said south line of Lot 1, Certified Survey Map Number 4532; to the southeast corner of said Lot 1 being a point on the Combined Pierhead and Bulkhead Line on the west bank of the Fox River;

thence S26°-26'-15"W, 376.07 feet, along said Combined Pierhead and Bulkhead Line on the west bank of the Fox River;

thence S54°-13'-27"W, 601.57 feet, continuing along said Combined Pierhead and Bulkhead Line on the west bank of the Fox River;

thence S61°-38'-27"W, 483.50 feet, continuing along said Combined Pierhead and Bulkhead Line on the west bank of the Fox River;

thence S35°-05'-00"W, 850.49 feet, continuing along said Combined Pierhead and Bulkhead Line on the west bank of the Fox River;

thence S21°-46'-59"W, 598.56 feet, continuing along said Combined Pierhead and Bulkhead Line on the west bank of the Fox River, to the north right-of-way line of W. Walnut Street, also being the southeast corner of Lot 2, Certified Survey Map Number 3148 as recorded in Volume 16 of Certified Survey Maps, Page 311, as Document Number 1091200 ;

thence N64°-19'-42"W, 110.98 feet, along said north right-of-way line of W. Walnut Street, to the southeast corner of Lot 1, Certified Survey Map Number 3148;

thence N24°-48'-29"E, 500.94 feet, along the east line of said Lot 1, Certified Survey Map Number 3148, to the northeast corner of said Lot 1, Certified Survey Map Number 3148;

thence N65°-24'-25"W, 386.18 feet, along the north line of said Lot 1, Certified Survey Map Number 3148 and the extension thereof, to the west right-of-way line of Pearl Street;

thence N24°-35'-45"E, 5.99 feet, along said west right-of-way line of Pearl Street;

thence N25°-43'-49"E, 100.97 feet continuing along said west right-of-way line of Pearl Street, to the south right-of-way line of Hubbard Street;

thence N64°-07'-31"W, 120.98 feet, along said south right-of-way line of Hubbard Street, to the northeast corner of Lot 1, Certified Survey Map Number 6403 as recorded in Volume 42 of Certified Survey Maps, Page 299, as Document Number 1826719;

thence S25°-44'-07"W, 108.42 feet, along the east line of Lots 1 and 2, said Certified Survey Map Number 6403;

thence S13°-00'-17"W, 35.77 feet, continuing along said Lot 2, Certified Survey Map Number 6403, to the west line of the Public Alley as platted in Block B, Desnoyer's Addition:

thence S24°-36'-26"W, 153.59 feet, along said west line of the Public Alley, to the south line of the Three Foot Strip of land lying between Desnoyer's Addition and the Original Survey of Fort Howard;

thence N64°-09'-43"W, 140.01 feet, along said south line of the Three Foot Strip of land lying between Desnoyer's Addition and the Original Survey of Fort Howard, to the centerline of the Broadway right-of-way;

thence S24°-36'-21"W, 387.66 feet, along said centerline of the Broadway right-of-way, to the south right-of-way line of W. Walnut Street;

thence S64°-10'-27"E, 283.98 feet along said south right-of-way line of W. Walnut Street, to the point of beginning.

ALSO that part described as follows:

Beginning at the northwest corner of Lot 1, Brown County Certified Survey Map Number 5277 as recorded in Volume 34 of Certified Survey Maps, Page 255, as Document Number 1520331;

thence S64°-10'-27"E, 419.54 feet, along the north line of said Lot 1, Certified Survey Map Number 5277 and the extension thereof, also being the south right-of-way line of W. Walnut Street, to a point on the Combined Pierhead and Bulkhead Line on the west bank of the Fox River;

thence S21°-47'-30"W, 368.59 feet, along said Combined Pierhead and Bulkhead Line on the west bank of the Fox River, to a point on the westerly extension of the south line of Outlot 1, Brown County Certified Survey Map Number 3814, recorded in Volume 22 of Certified Survey Maps, Page 122, as Document Number 1199401 (being part of Lots 18 and 19, Plat of Navarino, and part of Lots 1 and 2, Block 1, Plat of Astor);

thence S63°-37'-01"E, 710.90 feet along said south line of Outlot 1, Brown County Certified Survey Map Number 3814 and the extension thereof, to the west line of a Public Alley;

thence S26°-23'-53"W, 20.00 feet, along said west line of the Public Alley, to the south line of a Public Alley;

thence S63°-37'-01"E, 166.50 feet, along said south line of the Public Alley, to the centerline of Washington Street right-of-way;

thence N26°-23'-51"E, 297.04 feet, along said center line of the Washington Street right-of-way, to a point on the easterly extension of the south line of Bellin Building Condominium;

thence N63°-34'-36"W, 159.00 feet, along said south line of Bellin Building Condominium and extension thereof, to the centerline of a Public Alley;

thence N26°-23'-51"E, 135.55 feet along said centerline of the Public Alley, to the existing centerline of E. Walnut Street;

thence N63°-33'-23"W, 164.22 feet along said existing centerline of E. Walnut Street, to a point on the Combined Pierhead and Bulkhead Line on the east bank of the Fox River;

thence N29°-05'-24"E, 766.24 feet along said Combined Pierhead and Bulkhead Line on the east bank of the Fox River, to the centerline of the Pine Street right-of-way;

thence S63°-32'-22"E, 50.05 feet along said centerline of the Pine Street right-of-way, to a point on the extension of the west line of area "Dedicated for Greenway", Brown County Certified Survey Map Number 7657 as recorded in Volume 52 of Certified Survey Maps, Page 285, as Document Number 2311239;

thence N29°-05'-18"E, 361.70 feet along said west line of area "Dedicated for Greenway", Certified Survey Map Number 7657, and the extension thereof, to the northwest corner of said area "Dedicated for Greenway";

thence S63°-30'-58"E, 8.68 feet along the north line of said area "Dedicated for Greenway", to the northeast corner of said area "Dedicated for Greenway";

thence S26°-33'-58"W, 57.99 feet, along the west line of said area "Dedicated for Greenway", to the northwest corner of River Center Condominium II;

thence S63°-35'-38"E, 87.00 feet, along the most north line of said River Center Condominium II;

thence S26°-24'-22"W, 27.57 feet, along said River Center Condominium II, to a north line of said River Center Condominium II;

thence S63°-35'-38"E, 124.70 feet, along last said north line of River Center Condominium II, and the easterly extension thereof, to the centerline of Washington Street right-of-way;

thence S26°-23'-50"W, 193.97 feet, along said centerline of Washington Street, to a point on the westerly extension of the north line of Baylake City Center Condominium;

thence S63°-36'-10"E, 106.35 feet, along the north line of said Baylake City Center Condominium and the extension thereof;

thence N26°-23'-50"E, 32.00 feet along said Baylake City Center Condominium, to a north line of said Baylake City Center Condominium;

thence S63°-36'-10"E, 128.00 feet along last said north line of Baylake City Center Condominium;

thence N26°-23'-50"E, 24.00 feet, to a north line of said Baylake City Center Condominium also being the south right-of-way line of Northland Avenue;

thence S63°-36'-10"E, 84.75 feet, along last said north line of said Baylake City Center Condominium also being the south right-of-way line of Northland Avenue;

thence $S26^{\circ}-23'-50''W$, 36.41 feet, along said Baylake City Center Condominium, to a north line of Baylake City Center Condominium;

thence $S63^{\circ}-36'-24''E$, 52.97 feet, along last said north line of Baylake City Center Condominium, to the west right-of-way line of Adams Street;

thence $S26^{\circ}-23'-50''W$, 234.78 feet to a southeast corner of said Baylake City Center Condominium;

thence $S63^{\circ}-36'-10''E$, 40.00 feet, to the centerline of the Adams Street right-of-way;

thence $S26^{\circ}-23'-50''W$, 258.59 feet, along said centerline of the Adams Street right-of-way, to the centerline of the Cherry Street right-of-way;

thence $S63^{\circ}-34'-17''E$, 205.46 feet along said Cherry Street right-of-way, to the centerline of the Public Alley lying easterly of and adjacent to Lots 67 through 71, Plat of Navarino;

thence $N26^{\circ}-23'-50''E$, 391.23 feet, along said Public Alley lying easterly of and adjacent to Lots 67 through 71, Plat of Navarino, to the centerline of the Pine Street right-of-way;

thence $S63^{\circ}-32'-22''E$, 165.43 feet along said centerline of the Pine Street right-of-way;

thence $S63^{\circ}-42'-18''E$, 450.98 feet, continuing along said centerline of the Pine Street right-of-way, to the centerline of the Madison Street right-of-way;

thence $S26^{\circ}-24'-32''W$, 391.03 feet, along said centerline of the Madison Street right-of-way, to the centerline of the Cherry Street right-of-way;

thence $N63^{\circ}-43'-17''W$, 205.43 feet, along said centerline of the Cherry Street right-of-way, to the centerline of the Public Alley lying easterly of and adjacent to Lots 695 and 700, Plat of Navarino;

thence $S26^{\circ}-24'-11''W$, 391.16 feet, along said centerline of the Public Alley lying easterly of and adjacent to Lots 695 and 700, Plat of Navarino, to the centerline of the E Walnut Street right-of-way;

thence $N63^{\circ}-42'-58''W$, 205.39 feet, along said centerline of the E Walnut Street right-of-way, to the centerline of the Jefferson Street right-of-way;

thence $S26^{\circ}-23'-50''W$, 504.42 feet, along said centerline of the Jefferson Street right-of-way, to the centerline of the Doty Street right-of-way;

thence $N63^{\circ}-38'-47''W$, 410.93 feet, along said centerline of the Doty Street right-of-way, to the centerline of the Adams Street right-of-way;

thence $S26^{\circ}-23'-03''W$, 1501.74 feet, along said centerline of the Adams Street right-of-way, to the centerline of Chicago Street right-of-way;

thence $S63^{\circ}-40'-03''E$, 257.46 feet along said centerline of Chicago Street right-of-way, to a point on the northerly extension of the east line of Lot 2, Brown County Certified Survey Map Number 3912 as recorded in Volume 23 of Certified Survey Maps, Page 10, as Document Number 1213359;

thence $S26^{\circ}-19'-17''W$, 270.00 feet along said east line of Lot 2, Certified Survey Map Number 3912, and the extension thereof;

thence $S67^{\circ}-25'-37''W$, 132.69 feet along the southeasterly line of said Lot 2, Certified Survey Map Number 3912;

thence $S26^{\circ}-16'-54''W$, 21.24 feet, to a point on the westerly extension of Lot 10, Block 21, Plat of Astor;

thence $S63^{\circ}-43'-06''E$, 610.24 feet along said Lot 10, Block 21, Plat of Astor and the extension thereof, to a point on the platted east line of Block 21, Plat of Astor, also being the platted west right-of-way line of Madison Street;

thence $S26^{\circ}-23'-49''W$, 360.29 feet, to the northeast corner of Lot 4, Block 20, Plat of Astor, also being the south right-of-way line of E. Mason Street;

thence $N63^{\circ}-42'-10''W$, 410.33 feet, along said south right-of-way line of E. Mason Street, to the west right-of-way line of Jefferson Street;

thence $N26^{\circ}-23'-02''E$, 58.01 feet, along said west right-of-way line of Jefferson Street, to the south right-of-way line of E. Mason Street;

thence $N63^{\circ}-42'-09''W$, 75.00 feet, along said south right-of-way line of E. Mason Street;

thence $N26^{\circ}-23'-02''E$, 2.00 feet, continuing along E. Mason Street;

thence $N63^{\circ}-42'-09''W$, 45.00 feet, continuing along said south right-of-way line of E. Mason Street

thence $N26^{\circ}-23'-02''E$, 80.00 feet, continuing along E. Mason Street;

thence $N52^{\circ}-56'-49''W$, 214.45 feet, continuing along said south right-of-way line of E. Mason Street;

thence $N63^{\circ}-42'-07''W$, 385.31 feet, continuing along said south right-of-way line of E. Mason Street, to the northeast corner of Outlot 1, Certified Survey Map Number 9713, as Document Number 3054697;

thence $S09^{\circ}-49'-50''W$, 146.58 feet, along the east line of said Outlot 1, Certified Survey Map Number 9713;

thence along said east line of said Outlot 1, Certified Survey Map Number 9713 a distance of 29.18 feet along the arc of a 107.00 foot radius curve to the left, long chord bears $S02^{\circ}-01'-06''W$, 29.09 feet;

thence $S05^{\circ}-47'-38''E$, 75.64 feet along said east line of said Outlot 1, Certified Survey Map Number 9713;

thence along said east line of said Outlot 1, Certified Survey Map Number 9713 a distance of 71.88 feet along the arc of a 208.00 foot radius curve to the right, long chord bears $S04^{\circ}-06'-23''W$, 71.52 feet;

thence $S14^{\circ}-00'-24''W$, 150.07 feet along said east line of said Outlot 1, Certified Survey Map Number 9713;

thence along said east line of said Outlot 1, Certified Survey Map Number 9713 a distance of 39.05 feet along the arc of a 117.00 foot radius curve to the left, long chord bears $S04^{\circ}-26'-44''W$, 38.87 feet to the southeast corner of said Outlot 1;

thence $N63^{\circ}-42'-15''W$, 128.03 feet along the south line of said Outlot 1, Certified Survey Map Number 9713 to the southwest corner thereof, also being a point on the Combined Pierhead and Bulkhead Line on the east bank of the Fox River;

thence $N18^{\circ}-19'-15''E$, 181.80 feet, along said Combined Pierhead and Bulkhead Line on the east bank of the Fox River;

thence $N14^{\circ}-24'-37''E$, 403.64 feet, continuing along said Combined Pierhead and Bulkhead Line on the east

bank of the Fox River;

thence N61°-50'-56"W, 555.83 feet, to a point on the Combined Pierhead and Bulkhead Line on the west bank of the Fox River;

thence N20°-03'-08"E, 82.85 feet, along said Combined Pierhead and Bulkhead Line on the west bank of the Fox River;

thence N12°-36'-16"E, 936.31 feet, continuing along said Combined Pierhead and Bulkhead Line on the west bank of the Fox River;

thence N21°-47'-33"E, 334.79 feet, continuing along said Combined Pierhead and Bulkhead Line on the west bank of the Fox River, to the south right-of-way line of Bridge Street;

thence N64°-07'-18"W, 476.09 feet, along said south right-of-way line of Bridge Street to the platted east right-of-way line of Pearl Street;

thence N24°-41'-30"E, 1114.32 feet, along said platted east right-of-way line of Pearl Street, to the point of beginning.

Parcels affected being tax parcel numbers: 4-263, 4-264, 4-265, 4-266, 12-195, 12-196, 12-197, 12-198, 12-199, 12-200, 12-201, 12-202, 12-203, 12-204, 12-205, 12-206, 12-38-1, 12-38-2, 12-38-3, 12-38-4, 12-38-5, 12-38-6, 12-38-7-1, 12-38-7, 12-38-8, 12-38-9, 12-38-10, 3-1300, 3-1301, 3-322, 3-325, 3-331, 3-330, 3-306, 3-311, 3-312, 3-313, 3-320, 12-351, 12-352, 12-353, 12-354, 12-355, 12-356, 4-154, 4-157, 4-158, 4-159, 4-160, 4-161, 4-156, 4-66, 5-587, 5-586, 5-588, 5-591, 5-592, 5-594, 4-68, 4-81, 4-82, 5-596, 5-598-B, 5-599, 5-600, 4-96, 4-98, 4-99, 4-100, 4-101, 4-102, 4-57, 4-97, 4-104, 4-65, 5-590, 5-589, 5-593, 5-595, 4-67, 4-71, 4-72, 4-76, 4-75, 4-74, 4-78, 4-77, 4-80, 4-79, 4-83, 4-84, 5-602, 4-91, 4-91-A, 4-59-B, 5-874, 5-876, 5-875, 5-877, 5-878, 5-879, 5-891, 5-892, 5-893, 5-894, 5-895, 5-896, 5-897, 5-898, 5-899, 5-900, 5-901, 5-902, 5-907, 5-908, 5-909, 5-910, 5-915, 5-914, 5-916, 5-917, 5-918, 5-925, 5-926, 5-927, 5-931, 5-932, 5-933, 5-934, 5-935, 5-936, 5-936-1, 5-882, 5-885, 5-890, 5-904, 5-911, 5-912, 5-920, 5-921, 5-922, 5-923, 5-924, 5-881, 5-880, 5-1525-A, 12-363, 12-364, 4-201, 4-204, 4-201-1, 4-206, 4-205, 4-210, 4-211, 4-212, 4-214, 4-215-A, 4-216, 4-92-1, 4-221, 4-223, 3-85, 3-92, 3-98, 3-100, 3-101, 3-105, 3-96, 3-99, 3-104-A, 3-106, 3-107, 3-110, 3-113, 3-114, 3-116, 4-254, 12-185-1, 12-185, 13-10, 13-185, 15-2, 13-18, 13-20, 13-11, 13-28-A, 13-39, 13-50, 13-51, 13-53, 13-54, 13-43, 13-55, 13-49, 12-190-A, 12-192, 12-190, 12-191, 12-193, 15-169, 12-13, 12-14, 12-17, 12-15, 12-18, 12-20, 12-19, 12-21, 12-23, 12-22, 12-46, 12-47, 12-44, 12-65, 12-64, 12-67, 12-66, 12-108, 12-111, 12-109, 12-110, 12-112, 12-115, 12-117, 12-116, 12-131, 12-133, 12-135, 11-214, 11-217, 12-68, 12-71, 12-107, 12-114, 12-121, 12-122, 12-118, 12-119, 12-120, 12-137, 12-132, 12-134, 12-139, 12-138, 11-11, 11-13, 12-152-A, 12-152, 11-175, 11-174, 11-182, 11-215, 11-216, 12-357, 12-233, 12-234, 12-235, 12-236, 12-237, 12-238, 12-239, 12-240, 12-249, 12-250, 12-251, 12-252, 12-253, 12-254, 12-255, 12-256, 12-257, 12-258, 12-259, 12-260, 12-261, 12-262, 12-263, 12-264, 12-241, 12-242, 12-243, 12-244, 12-245, 12-246, 12-247, 12-248, 12-265, 12-266, 12-267, 12-268, 12-269, 12-270, 12-271, 12-272, 12-273, 12-274, 12-275, 12-276, 12-277, 12-278, 12-279, 12-280, 12-207,

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Appendix C: Parcel to be Removed from TID 5 and Assessed Value

TAX PARCEL	ADDRESS	PROPERTY OWNER	ACRES	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE
15-168-A	100 E. MASON ST	MILLER LAND INVESTMENTS LLC	1.738	\$934,400	\$0	\$934,400
	TOTAL		1.738	\$934,400	\$0	\$934,400

**TAX INCREMENT FINANCE
DISTRICT NO. 5**

PROJECT PLAN

EAST AND WEST DOWNTOWN

**City of Green Bay, Wisconsin
December, 1999**

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Introduction

Redevelopment of the near west side Broadway commercial district and the near east side downtown area has been an on-going effort for many years. The City of Green Bay has worked with the businesses and the downtown agencies (On Broadway, Inc. and Downtown Green Bay, Inc.) to accomplish many improvements through property acquisition, land use changes and development site preparation.

