



AGENDA OF THE TAX INCREMENTAL DISTRICTS JOINT REVIEW BOARD

TUESDAY, JUNE 10, 2025, 11:00 AM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

- I. Join Zoom Meeting Online:

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

Or call in by phone: +1 312 626 6799

Meeting ID: 830 4362 7118

Passcode: 528512

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

B. Roll Call.

- I. Members: Diana Ellenbecker, City of Green Bay; Dan Teaters, 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 June 10, 2025, meeting of the Tax Incremental Districts Joint Review Board.

D. Approval of Minutes.

- I. Approval of the minutes from the March 28, 2025, meeting.

E. Regular Business.

- I. Consideration with possible action on the 2024 Annual Report on Tax Increment Finance Districts in the City of Green Bay.

2. Consideration with possible action to review and discuss the draft Project Plan for Tax Incremental District Number Thirty (TID 30): US Bank Conversion.
3. Consideration with possible action to review and discuss the draft Project Plan for Tax Incremental District Number Thirty-One (TID 31): One Astor.

F. Informational.

1. Set next meeting date.

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

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 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

June 10, 2025

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # E.1

Consideration with possible action on the 2024 Annual Report on Tax Increment Finance Districts in the City of Green Bay.

BACKGROUND

Staff will provide an overview of each district at the meeting.

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

No fiscal impact from the annual report.

ATTACHMENTS

1. 2024 TIF Worksheet PE-300 summarized
2. 05231-TID004-Annual Report-2024
3. 05231-TID005-Annual Report-2024
4. 05231-TID010-Annual Report-2024
5. 05231-TID012-Annual Report-2024
6. 05231-TID013-Annual Report-2024
7. 05231-TID014-Annual Report-2024
8. 05231-TID016-Annual Report-2024
9. 05231-TID018-Annual Report-2024
10. 05231-TID019-Annual Report-2024
11. 05231-TID020-Annual Report-2024
12. 05231-TID021-Annual Report-2024
13. 05231-TID022-Annual Report-2024
14. 05231-TID023-Annual Report-2024
15. 05231-TID024-Annual Report-2024
16. 05231-TID025-Annual Report-2024

**TID ANNUAL REPORT (PE-300) SUMMARIZED
YEAR ENDED DECEMBER 31, 2024**

TIF Dist	TYPE	NAME	Creation date	Mandatory term date	Fund balance as of 1/1/24	Revenues					Expenditures				Fund balance as of 12/31/24	Future project costs	Future revenue	Surplus or deficit
						Tax Increment	Interest	Shared Revenue	Developers guarantees	Other/ Transfers	Capital & Land	Debt Service & Interest	Developers grants	Other/ Transfers				
4	Blight	Washington Apartments	1/20/1998	1/20/2025	435,843	657,659	44,233	1,071	-	-	-	200,000	-	514,195	424,611	1,103,750	693,380	14,241
5	Blight	Downtown	12/21/1999	12/21/2026	1,538,119	1,888,355	130,516	159,424	-	-	150,000	1,214,773	49,329	178,109	2,124,203	12,781,106	10,677,553	20,650
10	Blight	Main/Mason	8/17/2004	8/17/2031	1,575,959	271,195	66,373	8,233	-	-	775,074	-	-	18,885	1,127,801	3,862,540	2,844,150	109,411
12	Industrial	I43 Industrial Park	9/6/2005	9/6/2025	6,094,853	2,933,568	396,054	424,464	-	-	-	259,603	234,701	7,055,819	2,298,816	13,955,467	11,701,934	45,283
13	Reh/Cons	Downtown	9/6/2005	9/6/2032	(268,445)	1,243,512	33,964	523,895	42,056	7,500,000	29,271	1,409,781	428,431	177,181	7,030,318	33,810,923	26,828,242	47,637
14	Blight	N Broadway / Railyard	9/16/2006	9/16/2033	(3,090,932)	562,071	-	5,774	209,293	-	-	858,188	39,357	43,180	(3,254,519)	13,112,201	16,396,639	29,919
16	Blight	Military Avenue	5/6/2007	5/6/2034	519,338	587,557	42,256	61,183	-	-	-	537,625	40,000	27,592	605,117	10,997,225	10,446,609	54,501
18	Reh/Cons	University Avenue	10/6/2015	10/6/2043	(99,109)	650,954	20,624	11,324	-	-	-	193	179,591	26,025	377,984	24,394,318	24,030,160	13,826
19	Reh/Cons	East Town Mall	9/19/2017	9/19/2044	237,889	222,251	18,565	-	26,177	-	-	-	86,379	31,824	386,679	11,276,140	10,942,689	53,228
20	Reh/Cons	Whitney Park	9/25/2018	9/25/2045	86,105	185,805	9,338	-	-	-	600,000	2,384	113,159	10,821	(445,116)	4,232,329	4,735,125	57,680
21	Blight	Green Bay Packaging	9/25/2018	9/25/2045	2,521,781	1,906,913	187,763	-	-	-	91,794	-	1,235,473	235,924	3,053,266	37,402,749	34,423,332	73,849
22	Blight	The Shipyard	9/25/2018	9/25/2045	4,698,748	24,654	175,701	-	-	132,680	2,755,301	821,643	-	164,745	1,290,094	46,228,675	45,064,701	126,120
23	Blight	Legends District	9/17/2019	9/17/2046	(599,662)	142,956	-	-	-	-	76,649	20,007	-	33,214	(586,576)	13,460,077	14,111,962	65,309
24	Mixed use	Cherry St Development	8/30/2022	8/30/2042	(48,082)	5,269	-	-	-	-	-	-	-	34,562	(77,375)	11,700,986	11,799,037	20,676
25	Industrial	Grandview Industrial Park	8/30/2022	8/30/2042	154,873	161,991	-	-	-	-	1,208,297	-	-	37,432	(928,865)	22,859,915	23,904,798	116,018
26	Reh/Cons	Southwest Woods	8/27/2024	8/27/1951	-	-	-	-	-	-	-	-	-	-	-	-	-	-
27	Blight	New Land	8/27/2024	8/27/1951	-	-	-	-	-	-	-	-	-	-	-	-	-	-
28	Reh/Cons	JBS	8/27/2024	8/27/1951	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29	Reh/Cons	Public Market	9/17/2024	9/17/1951	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Totals					13,757,278	11,444,710	1,125,387	1,195,368	277,526	7,632,680	5,686,386	5,324,197	2,406,420	8,589,508	13,426,438	261,178,401	248,600,311	848,348

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
05231	GREEN BAY	BROWN	07/01/2025	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
004	2	Washington Appartments	01/20/1998	01/14/2025	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$435,843

Section 3– Revenue	Amount
Tax increment	\$657,659
Investment income	\$44,233
Debt proceeds	
Special assessments	
Shared revenue	\$1,071
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$702,963

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	\$8,975
Professional services	\$5,070
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$200,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number 013	\$500,000
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$714,195

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$424,611
Future costs	\$1,103,750
Future revenue	\$693,380
Surplus or deficit	\$14,241

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$0	\$0	\$0	\$0
005	\$3,188,900	\$-3,752,700	\$-300	\$-564,100
010	\$0	\$0	\$-200	\$-200
012	\$21,366,700	\$-13,400	\$-2,000	\$21,351,300
013	\$48,600	\$0	\$0	\$48,600
014	\$14,690,800	\$-896,400	\$-300	\$13,794,100
016	\$3,124,000	\$-8,100	\$-200	\$3,115,700
018	\$6,278,600	\$-731,000	\$-1,300	\$5,546,300
019	\$4,449,100	\$-1,353,800	\$-900	\$3,094,400
020	\$37,300	\$0	\$0	\$37,300
021	\$0	\$0	\$0	\$0
022	\$230,400	\$0	\$-100	\$230,300
023	\$14,728,000	\$0	\$-1,500	\$14,726,500
024	\$0	\$0	\$0	\$0
025	\$12,274,100	\$0	\$0	\$12,274,100
Total	\$80,416,500	\$-6,755,400	\$-6,800	\$73,654,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
005	\$-564,100	\$9,863,427,300	-0.01	\$57,573,939	\$-5,757
010	\$-200	\$9,863,427,300	0.00	\$57,573,939	\$0
012	\$21,351,300	\$9,863,427,300	0.22	\$57,573,939	\$126,663
013	\$48,600	\$9,863,427,300	0.00	\$57,573,939	\$0
014	\$13,794,100	\$9,863,427,300	0.14	\$57,573,939	\$80,604
016	\$3,115,700	\$9,863,427,300	0.03	\$57,573,939	\$17,272
018	\$5,546,300	\$9,863,427,300	0.06	\$57,573,939	\$34,544
019	\$3,094,400	\$9,863,427,300	0.03	\$57,573,939	\$17,272
020	\$37,300	\$9,863,427,300	0.00	\$57,573,939	\$0
021	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
022	\$230,300	\$9,863,427,300	0.00	\$57,573,939	\$0
023	\$14,726,500	\$9,863,427,300	0.15	\$57,573,939	\$86,361
024	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0

Form PE-300	TID Annual Report				2024 WI Dept of Revenue
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025	\$12,274,100	\$9,863,427,300	0.12	\$57,573,939	\$69,089
Total	\$73,654,300	\$9,863,427,300	0.74	\$57,573,939	\$426,047

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2023	004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
2023	013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
2023	019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
2023	020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
2023	022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
2023	024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
2023	Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
Preparer email stephanie.schmutzer@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name DIANA ELLENBECKER	Contact title FINANCE DIRECTOR
Contact email DIANA.ELLENBECKER@GREENBAYWI.GOV	Contact phone (920) 448-3025

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
05231	GREEN BAY	BROWN	07/01/2025	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
005	2	Downtown	12/21/1999	12/21/2026	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$1,538,119

Section 3– Revenue	Amount
Tax increment	\$1,888,355
Investment income	\$130,516
Debt proceeds	
Special assessments	
Shared revenue	\$159,424
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$2,178,295

Section 4 – Expenditures	Amount
Capital expenditures	\$150,000
Administration	\$50,421
Professional services	\$122,048
Interest and fiscal charges	\$121,015
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$1,093,758
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name Bellin buidling parking PAYGO	\$19,226
Developer name TMJ Initiative One	\$10,000
Developer name Lorenzen Holdings	\$7,905
Developer name Historic Hibernia	\$12,198
Transfer to other funds	
Other expenditures	
Name Utilities	\$5,490
Total Expenditures	\$1,592,211

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$2,124,203
Future costs	\$12,781,106
Future revenue	\$10,677,553
Surplus or deficit	\$20,650

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$0	\$0	\$0	\$0
005	\$3,188,900	\$-3,752,700	\$-300	\$-564,100
010	\$0	\$0	\$-200	\$-200
012	\$21,366,700	\$-13,400	\$-2,000	\$21,351,300
013	\$48,600	\$0	\$0	\$48,600
014	\$14,690,800	\$-896,400	\$-300	\$13,794,100
016	\$3,124,000	\$-8,100	\$-200	\$3,115,700
018	\$6,278,600	\$-731,000	\$-1,300	\$5,546,300
019	\$4,449,100	\$-1,353,800	\$-900	\$3,094,400
020	\$37,300	\$0	\$0	\$37,300
021	\$0	\$0	\$0	\$0
022	\$230,400	\$0	\$-100	\$230,300
023	\$14,728,000	\$0	\$-1,500	\$14,726,500
024	\$0	\$0	\$0	\$0
025	\$12,274,100	\$0	\$0	\$12,274,100
Total	\$80,416,500	\$-6,755,400	\$-6,800	\$73,654,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
005	\$-564,100	\$9,863,427,300	-0.01	\$57,573,939	\$-5,757
010	\$-200	\$9,863,427,300	0.00	\$57,573,939	\$0
012	\$21,351,300	\$9,863,427,300	0.22	\$57,573,939	\$126,663
013	\$48,600	\$9,863,427,300	0.00	\$57,573,939	\$0
014	\$13,794,100	\$9,863,427,300	0.14	\$57,573,939	\$80,604
016	\$3,115,700	\$9,863,427,300	0.03	\$57,573,939	\$17,272
018	\$5,546,300	\$9,863,427,300	0.06	\$57,573,939	\$34,544
019	\$3,094,400	\$9,863,427,300	0.03	\$57,573,939	\$17,272
020	\$37,300	\$9,863,427,300	0.00	\$57,573,939	\$0
021	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
022	\$230,300	\$9,863,427,300	0.00	\$57,573,939	\$0
023	\$14,726,500	\$9,863,427,300	0.15	\$57,573,939	\$86,361
024	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0

025	\$12,274,100	\$9,863,427,300	0.12	\$57,573,939	\$69,089
Total	\$73,654,300	\$9,863,427,300	0.74	\$57,573,939	\$426,047

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2023	004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
2023	013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
2023	019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
2023	020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
2023	022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
2023	024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
2023	Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
Preparer email stephanie.schmutzer@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name DIANA ELLENBECKER	Contact title FINANCE DIRECTOR
Contact email DIANA.ELLENBECKER@GREENBAYWI.GOV	Contact phone (920) 448-3025

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
05231	GREEN BAY	BROWN	07/01/2025	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
010	2	MAIN MASON	08/17/2004	08/17/2031	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$1,575,959

Section 3– Revenue	Amount
Tax increment	\$271,195
Investment income	\$66,373
Debt proceeds	
Special assessments	
Shared revenue	\$8,233
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$345,801

Section 4 – Expenditures	Amount
Capital expenditures	\$775,074
Administration	\$18,085
Professional services	\$650
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name GB Real Estate - 1901 M Street	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$793,959

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$1,127,801
Future costs	\$3,862,540
Future revenue	\$2,844,150
Surplus or deficit	\$109,411

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$0	\$0	\$0	\$0
005	\$3,188,900	\$-3,752,700	\$-300	\$-564,100
010	\$0	\$0	\$-200	\$-200
012	\$21,366,700	\$-13,400	\$-2,000	\$21,351,300
013	\$48,600	\$0	\$0	\$48,600
014	\$14,690,800	\$-896,400	\$-300	\$13,794,100
016	\$3,124,000	\$-8,100	\$-200	\$3,115,700
018	\$6,278,600	\$-731,000	\$-1,300	\$5,546,300
019	\$4,449,100	\$-1,353,800	\$-900	\$3,094,400
020	\$37,300	\$0	\$0	\$37,300
021	\$0	\$0	\$0	\$0
022	\$230,400	\$0	\$-100	\$230,300
023	\$14,728,000	\$0	\$-1,500	\$14,726,500
024	\$0	\$0	\$0	\$0
025	\$12,274,100	\$0	\$0	\$12,274,100
Total	\$80,416,500	\$-6,755,400	\$-6,800	\$73,654,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
005	\$-564,100	\$9,863,427,300	-0.01	\$57,573,939	\$-5,757
010	\$-200	\$9,863,427,300	0.00	\$57,573,939	\$0
012	\$21,351,300	\$9,863,427,300	0.22	\$57,573,939	\$126,663
013	\$48,600	\$9,863,427,300	0.00	\$57,573,939	\$0
014	\$13,794,100	\$9,863,427,300	0.14	\$57,573,939	\$80,604
016	\$3,115,700	\$9,863,427,300	0.03	\$57,573,939	\$17,272
018	\$5,546,300	\$9,863,427,300	0.06	\$57,573,939	\$34,544
019	\$3,094,400	\$9,863,427,300	0.03	\$57,573,939	\$17,272
020	\$37,300	\$9,863,427,300	0.00	\$57,573,939	\$0
021	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
022	\$230,300	\$9,863,427,300	0.00	\$57,573,939	\$0
023	\$14,726,500	\$9,863,427,300	0.15	\$57,573,939	\$86,361
024	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0

025	\$12,274,100	\$9,863,427,300	0.12	\$57,573,939	\$69,089
Total	\$73,654,300	\$9,863,427,300	0.74	\$57,573,939	\$426,047

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2023	004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
2023	013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
2023	019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
2023	020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
2023	022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
2023	024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
2023 Total		\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

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Section 7 – Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
Preparer email stephanie.schmutzer@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name DIANA ELLENBECKER	Contact title FINANCE DIRECTOR
Contact email DIANA.ELLENBECKER@GREENBAYWI.GOV	Contact phone (920) 448-3025

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
05231	GREEN BAY	BROWN	07/01/2025	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
012	5	I43 Industrial Park	09/06/2005	09/06/2025	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$6,094,853

Section 3– Revenue	Amount
Tax increment	\$2,933,568
Investment income	\$396,054
Debt proceeds	
Special assessments	
Shared revenue	\$424,464
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$3,754,086

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	\$41,719
Professional services	\$13,250
Interest and fiscal charges	\$38,135
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$221,468
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number 013	\$7,000,000
Developer grants	
Developer name Natures Way	\$234,701
Transfer to other funds	
Other expenditures	
Name Utilities	\$700
Total Expenditures	\$7,550,123

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$2,298,816
Future costs	\$13,955,467
Future revenue	\$11,701,934
Surplus or deficit	\$45,283

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$0	\$0	\$0	\$0
005	\$3,188,900	\$-3,752,700	\$-300	\$-564,100
010	\$0	\$0	\$-200	\$-200
012	\$21,366,700	\$-13,400	\$-2,000	\$21,351,300
013	\$48,600	\$0	\$0	\$48,600
014	\$14,690,800	\$-896,400	\$-300	\$13,794,100
016	\$3,124,000	\$-8,100	\$-200	\$3,115,700
018	\$6,278,600	\$-731,000	\$-1,300	\$5,546,300
019	\$4,449,100	\$-1,353,800	\$-900	\$3,094,400
020	\$37,300	\$0	\$0	\$37,300
021	\$0	\$0	\$0	\$0
022	\$230,400	\$0	\$-100	\$230,300
023	\$14,728,000	\$0	\$-1,500	\$14,726,500
024	\$0	\$0	\$0	\$0
025	\$12,274,100	\$0	\$0	\$12,274,100
Total	\$80,416,500	\$-6,755,400	\$-6,800	\$73,654,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
005	\$-564,100	\$9,863,427,300	-0.01	\$57,573,939	\$-5,757
010	\$-200	\$9,863,427,300	0.00	\$57,573,939	\$0
012	\$21,351,300	\$9,863,427,300	0.22	\$57,573,939	\$126,663
013	\$48,600	\$9,863,427,300	0.00	\$57,573,939	\$0
014	\$13,794,100	\$9,863,427,300	0.14	\$57,573,939	\$80,604
016	\$3,115,700	\$9,863,427,300	0.03	\$57,573,939	\$17,272
018	\$5,546,300	\$9,863,427,300	0.06	\$57,573,939	\$34,544
019	\$3,094,400	\$9,863,427,300	0.03	\$57,573,939	\$17,272
020	\$37,300	\$9,863,427,300	0.00	\$57,573,939	\$0
021	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
022	\$230,300	\$9,863,427,300	0.00	\$57,573,939	\$0
023	\$14,726,500	\$9,863,427,300	0.15	\$57,573,939	\$86,361
024	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0

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025	\$12,274,100	\$9,863,427,300	0.12	\$57,573,939	\$69,089
Total	\$73,654,300	\$9,863,427,300	0.74	\$57,573,939	\$426,047

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$126,663	\$1.26663

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2023	004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
2023	013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
2023	019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
2023	020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
2023	022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
2023	024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
2023	Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

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Section 7 – Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
Preparer email stephanie.schmutzer@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name DIANA ELLENBECKER	Contact title FINANCE DIRECTOR
Contact email DIANA.ELLENBECKER@GREENBAYWI.GOV	Contact phone (920) 448-3025

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
05231	GREEN BAY	BROWN	07/01/2025	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
013	3	Downtown	09/06/2005	09/06/2032	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-268,445

Section 3– Revenue	Amount
Tax increment	\$1,243,512
Investment income	\$33,964
Debt proceeds	
Special assessments	
Shared revenue	\$523,895
Sale of property	
Allocation from another TID	
TID number 004	\$500,000
TID number 012	\$7,000,000
Developer guarantees	
Developer name T Wall -City Deck	\$25,000
Developer name Watermark	\$17,056
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$9,343,427

Section 4 – Expenditures	Amount
Capital expenditures	\$29,271
Administration	\$58,407
Professional services	\$112,086
Interest and fiscal charges	\$340,161
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$1,069,620
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name Schreiber Foods	\$205,546
Developer name Associated Bank	\$164,894
Developer name Foxconn	\$57,991
Transfer to other funds	
Other expenditures	
Name utilities	\$6,538
Total Expenditures	\$2,044,664

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$7,030,318
Future costs	\$33,810,923
Future revenue	\$26,828,242
Surplus or deficit	\$47,637

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$0	\$0	\$0	\$0
005	\$3,188,900	\$-3,752,700	\$-300	\$-564,100
010	\$0	\$0	\$-200	\$-200
012	\$21,366,700	\$-13,400	\$-2,000	\$21,351,300
013	\$48,600	\$0	\$0	\$48,600
014	\$14,690,800	\$-896,400	\$-300	\$13,794,100
016	\$3,124,000	\$-8,100	\$-200	\$3,115,700
018	\$6,278,600	\$-731,000	\$-1,300	\$5,546,300
019	\$4,449,100	\$-1,353,800	\$-900	\$3,094,400
020	\$37,300	\$0	\$0	\$37,300
021	\$0	\$0	\$0	\$0
022	\$230,400	\$0	\$-100	\$230,300
023	\$14,728,000	\$0	\$-1,500	\$14,726,500
024	\$0	\$0	\$0	\$0
025	\$12,274,100	\$0	\$0	\$12,274,100
Total	\$80,416,500	\$-6,755,400	\$-6,800	\$73,654,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
005	\$-564,100	\$9,863,427,300	-0.01	\$57,573,939	\$-5,757
010	\$-200	\$9,863,427,300	0.00	\$57,573,939	\$0
012	\$21,351,300	\$9,863,427,300	0.22	\$57,573,939	\$126,663
013	\$48,600	\$9,863,427,300	0.00	\$57,573,939	\$0
014	\$13,794,100	\$9,863,427,300	0.14	\$57,573,939	\$80,604
016	\$3,115,700	\$9,863,427,300	0.03	\$57,573,939	\$17,272
018	\$5,546,300	\$9,863,427,300	0.06	\$57,573,939	\$34,544
019	\$3,094,400	\$9,863,427,300	0.03	\$57,573,939	\$17,272
020	\$37,300	\$9,863,427,300	0.00	\$57,573,939	\$0
021	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
022	\$230,300	\$9,863,427,300	0.00	\$57,573,939	\$0
023	\$14,726,500	\$9,863,427,300	0.15	\$57,573,939	\$86,361
024	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0

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025	\$12,274,100	\$9,863,427,300	0.12	\$57,573,939	\$69,089
Total	\$73,654,300	\$9,863,427,300	0.74	\$57,573,939	\$426,047

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2023	004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
2023	013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
2023	019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
2023	020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
2023	022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
2023	024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
2023	Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
Preparer email stephanie.schmutzer@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name DIANA ELLENBECKER	Contact title FINANCE DIRECTOR
Contact email DIANA.ELLENBECKER@GREENBAYWI.GOV	Contact phone (920) 448-3025

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
05231	GREEN BAY	BROWN	07/01/2025	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
014	2	N Broadway Larsen Green	09/16/2006	09/16/2036	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-3,090,932

Section 3– Revenue	Amount
Tax increment	\$562,071
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$5,774
Sale of property	
Allocation from another TID	
Developer guarantees	
Developer name GB Broadway Dev	\$209,293
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$777,138

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	\$42,380
Professional services	\$650
Interest and fiscal charges	\$218,188
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$640,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name DDL Project Grant	\$39,357
Transfer to other funds	
Other expenditures	
Total Expenditures	\$940,725

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-3,254,519
Future costs	\$13,112,201
Future revenue	\$16,396,639
Surplus or deficit	\$29,919