In spring of 1997, the City of Green Bay adopted a Downtown Urban Design Plan to improve the central city commercial areas. This Plan identifies a number of problems with the 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 for the downtown 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. 5 is located in downtown Green Bay on the east and west banks of the Fox River. Interstate 43, U.S. Highway 41, and State Highway 29 are the major highways that provide regional access. The area is also accessible via Shawano/Walnut Ave., Dousman/Main St., Ashland Ave., Mason Street Broadway, Monroe Avenue, and Webster Avenue. Map 1 shows TID 5 and its relative location in the City of Green Bay.

II. Tax Increment District Boundary

Tax Increment District 5 boundaries are illustrated on Map 2. The legal description for the District is included as Appendix "A". TID 5 overlaps a significant portion of the existing TID 4. This is being done to permit the City to obtain financing for a twenty-three year term for new projects. The ability of TID 4 to cover its expenses looks favorable allowing for the overlapping boundaries.

III. General Make-up

Containing 451 parcels and 128.1 acres, the proposed TID is comprised of a number of different land uses. Map 3 shows existing land use for the TID area and Map 4 the corresponding zoning. The TID is primarily used for commercial purposes including general business (17%), office (11%) and off-street parking (14%). Industrial and warehousing uses located primarily on the west side combine to occupy 17% of the TID. A significant amount of land located along the outer fringe of the TID is used for housing (21%). Vacant lots and open space total 10% of the TID area. Other land uses found in the TID, but in small percentages are public, schools, churches, railroad and utilities.

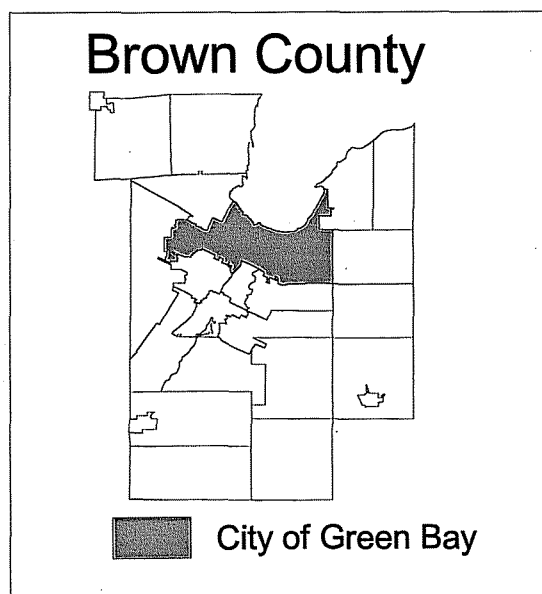
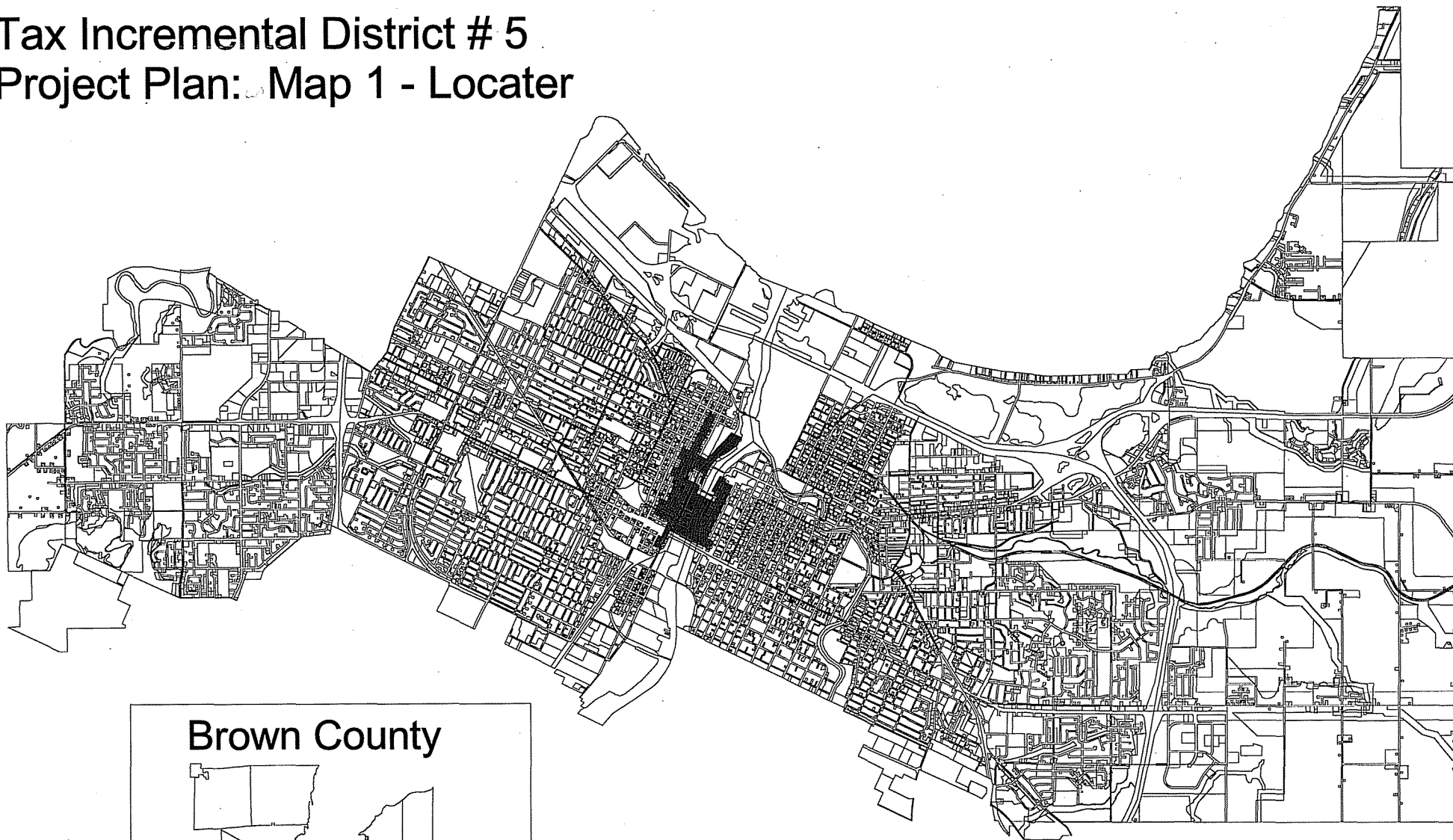
Because many of the buildings were built in the late 1800's and early 1900's, facade rehabilitation is needed throughout the district. Some structures also have out-dated infrastructure and utilities associated with them. Wires are strung across streets and lots creating a very unappealing streetscape. Past development trends have resulted in obsolete uses on some of the City's most valuable property including parking lots, transit garage and some industrial/warehousing.

Appendix "B" provides a listing of all parcels within the TID, address 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 76% of its area meeting the required criteria. Map 5 shows those parcels. Appendix "B" lists each parcel with a brief description of its redevelopment needs.

Tax Incremental District # 5 Project Plan: Map 1 - Locater



TID Boundary

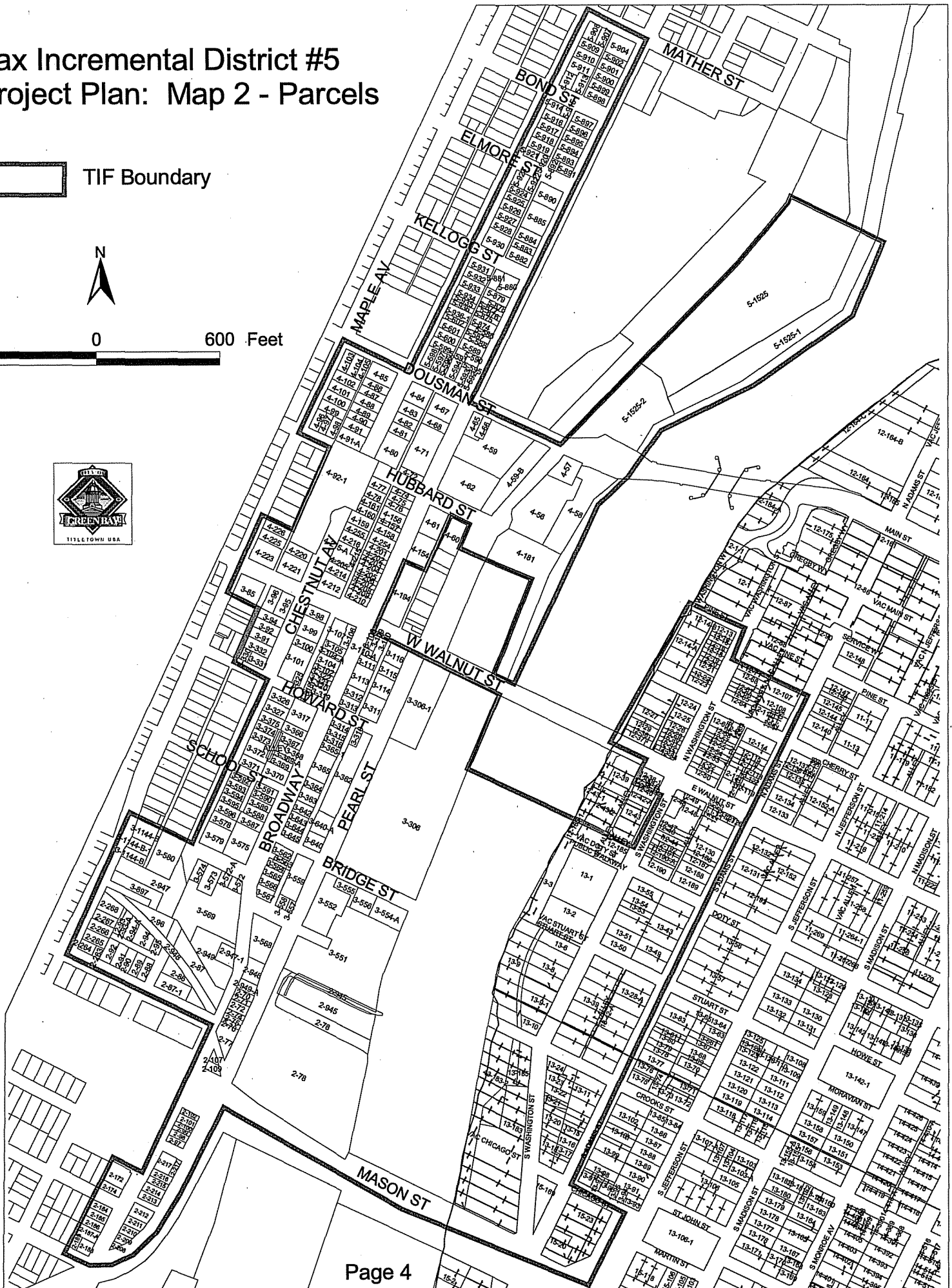


Tax Incremental District #5 Project Plan: Map 2 - Parcels

 TIF Boundary



600 0 600 Feet

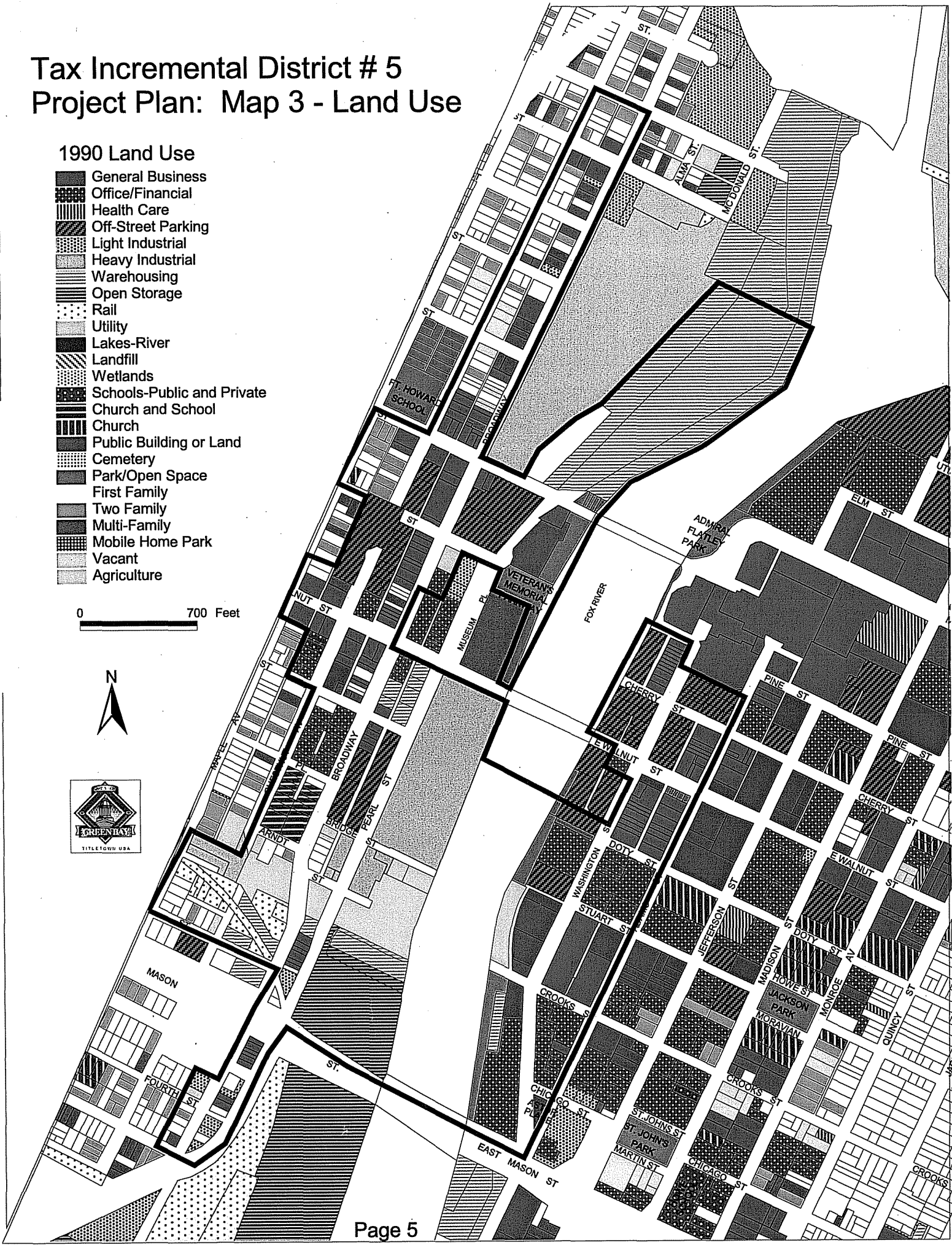


Tax Incremental District # 5 Project Plan: Map 3 - Land Use
























1990 Land Use

-  General Business
-  Office/Financial
-  Health Care
-  Off-Street Parking
-  Light Industrial
-  Heavy Industrial
-  Warehousing
-  Open Storage
-  Rail
-  Utility
-  Lakes-River
-  Landfill
-  Wetlands
-  Schools-Public and Private
-  Church and School
-  Church
-  Public Building or Land
-  Cemetery
-  Park/Open Space
-  First Family
-  Two Family
-  Multi-Family
-  Mobile Home Park
-  Vacant
-  Agriculture

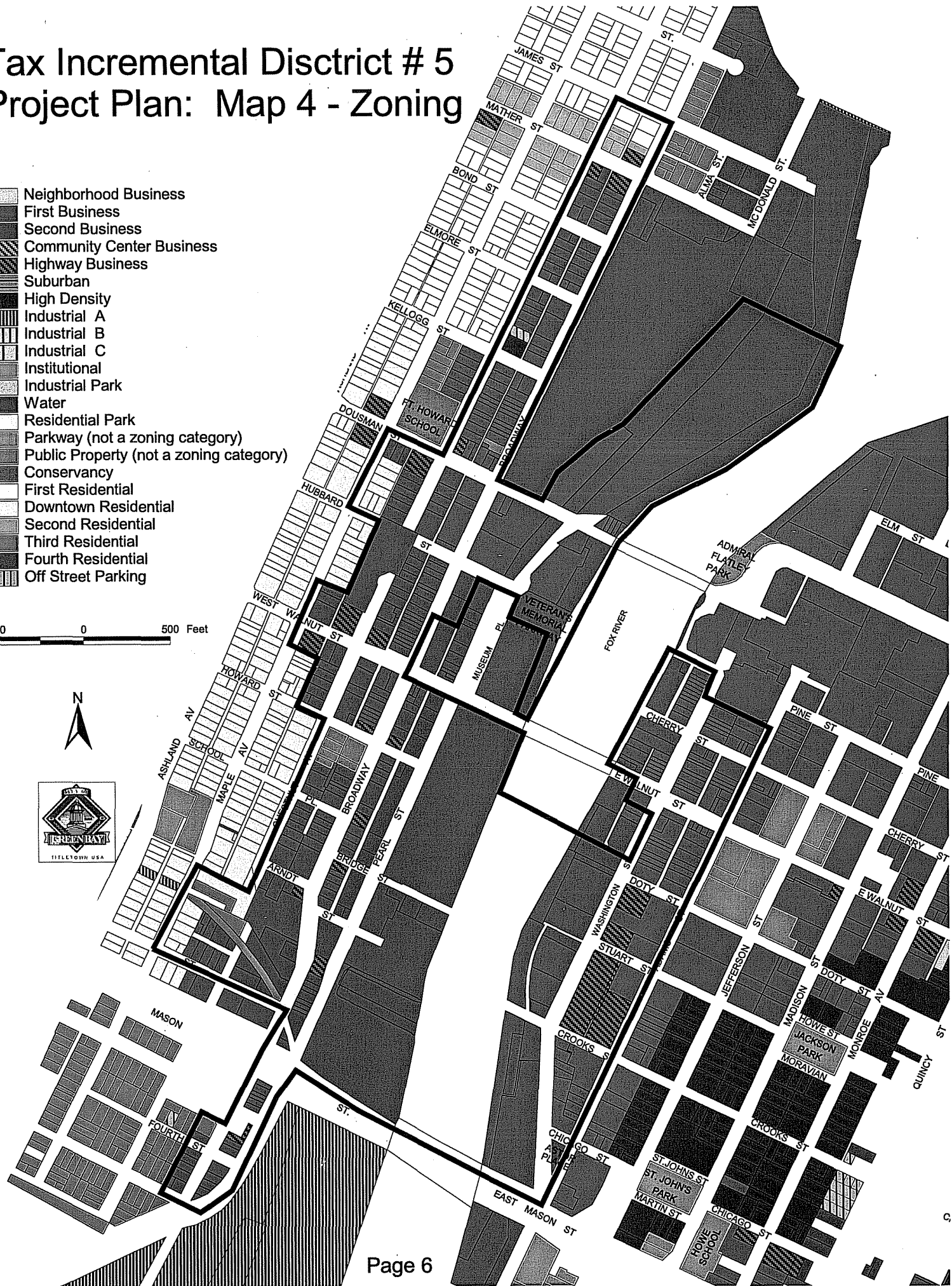
0 700 Feet


Tax Incremental District # 5 Project Plan: Map 4 - Zoning

-  Neighborhood Business
-  First Business
-  Second Business
-  Community Center Business
-  Highway Business
-  Suburban
-  High Density
-  Industrial A
-  Industrial B
-  Industrial C
-  Institutional
-  Industrial Park
-  Water
-  Residential Park
-  Parkway (not a zoning category)
-  Public Property (not a zoning category)
-  Conservancy
-  First Residential
-  Downtown Residential
-  Second Residential
-  Third Residential
-  Fourth Residential
-  Off Street Parking

500 0 500 Feet

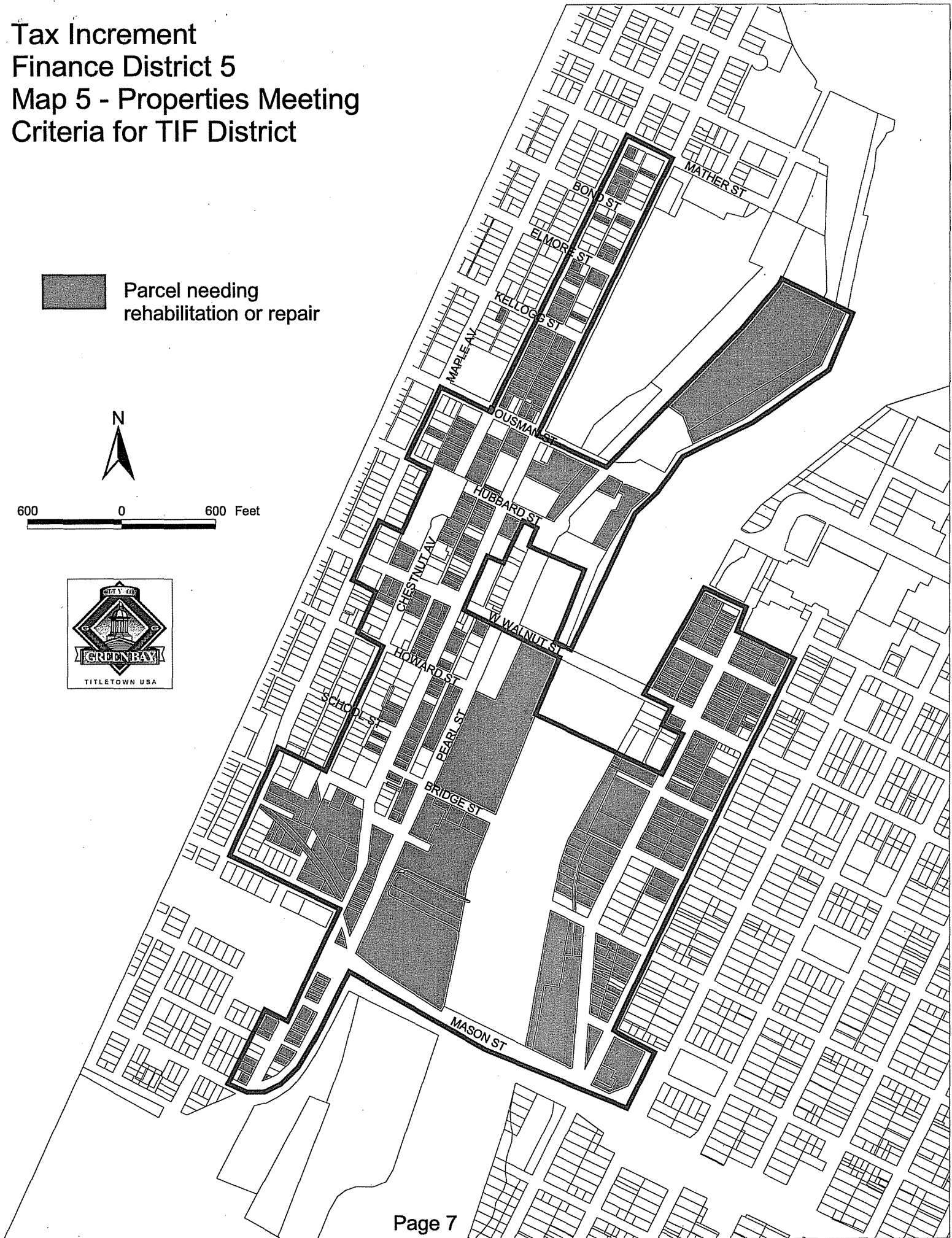


Tax Increment Finance District 5 Map 5 - Properties Meeting Criteria for TIF District

 Parcel needing
rehabilitation or repair



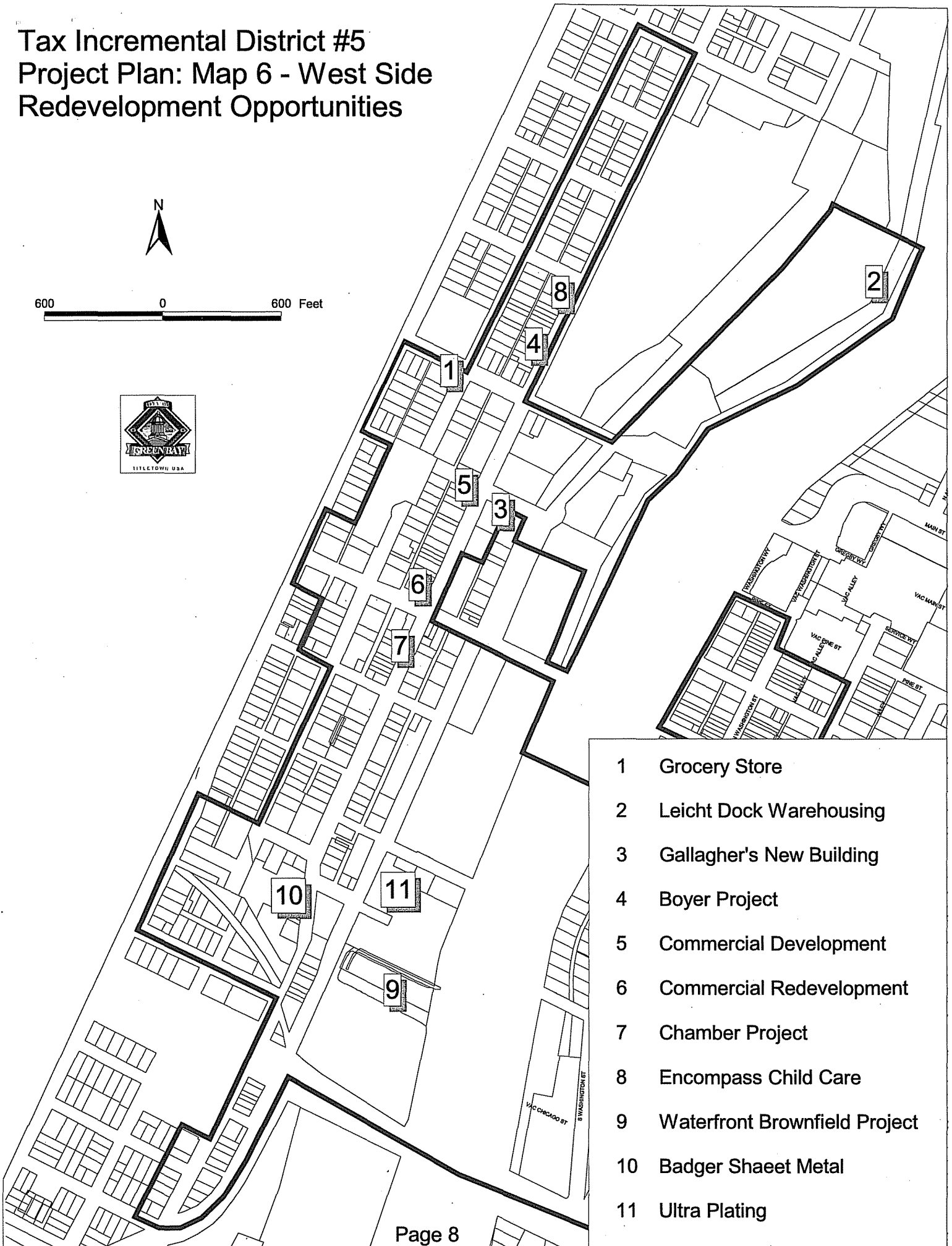
600 0 600 Feet



Tax Incremental District #5 Project Plan: Map 6 - West Side Redevelopment Opportunities



600 0 600 Feet



- 1 Grocery Store
- 2 Leicht Dock Warehousing
- 3 Gallagher's New Building
- 4 Boyer Project
- 5 Commercial Development
- 6 Commercial Redevelopment
- 7 Chamber Project
- 8 Encompass Child Care
- 9 Waterfront Brownfield Project
- 10 Badger Shaeet Metal
- 11 Ultra Plating

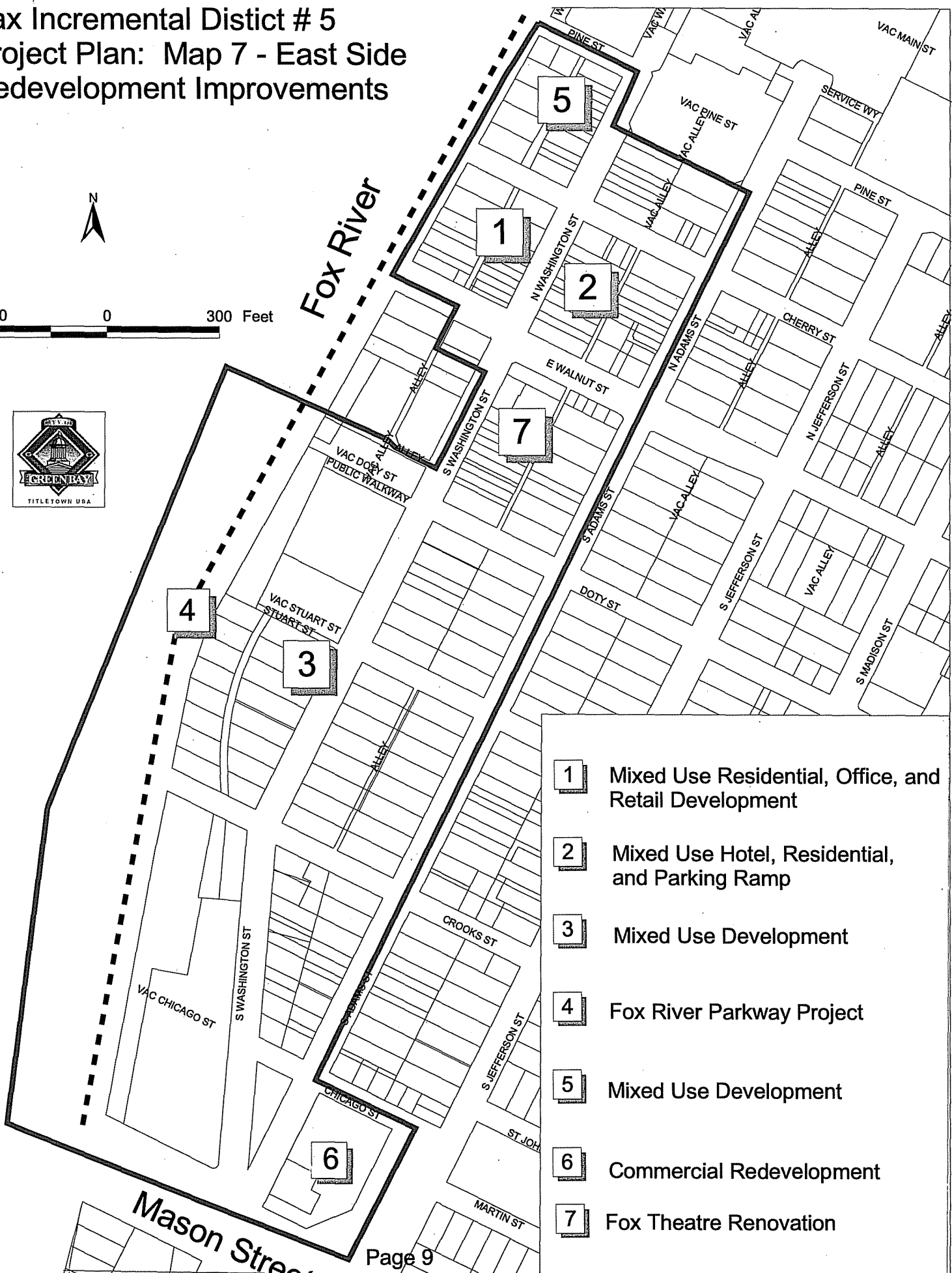
Tax Incremental Distict # 5 Project Plan: Map 7 - East Side Redevelopment Improvements