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$0	\$0	\$0	\$0
005	\$3,188,900	\$-3,752,700	\$-300	\$-564,100
010	\$0	\$0	\$-200	\$-200
012	\$21,366,700	\$-13,400	\$-2,000	\$21,351,300
013	\$48,600	\$0	\$0	\$48,600
014	\$14,690,800	\$-896,400	\$-300	\$13,794,100
016	\$3,124,000	\$-8,100	\$-200	\$3,115,700
018	\$6,278,600	\$-731,000	\$-1,300	\$5,546,300
019	\$4,449,100	\$-1,353,800	\$-900	\$3,094,400
020	\$37,300	\$0	\$0	\$37,300
021	\$0	\$0	\$0	\$0
022	\$230,400	\$0	\$-100	\$230,300
023	\$14,728,000	\$0	\$-1,500	\$14,726,500
024	\$0	\$0	\$0	\$0
025	\$12,274,100	\$0	\$0	\$12,274,100
Total	\$80,416,500	\$-6,755,400	\$-6,800	\$73,654,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
005	\$-564,100	\$9,863,427,300	-0.01	\$57,573,939	\$-5,757
010	\$-200	\$9,863,427,300	0.00	\$57,573,939	\$0
012	\$21,351,300	\$9,863,427,300	0.22	\$57,573,939	\$126,663
013	\$48,600	\$9,863,427,300	0.00	\$57,573,939	\$0
014	\$13,794,100	\$9,863,427,300	0.14	\$57,573,939	\$80,604
016	\$3,115,700	\$9,863,427,300	0.03	\$57,573,939	\$17,272
018	\$5,546,300	\$9,863,427,300	0.06	\$57,573,939	\$34,544
019	\$3,094,400	\$9,863,427,300	0.03	\$57,573,939	\$17,272
020	\$37,300	\$9,863,427,300	0.00	\$57,573,939	\$0
021	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
022	\$230,300	\$9,863,427,300	0.00	\$57,573,939	\$0
023	\$14,726,500	\$9,863,427,300	0.15	\$57,573,939	\$86,361
024	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0

Form PE-300	TID Annual Report				2024 WI Dept of Revenue
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025	\$12,274,100	\$9,863,427,300	0.12	\$57,573,939	\$69,089
Total	\$73,654,300	\$9,863,427,300	0.74	\$57,573,939	\$426,047

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$80,604	\$0.80604

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2023	004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
2023	013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
2023	019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
2023	020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
2023	022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
2023	024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
2023	Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
Preparer email stephanie.schmutzer@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name DIANA ELLENBECKER	Contact title FINANCE DIRECTOR
Contact email DIANA.ELLENBECKER@GREENBAYWI.GOV	Contact phone (920) 448-3025

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
05231	GREEN BAY	BROWN	07/01/2025	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
016	2	Military Avenue	05/06/2007	05/06/2034	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$519,338

Section 3– Revenue	Amount
Tax increment	\$587,557
Investment income	\$42,256
Debt proceeds	
Special assessments	
Shared revenue	\$61,183
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$690,996

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	\$24,867
Professional services	\$2,575
Interest and fiscal charges	\$72,625
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$465,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name Burlington and Broadway Automotive	\$40,000
Transfer to other funds	
Other expenditures	
Total Expenditures	\$605,217

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$605,117
Future costs	\$10,997,225
Future revenue	\$10,446,609
Surplus or deficit	\$54,501

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$0	\$0	\$0	\$0
005	\$3,188,900	\$-3,752,700	\$-300	\$-564,100
010	\$0	\$0	\$-200	\$-200
012	\$21,366,700	\$-13,400	\$-2,000	\$21,351,300
013	\$48,600	\$0	\$0	\$48,600
014	\$14,690,800	\$-896,400	\$-300	\$13,794,100
016	\$3,124,000	\$-8,100	\$-200	\$3,115,700
018	\$6,278,600	\$-731,000	\$-1,300	\$5,546,300
019	\$4,449,100	\$-1,353,800	\$-900	\$3,094,400
020	\$37,300	\$0	\$0	\$37,300
021	\$0	\$0	\$0	\$0
022	\$230,400	\$0	\$-100	\$230,300
023	\$14,728,000	\$0	\$-1,500	\$14,726,500
024	\$0	\$0	\$0	\$0
025	\$12,274,100	\$0	\$0	\$12,274,100
Total	\$80,416,500	\$-6,755,400	\$-6,800	\$73,654,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
005	\$-564,100	\$9,863,427,300	-0.01	\$57,573,939	\$-5,757
010	\$-200	\$9,863,427,300	0.00	\$57,573,939	\$0
012	\$21,351,300	\$9,863,427,300	0.22	\$57,573,939	\$126,663
013	\$48,600	\$9,863,427,300	0.00	\$57,573,939	\$0
014	\$13,794,100	\$9,863,427,300	0.14	\$57,573,939	\$80,604
016	\$3,115,700	\$9,863,427,300	0.03	\$57,573,939	\$17,272
018	\$5,546,300	\$9,863,427,300	0.06	\$57,573,939	\$34,544
019	\$3,094,400	\$9,863,427,300	0.03	\$57,573,939	\$17,272
020	\$37,300	\$9,863,427,300	0.00	\$57,573,939	\$0
021	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
022	\$230,300	\$9,863,427,300	0.00	\$57,573,939	\$0
023	\$14,726,500	\$9,863,427,300	0.15	\$57,573,939	\$86,361
024	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0

025	\$12,274,100	\$9,863,427,300	0.12	\$57,573,939	\$69,089
Total	\$73,654,300	\$9,863,427,300	0.74	\$57,573,939	\$426,047

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$17,272	\$0.17272

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2023	004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
2023	013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
2023	019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
2023	020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
2023	022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
2023	024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
2023	Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

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Section 7 – Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
Preparer email stephanie.schmutzer@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name DIANA ELLENBECKER	Contact title FINANCE DIRECTOR
Contact email DIANA.ELLENBECKER@GREENBAYWI.GOV	Contact phone (920) 448-3025

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
05231	GREEN BAY	BROWN	07/01/2025	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
018	3	University Avenue	10/06/2015	10/06/2043	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-99,109

Section 3– Revenue	Amount
Tax increment	\$650,954
Investment income	\$20,624
Debt proceeds	
Special assessments	
Shared revenue	\$11,324
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$682,902

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	\$25,225
Professional services	\$650
Interest and fiscal charges	\$193
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name JBS project grant	\$0
Developer name Festival Foods paygo	\$179,591
Transfer to other funds	
Other expenditures	
Total Expenditures	\$205,809

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$377,984
Future costs	\$24,394,318
Future revenue	\$24,030,160
Surplus or deficit	\$13,826

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$0	\$0	\$0	\$0
005	\$3,188,900	\$-3,752,700	\$-300	\$-564,100
010	\$0	\$0	\$-200	\$-200
012	\$21,366,700	\$-13,400	\$-2,000	\$21,351,300
013	\$48,600	\$0	\$0	\$48,600
014	\$14,690,800	\$-896,400	\$-300	\$13,794,100
016	\$3,124,000	\$-8,100	\$-200	\$3,115,700
018	\$6,278,600	\$-731,000	\$-1,300	\$5,546,300
019	\$4,449,100	\$-1,353,800	\$-900	\$3,094,400
020	\$37,300	\$0	\$0	\$37,300
021	\$0	\$0	\$0	\$0
022	\$230,400	\$0	\$-100	\$230,300
023	\$14,728,000	\$0	\$-1,500	\$14,726,500
024	\$0	\$0	\$0	\$0
025	\$12,274,100	\$0	\$0	\$12,274,100
Total	\$80,416,500	\$-6,755,400	\$-6,800	\$73,654,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
005	\$-564,100	\$9,863,427,300	-0.01	\$57,573,939	\$-5,757
010	\$-200	\$9,863,427,300	0.00	\$57,573,939	\$0
012	\$21,351,300	\$9,863,427,300	0.22	\$57,573,939	\$126,663
013	\$48,600	\$9,863,427,300	0.00	\$57,573,939	\$0
014	\$13,794,100	\$9,863,427,300	0.14	\$57,573,939	\$80,604
016	\$3,115,700	\$9,863,427,300	0.03	\$57,573,939	\$17,272
018	\$5,546,300	\$9,863,427,300	0.06	\$57,573,939	\$34,544
019	\$3,094,400	\$9,863,427,300	0.03	\$57,573,939	\$17,272
020	\$37,300	\$9,863,427,300	0.00	\$57,573,939	\$0
021	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
022	\$230,300	\$9,863,427,300	0.00	\$57,573,939	\$0
023	\$14,726,500	\$9,863,427,300	0.15	\$57,573,939	\$86,361
024	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0

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025	\$12,274,100	\$9,863,427,300	0.12	\$57,573,939	\$69,089
Total	\$73,654,300	\$9,863,427,300	0.74	\$57,573,939	\$426,047

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$34,544	\$0.34544

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2023	004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
2023	013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
2023	019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
2023	020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
2023	022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
2023	024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
2023	Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

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Section 7 – Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
Preparer email stephanie.schmutzer@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name DIANA ELLENBECKER	Contact title FINANCE DIRECTOR
Contact email DIANA.ELLENBECKER@GREENBAYWI.GOV	Contact phone (920) 448-3025

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
05231	GREEN BAY	BROWN	07/01/2025	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
019	3	East Town Mall	09/19/2017	09/19/2044	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$237,889

Section 3– Revenue	Amount
Tax increment	\$222,251
Investment income	\$18,565
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Developer name GB East LLC	\$26,177
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$266,993

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	\$31,024
Professional services	\$650
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name Green Bay East LLC	\$86,379
Transfer to other funds	
Other expenditures	
Total Expenditures	\$118,203

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$386,679
Future costs	\$11,276,140
Future revenue	\$10,942,689
Surplus or deficit	\$53,228

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$0	\$0	\$0	\$0
005	\$3,188,900	\$-3,752,700	\$-300	\$-564,100
010	\$0	\$0	\$-200	\$-200
012	\$21,366,700	\$-13,400	\$-2,000	\$21,351,300
013	\$48,600	\$0	\$0	\$48,600
014	\$14,690,800	\$-896,400	\$-300	\$13,794,100
016	\$3,124,000	\$-8,100	\$-200	\$3,115,700
018	\$6,278,600	\$-731,000	\$-1,300	\$5,546,300
019	\$4,449,100	\$-1,353,800	\$-900	\$3,094,400
020	\$37,300	\$0	\$0	\$37,300
021	\$0	\$0	\$0	\$0
022	\$230,400	\$0	\$-100	\$230,300
023	\$14,728,000	\$0	\$-1,500	\$14,726,500
024	\$0	\$0	\$0	\$0
025	\$12,274,100	\$0	\$0	\$12,274,100
Total	\$80,416,500	\$-6,755,400	\$-6,800	\$73,654,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
005	\$-564,100	\$9,863,427,300	-0.01	\$57,573,939	\$-5,757
010	\$-200	\$9,863,427,300	0.00	\$57,573,939	\$0
012	\$21,351,300	\$9,863,427,300	0.22	\$57,573,939	\$126,663
013	\$48,600	\$9,863,427,300	0.00	\$57,573,939	\$0
014	\$13,794,100	\$9,863,427,300	0.14	\$57,573,939	\$80,604
016	\$3,115,700	\$9,863,427,300	0.03	\$57,573,939	\$17,272
018	\$5,546,300	\$9,863,427,300	0.06	\$57,573,939	\$34,544
019	\$3,094,400	\$9,863,427,300	0.03	\$57,573,939	\$17,272
020	\$37,300	\$9,863,427,300	0.00	\$57,573,939	\$0
021	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
022	\$230,300	\$9,863,427,300	0.00	\$57,573,939	\$0
023	\$14,726,500	\$9,863,427,300	0.15	\$57,573,939	\$86,361
024	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0

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025	\$12,274,100	\$9,863,427,300	0.12	\$57,573,939	\$69,089
Total	\$73,654,300	\$9,863,427,300	0.74	\$57,573,939	\$426,047

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$17,272	\$0.17272

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2023	004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
2023	013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
2023	019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
2023	020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
2023	022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
2023	024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
2023	Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
Preparer email stephanie.schmutzer@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name DIANA ELLENBECKER	Contact title FINANCE DIRECTOR
Contact email DIANA.ELLENBECKER@GREENBAYWI.GOV	Contact phone (920) 448-3025

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
05231	GREEN BAY	BROWN	07/01/2025	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
020	3	WHITNEY PARK	09/25/2018	09/25/2045	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$86,105

Section 3– Revenue	Amount
Tax increment	\$185,805
Investment income	\$9,338
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$195,143

Section 4 – Expenditures	Amount
Capital expenditures	\$600,000
Administration	\$10,021
Professional services	\$650
Interest and fiscal charges	\$2,384
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name Whitney School Development LLC	\$113,159
Transfer to other funds	
Other expenditures	
Total Expenditures	\$726,364

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-445,116
Future costs	\$4,232,329
Future revenue	\$4,735,125
Surplus or deficit	\$57,680

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$0	\$0	\$0	\$0
005	\$3,188,900	\$-3,752,700	\$-300	\$-564,100
010	\$0	\$0	\$-200	\$-200
012	\$21,366,700	\$-13,400	\$-2,000	\$21,351,300
013	\$48,600	\$0	\$0	\$48,600
014	\$14,690,800	\$-896,400	\$-300	\$13,794,100
016	\$3,124,000	\$-8,100	\$-200	\$3,115,700
018	\$6,278,600	\$-731,000	\$-1,300	\$5,546,300
019	\$4,449,100	\$-1,353,800	\$-900	\$3,094,400
020	\$37,300	\$0	\$0	\$37,300
021	\$0	\$0	\$0	\$0
022	\$230,400	\$0	\$-100	\$230,300
023	\$14,728,000	\$0	\$-1,500	\$14,726,500
024	\$0	\$0	\$0	\$0
025	\$12,274,100	\$0	\$0	\$12,274,100
Total	\$80,416,500	\$-6,755,400	\$-6,800	\$73,654,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
005	\$-564,100	\$9,863,427,300	-0.01	\$57,573,939	\$-5,757
010	\$-200	\$9,863,427,300	0.00	\$57,573,939	\$0
012	\$21,351,300	\$9,863,427,300	0.22	\$57,573,939	\$126,663
013	\$48,600	\$9,863,427,300	0.00	\$57,573,939	\$0
014	\$13,794,100	\$9,863,427,300	0.14	\$57,573,939	\$80,604
016	\$3,115,700	\$9,863,427,300	0.03	\$57,573,939	\$17,272
018	\$5,546,300	\$9,863,427,300	0.06	\$57,573,939	\$34,544
019	\$3,094,400	\$9,863,427,300	0.03	\$57,573,939	\$17,272
020	\$37,300	\$9,863,427,300	0.00	\$57,573,939	\$0
021	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
022	\$230,300	\$9,863,427,300	0.00	\$57,573,939	\$0
023	\$14,726,500	\$9,863,427,300	0.15	\$57,573,939	\$86,361
024	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0

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025	\$12,274,100	\$9,863,427,300	0.12	\$57,573,939	\$69,089
Total	\$73,654,300	\$9,863,427,300	0.74	\$57,573,939	\$426,047

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2023	004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
2023	013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
2023	019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
2023	020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
2023	022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
2023	024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
2023	Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

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Section 7 – Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
Preparer email stephanie.schmutzer@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name DIANA ELLENBECKER	Contact title FINANCE DIRECTOR
Contact email DIANA.ELLENBECKER@GREENBAYWI.GOV	Contact phone (920) 448-3025

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
05231	GREEN BAY	BROWN	07/01/2025	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
021	2	GREEN BAY PACKAGING	09/25/2018	09/25/2045	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$2,521,781

Section 3– Revenue	Amount
Tax increment	\$1,906,913
Investment income	\$187,763
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$2,094,676

Section 4 – Expenditures	Amount
Capital expenditures	\$91,794
Administration	\$31,868
Professional services	\$1,700
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	\$202,206
Allocation to another TID	
Developer grants	
Developer name Green Bay Packaging	\$1,235,473
Transfer to other funds	
Other expenditures	
Total Expenditures	\$1,563,191

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$3,053,266
Future costs	\$37,402,749
Future revenue	\$34,423,332
Surplus or deficit	\$73,849

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$0	\$0	\$0	\$0
005	\$3,188,900	\$-3,752,700	\$-300	\$-564,100
010	\$0	\$0	\$-200	\$-200
012	\$21,366,700	\$-13,400	\$-2,000	\$21,351,300
013	\$48,600	\$0	\$0	\$48,600
014	\$14,690,800	\$-896,400	\$-300	\$13,794,100
016	\$3,124,000	\$-8,100	\$-200	\$3,115,700
018	\$6,278,600	\$-731,000	\$-1,300	\$5,546,300
019	\$4,449,100	\$-1,353,800	\$-900	\$3,094,400
020	\$37,300	\$0	\$0	\$37,300
021	\$0	\$0	\$0	\$0
022	\$230,400	\$0	\$-100	\$230,300
023	\$14,728,000	\$0	\$-1,500	\$14,726,500
024	\$0	\$0	\$0	\$0
025	\$12,274,100	\$0	\$0	\$12,274,100
Total	\$80,416,500	\$-6,755,400	\$-6,800	\$73,654,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
005	\$-564,100	\$9,863,427,300	-0.01	\$57,573,939	\$-5,757
010	\$-200	\$9,863,427,300	0.00	\$57,573,939	\$0
012	\$21,351,300	\$9,863,427,300	0.22	\$57,573,939	\$126,663
013	\$48,600	\$9,863,427,300	0.00	\$57,573,939	\$0
014	\$13,794,100	\$9,863,427,300	0.14	\$57,573,939	\$80,604
016	\$3,115,700	\$9,863,427,300	0.03	\$57,573,939	\$17,272
018	\$5,546,300	\$9,863,427,300	0.06	\$57,573,939	\$34,544
019	\$3,094,400	\$9,863,427,300	0.03	\$57,573,939	\$17,272
020	\$37,300	\$9,863,427,300	0.00	\$57,573,939	\$0
021	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
022	\$230,300	\$9,863,427,300	0.00	\$57,573,939	\$0
023	\$14,726,500	\$9,863,427,300	0.15	\$57,573,939	\$86,361
024	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0

025	\$12,274,100	\$9,863,427,300	0.12	\$57,573,939	\$69,089
Total	\$73,654,300	\$9,863,427,300	0.74	\$57,573,939	\$426,047

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2023	004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
2023	013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
2023	019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
2023	020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
2023	022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
2023	024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
2023	Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

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Section 7 – Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
Preparer email stephanie.schmutzer@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name DIANA ELLENBECKER	Contact title FINANCE DIRECTOR
Contact email DIANA.ELLENBECKER@GREENBAYWI.GOV	Contact phone (920) 448-3025

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
05231	GREEN BAY	BROWN	07/01/2025	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
022	2	SHIPYARD	09/17/2019	09/17/2046	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$4,698,747

Section 3– Revenue	Amount
Tax increment	\$24,654
Investment income	\$175,701
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Source Brownfields	\$125,480
Other revenue	
Source Rental income	\$7,200
Total Revenue (deposits)	\$333,035

Section 4 – Expenditures	Amount
Capital expenditures	\$2,755,301
Administration	\$57,402
Professional services	\$81,584
Interest and fiscal charges	\$296,643
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$525,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Name utilities	\$25,608
Total Expenditures	\$3,741,688

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$1,290,094
Future costs	\$46,228,675
Future revenue	\$45,064,701
Surplus or deficit	\$126,120

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$0	\$0	\$0	\$0
005	\$3,188,900	\$-3,752,700	\$-300	\$-564,100
010	\$0	\$0	\$-200	\$-200
012	\$21,366,700	\$-13,400	\$-2,000	\$21,351,300
013	\$48,600	\$0	\$0	\$48,600
014	\$14,690,800	\$-896,400	\$-300	\$13,794,100
016	\$3,124,000	\$-8,100	\$-200	\$3,115,700
018	\$6,278,600	\$-731,000	\$-1,300	\$5,546,300
019	\$4,449,100	\$-1,353,800	\$-900	\$3,094,400
020	\$37,300	\$0	\$0	\$37,300
021	\$0	\$0	\$0	\$0
022	\$230,400	\$0	\$-100	\$230,300
023	\$14,728,000	\$0	\$-1,500	\$14,726,500
024	\$0	\$0	\$0	\$0
025	\$12,274,100	\$0	\$0	\$12,274,100
Total	\$80,416,500	\$-6,755,400	\$-6,800	\$73,654,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
005	\$-564,100	\$9,863,427,300	-0.01	\$57,573,939	\$-5,757
010	\$-200	\$9,863,427,300	0.00	\$57,573,939	\$0
012	\$21,351,300	\$9,863,427,300	0.22	\$57,573,939	\$126,663
013	\$48,600	\$9,863,427,300	0.00	\$57,573,939	\$0
014	\$13,794,100	\$9,863,427,300	0.14	\$57,573,939	\$80,604
016	\$3,115,700	\$9,863,427,300	0.03	\$57,573,939	\$17,272
018	\$5,546,300	\$9,863,427,300	0.06	\$57,573,939	\$34,544
019	\$3,094,400	\$9,863,427,300	0.03	\$57,573,939	\$17,272
020	\$37,300	\$9,863,427,300	0.00	\$57,573,939	\$0
021	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
022	\$230,300	\$9,863,427,300	0.00	\$57,573,939	\$0
023	\$14,726,500	\$9,863,427,300	0.15	\$57,573,939	\$86,361
024	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0

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025	\$12,274,100	\$9,863,427,300	0.12	\$57,573,939	\$69,089
Total	\$73,654,300	\$9,863,427,300	0.74	\$57,573,939	\$426,047

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2023	004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
2023	013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
2023	019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
2023	020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
2023	022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
2023	024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
2023	Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

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Section 7 – Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
Preparer email stephanie.schmutzer@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name DIANA ELLENBECKER	Contact title FINANCE DIRECTOR
Contact email DIANA.ELLENBECKER@GREENBAYWI.GOV	Contact phone (920) 448-3025

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
05231	GREEN BAY	BROWN	07/01/2025	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
023	2	LEGENDS DISTRICT	09/17/2019	09/17/2046	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-599,662

Section 3– Revenue	Amount
Tax increment	\$142,956
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$142,956

Section 4 – Expenditures	Amount
Capital expenditures	\$76,649
Administration	\$26,414
Professional services	\$6,650
Interest and fiscal charges	\$20,007
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name n/a	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$129,870

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-586,576
Future costs	\$13,460,077
Future revenue	\$14,111,962
Surplus or deficit	\$65,309

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$0	\$0	\$0	\$0
005	\$3,188,900	\$-3,752,700	\$-300	\$-564,100
010	\$0	\$0	\$-200	\$-200
012	\$21,366,700	\$-13,400	\$-2,000	\$21,351,300
013	\$48,600	\$0	\$0	\$48,600
014	\$14,690,800	\$-896,400	\$-300	\$13,794,100
016	\$3,124,000	\$-8,100	\$-200	\$3,115,700
018	\$6,278,600	\$-731,000	\$-1,300	\$5,546,300
019	\$4,449,100	\$-1,353,800	\$-900	\$3,094,400
020	\$37,300	\$0	\$0	\$37,300
021	\$0	\$0	\$0	\$0
022	\$230,400	\$0	\$-100	\$230,300
023	\$14,728,000	\$0	\$-1,500	\$14,726,500
024	\$0	\$0	\$0	\$0
025	\$12,274,100	\$0	\$0	\$12,274,100
Total	\$80,416,500	\$-6,755,400	\$-6,800	\$73,654,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
005	\$-564,100	\$9,863,427,300	-0.01	\$57,573,939	\$-5,757
010	\$-200	\$9,863,427,300	0.00	\$57,573,939	\$0
012	\$21,351,300	\$9,863,427,300	0.22	\$57,573,939	\$126,663
013	\$48,600	\$9,863,427,300	0.00	\$57,573,939	\$0
014	\$13,794,100	\$9,863,427,300	0.14	\$57,573,939	\$80,604
016	\$3,115,700	\$9,863,427,300	0.03	\$57,573,939	\$17,272
018	\$5,546,300	\$9,863,427,300	0.06	\$57,573,939	\$34,544
019	\$3,094,400	\$9,863,427,300	0.03	\$57,573,939	\$17,272
020	\$37,300	\$9,863,427,300	0.00	\$57,573,939	\$0
021	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
022	\$230,300	\$9,863,427,300	0.00	\$57,573,939	\$0
023	\$14,726,500	\$9,863,427,300	0.15	\$57,573,939	\$86,361
024	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0