300 0 300 Feet



Fox River

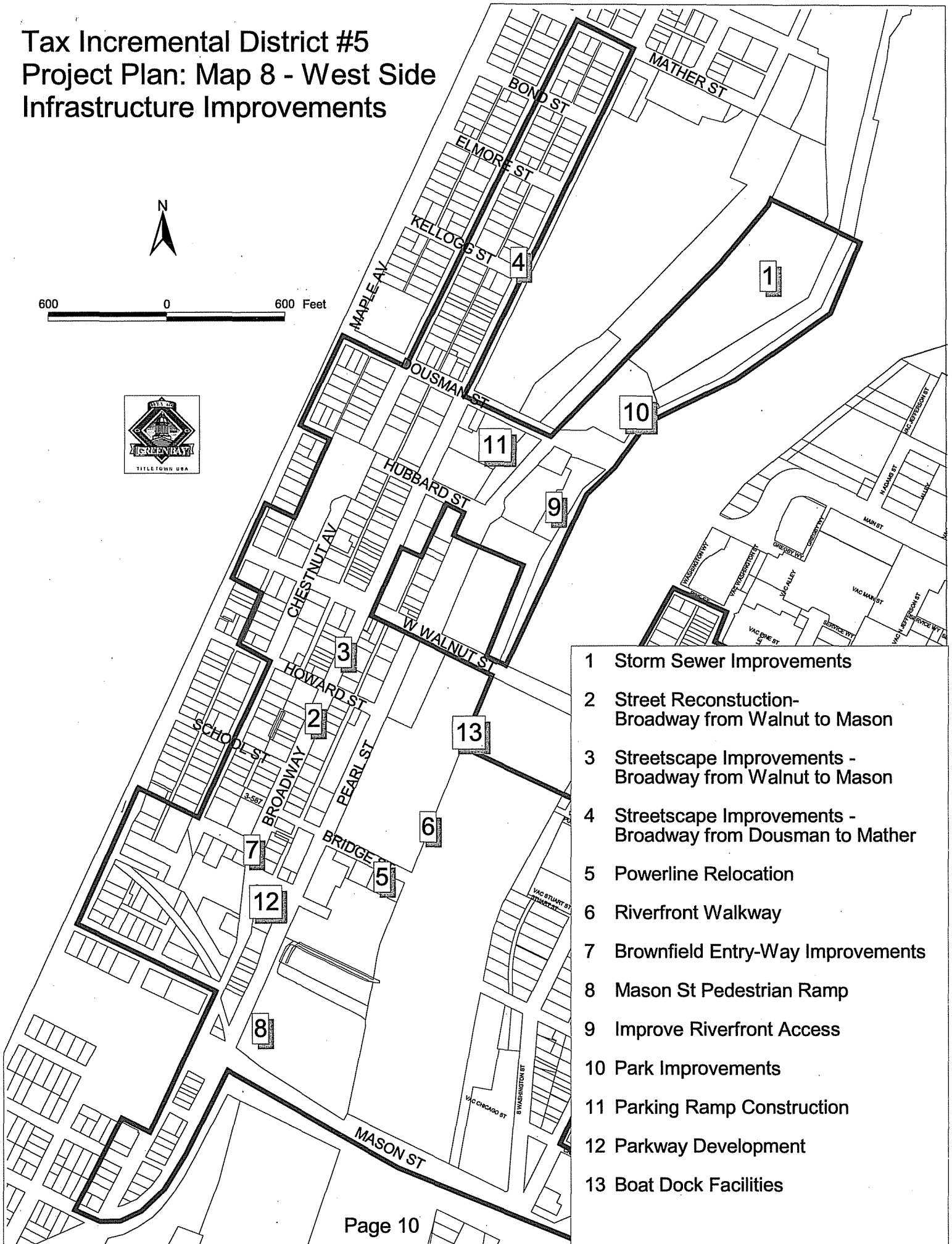


- 1** Mixed Use Residential, Office, and Retail Development
- 2** Mixed Use Hotel, Residential, and Parking Ramp
- 3** Mixed Use Development
- 4** Fox River Parkway Project
- 5** Mixed Use Development
- 6** Commercial Redevelopment
- 7** Fox Theatre Renovation

Tax Incremental District #5 Project Plan: Map 8 - West Side Infrastructure Improvements



600 0 600 Feet



- 1 Storm Sewer Improvements
- 2 Street Reconstruction-
Broadway from Walnut to Mason
- 3 Streetscape Improvements -
Broadway from Walnut to Mason
- 4 Streetscape Improvements -
Broadway from Dousman to Mather
- 5 Powerline Relocation
- 6 Riverfront Walkway
- 7 Brownfield Entry-Way Improvements
- 8 Mason St Pedestrian Ramp
- 9 Improve Riverfront Access
- 10 Park Improvements
- 11 Parking Ramp Construction
- 12 Parkway Development
- 13 Boat Dock Facilities

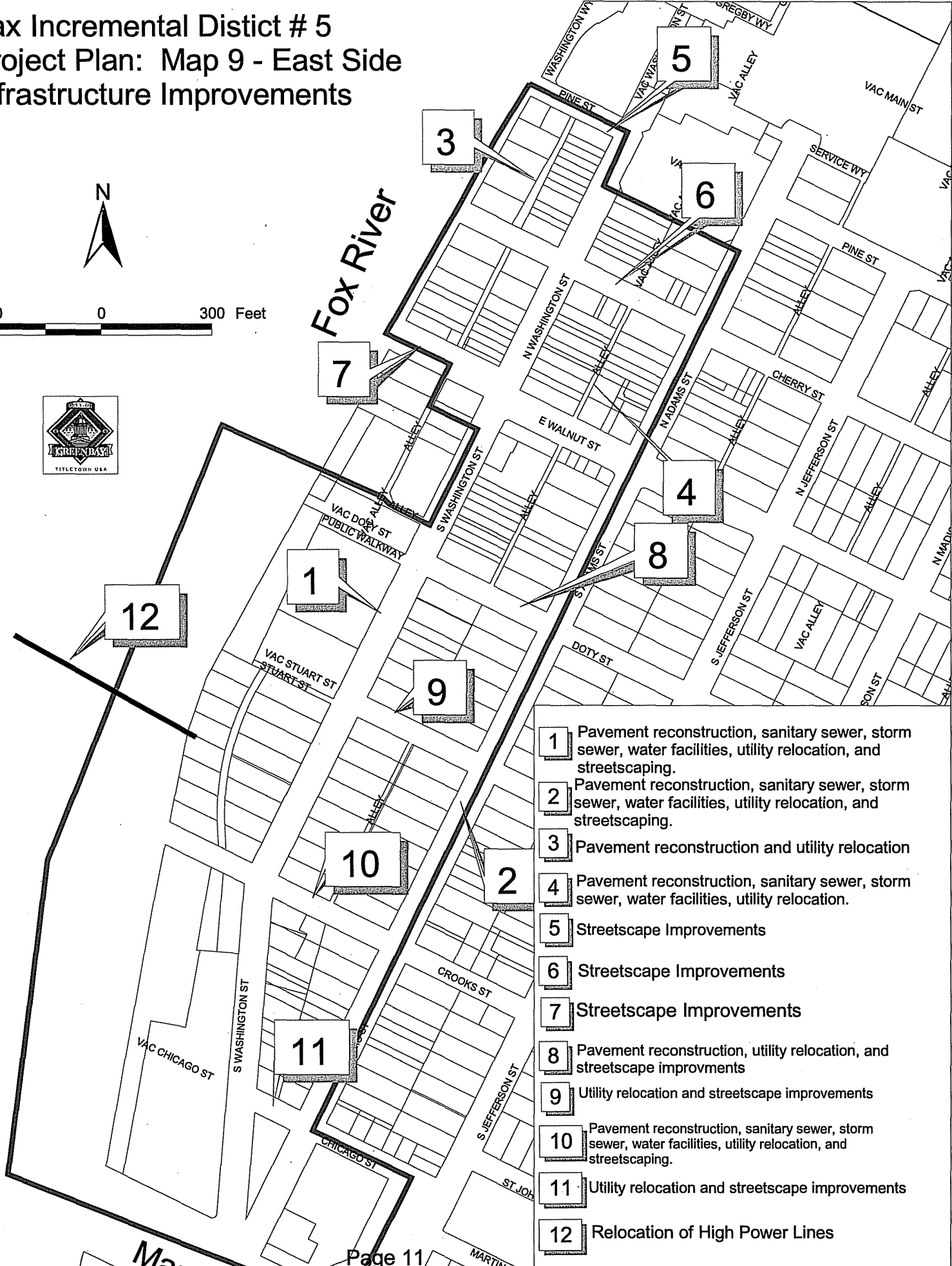
Tax Incremental Distict # 5 Project Plan: Map 9 - East Side Infrastructure Improvements



300 0 300 Feet



Fox River



- 1** Pavement reconstruction, sanitary sewer, storm sewer, water facilities, utility relocation, and streetscaping.
- 2** Pavement reconstruction, sanitary sewer, storm sewer, water facilities, utility relocation, and streetscaping.
- 3** Pavement reconstruction and utility relocation
- 4** Pavement reconstruction, sanitary sewer, storm sewer, water facilities, utility relocation.
- 5** Streetscape Improvements
- 6** Streetscape Improvements
- 7** Streetscape Improvements
- 8** Pavement reconstruction, utility relocation, and streetscape improvements
- 9** Utility relocation and streetscape improvements
- 10** Pavement reconstruction, sanitary sewer, storm sewer, water facilities, utility relocation, and streetscaping.
- 11** Utility relocation and streetscape improvements
- 12** Relocation of High Power Lines

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 5. To make it easier to understand the impacts of the proposed improvements, the summary is divided by east and west side. These activities further the goals 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 commercial area by creating a high quality mix of districts and villages assuring a highly desirable urban center. Maps 6, 7, 8 and 9 depict the location of each proposed improvement.

WEST SIDE IMPROVEMENTS

IMPROVEMENT # 1: GROCERY STORE DEVELOPMENT

Location: Southwest corner of Dousman Street and Chestnut Street (Map 6, Site 1)

Public Works or Improvements:

Property acquisition and occupant relocation; site preparation costs; possible loan to business.

IMPROVEMENT #2: LEICHT DOCKS WAREHOUSE CONSTRUCTION AND RELATED DEVELOPMENT

Location: North of the Nitschke Bridge along the west shore of the Fox River (Map 6, Site 2)

Public Works or Improvements:

Storm sewer reconstruction and site preparation.

IMPROVEMENT #3: GALLAGHER'S RETAIL DEVELOPMENT PROJECT

Location: Southeast corner of Broadway and Hubbard Street (Map 6, Site 3)

Public Works or Improvements:

Site preparation costs.

IMPROVEMENT #4: BOYER COMMERCIAL REDEVELOPMENT PROJECT

Location: 327 - 337 North Broadway (Map 6, Site 4)

Public Works or Improvements:

No public expenditures anticipated.

IMPROVEMENT #5: COMMERCIAL DEVELOPMENTS

Location: 163 and 201 North Broadway (Map 6, Site 5)

Public Works or Improvements:

No public expenditures are anticipated.

IMPROVEMENT #6: COMMERCIAL REDEVELOPMENT

Location: 107-109 North Broadway (Map 6, Site 6)

Public Works or Improvements:

No public expenditures are anticipated.

IMPROVEMENT #7: COMMERCIAL REDEVELOPMENT

Location: 112-114 South Broadway (Map 6, Site 7)

Public Works or Improvements:

No public expenditures are anticipated.

IMPROVEMENT #8: ENCOMPASS CHILD CARE DEVELOPMENT

Location: Southwest corner of Broadway and Kellogg Street (Map 6, Site 8)

Public Works or Improvements:

No public expenditures are anticipated.

IMPROVEMENT #9: WATERFRONT BROWNFIELD DEVELOPMENT

Location: Immediately north of the Mason Street Bridge along the west shore of the Fox River (Map 6, Site 9)

Public Works or Improvements:

Site preparation, developer assistance, environmental remediation, and waterfront development.

IMPROVEMENT #10: COMMERCIAL DEVELOPMENT

Location: West side of the 500 block of South Broadway (Map 6, Site 10)

Public Works or Improvements:

Property acquisition, occupant relocation, site preparation, developer assistance, environmental remediation, and waterfront development.

IMPROVEMENT #11: COMMERCIAL DEVELOPMENT

Location: 345 South Pearl Street (Map 6, Site 11)

Public Works or Improvements:

Property acquisition, occupant relocation, site preparation, developer assistance, and environmental remediation.

IMPROVEMENT #12: INFRASTRUCTURE DEVELOPMENT

Location: Bond Street east to the Fox River (Map 8, Site 1)

Public Works or Improvements:

Storm sewer improvements.

Location: Broadway from Walnut Street to Mason Street (Map 8, Site 2)

Public Works or Improvements:

Street reconstruction.

Location: Broadway from Walnut Street to Mason Street (Map 8, Site 3)

Public Works or Improvements

Streetscape improvements

Location: Broadway from Dousman Street to Mather Street (Map 8, Site 4)

Public Works or Improvements:

Streetscape improvements

Location: North of the Mason Street Bridge at the west shore of the Fox River extending to the east shore (Map 8, Site 5)

Public Works or Improvements:

Overhead powerline relocation.

Location: Along the west shore of the Fox River from North of the Nitschke Bridge to the Mason Street Bridge (Map 8, Site 6)

Public Works or Improvements:

Riverfront walkway construction

Location: 500 Block of South Broadway (Map 8, Site 7)

Public Works or Improvements:

Entry-way development to Waterfront Development site.

Location: Mason Street Bridge (Map 8, Site 8)

Public Works or Improvements:

Pedestrian ramp to Mason Street Bridge.

Location: East side of intersection of Hubbard Street and Pearl Street to Museum Way (Map 8, Site 9)

Public Works or Improvements:

Improve pedestrian crossing over railroad tracks.

IMPROVEMENT #13: OTHER PUBLIC IMPROVEMENTS

Location: Throughout the TID as needed

Public Works or Improvements:

Property acquisition, occupant relocation and building demolition.

Location: Throughout the TID as needed

Public Works or Improvements:

Create and administer an economic development revolving loan fund.

Location: Leicht's Dock Park immediately north of Nitchke Bridge (Map 8, Site 10)

Public Works or Improvements:

Park development.

Location: East side of the 200 block of North Broadway (Map 8, Site 11)

Public Works or Improvements:

Construction of a parking ramp.

Location: Southeast corner of South Broadway and Arndt Street (Map 8, Site 12)

Public Works or Improvements:

Develop a parkway area.

Location: West shore of Fox River between Leicht's Dock Park and the Mason Street Bridge (Map 8, Site 13)

Public Works or Improvements:

Construction of a boat docks as needed.

Location: Throughout the TID as needed

Public Works or Improvements:

Removal of billboards.

EAST SIDE IMPROVEMENTS

IMPROVEMENT #1: MIXED-USE RESIDENTIAL, OFFICE & RETAIL DEVELOPMENT

Location: Northwest corner of Washington Street and Walnut Street (Map 7, Site 1)

Public Works or Improvements:

Special foundation costs, parking, utility relocation, boat slips and related project costs as needed for development of the mixed-use building

IMPROVEMENT #2: MIXED-USE HOTEL, RESIDENTIAL PARKING RAMP

Location: Northeast corner of Washington Street and Walnut Street (Map 7, 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; upper levels hotel and residential.

IMPROVEMENT #3: MIXED-USE DEVELOPMENT

Location: Between the Fox River and Washington Street in the 300 block of South Washington Street (Map 7, Site 3)

Public Works or Improvements:

Site preparation, building demolition, utility relocation, parking construction and related project costs as needed to accommodate development of a mixed-use building(s).

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 7, Site 4)

Public Works or Improvements:

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

IMPROVEMENT #5: MIXED-USE DEVELOPMENT

Location: Fox River Parking Ramp along the Fox River at end of Washington Way (Map 7, Site 5)

Public Works or Improvements:

Structure demolition, special foundation costs, parking, utility relocation, boat slips and related project costs as needed for development of the mixed-use building

IMPROVEMENT #6: COMMERCIAL REDEVELOPMENT

Location: Southeast corner of Chicago Street and Adams Street (Map 7, Site 6)

Public Works or Improvements:

No public expenditures are anticipated.

IMPROVEMENT #7: FOX THEATRE RENOVATION

Location: 117 South Washington Street (Map 7, 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 9, 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 9, 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 9, 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 9, 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 9, Site 5)

Public Works or Improvements:

Streetscape improvements

Location: Cherry St. from Fox River to Adams St. (Map 9, Site 6)

Public Works or Improvements:

Streetscape improvements

Location: Walnut St. from Fox River to Adams St. (Map 9, Site 7)

Public Works or Improvements:

Streetscape improvements

Location: Doty St. from Washington St. to Adams St. (Map 9, Site 8)

Public Works or Improvements:

Utility relocation and streetscape improvements

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

Public Works or Improvements:

Pavement reconstruction, utility relocation and streetscape improvements

Location: Crooks St. from Fox River to Adams St. (Map 9, 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 9, Site 11)

Public Works or Improvements:

Utility relocation and streetscape improvements

Location: End of Crooks St. at Fox River (Map 9, 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

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-three 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 numerous potential development sites that are publicly and privately owned.

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, Downtown Green Bay Inc. and On Broadway Inc. will have a better chance of succeeding by establishing a Tax Increment Finance District in the designated TID area. Competition from other area municipalities and townships for economic development projects makes it vital that the City create a Tax Increment District as proposed. 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, 1999)

Equalized Value Of City of Green Bay	\$4,178,554,800
TIF Maximum (7% of City Value)	\$ 292,498,836
Total Value within Existing TID 3 & 4	\$ 48,918,800
Present Capacity for Future TIF Districts	\$ 243,580,036

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 5. The equalized value of property within TID 5 is estimated to be \$44,933,512. Of that amount, \$29,384,400 is included in TID 4. Therefore, since TID 5 overlaps TID 4, that value should not be double counted resulting in increased TID value due to creation of TID 5 of \$15,549,112 which leaves a capacity of \$228,030,924.

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 (see Table 1). 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 Primary TID Projects, which includes all planned projects expected to be completed early within the seven-year TID investment timeline. The Secondary TID Projects are those which will be implemented if additional new development takes place and will, therefore, provide TIF revenues capable of supporting additional TIF borrowing. The reason for this is that the probability of the Primary TID Projects being implemented is quite good. Some of the developers have been selected and the projects will be completed as projected. The secondary projects consist of exciting redevelopment opportunities but are more speculative in that no specific developers have been identified. This list is not meant to be exclusive. Should additional development opportunities surface, the City may elect to conduct additional TIF funded activities.

Primary TID Projects Only

The Primary TID Projects for the West Side include construction of a new warehouse and possible office building (Improvement #2), development of two new commercial buildings (Improvements #5 and 8), and redevelopment of three commercial buildings (Improvements #4, 6, & 7). East Side Primary Projects include two mixed-used developments (Improvements #1 and 2). Projected private investment derives an estimated increased equalized value of \$57,450,000. Tax increment expected from development of this project are estimated as follows:

**Projected TID Tax Revenues
for Primary Projects**

Year	TID Increased Value	Tax Increment
1	1,000,000	25,620
2	20,000,000	512,400
3	57,450,000	1,471,869
4	59,173,500	1,516,025
5	60,948,705	1,561,506
6	62,777,166	1,608,351
7	64,660,481	1,656,602
8	66,600,296	1,706,300
9	68,598,304	1,757,489
10	70,656,254	1,810,213
11	72,775,941	1,864,520
12	74,959,219	1,920,455
13	77,207,996	1,978,069
14	79,524,236	2,037,411
15	81,909,963	2,098,533
16	84,367,262	2,161,489
17	86,898,280	2,226,334
18	89,505,228	2,293,124
19	92,190,385	2,361,918
20	94,956,096	2,432,775
21	97,804,779	2,505,758
22	100,738,923	2,580,931
23	103,761,090	2,658,359

(Note: Assumes a 3% annual increase beginning with year 4)

Appendix "D" provides a complete pro-forma spreadsheet 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 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 \$57,450,000 of equalized value within the first three years, which creates the tax increment for the project.
3. Interest income on saving balance is projected at 5% annually.
4. Bond interest rate is estimated at 8.0% for all bond issues.
5. Tax increment assumes a \$25.62 per \$1,000 assessed value.

As shown in Appendix "D", the proposed Primary TID Projects will be successfully financed by TIF.

Secondary TID Projects

To assure TID project tax increments are adequate to support public costs for the proposed Secondary TID Project 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.

Public/private partnerships are expected to be created to fulfill the development activities projected within the TID 5 Plan. As those partnerships form, public borrowing will take place and projects implemented. Therefore, tax increments will be sufficient to assure successful TID 5 Plan project improvements.

TABLE 1

TID 5 Public Investment Summary
October, 1999

EAST SIDE

Project/Activities	Location	Estimated TIF Cost	Projected Date
Mixed-Use Residential, Office & Retail Development	Map 7, Site 1	7,700,000	2000
Mixed-Use Hotel, Residential Parking Ramp	Map 7, Site 2	7,150,000	2001
Mixed-Use Development	Map 7, Site 3	900,000	2001
Fox River Parkway Construction - Lighting, Landscaping, Benches, etc.	Map 7, Site 4	194,000	2002
Mixed-Use Development	Map 7, Site 5	900,000	2003
Commercial Redevelopment	Map 7, Site 6	100,000	2004
Fox Theatre Renovation	Map 7, Site 7	0	2001
<u>Infrastructure Improvements:</u>			
Washington St. from Pine to Adams Streets	Map 9, 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 9, 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 9, 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 9, 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.	Map 9, Site 5		2000 - 2001
Streetscape		26,000	
	PROJECT TOTAL:	26,000	
Cherry St. from Fox River to Adams St.	Map 9, Site 6		2000 - 2001
Streetscape		92,000	
	PROJECT TOTAL:	92,000	
Walnut St. from Fox River to Adams St.	Map 9, Site 7		2000 - 2001
Streetscape		72,000	
	PROJECT TOTAL:	72,000	

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

WEST SIDE

Project/Activities	Location	Estimated TIF Cost	Projected Date
Grocery Store Development	Map 6, Site 1	200,000	2001
Leicht Docks Warehouse Construction and Related Development	Map 6, Site 2	0	2000
Gallagher's Retail Development Project	Map 6, Site 3	80,000	2001
Boyer Commercial Redevelopment Project	Map 6, Site 4	50,000	2000
Commercial Development	Map 6, Site 5	0	2000
Commercial Redevelopment	Map 6, Site 6	50,000	2001
Commercial Redevelopment	Map 6, Site 7	0	2000
Encompass Child Care Development	Map 6, Site 8	0	2000
Waterfront Brownfield Development	Map 6, Site 9	10,000,000	2003
Commercial Development	Map 6, Site 10	700,000	2006
Commercial Development	Map 6, Site 11	350,000	2002
<u>Infrastructure Improvements:</u>			
Bond St. east to Fox River Storm Sewer Improvements	Map 8, Site 1	850,000	2000
Broadway from Walnut St. to Mason St. Street Reconstruction Streetscape Improvements	Map 8, Site 2 & 3	1,390,000 560,000	2000
		PROJECT TOTAL:	1,950,000
Broadway from Dousman St. to Mather St. Streetscape Improvements	Map 8, Site 4	350,000	2002
North of Mason St. Bridge at west shore of Fox River Overhead Powerline Relocation	Map 8, Site 5	See above	2000
Along Fox River from north of Nitschke Bridge to Mason Bridge Riverfront Walkway Construction	Map 8, Site 6	1,500,000	2001
500 Block of S. Broadway Entry-way to Waterfront Development Site	Map 8, Site 7	120,000	2003
Mason Street Bridge Pedestrian ramp to Mason St. Bridge	Map 8, Site 8	750,000	2006
Intersection of Hubbard St. and Pearl St. to Museum Way Improve pedestrian crossing over railroad tracks	Map 8, Site 9	10,000	2001
<u>Other Public Improvements:</u>			
Throughout TID as needed Property Acquisition, occupant relocation and building demolition Create/administer an economic development revolving loan fund Removal of billboards	N/A	3,000,000 500,000 750,000	2000 - 2005
		PROJECT TOTAL:	4,250,000
Leicht Park Park Improvements	Map 8, Site 10	200,000	2000
East Side of the 200 Block of North Broadway Parking Ramp Construction	Map 8, Site 11	4,000,000	2006
SE Corner of S. Broadway and Arndt St. Parkway Development	Map 8, Site 12	50,000	2004
West Shore of Fox River Between Leicht Park and Mason Bridge Construction of boat dock facilities as needed	Map 8, Site 13	1,300,000	2001 - 2006

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 5 activities, including but not limited to, 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 5.

The amounts and time frames for borrowing could vary; however, projections for the Primary TID Projects are outlined in Appendix "D". As stated above, the City will not proceed with Secondary TID Projects until TIF increment is adequate to support debt service for public project costs. Interest costs of the borrowings can vary over time. The interest rates used in the Financing Pro-Forma in Appendix "D" are the best current estimates available. The total interest is based on the district life with repayment scheduled to end 23 years after inception of the district. Total interest costs are projections only. Should conditions warrant during the life of TID 5, the City may elect to refinance the outstanding debt issued in order to take advantage of lower interest rates.

The spreadsheet found in Appendix "D" assumes all public project costs being financed through bonds and projected parking revenues. Not included within the spreadsheet is income which may be generated by various projects which could include lease payments, land sale revenues, etc. Should these income revenues be received, they will be used to fund other TID identified projects, reduce borrowing or pay 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 "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 accordance with State Statutes.

D. Detailed List of Project Costs

Table 1 provides a detailed listing of estimated public improvement costs. Project locations may be found on Maps 6, 7, 8 and 9. In addition, it is anticipated that the City may elect to 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 5 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 5 Plan with the "Downtown Green Bay Design Plan" defining the proposed projects that have been included. Orderly growth is promoted by the TID 5 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 5 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 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. 1993 Broadway Plan
- c. 1995 Green Bay Comprehensive Waterfront Plan
- d. 1996 Brown County Land Use and Transportation Plan

OFFICIAL MAP

All streets within the TID 5 Plan area are included on the Official Map for the City of Green Bay as adopted subdivisions. 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 Citywide 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 5 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 when property is purchased 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"

TID 5 - Legal Description

APPENDIX "B"

Parcel Assessed Values

APPENDIX "C"

Downtown Blighting Conditions

TID 5 Blighted Property Description

PARCEL ID	DESCRIPTION
12-107	off street parking, under utilized
12-108	off street parking, under utilized
12-109	off street parking, under utilized
12-110	off street parking, under utilized
12-111	off street parking, under utilized
12-112	off street parking, under utilized
12-114	out of character, under developed
12-115	façade out of character
12-116	better sign, clean flags, ground floor façade repair/rehab
12-117	damaged tiles
12-119	vacant upstairs, vacant upstairs
12-121	major facelift, better use
12-122	vacant upstairs
12-130	parking, under utilized retail space, Sheriff Dept.; beat up façade
12-14-A	obsolete use, parking ramp on river
12-14-B	warehouse on river, out of character use
12-16	under developed
12-17	under developed
12-18	vacant
12-185	off street parking, under utilized, landscaping needed
12-186	architecture out of character, unsightly wires
12-187	architecture out of character, unsightly wires
12-188	off street parking, under utilized
12-189	off street parking, under utilized
12-19	improve setback
12-190	partial vacancy, lacks ground floor retail
12-192	inappropriate lighting, façade repair, better use on ground floor
12-20	major façade work at top, under utilized second story
12-21	façade out of character, brick restoration, under utilized second story
12-22	window rehab, paint
12-23	new façade, out of character
12-24	off street parking, under utilized
12-25	off street parking, under utilized
12-26	off street parking, under utilized
12-27	off street parking, under utilized
12-28	off street parking, under utilized
12-29	off street parking, under utilized
12-29	off street parking, under utilized
12-30	off street parking, under utilized
12-31	off street parking, under utilized
12-32	off street parking, under utilized
12-33	off street parking, under utilized
12-34	off street parking, under utilized
12-36	off street parking, under utilized
12-37	off street parking, under utilized
12-38-1	south and west side façade out of character, north/east side façade
12-44	facelift/repairs, cracked awnings, inappropriate lighting
12-46	broken windows, façade repair, better signage
12-47	some restoration work, ground level façade, better signage
12-48	outdoor eating rehab/redesign
12-48-1	rehab signage and façade rehab
12-49	outdoor eating rehab/redesign
12-50	off street parking, under utilized
12-55	off street parking, under utilized
12-57	off street parking, under utilized
12-63	off street parking, under utilized

12-64	off street parking, under utilized
12-68	off street parking, under utilized
12-71	parking, under utilized
13-1	different parking, lack of landscaping
13-11	vacant, stained brick, exposed garbage, old tires, wires and cables
13-15	vacant and architecture out of character
13-16	dumpsters visible
13-17	dumpsters visible
13-18	dumpsters visible
13-183	under utilized/developed, setback inconsistent
13-2	off street parking, under utilization, redevelop
13-20	out of character, faded awning, no sidewalk grass
13-21	off street parking, under utilization
13-22	off street parking, under utilization
13-23	off street parking, under utilization
13-24	façade needs facelift
13-28-A	wall of cement, weeds
13-43	more landscaping at south end, hvac visible
13-49	totally paved, hvac/heat units visible
13-50	under utilized
13-51	under utilized
13-53	under utilized
13-54	under utilized
13-55	under utilized
13-6	transit center, redevelop, better utilize
13-6	transit center, redevelop, better utilize
13-8	transit center, redevelop, better utilize
13-9	overhead power lines and structures over river
13-9-1	transit center, redevelop, better utilize
15-20	no architectural character, lacks landscaping
15-23	vacant, damaged awning and sign post, gravel lot, environment clean-up
2-107	under utilized
2-109	under utilized
2-70	facade rehab and under utilized
2-71	under utilized
2-72	facade rehab, under utilized
2-74	facade rehab, under utilized
2-75	facade rehab, under utilized
2-76	under utilized
2-77	under utilized
2-78	vacant
2-78	vacant
2-86	under utilized
2-87	vacant
2-87-1	under utilized
2-93	paint and siding
2-93-A	paint and siding
2-94	under utilized
2-945	vacant
2-945	vacant
2-946	vacant
2-947	gravel lot, needs landscaping, under utilized
2-947-1	vacant, pavement needed, landscaping
2-948	vacant rail
2-949	vacant rail
2-949-A	under utilized
2-94-A	under utilized
2-95	under utilized
2-96	vacant

3-102	vacant, façade rehab
3-104	vacant, façade rehab
3-104-A	vacant, façade rehab
3-105	signage and façade rehab
3-106	façade rehab, windows, signage
3-107	signage, façade rehab
3-111	parking
3-113	under utilized
3-116	landscaping, parking
3-306	under utilized
3-310	parking, landscaping, under utilized
3-313	facade rehab
3-314	under utilized
3-315	parking/landscaping
3-316	under utilized
3-318	façade rehab, windows, landscaping
3-319	façade rehab, windows, landscaping
3-320	facade rehab
3-321	facade rehab, windows
3-322	signage and awning
3-362	parking, under utilized
3-363	façade rehab, signage, under utilized
3-364	façade rehab, signage, under utilized
3-365	parking landscaping
3-369	facade rehab
3-369-A	facade rehab
3-370	signage
3-551	vacant
3-552	under utilized
3-554-A	utility, under utilized
3-555	vacant
3-556	vacant
3-557	under utilized
3-558	under utilized
3-559	under utilized
3-562	facade rehab
3-563	facade rehab
3-568	vacant
3-569	facade rehab, under utilized
3-572-A	under utilized
3-573	under utilized
3-588	paint, signage, siding
3-590	vacant
3-642	signage
3-643	signage
3-644	landscaping
3-645	painting and siding
3-897	vacant
3-94	landscaping
3-95	facade rehab
3-96	pavement and landscaping
3-98	facade rehab
3-99	pavement and landscaping
4-100	vacant
4-156	facade rehab
4-159	pavement and landscaping
4-160	parking
4-161	parking
4-201	facade rehab

4-202	façade rehab
4-203	facade rehab
4-208	facade rehab
4-209	facade rehab
4-210	signage
4-216	pavement and landscaping
4-220	pavement and landscaping
4-221	facade rehab and landscaping
4-254	facade rehab
4-255	parking, landscaping
4-57	parking
4-58	parking
4-59	parking, pavement and landscaping
4-59-B	under utilized
4-61	vacant
4-67	facade rehab
4-68	trim needs painting
4-72	parking
4-74	fencing, signage, landscaping
4-75	facade rehab
4-76	facade rehab
4-77	parking
4-78	parking
4-80	parking
4-81	parking
4-82	parking
4-83	parking
4-86	vacant
4-87	vacant
4-88	vacant
4-89	vacant
4-90	vacant
4-91	vacant
4-91-A	vacant
5-1525	under utilized
5-1525-1	under utilized
5-586	vacant and facade rehab
5-587	vacant and facade rehab
5-588	facade rehab
5-589	broken stone, gravel parking lot, lacks landscaping
5-590	facade rehab
5-593	signage and vacant
5-594	signage and vacant
5-595	facade rehab
5-598	facade rehab
5-599	facade rehab
5-600	parking lot and pavement
5-601	facade rehab
5-602	facade rehab
5-874	vacant and facade rehab
5-875	parking
5-876	facade rehab
5-877	facade rehab
5-878	parking, landscaping, under utilized
5-879	gravel parking lot
5-880	vacant
5-881	vacant
5-883	parking lot
5-890	facade rehab

5-891	façade rehab
5-892	siding and under utilized
5-893	vacant and facade rehab
5-897	signage and landscaping
5-902	façade rehab
5-908	façade rehab
5-910	painting
5-911	painting
5-912	painting and siding
5-913	verify
5-916	painting
5-923	painting
5-924	painting
5-925	siding
5-927	vacant
5-928	vacant
5-930	vacant
5-931	vacant
5-932	vacant
5-933	vacant
5-934	vacant
5-935	vacant
5-936	vacant
5-936-1	vacant
2-102	
2-101	
2-100	
2-99	
2-98	
2-97	
2-217	
2-216	
2-215	
2-214	
2-213	
2-212	
2-211	
2-210	
2-209	
2-208	
2-188	
2-187-A	
2-186	
2-185	
2-184	
2-174	
2-172	

APPENDIX "D"

Projected TID Tax Revenues for Primary Projects

Projected TID Tax Revenues for Primary Projects

Year	TID Value	Tax Increment	Anticipated Bond Amount	Est. Bond Payment	Capitalized Interest	Other Revenues	Balance
1		25,620					
2	1,000,000	512,400	22,000,000	2,094,720	6,150,000		4,080,900
3	20,000,000			2,094,720		237,735	2,453,580
4	57,450,000	1,471,869		2,094,720		247,244	1,241,183
5	59,173,500	1,516,025		2,094,720		257,134	937,526
6	60,948,705	1,561,506		2,094,720		267,420	673,127
7	62,777,166	1,608,351		2,094,720		278,116	451,685
8	64,660,481	1,656,602		2,094,720		289,241	277,141
9	66,600,296	1,706,300		2,094,720		300,811	153,691
10	68,598,304	1,757,489		2,094,720		312,843	85,798
11	70,656,254	1,810,213		2,094,720		325,357	78,213
12	72,775,941	1,864,520		2,094,720		338,371	135,988
13	74,959,219	1,920,455		2,094,720		351,906	264,493
14	77,207,996	1,978,069		2,094,720		365,982	469,435
15	79,524,236	2,037,411		2,094,720		380,621	756,877
16	81,909,963	2,098,533		2,094,720		395,846	1,133,258
17	84,367,262	2,161,489		2,094,720		411,680	1,605,414
18	86,898,280	2,226,334		2,094,720		428,147	2,180,601
19	89,505,228	2,293,124		2,094,720		445,273	2,866,518
20	92,190,385	2,361,918		2,094,720		463,084	3,671,332
21	94,956,096	2,432,775		2,094,720		481,607	4,603,704
22	97,804,779	2,505,758		2,094,720		500,872	5,672,816
23	100,738,923	2,580,931		2,094,720		520,907	6,888,402
23	103,761,090	2,658,359		2,094,720		541,743	8,260,776