025	\$12,274,100	\$9,863,427,300	0.12	\$57,573,939	\$69,089
Total	\$73,654,300	\$9,863,427,300	0.74	\$57,573,939	\$426,047

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$86,361	\$0.86361

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2023	004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
2023	013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
2023	019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
2023	020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
2023	022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
2023	024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
2023 Total		\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
Preparer email stephanie.schmutzer@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name DIANA ELLENBECKER	Contact title FINANCE DIRECTOR
Contact email DIANA.ELLENBECKER@GREENBAYWI.GOV	Contact phone (920) 448-3025

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
05231	GREEN BAY	BROWN	07/01/2025	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
024	6	Cherry St Development	08/30/2022	08/30/2042	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	-\$48,082

Section 3– Revenue	Amount
Tax increment	\$5,269
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$5,269

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	\$9,468
Professional services	\$24,944
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$34,562

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-77,375
Future costs	\$11,700,986
Future revenue	\$11,799,037
Surplus or deficit	\$20,676

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$0	\$0	\$0	\$0
005	\$3,188,900	\$-3,752,700	\$-300	\$-564,100
010	\$0	\$0	\$-200	\$-200
012	\$21,366,700	\$-13,400	\$-2,000	\$21,351,300
013	\$48,600	\$0	\$0	\$48,600
014	\$14,690,800	\$-896,400	\$-300	\$13,794,100
016	\$3,124,000	\$-8,100	\$-200	\$3,115,700
018	\$6,278,600	\$-731,000	\$-1,300	\$5,546,300
019	\$4,449,100	\$-1,353,800	\$-900	\$3,094,400
020	\$37,300	\$0	\$0	\$37,300
021	\$0	\$0	\$0	\$0
022	\$230,400	\$0	\$-100	\$230,300
023	\$14,728,000	\$0	\$-1,500	\$14,726,500
024	\$0	\$0	\$0	\$0
025	\$12,274,100	\$0	\$0	\$12,274,100
Total	\$80,416,500	\$-6,755,400	\$-6,800	\$73,654,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
005	\$-564,100	\$9,863,427,300	-0.01	\$57,573,939	\$-5,757
010	\$-200	\$9,863,427,300	0.00	\$57,573,939	\$0
012	\$21,351,300	\$9,863,427,300	0.22	\$57,573,939	\$126,663
013	\$48,600	\$9,863,427,300	0.00	\$57,573,939	\$0
014	\$13,794,100	\$9,863,427,300	0.14	\$57,573,939	\$80,604
016	\$3,115,700	\$9,863,427,300	0.03	\$57,573,939	\$17,272
018	\$5,546,300	\$9,863,427,300	0.06	\$57,573,939	\$34,544
019	\$3,094,400	\$9,863,427,300	0.03	\$57,573,939	\$17,272
020	\$37,300	\$9,863,427,300	0.00	\$57,573,939	\$0
021	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
022	\$230,300	\$9,863,427,300	0.00	\$57,573,939	\$0
023	\$14,726,500	\$9,863,427,300	0.15	\$57,573,939	\$86,361
024	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0

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025	\$12,274,100	\$9,863,427,300	0.12	\$57,573,939	\$69,089
Total	\$73,654,300	\$9,863,427,300	0.74	\$57,573,939	\$426,047

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2023	004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
2023	013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
2023	019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
2023	020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
2023	022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
2023	024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
2023	Total	\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
Preparer email stephanie.schmutzer@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name DIANA ELLENBECKER	Contact title FINANCE DIRECTOR
Contact email DIANA.ELLENBECKER@GREENBAYWI.GOV	Contact phone (920) 448-3025

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
05231	GREEN BAY	BROWN	07/01/2025	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
025	5	Grand View Industrial Park	08/30/2022	08/30/2042	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$154,873

Section 3– Revenue	Amount
Tax increment	\$161,991
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$161,991

Section 4 – Expenditures	Amount
Capital expenditures	\$1,208,297
Administration	\$29,235
Professional services	\$8,047
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$1,245,729

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-928,865
Future costs	\$22,859,915
Future revenue	\$23,904,798
Surplus or deficit	\$116,018

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
004	\$0	\$0	\$0	\$0
005	\$3,188,900	\$-3,752,700	\$-300	\$-564,100
010	\$0	\$0	\$-200	\$-200
012	\$21,366,700	\$-13,400	\$-2,000	\$21,351,300
013	\$48,600	\$0	\$0	\$48,600
014	\$14,690,800	\$-896,400	\$-300	\$13,794,100
016	\$3,124,000	\$-8,100	\$-200	\$3,115,700
018	\$6,278,600	\$-731,000	\$-1,300	\$5,546,300
019	\$4,449,100	\$-1,353,800	\$-900	\$3,094,400
020	\$37,300	\$0	\$0	\$37,300
021	\$0	\$0	\$0	\$0
022	\$230,400	\$0	\$-100	\$230,300
023	\$14,728,000	\$0	\$-1,500	\$14,726,500
024	\$0	\$0	\$0	\$0
025	\$12,274,100	\$0	\$0	\$12,274,100
Total	\$80,416,500	\$-6,755,400	\$-6,800	\$73,654,300

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
004	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
005	\$-564,100	\$9,863,427,300	-0.01	\$57,573,939	\$-5,757
010	\$-200	\$9,863,427,300	0.00	\$57,573,939	\$0
012	\$21,351,300	\$9,863,427,300	0.22	\$57,573,939	\$126,663
013	\$48,600	\$9,863,427,300	0.00	\$57,573,939	\$0
014	\$13,794,100	\$9,863,427,300	0.14	\$57,573,939	\$80,604
016	\$3,115,700	\$9,863,427,300	0.03	\$57,573,939	\$17,272
018	\$5,546,300	\$9,863,427,300	0.06	\$57,573,939	\$34,544
019	\$3,094,400	\$9,863,427,300	0.03	\$57,573,939	\$17,272
020	\$37,300	\$9,863,427,300	0.00	\$57,573,939	\$0
021	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0
022	\$230,300	\$9,863,427,300	0.00	\$57,573,939	\$0
023	\$14,726,500	\$9,863,427,300	0.15	\$57,573,939	\$86,361
024	\$0	\$9,863,427,300	0.00	\$57,573,939	\$0

025	\$12,274,100	\$9,863,427,300	0.12	\$57,573,939	\$69,089
Total	\$73,654,300	\$9,863,427,300	0.74	\$57,573,939	\$426,047

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$69,089	\$0.69089

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2023	004	\$0	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	005	\$667,600	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	010	\$520,000	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	012	\$9,512,000	\$9,135,224,100	0.10	\$57,022,039	\$57,022
2023	013	\$118,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	014	\$917,500	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	016	\$477,700	\$9,135,224,100	0.01	\$57,022,039	\$5,702
2023	018	\$3,827,300	\$9,135,224,100	0.04	\$57,022,039	\$22,809
2023	019	\$2,494,900	\$9,135,224,100	0.03	\$57,022,039	\$17,107
2023	020	\$14,700	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	021	\$-2,732,900	\$9,135,224,100	-0.03	\$57,022,039	\$-17,107
2023	022	\$58,000	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	023	\$4,411,900	\$9,135,224,100	0.05	\$57,022,039	\$28,511
2023	024	\$81,500	\$9,135,224,100	0.00	\$57,022,039	\$0
2023	025	\$7,772,500	\$9,135,224,100	0.09	\$57,022,039	\$51,320
2023 Total		\$28,141,400	\$9,135,224,100	0.32	\$57,022,039	\$182,471

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Stephanie Schmutzer	Preparer title Accountant
Preparer email stephanie.schmutzer@greenbaywi.gov	Preparer phone (920) 448-3409
Contact name DIANA ELLENBECKER	Contact title FINANCE DIRECTOR
Contact email DIANA.ELLENBECKER@GREENBAYWI.GOV	Contact phone (920) 448-3025



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

MEETING DATE

June 10, 2025

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # E.2

Consideration with possible action to review and discuss the draft Project Plan for Tax Incremental District Number Thirty (TID 30): US Bank Conversion.

BACKGROUND

TID 30: US Bank Conversion is a proposed rehabilitation and conservation district comprising approximately 1.35 acres located at 425 Pine Street in Downtown Green Bay. TID 30 will be classified as a rehabilitation and conservation district based on the identification and classification of the property proposed to be included within the TID. The creation of the district is proposed to pay the costs of development incentives needed to support the planned residential conversion of the US Bank building to be undertaken by Living Downtown LLC. The project will include sixty-six (66) market rate rental housing units on floors two (2) through seven (7), with the existing commercial use on floor one (1) to be retained.

Eligible project costs include development incentives, land acquisition, site preparation activities, utility and infrastructure improvements, street and streetscape improvements, and administration. Proposed costs include projects within the proposed boundary and within a one-half (1/2) mile radius of the proposed boundary of the TID.

In accordance with the Comprehensive Plan, the City of Green Bay ("City") and Redevelopment Authority of the City of Green Bay ("RDA") seek to create a more safe, productive, accessible, and innovative community in order to generate economic activity and tax base. The City and RDA have concluded that the property located at 425 Pine Street is not attaining its highest and best land use based on the Comprehensive Plan. But for the creation of TID 30, the future land use identified in the Comprehensive Plan would not occur in the manner desired by the City and RDA.

RECOMMENDATION

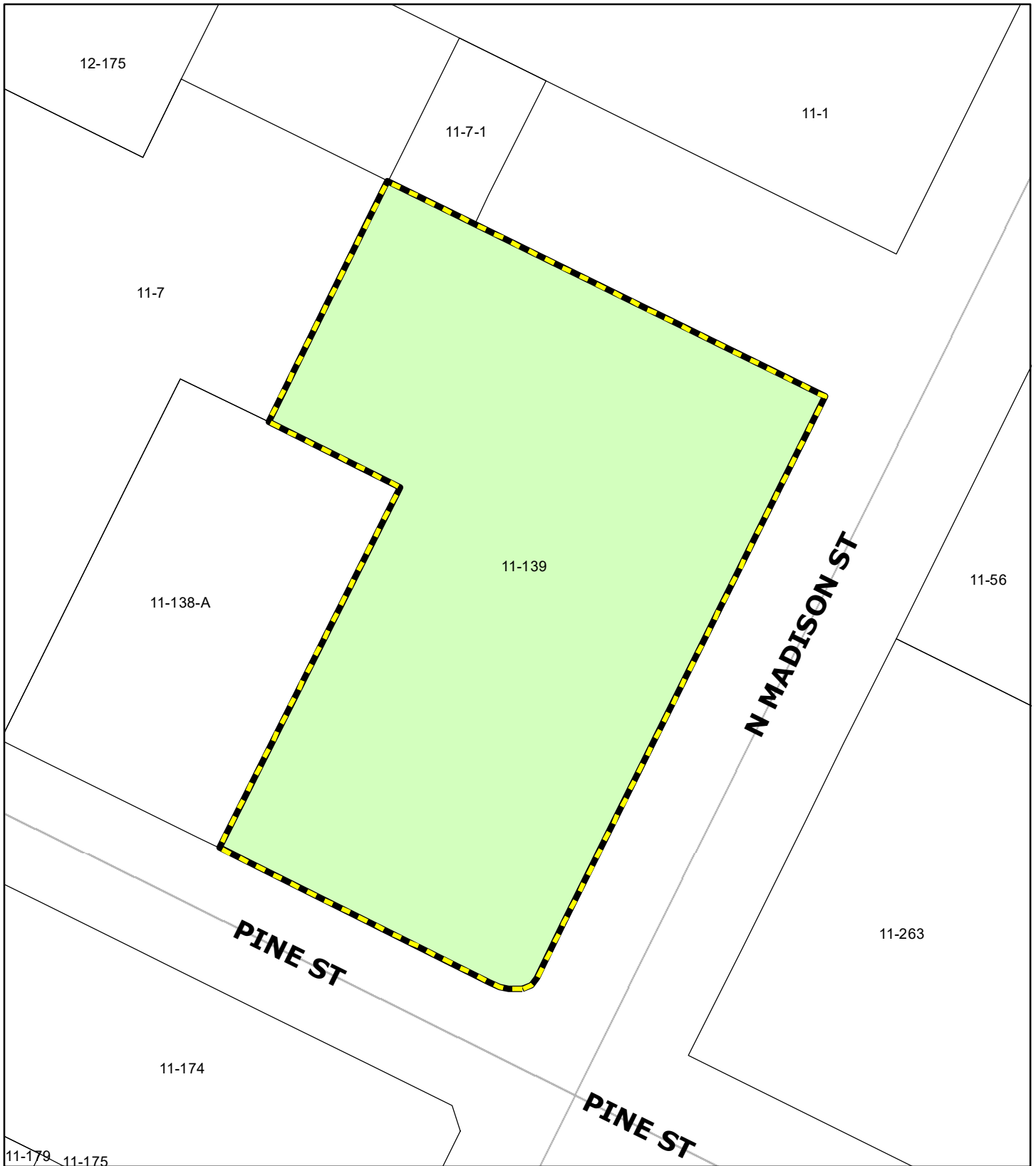
Recommend to the RDA and the Common Council to adopt a Creation Resolution to establish TID Thirty (TID 30): US Bank Conversion and adopt the Project Plan.