(Note: Assumes a 3% annual value increase beginning with year 4 and 5% interest earned on annual balance)

APPENDIX "E"

Projected Redevelopment Values

TIF 5 Projected Redevelopment Values

10/7/99

West Side

Improvement Number	Project	Est. Assessed Value	Est. Public Cost	Projected Completion Date
1	Grocery Store Development	1,000,000	200,000	2001
2(P)	Leicht Docks Warehouse Construction	6,000,000	-	2000
3	Gallagher's Retail Development Project	350,000	80,000	2001
4(P)	Boyer Commercial Redevelopment Project	350,000	50,000	2000
5(P)	Commercial Developments	600,000	-	2000
6(P)	Commercial Redevelopment (Jorgenson Building)	100,000	-	2000
7(P)	Commercial Redevelopment (Chamber)	400,000	50,000	2000
8(P)	Encompass Child Care Development	-	-	2000
9	Waterfront Brownfield Development	50,000,000	10,000,000	2003
10	Commercial Development (Badger Sheet Metal)	3,000,000	700,000	2006
11	Commercial Development (Ultra Plating)	(see 9 above)	350,000	2003
TOTAL:		61,800,000	11,430,000	

East Side

Improvement Number	Project	Est. Assessed Value	Est. Public Cost	Projected Completion Date
1(P)	Mixed-Use Residential, Office & Retail	25,000,000	7,700,000	2001
2(P)	Mixed-use Hotel, Residential Parking Ramp	15,000,000	7,200,000	2001
3	Mixed-use Development (Transit Facility)	5,000,000	900,000	2001
4	Fox River Parkway Project	-	-	2000 - 2002
5	Mixed-use Development (Fox Ramp)	5,000,000	900,000	2003
6	Commercial Redevelopment (Bay Towel)	500,000	100,000	2004
7	Fox Theatre	-	-	2001
TOTAL:		50,500,000	16,800,000	

(P = Primary TID Project)



TITLETOWN USA

Law Department

Timothy J. Kelley
City Attorney

December 15, 1999

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.
5, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

This opinion relates to the compliance of the proposed project plan for Tax Increment District No. 5, 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.

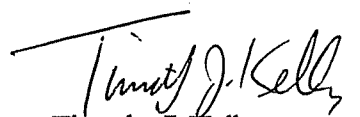
The Redevelopment Authority has drafted a project plan for the District. Pursuant to statutory requirements, a public hearing was held before the Redevelopment Authority at which interested parties were afforded a reasonable opportunity to express their views on the project plan [Sec. 66.46(4)(e), Wis. Stats.]. This hearing was held on November 9, 1999. Resolutions adopting the project plan and creating the District will be considered by the Common Council on December 21, 1999. 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.

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

**RESOLUTION CREATING TAX
INCREMENTAL DISTRICT NO. 5**

Green Bay, Wisconsin
December 21, 1999

WHEREAS, the Wisconsin Legislature has found that the existing system of allocating aggregate property tax revenues among tax levying municipalities has resulted in significant inequities and disincentives; and

WHEREAS, the cost of public works and improvements within the City has been borne entirely by the City, while expansion of tax base, which is stimulated directly or indirectly by such improvements, has benefit not only for the City but also for all other municipalities which share such tax base; and

WHEREAS, such situation is inequitable; and moreover, when the cost to the City of a public improvement project exceeds the future benefit to the City resulting therefrom, the City may decide not to undertake such project; and which situation has resulted in the postponement or cancellation of socially desirable projects; and

WHEREAS, such situations, as above described, do exist in this City and can be corrected by the implementation of Sec. 66.46, Wis. Stats., by creation of a Tax Incremental District; and

WHEREAS, 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.; and

WHEREAS, the Redevelopment Authority prepared a notice of public hearing describing the boundaries of the area to be included in the proposed Tax Incremental District; a copy of which notice was mailed to all owners of property determined to be contributing to the district's blighted condition; and

WHEREAS, prior to publication of such notice, a copy thereof was mailed by first class mail to the chief executive officer of all governmental entities having power to levy taxes on property located within the proposed District, the School Board, and Technical College; and

WHEREAS, a Class 2 notice indicating the date and location of the public hearing was published in the official newspaper; and

WHEREAS, a public hearing was conducted by the Redevelopment Authority wherein all interested parties were afforded an opportunity to express their views on the proposed District creation and boundaries; and

RESOLUTION CREATING TAX
INCREMENTAL DISTRICT NO. 5
Page 2

WHEREAS, the Redevelopment Authority thereafter made designation of the proposed boundaries of such Tax Incremental District and submitted the same to the Common Council with recommendation for the creation thereof as proposed; and

WHEREAS, it has been determined that all parcels in the Tax Incremental District are contiguous and whole units of property as assessed for general property tax purposes; and

WHEREAS, a Joint Review Board has been convened pursuant to Sec. 66.46(4m), Wis. Stats., for the purpose therein required.

NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF GREEN BAY DOES HEREBY RESOLVE AS FOLLOWS:

1. There is hereby created Tax Incremental District No. 5 of the City of Green Bay (hereinafter "District"), which is to have the boundaries as legally described on Exhibit I, which is attached hereto.

2. The date of creation of said District is January 1, 2000.

3. The following specific findings are hereby made:

a. Not less than 50%, by area, of the real property within the District meets at least one of the following criteria:

i. is a "blighted area";

ii. is in need of "rehabilitation or conservation work" within the meaning of Sec. 66.435(3), Wis. Stats.; or

iii. is suitable for "industrial sites" within the meaning of Sec. 66.52, Wis. Stats., and has been zoned for industrial use.

b. Improvement of such area is likely to enhance significantly the value of substantially all of the real property in said District.

c. The project costs relate directly to eliminating blight, directly serve to rehabilitate or conserve the area, or directly serve to promote industrial development, consistent with the purpose for which the Tax Incremental District is created.

RESOLUTION CREATING TAX
INCREMENTAL DISTRICT NO. 5

Page 3

d. The equalized value of taxable property of the District, plus all existing districts within the City, does not exceed 7% of the total equalized value of taxable property within the City.

Adopted _____

Approved _____

Mayor

Clerk

TJK:bc

Attachment

Revised 11/24/99
**LEGAL DESCRIPTION TID #5
(East and West Downtown)**

EXHIBIT I

That part of Block 1; Lots 1 through 5 Block 2; Lots 1 through 5, Block 3; Lots 1 through 10, Block 4; Lots 1 through 4 Block 5; Lots 1 through 6, Block 6; Lots 1 through 6, Block 7; Amdt's First Addition:

Also that part of Lots 7 through 16, Block 7; Lots 1 through 8, Block 12; Lots 1 through 4, Block 13; Lots 1 through 4, Block 14; Amdt's Second Addition:

Also that part of Lots 1 through 4, Lots 8 through 10, Lots 12 through 30, and Lots 33 and 34; Callaghan's Addition:

Also that part of Lot 4 through 9, Block B; Lots 10 through 15, Block C; Lots 16 through 18 Block D; Lots B, C, D, E and F; Desnoyer's Addition:

Also that part of Lots 1 through 10; Lots 23 through 32; Lots 40 through 42; Lots 49 through 80; Lots 88 through 97; Lots 104 through 113; Dousman's Addition:

Also that part of Lots 1 through 43; Lots 47 through 52; Elmore's Addition:

Also that part of Lots 25 through 46; Lots 93 and 94; Lots 98 and 99; Lots 101 through 124; Original Survey of Fort Howard:

Also that part of Block 1, Niels Hansen Addition;

Also that part of Lots 1 through 9, J.L. Jorgensens Addition Subdivision of Lot 1, M. Sellers Water Lots:

Also that part of Lots 1 through 36, Christian Schwarz Addition:

Also that part of Lots 4 through 8, Block A; Lots 1 through 10; Block 1; M. Sellers Addition:

Also that part of Lots 3 through 9, M. Sellers Water Lots;

Also that part of Lots 1 through 12, Block B; Lots 81 through 84, Block H; Lots 107 through 112, Block I; Lots 126 through 136, Block L, Tanks First Addition;

Also that part of Lots 1 through 6, Block 1, Tanks Third Addition;

Also that part of Private Claims 1 and 2; the Unsurveyed part of Private Claim 2; West side of the Fox River;

Also that part of the Vacant Strip;

Also that part of the Certified Survey Map recorded in Volume 6 Page 519 being part of Lots 44 and 45 Elmore's Addition;

Also that part of the Certified Survey Map recorded in Volume 8 Page 281 being part of Lots 100 through 102, Original Survey of Fort Howard:

Also that part of the Certified Survey Map recorded in Volume 8 Page 265 being part of Lots 4 through 10, 23 through 30, 38 through 40 of Dousman's Addition:

Also that part of the Certified Survey Map recorded in Volume 10 Page 251 being part of Lots 3 through 10 and the lands between Lots 2 and 3 Dousman's Addition and part of the Certified Survey Map recorded in Volume 8 Page 265:

Also that part of the Certified Survey Map recorded in Volume 16 Page 311 being part of vacated Lots 1,2,3,4,5,6,7,8 and A, Original Survey of Fort Howard: vacated Lots 1,2,3 and the 3-foot strip lying south of and adjacent to Lot 1, all in Block A, Desnoyers Addition; vacated Lots 1,2 and lands lying between Lots 2 and 3, Dousman's Addition; part of Private Claim No. 1, West Side of Fox River:

Also that part of the Certified Survey Map recorded in Volume 26 Page 53 being part of Lots 27 through 30, Lots 35 through 38, Dousman's Addition:

Also that part of the Certified Survey Map recorded in Volume 27 Page 247 being part of Private Claim 2 West Side of the Fox River and Lots 1 through 4, M. Seller's Addition:

Also that part of the Certified survey Map recorded in Volume 29 Page 85 being part of the Fort Howard Military Reserve and being part of Lot 9, Dousman and Elmore's Water Lots.

Also that part of the Certified Survey Map recorded in Volume 34 Page 255 being part of Lots 125 through 130 original Plat of Fort Howard and being all of Lots 5, 6 and 7 Callaghan's Addition to Fort Howard.

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 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; 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 or vacated street or alley right-of-way adjacent to the lands described above located in said Plats and Private Claims:

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

Beginning at the intersection of the northerly right-of-way line of Clinton Street and the easterly right-of-way line of Maple Avenue (also known as the southwest corner of Lot 1, Block 1, Tanks Third Addition); thence northerly along said easterly right-of-way line of Maple Street to the northeast corner of the second tract of land described in Volume 696 Page 257 Brown County Records; thence easterly along the north line of said second tract and the easterly extension thereof to the centerline of Chestnut Street extended southerly; thence northerly along said centerline of Chestnut Street and the extension thereof to the centerline of Howard Street; thence westerly along said centerline of Howard Street to the intersection with the southerly extension of the centerline of the alley between Lot 33 and Lot 36, Callaghan's Addition; thence northerly along said centerline of the alley and the extension thereof to the intersection with the easterly extension of the south line of Lot 94, original survey of Fort Howard; thence westerly along said south line and its extension thereof to the centerline of Maple Street; thence northerly along said centerline of Maple Street to the intersection with the westerly extension of the north line of Lot 46, original survey of Fort Howard; thence easterly along said north line of Lot 46 and its extension thereof to the centerline of the alley between Lot 46 and Lot 39, original survey of Fort Howard; thence northerly along the centerline of said alley to the intersection with the north line of Hubbard Street said point of intersection being on the easterly extension of the south line of Lot 106 Dousman's Addition; thence westerly along the south line of Lots 106, 105 and 104 and the extension thereof to the center line of Maple Avenue; thence northerly along said centerline of Maple Avenue to the centerline of Dousman

Street; thence easterly along said centerline of Dousman Street to the centerline of Chestnut Avenue; thence northerly along said centerline of Chestnut Street to the centerline of Mather Street; thence easterly along said centerline of Mather Street to the centerline of Broadway; thence southerly along said centerline of Broadway to the centerline of Dousman Street; thence easterly along said centerline of Dousman Street to the intersection with the southerly extension of the west line of Lot 1 of the Certified Survey Map recorded in Volume 29 Page 85 Brown County Records; thence northerly along said west line of Lot 1 last said Certified Survey Map and its extension thereof to the northwest corner of last said Lot 1; thence easterly along the north line of Lot 1 and Outlot 1 of said Certified Survey Map to the northeast corner of last said Outlot 1; thence southerly along the combined pierhead and bulkhead line of the Fox River to the southeast corner of Lot 2 of the Certified Survey Map recorded in Volume 16 Page 311 Brown County records; thence westerly 111.00 feet along the south line of last said Lot 2; thence northerly along the east line of Lot 1 of last said Certified Survey Map to the northeast corner of said Lot 1; thence westerly along the north line of said Lot 1 to the northwest corner thereof; thence continuing westerly along the extension of last said north line to a point on the west line of Pearl Street; thence northerly along said west line of Pearl Street to the northeast corner of Lot 31, Dousman's Addition; thence westerly along the north line of last said Lot 31 and its extension thereof to the centerline of the alley lying westerly of said Lot 31; thence southerly along last said centerline of the alley to the intersection with easterly extension of the north line of the parcel described in Jacket 23572 Image 45 Brown County Records; thence westerly along last said north line and its extension thereof to the centerline of Broadway; thence southerly along said centerline of Broadway to the present centerline of Walnut Street; thence easterly along said present centerline of Walnut Street to a point on the westerly combined pierhead and bulkhead line of the Fox River; thence southerly along said westerly combined pierhead and bulkhead line of the Fox River to a point on the westerly extension of the south line of Outlot 1 of the Certified survey Map recorded in Volume 22 Page 122 Brown county records; thence easterly along the south line of Outlot 1 and Lot 2 of said Certified Survey Map recorded in Volume 22 Page 122 to the southeast corner of last said Lot 2; thence southerly 20.0 feet along the west line of a 15.0 foot wide alley to the south line of a 20.0 foot wide alley; thence easterly along said south line of the 20.0 foot wide alley to a point on the centerline of Washington Street; thence northerly along said centerline of Washington Street to a point on the easterly extension of the south line of the Bellin Building Condominium; thence westerly along last said south line and its extension thereof to a point on the west line of the 15.0 foot wide alley; thence northerly along last said west line to a point on the platted centerline of Walnut Street; thence westerly along said platted centerline of Walnut Street to a point on the easterly combined pierhead and bulkhead line of the Fox River; thence northerly along said easterly combined pierhead and bulkhead line of the Fox River to the centerline of Pine Street; thence easterly along said centerline of Pine Street to the platted centerline of Washington Street; thence southerly along said platted centerline of Washington Street to a point on a line lying easterly of and perpendicular to point "H" on the west line of Lot 1 of the Certified Survey Map recorded in Volume 10 Page 79; thence easterly along said perpendicular line to said Point "H", thence southeasterly to point "I" on last said Certified Survey Map; thence easterly along the south line of last said Lot 1 to Point "J" on said Certified Survey Map; thence northeasterly to Point "K" on said Certified Survey Map; thence easterly perpendicular to the east line of said Lot 1 to the centerline of Adams Street; thence southerly along said centerline of Adams Street to the centerline of Chicago Street; thence easterly along said centerline of Chicago Street to the intersection with the platted west line of Jefferson Street; thence southerly along said platted centerline of Jefferson Street to the present south line of East Mason Street; thence westerly along said present south line of East Mason Street to a point on the easterly combined pierhead and bulkhead line of the Fox River; thence westerly to the intersection of the westerly combined pierhead and bulkhead line of the Fox River and the present south line of West Mason Street; thence westerly along said present south line of West Mason Street to a point on the northerly extension of the east line of Lot 4, Block B, Tank's First Addition; thence southerly along the east line of said Block B, Tank's First Addition to the intersection with the east line of Broadway; thence southwestery to the intersection of the centerline of Broadway and the centerline of Fifth Street; thence westerly along said centerline of Fifth Street to a point on the southerly extension of the west line of Lot 112, Block I, Tanks First Addition; thence northerly along the west line of Lots 107 through 112, Block I and Lots 82 through 84, Block H, said Tanks First Addition and the extension thereof to a point lying 10.0 feet northerly of and parallel with the north line of said Lot 82, Block H; thence easterly along said parallel line 100.0 feet; thence southerly 10.0 feet parallel with said west line of Lot 82 to the north line of said Lot 82; thence easterly along said north line of said Lot 82 and the extension thereof to a point on the centerline of Broadway; thence northerly along said centerline of Broadway to a point on the easterly extension of the north line of Clinton Street; thence westerly along said north line of Clinton Street and extension thereof to the point of beginning.

Parcels affected being City of Green, Brown County Tax Parcel Numbers:

2-107	3-105	3-370	3-643	4-223	5-1525-1	5-902
2-109	3-106	3-371	3-644	4-225	5-586	5-904
2-263	3-107	3-372	3-645	4-226	5-587	5-907
2-264	3-108	3-373	3-85	4-254	5-588	5-908
2-265	3-109	3-374	3-897	4-255	5-589	5-909
2-266	3-110	3-375	3-91	4-56	5-590	5-910
2-267	3-110-A	3-551	3-92	4-57	5-591	5-911
2-268	3-111	3-552	3-94	4-58	5-592	5-912
2-70	3-113	3-554-A	3-95	4-59	5-593	5-913
2-71	3-114	3-555	3-96	4-59-B	5-594	5-914
2-72	3-115	3-556	3-98	4-61	5-595	5-915
2-74	3-116	3-557	3-99	4-62	5-596	5-916
2-75	3-306	3-558	4-100	4-65	5-597	5-917
2-76	3-310	3-559	4-101	4-66	5-598	5-918
2-77	3-311	3-562	4-102	4-67	5-599	5-919
2-78	3-312	3-563	4-103	4-68	5-600	5-920
2-86	3-313	3-564	4-104	4-71	5-601	5-921
2-87	3-314	3-565	4-105	4-72	5-602	5-922
2-87-1	3-315	3-566	4-154	4-74	5-874	5-923
2-88	3-316	3-567	4-156	4-75	5-875	5-924
2-89	3-317	3-568	4-157	4-76	5-876	5-925
2-90	3-318	3-569	4-158	4-77	5-877	5-926
2-91	3-319	3-572	4-159	4-78	5-878	5-927
2-92	3-320	3-572-A	4-160	4-80	5-879	5-928
2-93	3-321	3-573	4-161	4-81	5-880	5-930
2-93-A	3-322	3-574	4-201	4-82	5-881	5-931
2-94	3-325	3-575	4-202	4-83	5-882	5-932
2-945	3-326	3-578	4-203	4-84	5-883	5-933
2-946	3-327	3-579	4-204	4-85	5-884	5-934
2-947	3-330	3-587	4-205	4-86	5-885	5-935
2-947-1	3-331	3-588	4-206	4-87	5-890	5-936
2-948	3-332	3-589	4-207	4-88	5-891	5-936-1
2-949	3-362	3-590	4-208	4-89	5-892	3-306-1
2-949-A	3-363	3-591	4-209	4-90	5-893	
2-94-A	3-364	3-592	4-210	4-91	5-894	
2-95	3-365	3-593	4-212	4-91-A	5-895	
2-96	3-365-1	3-594	4-214	4-92-1	5-896	
3-100	3-366	3-595	4-215	4-96	5-897	
3-101	3-367	3-596	4-215-A	4-97	5-898	
3-102	3-368	3-640	4-216	4-98	5-899	
3-104	3-369	3-640-A	4-220	4-99	5-900	
3-104-A	3-369-A	3-642	4-221	5-1525	5-901	

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.

2-172, 2-174, 2-184, 2-185, 2-186, 2-188, 2-187-A, 2-187-1, 2-189, 2-208, 2-209, 2-210, 2-211, 2-212, 2-213, 2-214, 2-215, 2-216, 2-217, 2-218, 2-99, 2-98, 2-97, 2-100, 2-101, 2-102.

RESOLUTION ADOPTING PROJECT PLAN
FOR TAX INCREMENTAL DISTRICT NO. 5

Green Bay, Wisconsin
December 21, 1999

WHEREAS, pursuant to §66.46, Wis. Stats., the City of Green Bay has created Tax Incremental District No. 5, City of Green Bay (hereinafter "District"); and

WHEREAS, the Redevelopment Authority of the City of Green Bay has prepared a proposed project plan; and

WHEREAS, the Redevelopment Authority of the City of Green Bay has notified the chief executive officers of all local government entities having the power to levy taxes on property within the District, including the school board of any school district which includes property within the District pursuant to §66.46, Wis. Stats., of a public hearing properly noticed and held wherein interested parties were afforded a reasonable opportunity to express their views on the project plan; and

WHEREAS, pursuant to such procedure and after due notice and proper consideration, the Redevelopment Authority has recommended to the Common Council the adoption of the project plan for Tax Incremental District No. 5, City of Green Bay; and which said project plan 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.
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.

RESOLUTION ADOPTING PROJECT PLAN
FOR TAX INCREMENTAL DISTRICT NO. 5
Page 2

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.

11. An opinion of the City Attorney that the project plan is complete and complies with §66.46(4)(f), Wis. Stats.

NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF GREEN BAY DOES HEREBY RESOLVE AS FOLLOWS:

1. Finding is hereby made that the project plan for Tax Incremental District No. 5, City of Green Bay, is feasible and in accordance with the master plan of the City of Green Bay.

2. The project plan for Tax Incremental District No. 5, City of Green Bay, as recommended by the Redevelopment Authority, be and is hereby approved and adopted.

Adopted _____

Approved _____

Mayor

Clerk

bc



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

MEETING DATE

March 28, 2025

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # E.2

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

BACKGROUND

The proposed Allocation Amendment will amend the Non-Project Costs section of the TID 12 Project Plan to include an allocation in the amount of three million, seven hundred thousand dollars (\$3,700,000.00) from TID 12 to TID 22, The Shipyard, to assist with the costs of property acquisition, future development incentives, infrastructure, and public amenities as may be needed throughout TID 22 and within a one-half mile radius of TID 22 for the purposes of blight elimination, which is consistent with the purpose for which TID 22 was created. As part of the project plan, cash grants may be made by the City of Green Bay to owners, lessees, or developers of property within TID 22.

Additionally, the proposed Allocation Amendment will amend the Non-Project Costs section of the TID 12 Project Plan to include an allocation in the amount of two million dollars (\$2,000,000.00), from TID 12 to TID 28, JBS Redevelopment, to assist with the costs of public infrastructure and park improvements as may be needed throughout TID 28 and within a one-half mile radius of TID 28, for the purpose of rehabilitation and conservation, which is consistent with the purpose for which TID 28 was created.

The Allocation Amendment and Amended Project Plan for TID Twelve (12) were initially reviewed by the Joint Review Board on Tuesday, March 11, 2025, and adopted by the Redevelopment Authority on Tuesday, March 11, 2025, and Common Council on Tuesday, March 18, 2025.

RECOMMENDATION

Adopt the Allocation Amendment Resolution and amend the Project plan for TID Twelve (12), I-43 Industrial Park.

FISCAL IMPACT

City staff have confirmed the financial viability of the proposed Allocation Amendment and that adequate funds are available in TID Twelve (12).

ATTACHMENTS

1. JRB Resolution - TID 12 Allocation Amendment 3.28.25
2. TID 12 Amended Project Plan - JRB
3. TID 12 - Original Project Plan

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

March 28, 2025

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 Monday, June 29, 2020; and

WHEREAS, the RDA proposed allocating excess incremental property taxes from TID 12 to Tax Increment District Number Twenty-two (22), The Shipyard (“TID 22”) and to Tax Increment District Number Twenty-eight (“TID 28”), JBS Redevelopment; and

WHEREAS, on Tuesday, March 11, 2025, 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 Tuesday, March 11, 2025, 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
2. On Tuesday, March 4, 2025 published a notice of said public hearing in the City’s official paper, the Green Bay Press Gazette; and
3. On Monday, March 3, 2025, emailed 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. On Monday, March 3, 2025, 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

WHEREAS, on Tuesday, March 11, 2025, the RDA approved an Allocation Amendment Resolution and amendment of the Project Plan for TID 12; and

WHEREAS, on Tuesday, March 18, 2025, the Common Council of the City of Green Bay approved an Allocation Amendment Resolution and amendment of the Project Plan for TID 12; and

WHEREAS, the Original Project Plan and Amended Project Plan 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 17, 2046, TID 22 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and
4. Prior to the mandatory termination date of August 27, 2051, TID 28 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and
5. The mandatory termination date for TID 12 is September 6, 2025; and
6. Wis. Stats. §66.1105 permits the City to donate surplus funds from TID 12 to TID 22 and TID 28; and
7. That “but for” the adoption of an Allocation Amendment, the development projected to occur in TID 12, TID 22, and TID 28, as detailed in the *City Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
8. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in TID 12, TID 22, and TID 28; and
9. The economic benefits of TID 12, TID 22, and TID 28, as measured by increased property value, employment, and income,
 - 9.1. Are greater than the cost of the improvements identified in the respective Project Plans; and
 - 9.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
10. The TID 12, TID 22, and TID 28 Project Plans are feasible and in conformity with the *City Comprehensive Plan*; and
11. TID 22, as a Blight TID, and TID 28, as a Rehabilitation and Conservation TID, are eligible recipient types for donor TID 12 under Wis. Stats. sec. 66.1105(6)(f)2.; and
12. TID 12, TID 22, and TID 28 have the same overlying taxing jurisdictions; and
13. TID 12 has sufficient revenue to pay all its current project costs; and
14. TID 12 has surplus revenue to pay eligible costs of TID 22 and TID 28; and
15. The Amended Project Plan will not change the boundaries of TID 12.

NOW, THEREFORE, BE IT RESOLVED that the Joint Review Board of the City of Green Bay amends the Non-Project Costs section of the TID 12 Project Plan to include an allocation, in the amount of three million, seven hundred thousand dollars (\$3,700,000.00) from TID 12 to TID 22, The Shipyard, to assist with the costs of property acquisition, future development incentives, infrastructure, and public amenities as may be needed throughout TID 22 and within a one-half mile of TID 22 for the purposes of blight elimination, which is consistent with the purpose for which TID 22 was created. As part of the project plan, cash grants may be made by the City of Green Bay to owners, lessees, or developers of property within TID 22.

BE IT FURTHER RESOLVED, that the Joint Review Board of the City of Green Bay amends the Non-Project Costs section of the TID 12 Project plan to include an allocation, in the amount of two million dollars (\$2,000,000.00), from TID 12 to TID 28, JBS Redevelopment, to assist with the costs of public infrastructure and park improvements as may be needed throughout TID 28 and within a one-half mile radius of TID 28, for the purpose of rehabilitation and conservation, which is consistent with the purpose for which TID 28 was created; and

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

SIGNATURE PAGE TO FOLLOW.

Adopted _____

Approved _____

JOINT REVIEW BOARD
OF THE CITY OF GREEN BAY

Diana Ellenbecker, Chair



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
March 18, 2025**

100 North Jefferson Street, Room 608, Green Bay, Wisconsin 54301-5026
(p) 920.448.3400 (f) 920.448.3426 greenbaywi.gov

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 Schools*
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
Renita Robinson
Stephen Srubas

This Project Plan was prepared by
Matthew Buchanan, *Deputy Development Director*
Rebecca Finco, *Economic Development Specialist*
Erin Rosinski, *Design Specialist*
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 Monday, June 29, 2020; and
3. The RDA proposed allocating excess incremental property taxes from TID 12 to Tax Increment District Number Twenty-two (“TID 22”), The Shipyard, and Tax Increment District Number Twenty-eight (“TID 28”), JBS Redevelopment; and
4. The RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
 - 4.1. On Tuesday, March 11, 2025, 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
 - 4.2. On Tuesday, March 4, 2025 published a notice of said public hearing in the City’s official paper, the Green Bay Press Gazette; and
 - 4.3. On Monday, March 3, 2025, emailed 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
 - 4.4. On Monday, March 3, 2025, 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
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 made 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 17, 2046, TID 22 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and
 - 6.4. Prior to the mandatory termination date of August 27, 2051, TID 28 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and
 - 6.5. The mandatory termination date for TID 12 is September 6, 2025; and
 - 6.6. Wis. Stats. §66.1105 permits the City to donate surplus funds from TID 12 to TID 22 and TID 28; and
 - 6.7. That “but for” the adoption of an Allocation Amendment, the development projected to occur in

TID 12, TID 22, and TID 28 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 TID 12, TID 22, and TID 28; and
- 6.9. The economic benefits TID 12, TID 22, and TID 28 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, TID 22, and TID 28 Project Plans are feasible and in conformity with the City *Comprehensive Plan*; and
- 6.11. TID 22, as a Blight TID, and TID 28, as a Rehabilitation and Conservation TID, are eligible recipient types for donor TID 12 under Wis. Stats. sec. 66.1105(6)(f)2.; and
- 6.12. TID 12, TID 22, and TID 28 have the same overlying taxing jurisdictions; and
- 6.13. TID 12 has sufficient revenue to pay all its current project costs; and
- 6.14. TID 12 has surplus revenue to pay eligible costs of TID 22 and TID 28; and
- 6.15. The Amended Project Plan will not change the boundaries of TID 12.

Proposed Amendments

Amend the Non-Project Costs section of the TID 12 Project Plan to include an allocation in the amount of three million, seven hundred thousand dollars (\$3,700,000.00) from TID 12 to TID 22, the Shipyard, to assist with the costs of property acquisition, future development incentives, infrastructure, and public amenities as may be needed throughout TID 22 and within a one-half mile radius of TID 22 for the purposes of blight elimination, which is consistent with the purpose for which TID 22 was created. As part of the project plan, cash grants may be made by the City of Green Bay to owners, lessees, or developers of property within TID 22.

Amend the Non-Project Costs section of the TID 12 Project Plan to include an allocation in the amount of two million dollars (\$2,000,000.00), from TID 12 to TID 28, JBS Redevelopment, to assist with the costs of public infrastructure and park improvements as may be needed throughout TID 28 and within a one-half mile radius of TID 28, for the purpose of rehabilitation and conservation, which is consistent with the purpose for which TID 28 was created.

This Amended Project Plan contains no other changes from the original Project Plan.

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

March 18, 2025

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

Appendix B: Cash Flow

TID 12

YEAR	PROJECTED REVENUES				PROJECTED EXPENDITURES						BALANCES	
	TAX INCREMENTS	INTEREST/ EARNINGS	OTHER REVENUE	TOTAL REVENUE	TIF ALLOCATIONS	AFFORDABLE HOUSING	DEVELOPERS PAYMENTS	DEBT PAYMENTS	OTHER EXPENSES	TOTAL EXPENSES	ANNUAL	CUMULATIVE
												6,094,853
2024	2,933,568	362,422	424,464	3,720,454	7,000,000		234,701	259,603	60,250	7,554,554	(3,834,100)	2,260,753
2025	3,300,630	75,000	762,886	4,138,516	3,700,000		305,441	260,009	72,500	4,337,950	(199,434)	2,061,319
2025				-	2,000,000					2,000,000	(2,000,000)	61,319
2026	3,350,139	50,000	762,886	4,163,025	1,250,000		311,550	260,461	52,500	1,874,511	2,288,514	2,349,833
2027	3,400,392			3,400,392		3,400,392	317,781	245,430	5,000	3,968,603	(568,211)	1,781,622
2028				-			324,136	132,900	5,000	462,036	(462,036)	1,319,586
2029				-			330,619	137,700	15,000	483,319	(483,319)	836,267
2030				-			337,231			337,231	(337,231)	499,036
2031				-			343,976			343,976	(343,976)	155,060
2032				-			126,342			126,342	(126,342)	28,718
2033				-						-	-	28,718
Total	12,984,729	487,422	1,950,236	15,422,387	13,950,000	3,400,392	2,631,777	1,296,103	210,250	21,488,522		