FISCAL IMPACT

A fiscal impact analysis has been included as part of the draft Project Plan and will be discussed at the meeting.

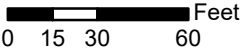

ATTACHMENTS

1. TID30 - Boundary
2. DRAFT TID 30 Project Plan 05.21.25






TID 30

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. 12 May 2025 X:\Planning\Work Order Requests\2025\25.03 TID\TID 30\TID5 - Boundary.mxd


TID Boundary


TID Parcel

June 1, 2025

PROJECT PLAN

City of Green Bay, Wisconsin

Tax Incremental District No. 30

US Bank Conversion



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	June 10 th , 2025
Public Hearing Held:	June 10 th , 2025
Consideration by Redevelopment Authority:	June 10 th , 2025
Adoption by Common Council:	June 24 th , 2025
Approval by the Joint Review Board:	Scheduled for TBD

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SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 30 (“District”) is a proposed In Need of Rehabilitation or Conservation District comprising approximately 1.35 acres located in downtown Green Bay. The District will be created to pay the costs of development incentives needed to support the planned residential conversion of the former US Bank tower (the “Project”) to be undertaken by Living Downtown LLC (the “Developer”). In addition to the incremental property value that will be created, the City expects construction-related job creation related to housing development, additional employment opportunities for commercial jobs post-construction, increased property values, increased income and sales tax collection, increased commercial activity, and other economic benefits from the purchase of goods and services related to the construction and operation of the Project.

AUTHORITY

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately \$7.46 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$7.00 million in Pay As You Go (“PAYGO”) developer incentives and \$464 thousand in ongoing planning and administrative costs.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$8.44 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within its allowable 27 years.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. The Developer will incur costs to redevelop the property within the District that are not expected to be fully recovered through sale or rent while also generating market-appropriate investor returns. The City has evaluated a request from the Developer for Tax Incremental Financing (“TIF”) assistance and confirmed that the public investment is necessary, and that “but for” that investment, the related redevelopment will not occur. The development incentives included in this Plan are based on the approved Development Agreement 24-06 which prescribed the incentive would be provided on a PAYGO basis. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.
2. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
3. Not less than 50% by area of the real property within the District is in need of rehabilitation or conservation work as defined by Wis. Stat. § 66.1337(2m)(a).
4. Based on the foregoing finding, the District is designated as a district in need of rehabilitation or conservation.
5. The Project Costs relate directly to the rehabilitation or conservation of property and improvements in the District, consistent with the purpose for which the District is created.
6. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.

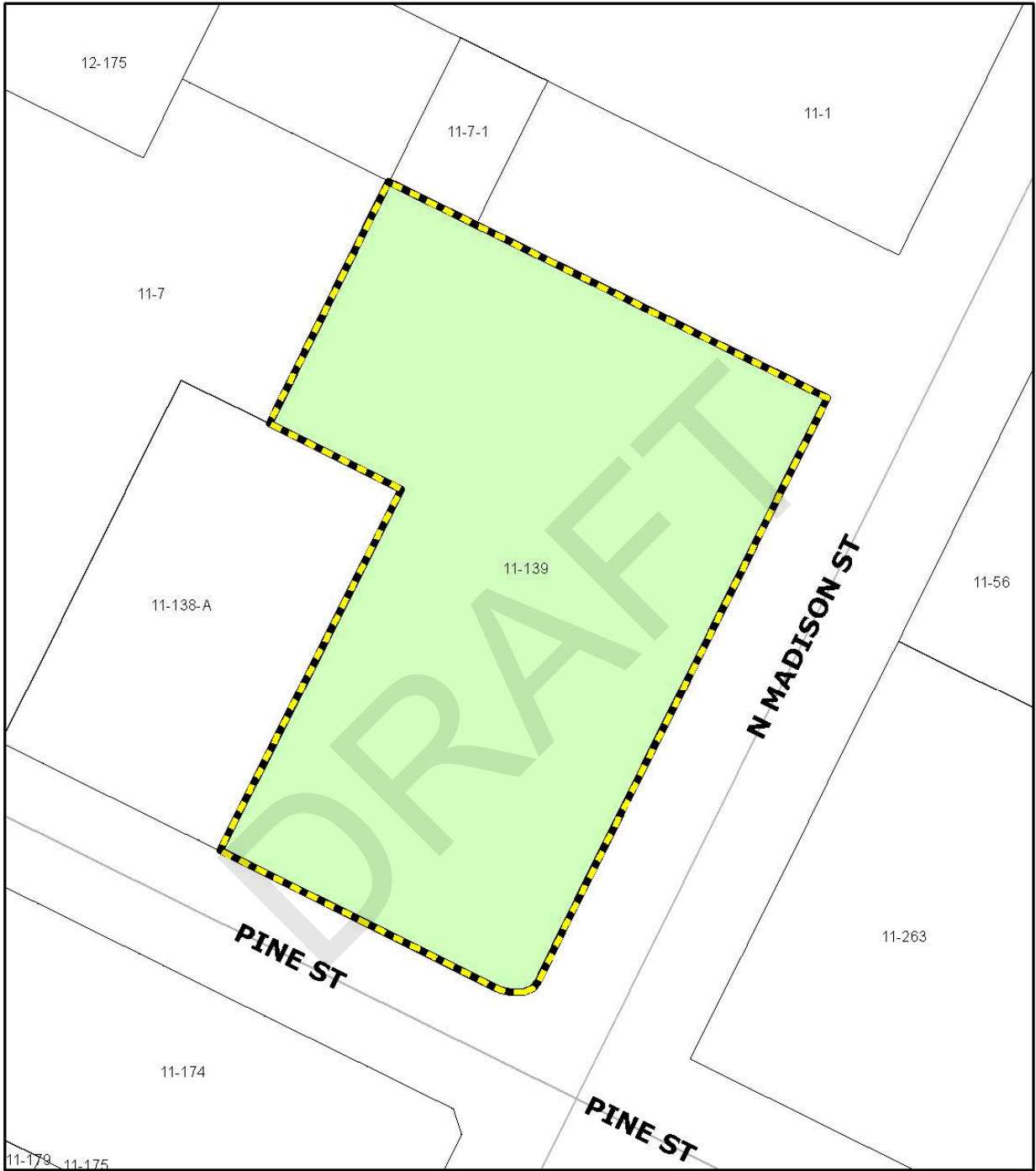
7. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
8. The City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
9. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
10. The Plan for the District is feasible and is in conformity with the Master Plan of the City.


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SECTION 2: Preliminary Map of Proposed District Boundary


Map Found on Following Page.


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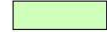


 **TID 30**

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0 15 30 60 Feet 

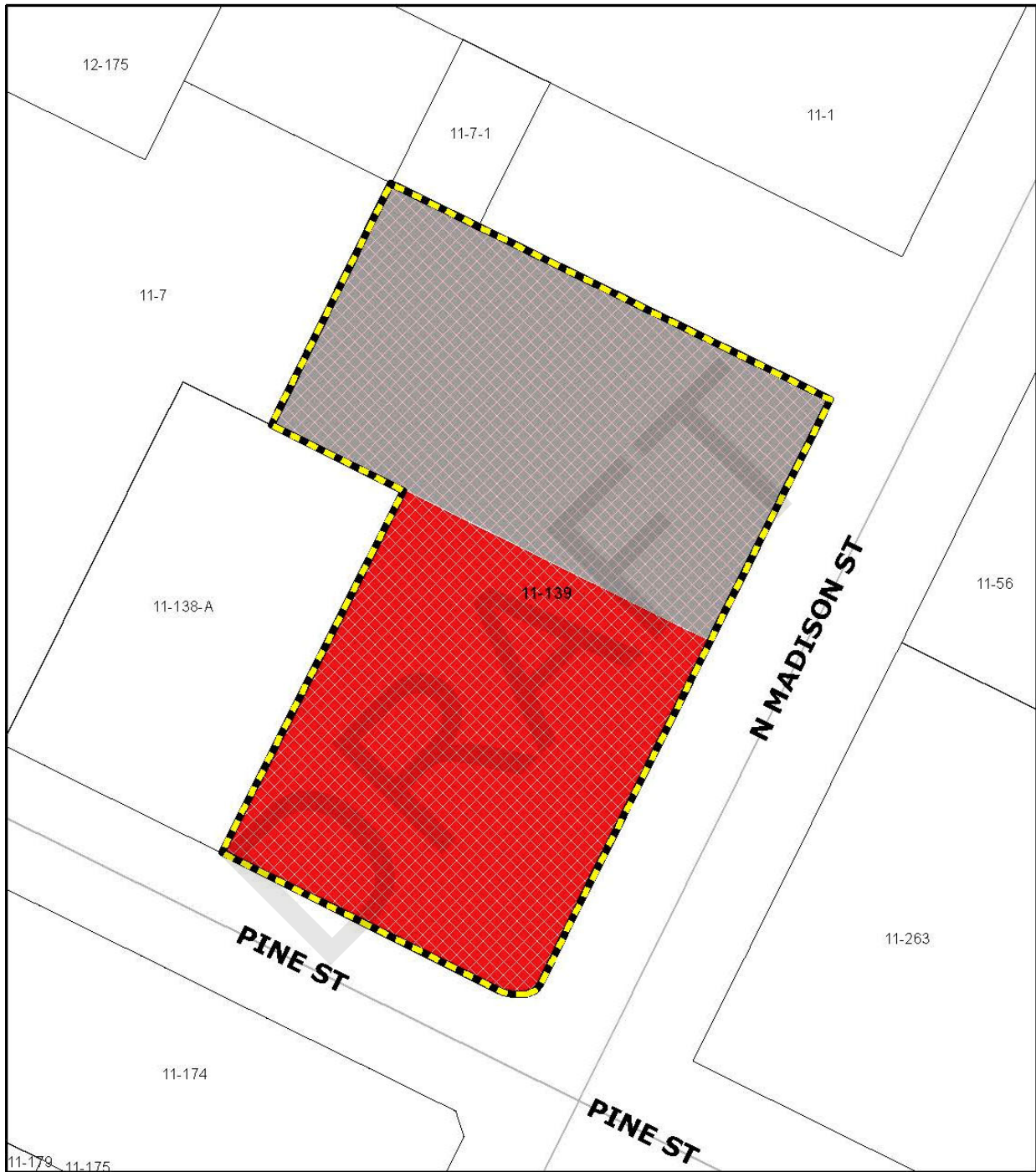
 TID Boundary

 TID Parcel

SECTION 3: Map Showing Existing Uses and Conditions

Map Found on Following Page.

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0 15 30 60 Feet

N

-  Existing Commercial
-  Existing Public Parking
-  TID Boundary
-  Rehabilitation Needed

SECTION 4: Preliminary Parcel List and Analysis

The District will consist of a single parcel as identified in the below tables:

Parcel Data

Parcel Number	Address	Owner	Acres	Designated Acres	Rehab/ Conservation Condition
				Rehab/ Conservation	
11-139	425 Pine St	Living Downtown LLC	1.35	1.35	Condition 4
TOTALS			1.35	1.35	

Percentage of TID Area Designated as in Need of Rehabilitation or Conservation (at least 50%)

100%

Percentage of TID Area Not Designated as in Need of Rehabilitation

0%

The parcel will be rehabilitated in accordance with the objectives of the urban renewal project and will include undertakings and activities for the prevention of the development of blighted, deteriorated or deteriorating areas, thereby qualifying the parcel as in need of rehabilitation or conservation.

Calculation of Estimated Base Value¹

Parcel	Assessed Value			Equalized Value ²		
	Land	Improvement	Total	Land	Improvement	Total
11-139	595,600	2,265,900	2,861,500	745,900	2,837,700	3,583,600
TOTALS	595,600	2,265,900	2,861,500	745,900	2,837,700	3,583,600

1) Estimated based on values as of January 1, 2024. Actual base value will be as of January 1, 2025.

2) Calculation based on aggregate assessment ratio of 79.85%.

SECTION 5: Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

Calculation of City Equalized Value Limit

City TID IN Equalized Value (Jan. 1, 2024)	\$	10,834,009,900
TID Valuation Limit @ 12% of Above Value	\$	1,300,081,188

Calculation of Value Subject to Limit

Estimated Base Value of Territory to be Included in District	\$	3,583,600
Incremental Value of Existing Districts (Jan. 1, 2024)	\$	771,458,500
Total Value Subject to 12% Valuation Limit	\$	775,042,100
Total Percentage of TID IN Equalized Value		7.15%
Residual Value Capacity of TID IN Equalized Value	\$	525,039,088

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$775,042,100. This value is less than the maximum of \$1,300,081,188 in equalized value that is permitted for the City.

SECTION 6: Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion

of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Contribution to Redevelopment Authority (RDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the RDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the City, through its RDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Professional Service and Organizational Costs

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

Administrative Costs

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

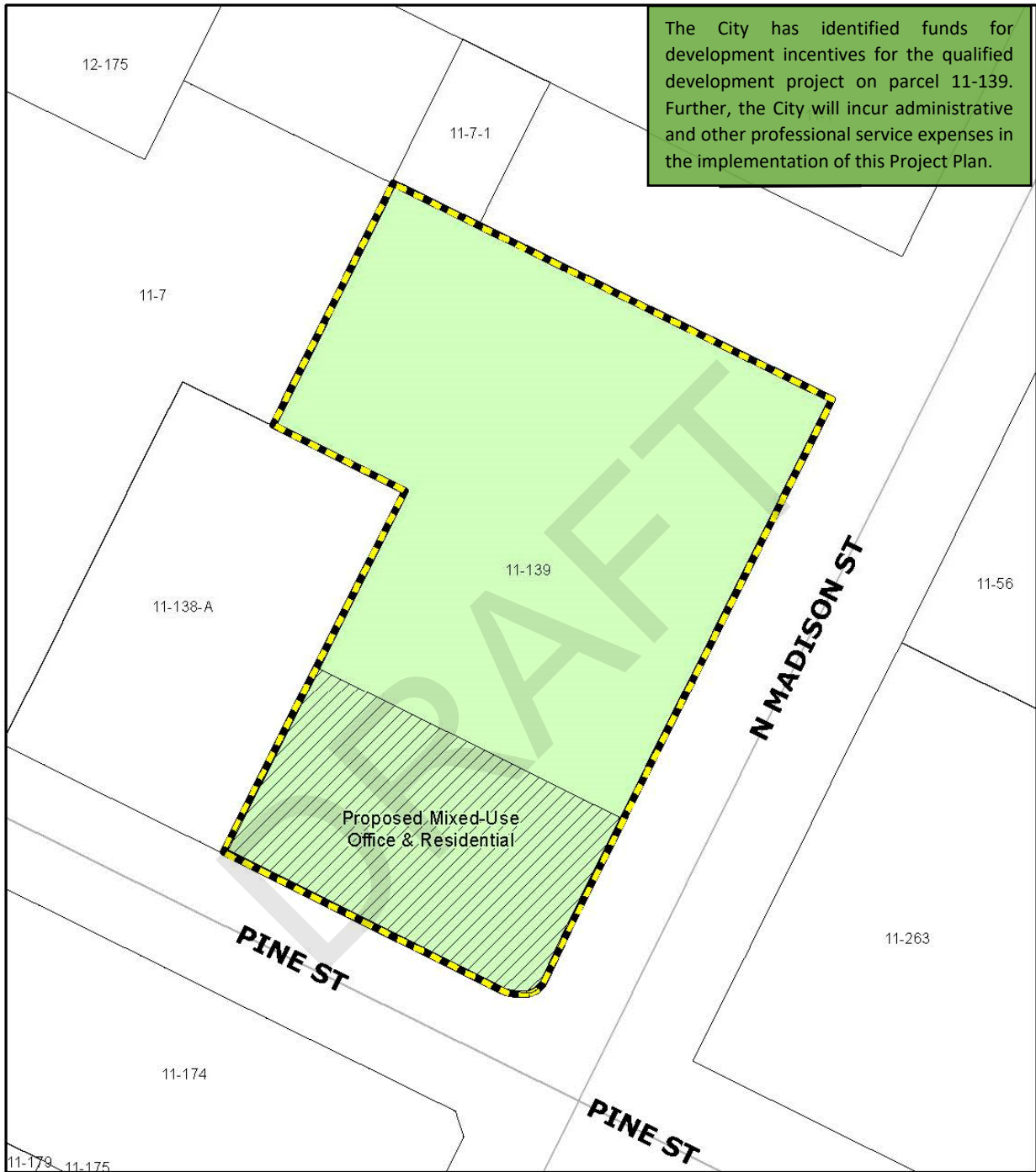
Financing Costs

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

SECTION 7: Map Showing Proposed Improvements and Uses

Map Found on Following Page.

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TID 30

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0 15 30 60 Feet

N

- Proposed Mixed-Use
- TID Boundary
- TID 30 Parcel

SECTION 8: Detailed List of Estimated Project Costs

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

Project ID	Project Name/Type	Est. Cost		Totals	Est. Timing
		Phase I	Ongoing		
1	Pay As You Go ("PAYGO") Development Incentives ¹	7,000,000		7,000,000	2025-2053
2	Ongoing Planning & Administrative Costs		464,309	464,309	2025-2053
Total Projects		7,000,000	464,309	7,464,309	

Notes:

1) Represents the Tax Incentive Cap per Section III.C.2 of the revised Development Agreement 24-06.

SECTION 9: Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create \$8.44 million in incremental value by January 1, 2026. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$17.32 per thousand of equalized value decreases 0.50% annually and values increase 1.00% annually from economic appreciation, the Project would generate \$4.21 million in incremental tax revenue over the 27-year term of the District as shown in **Table 2**.

Table 1 - Development Assumptions

Construction Year		US Bank Residential Rehab ¹	Annual Total	Construction Year	
1	2025	8,439,500	8,439,500	2025	1
2	2026		0	2026	2
3	2027		0	2027	3
4	2028		0	2028	4
5	2029		0	2029	5
6	2030		0	2030	6
7	2031		0	2031	7
8	2032		0	2032	8
9	2033		0	2033	9
10	2034		0	2034	10
11	2035		0	2035	11
12	2036		0	2036	12
13	2037		0	2037	13
14	2038		0	2038	14
15	2039		0	2039	15
16	2040		0	2040	16
17	2041		0	2041	17
18	2042		0	2042	18
19	2043		0	2043	19
20	2044		0	2044	20
21	2045		0	2045	21
22	2046		0	2046	22
23	2047		0	2047	23
24	2048		0	2048	24
25	2049		0	2049	25
26	2050		0	2050	26
27	2051		0	2051	27
Totals		8,439,500	8,439,500		

Notes:

1) Development Agreement 24-06 estimated the assessed value of the property to be \$9,600,000 after completion. Represents the equalized value increase using the 2024 aggregate ratio of 79.85% and deducting the estimated base value of \$3,583,600.

Table 2 - Tax Increment Projection Worksheet

Type of District	Rehabilitation		Base Value	3,583,600
District Creation Date	June 24, 2025		Economic Change Factor	1.00%
Valuation Date	Jan 1,	2025	Apply to Base Value	
Max Life (Years)	27		Base Tax Rate	\$17.41
End of Expenditure Period	22	6/24/2047	Rate Adjustment Factor	-0.50%
Revenue Periods/Final Year	27	2053		
Extension Eligibility/Years	Yes	3		
Eligible Recipient District	Yes			

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate ¹	Tax Increment
1	2025	8,439,500	2026	0	8,439,500	2027	\$17.32	146,168
2	2026	0	2027	84,395	8,523,895	2028	\$17.23	146,891
3	2027	0	2028	85,239	8,609,134	2029	\$17.15	147,619
4	2028	0	2029	86,091	8,695,225	2030	\$17.06	148,349
5	2029	0	2030	86,952	8,782,178	2031	\$16.98	149,084
6	2030	0	2031	87,822	8,869,999	2032	\$16.89	149,822
7	2031	0	2032	88,700	8,958,699	2033	\$16.81	150,563
8	2032	0	2033	89,587	9,048,286	2034	\$16.72	151,308
9	2033	0	2034	90,483	9,138,769	2035	\$16.64	152,057
10	2034	0	2035	91,388	9,230,157	2036	\$16.56	152,810
11	2035	0	2036	92,302	9,322,458	2037	\$16.47	153,567
12	2036	0	2037	93,225	9,415,683	2038	\$16.39	154,327
13	2037	0	2038	94,157	9,509,840	2039	\$16.31	155,091
14	2038	0	2039	95,098	9,604,938	2040	\$16.23	155,858
15	2039	0	2040	96,049	9,700,988	2041	\$16.15	156,630
16	2040	0	2041	97,010	9,797,997	2042	\$16.07	157,405
17	2041	0	2042	97,980	9,895,977	2043	\$15.98	158,184
18	2042	0	2043	98,960	9,994,937	2044	\$15.90	158,967
19	2043	0	2044	99,949	10,094,887	2045	\$15.83	159,754
20	2044	0	2045	100,949	10,195,835	2046	\$15.75	160,545
21	2045	0	2046	101,958	10,297,794	2047	\$15.67	161,340
22	2046	0	2047	102,978	10,400,772	2048	\$15.59	162,138
23	2047	0	2048	104,008	10,504,779	2049	\$15.51	162,941
24	2048	0	2049	105,048	10,609,827	2050	\$15.43	163,747
25	2049	0	2050	106,098	10,715,926	2051	\$15.36	164,558
26	2050	0	2051	107,159	10,823,085	2052	\$15.28	165,373
27	2051	0	2052	108,231	10,931,316	2053	\$15.20	166,191
Totals		8,439,500		2,491,816		Future Value of Increment		4,211,288

Notes:
 1) Tax rate shown is actual 2024/2025 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

Financing and Implementation

The District's primary expenditures will be development incentives. Incentives will be provided on a PAYGO basis from the tax increment generated by the Project and such incentives may be structured in one or more phases. PAYGO payments will be made from and strictly limited to the tax increments generated by the District. The PAYGO incentives are not considered City debt nor will the City appropriate funds to make PAYGO incentive payments from any other sources aside from the tax increment generated by the District.

The City will also incur certain costs to create and administer the District. Costs incurred by the City prior to availability of tax increments will be paid from other funds of the City to be reimbursed. Once tax increments are collected, these costs will be paid from annual District revenue.