2024 TIF allocation \$7,000,000 to TIF 13

2025 TID allocation \$3,700,000 to TIF 22

2025 TID allocation \$2,000,000 to TIF 28

**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.

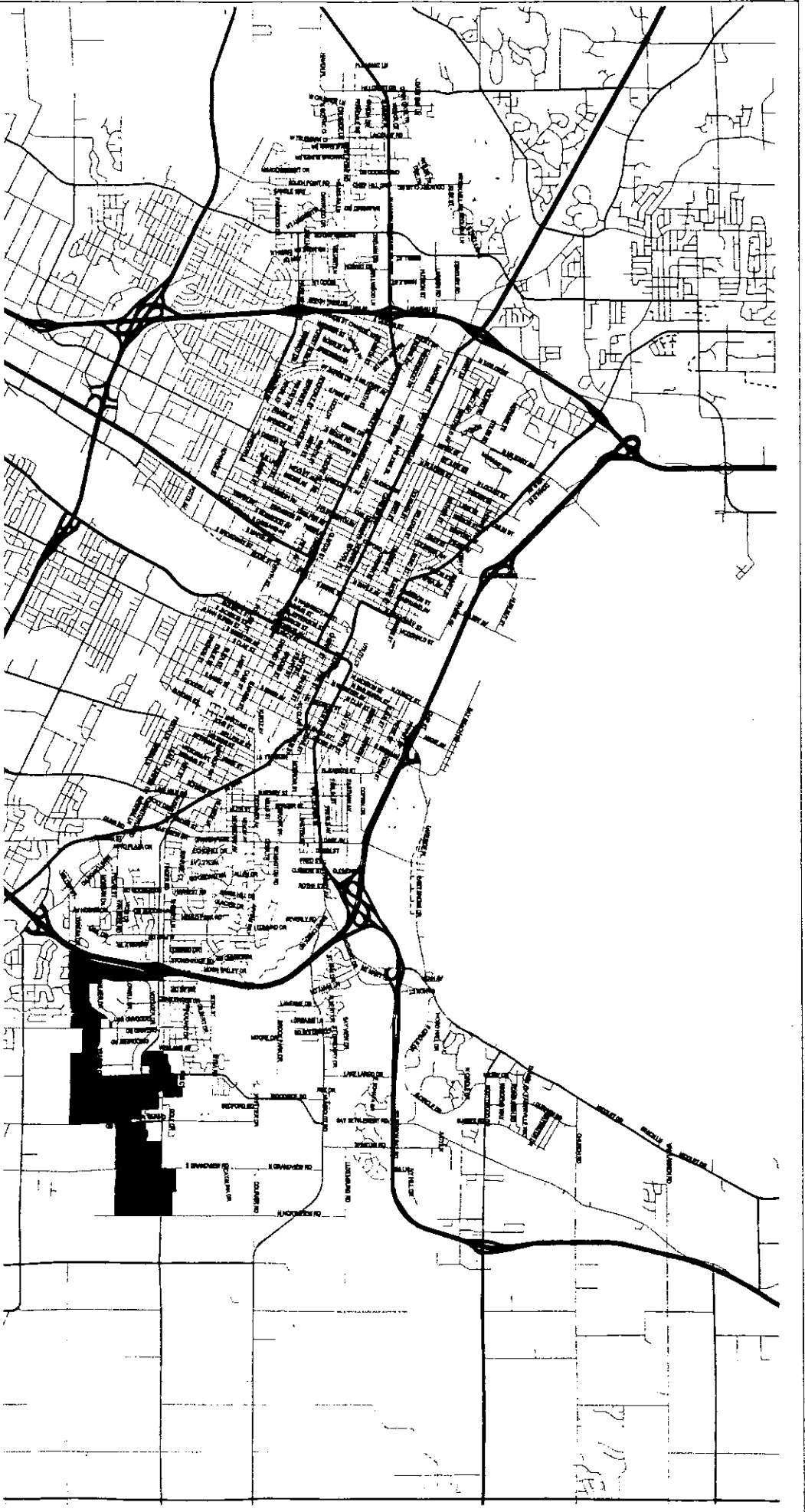
II. Tax Incremental District Boundary

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**

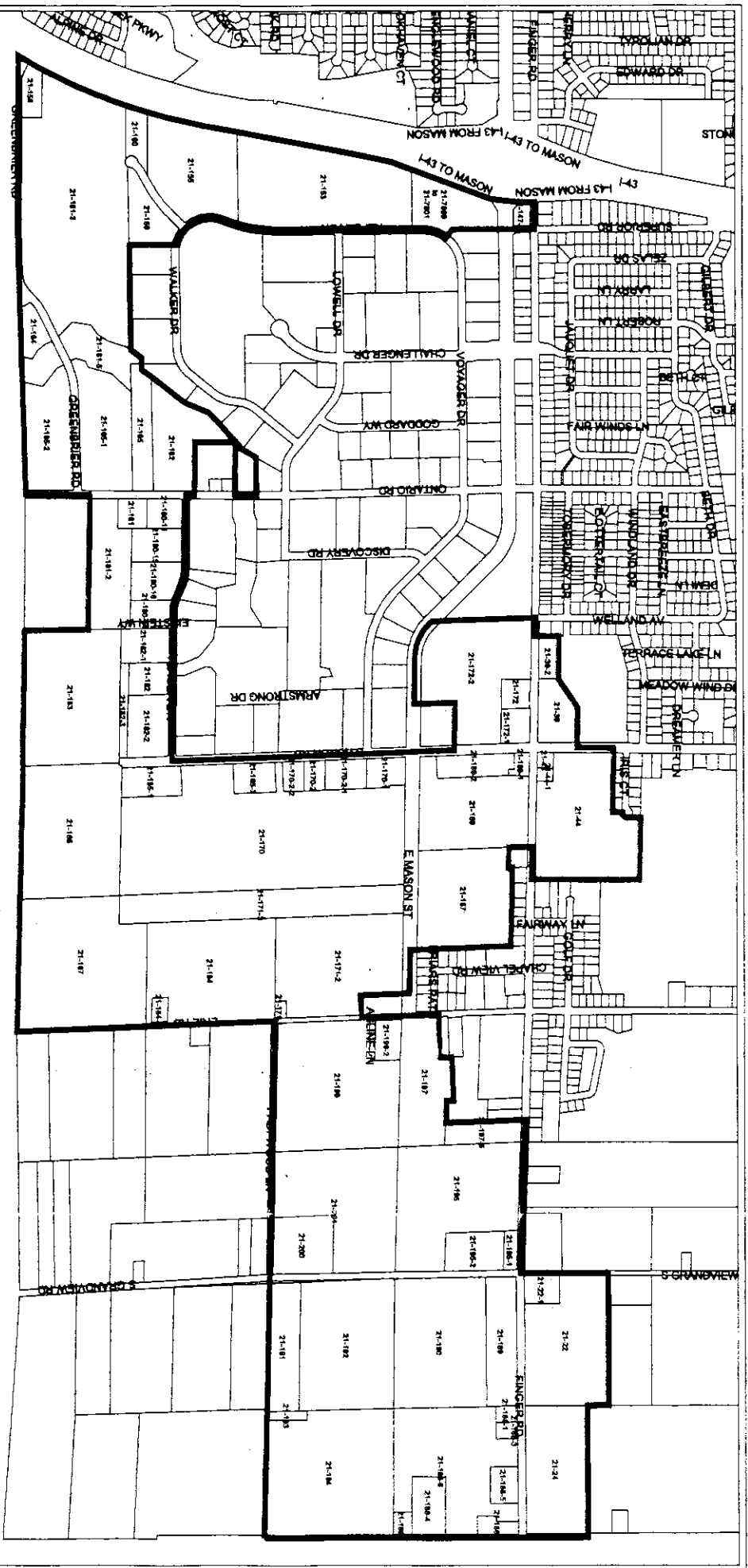


Map prepared by City of Green Bay Planning Department, May 2006.
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State of Wisconsin

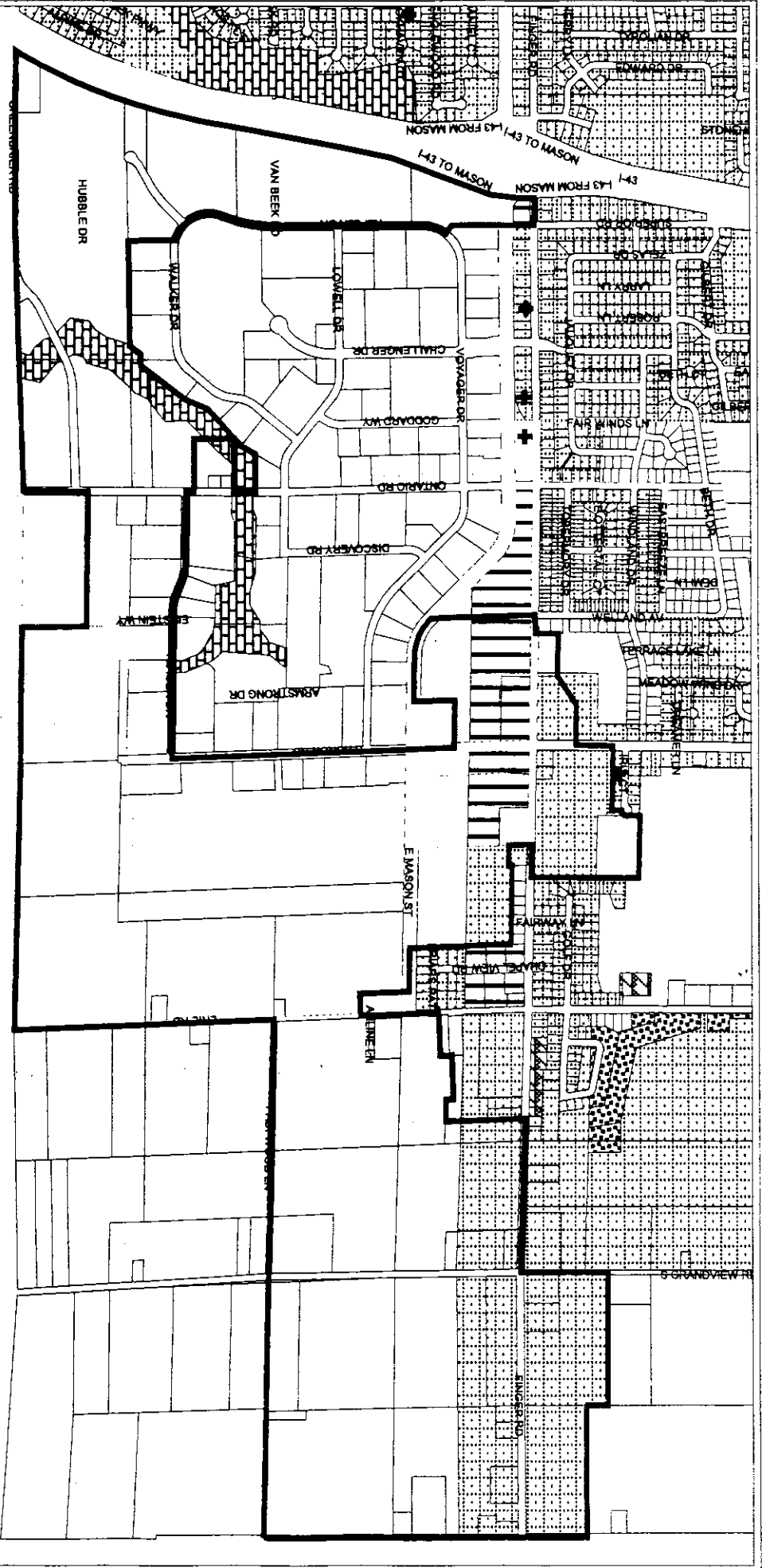
Brown County













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

 District Boundary



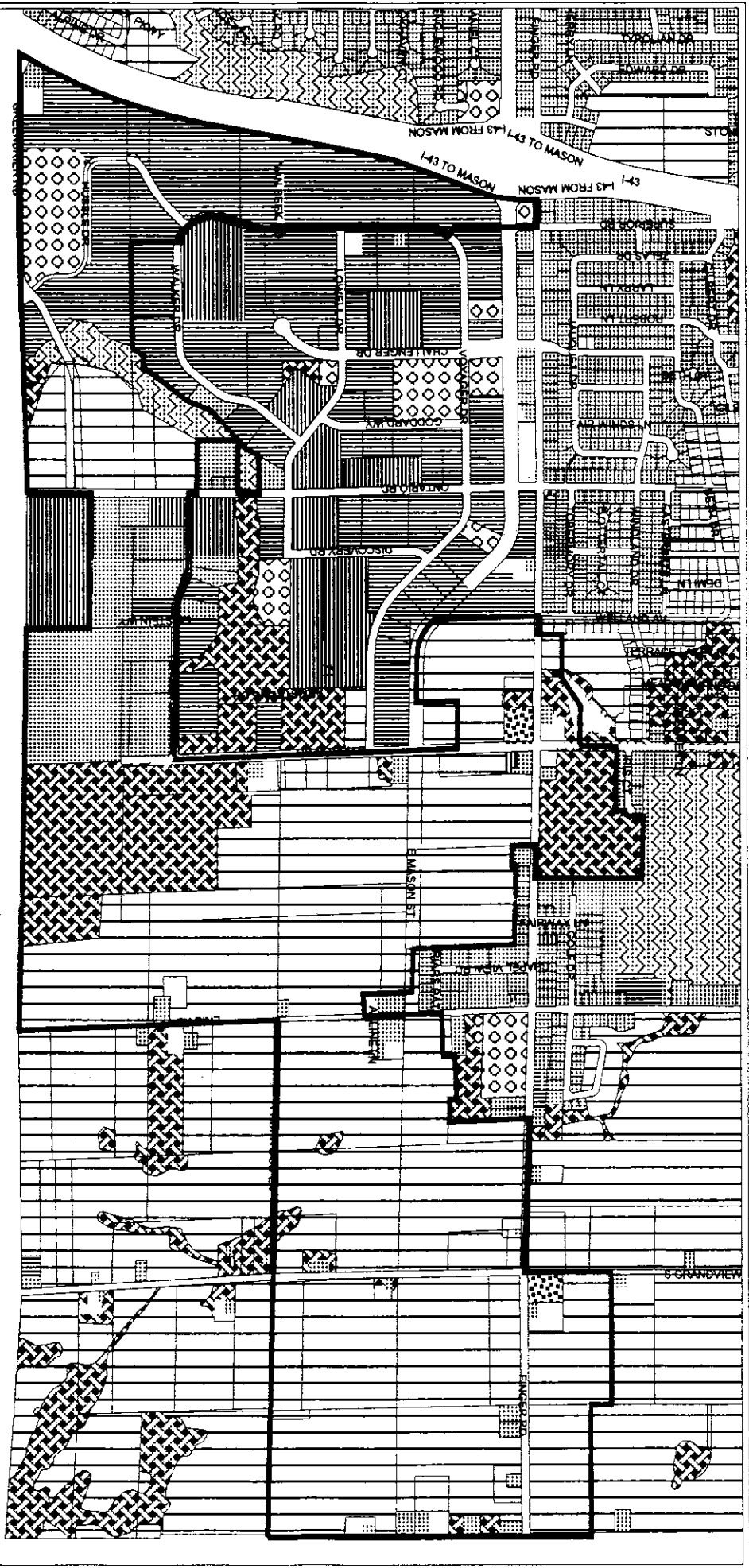


City of Green Bay
I-43
Tax Increment Finance District 12
Map 3 Existing Zoning

-  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) (GIS) (11/11/11) (JW)

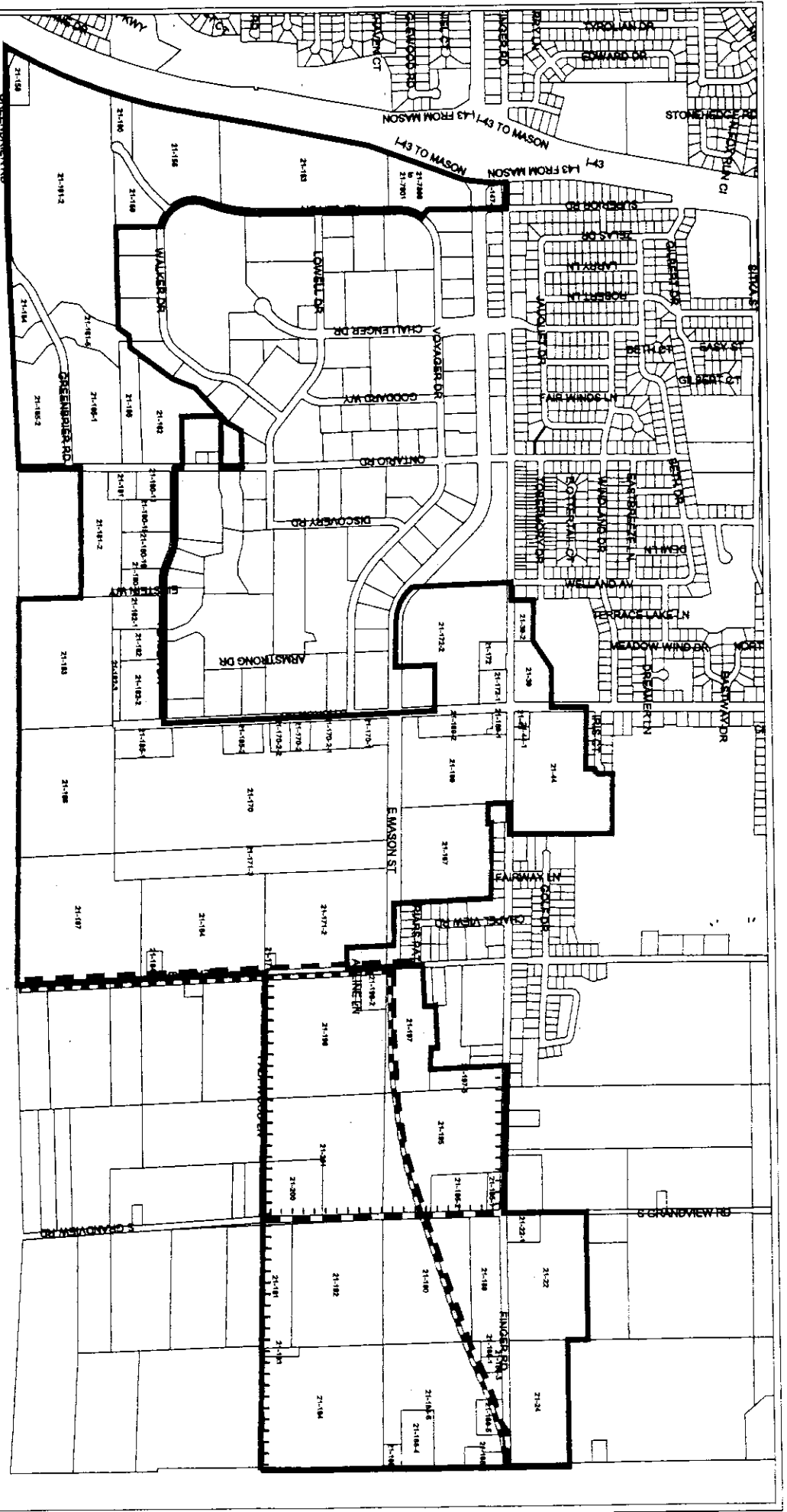


City of Green Bay
I-43
Tax Incremental Finance District 12
Map 4. Existing Land Use







Map prepared by City of Green Bay Planning Department, May 2008.
 (Map of Green Bay, Wisconsin, prepared by the City of Green Bay, Wisconsin, 1981)

-  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
-  Interceptor Sewer
-  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