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

Table 3 - Cash Flow

Year	Projected Revenues		Projected Expenditures			Balances			Year
	Tax Increments	Total Revenues	MRO #1 2025 Living Downtown LLC ¹ \$7,000,000	Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative	Liabilities Outstanding	
2025		0		35,000	35,000	(35,000)	(35,000)	7,000,000	2025
2026		0		10,000	10,000	(10,000)	(45,000)	7,000,000	2026
2027	146,168	146,168	124,243	10,300	134,543	11,625	(33,375)	6,875,757	2027
2028	146,891	146,891	124,858	10,609	135,467	11,425	(21,950)	6,750,900	2028
2029	147,619	147,619	125,476	10,927	136,403	11,216	(10,735)	6,625,424	2029
2030	148,349	148,349	126,097	11,255	137,352	10,997	263	6,499,327	2030
2031	149,084	149,084	126,721	11,593	138,314	10,770	11,033	6,372,606	2031
2032	149,822	149,822	127,348	11,941	139,289	10,533	21,565	6,245,257	2032
2033	150,563	150,563	127,979	12,299	140,277	10,286	31,851	6,117,279	2033
2034	151,308	151,308	128,612	12,668	141,280	10,029	41,880	5,988,666	2034
2035	152,057	152,057	129,249	13,048	142,297	9,761	51,640	5,859,418	2035
2036	152,810	152,810	129,889	13,439	143,328	9,482	61,123	5,729,529	2036
2037	153,567	153,567	130,532	13,842	144,374	9,193	70,315	5,598,997	2037
2038	154,327	154,327	131,178	14,258	145,435	8,891	79,207	5,467,820	2038
2039	155,091	155,091	131,827	14,685	146,512	8,578	87,785	5,335,993	2039
2040	155,858	155,858	132,480	15,126	147,605	8,253	96,038	5,203,513	2040
2041	156,630	156,630	133,135	15,580	148,715	7,915	103,953	5,070,378	2041
2042	157,405	157,405	133,794	16,047	149,841	7,564	111,516	4,936,583	2042
2043	158,184	158,184	134,457	16,528	150,985	7,199	118,716	4,802,127	2043
2044	158,967	158,967	135,122	17,024	152,147	6,821	125,536	4,667,004	2044
2045	159,754	159,754	135,791	17,535	153,326	6,428	131,964	4,531,213	2045
2046	160,545	160,545	136,463	18,061	154,524	6,021	137,985	4,394,750	2046
2047	161,340	161,340	137,139	18,603	155,742	5,598	143,583	4,257,611	2047
2048	162,138	162,138	137,818	19,161	156,979	5,160	148,743	4,119,794	2048
2049	162,941	162,941	138,500	19,736	158,236	4,705	153,448	3,981,294	2049
2050	163,747	163,747	139,185	20,328	159,513	4,234	157,682	3,842,109	2050
2051	164,558	164,558	139,874	20,938	160,812	3,746	161,428	3,702,234	2051
2052	165,373	165,373	140,567	21,566	162,133	3,240	164,668	3,561,668	2052
2053	166,191	166,191	141,262	22,213	163,475	2,716	167,384	3,420,405	2053
Totals	4,211,288	4,211,288	3,579,595	464,309	4,043,904				Totals

Notes:

1) The Developer will receive 85% of the annual tax increment generated by the project up to a total incentive of \$7,000,000 per Development Agreement 24-06.

PROJECTED CLOSURE YEAR

LEGEND:
 CALLABLE MATURITIES
 END OF EXP. PERIOD

SECTION 10: Annexed Property

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

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

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12: Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for Downtown land use which allows for and promotes high-intensity office, retail, housing, entertainment, convention and public land uses, preferably in mixed-use buildings with strong pedestrian orientations.

Building Codes and Ordinances

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

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

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

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

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by rehabilitating and conserving property through the provision of appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Project will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as construction-related job creation, additional employment opportunities for commercial jobs post-construction, increased property values, increased income and sales tax collection, increased retail and commercial activity, and other economic benefits from the purchase of goods and services related to the construction and operation of the Project.

SECTION 15:

List of Estimated Non-Project Costs

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

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

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

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

Legal Opinion Found on Following Page.

DRAFT

NEED WET SIGNATURE & DATED LEGAL OPINION ON ATTORNEY LETTERHEAD

SAMPLE

Mayor
City of Green Bay
100 N Jefferson St
Green Bay, Wisconsin 54301

RE: Project Plan for Tax Incremental District No. 30

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As City Attorney for the City of Green Bay, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of Green Bay Tax Incremental District No. 30 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

SECTION 17: Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4. Allocation of future tax increments is based on the projections included in this Plan and assumes the same proportions as the actual breakdown of tax collections for the 2024/2025 levy year.

Revenue Year	Northeast				Total	Revenue Year
	Brown County	City of Green Bay	Green Bay Area School District	Wisconsin Tech. College		
2027	22,757	54,464	64,219	4,728	146,168	2027
2028	22,869	54,733	64,537	4,752	146,891	2028
2029	22,982	55,004	64,857	4,775	147,619	2029
2030	23,096	55,276	65,178	4,799	148,349	2030
2031	23,211	55,550	65,500	4,823	149,084	2031
2032	23,325	55,825	65,825	4,847	149,822	2032
2033	23,441	56,101	66,150	4,871	150,563	2033
2034	23,557	56,379	66,478	4,895	151,308	2034
2035	23,674	56,658	66,807	4,919	152,057	2035
2036	23,791	56,938	67,138	4,943	152,810	2036
2037	23,908	57,220	67,470	4,968	153,567	2037
2038	24,027	57,504	67,804	4,992	154,327	2038
2039	24,146	57,788	68,140	5,017	155,091	2039
2040	24,265	58,074	68,477	5,042	155,858	2040
2041	24,385	58,362	68,816	5,067	156,630	2041
2042	24,506	58,651	69,156	5,092	157,405	2042
2043	24,627	58,941	69,499	5,117	158,184	2043
2044	24,749	59,233	69,843	5,143	158,967	2044
2045	24,872	59,526	70,189	5,168	159,754	2045
2046	24,995	59,821	70,536	5,194	160,545	2046
2047	25,119	60,117	70,885	5,219	161,340	2047
2048	25,243	60,414	71,236	5,245	162,138	2048
2049	25,368	60,713	71,589	5,271	162,941	2049
2050	25,494	61,014	71,943	5,297	163,747	2050
2051	25,620	61,316	72,299	5,323	164,558	2051
2052	25,747	61,619	72,657	5,350	165,373	2052
2053	25,874	61,924	73,017	5,376	166,191	2053
Totals	655,647	1,569,165	1,850,243	136,233	4,211,288	



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

MEETING DATE

June 10, 2025

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # E.3

Consideration with possible action to review and discuss the draft Project Plan for Tax Incremental District Number Thirty-One (TID 31): One Astor.

BACKGROUND

TID 31: One Astor is a proposed blighted area district comprising approximately 5.57 acres located in the southern portion of Downtown Green Bay along South Adams Street and East Mason Street. TID 31 will be classified as a blighted area district based on the identification and classification of the properties proposed to be included within the TID. The creation of the district is proposed to pay the costs of development incentives needed to support an approximately 125-unit multifamily complex by One Astor Holdings LLC and the conversion of Fire Station 1 to a mixed-use building, to include a restaurant and office space, by MOWGS LLC.

Eligible project costs include development incentives, property acquisition, site preparation activities, utility and infrastructure improvements, street and streetscape improvements, and administration. Proposed costs include projects within the proposed boundary and within a one-half (1/2) mile radius of the proposed boundary of the TID.

In accordance with the Comprehensive Plan, the City of Green Bay ("City") and Redevelopment Authority of the City of Green Bay ("RDA") seek to create a more safe, productive, accessible, and innovative community in order to generate economic activity and tax base. The City and RDA have concluded that the properties are not attaining their highest and best land uses based on the Comprehensive Plan. But for the creation of TID 31, the future land uses identified in the Comprehensive Plan would not occur in the manner desired by the City and RDA.

RECOMMENDATION

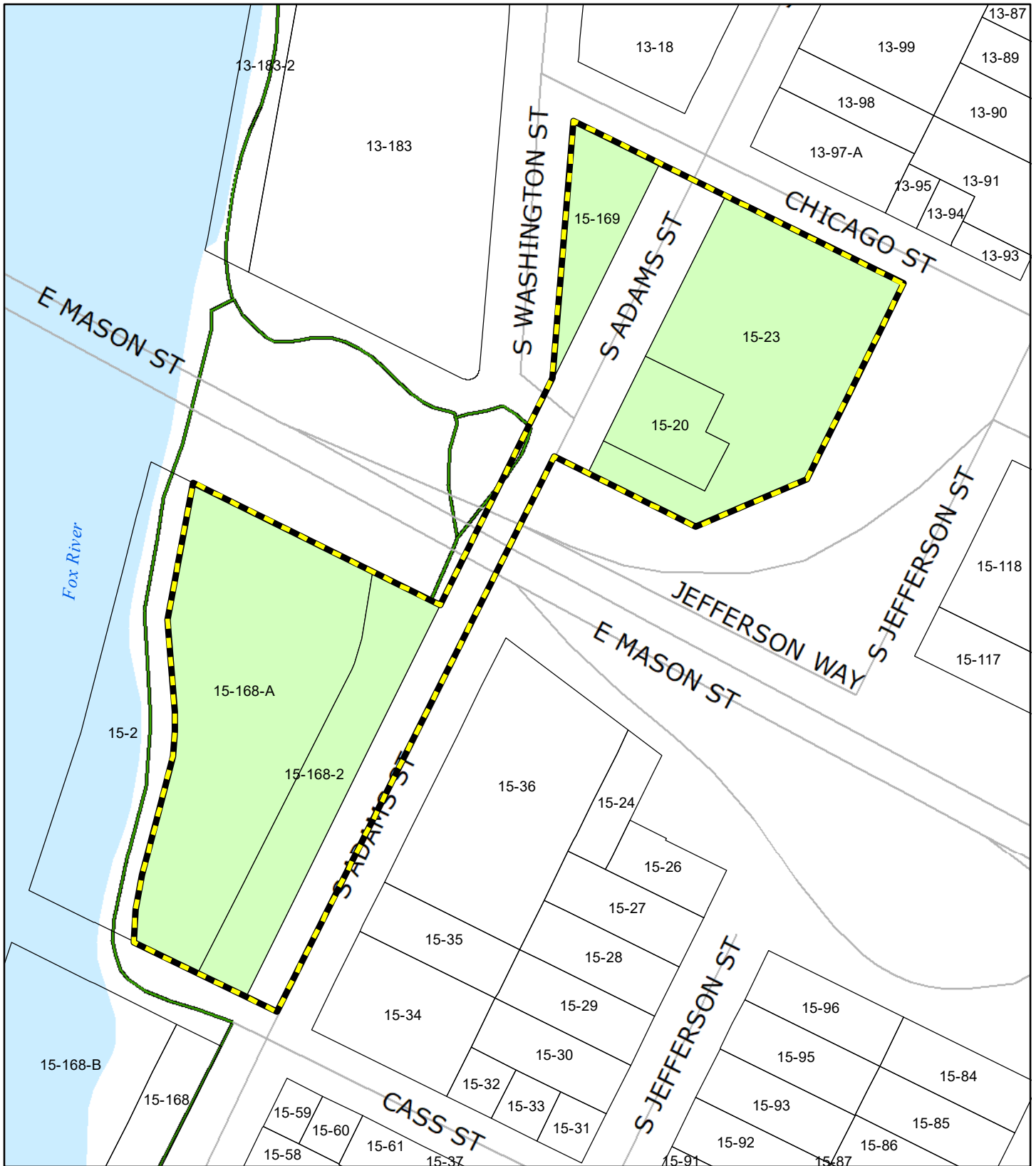
Recommend to the RDA and the Common Council to adopt a Creation Resolution to establish TID Thirty-One (TID 31): One Astor and adopt the Project Plan.

FISCAL IMPACT

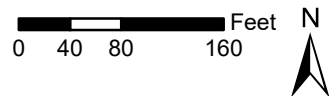
A fiscal impact analysis has been included as part of the draft project plan and will be discussed at the meeting.

ATTACHMENTS

1. TID31 - Boundary
2. DRAFT TID 31 Project Plan 05.21.25



TID 31



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-  TID Boundary
-  TID Parcel

June 1, 2025

PROJECT PLAN

City of Green Bay, Wisconsin

Tax Incremental District No. 31

One Astor



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	June 10 th , 2025
Public Hearing Held:	June 10 th , 2025
Consideration by Redevelopment Authority:	June 10 th , 2025
Adoption by Common Council:	June 24 th , 2025
Approval by the Joint Review Board:	Scheduled for TBD

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SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 31 (“District”) is a proposed Blighted Area District comprising approximately 5.57 acres located in the southern portion of downtown Green Bay. The District will be created to pay the costs of development incentives needed to support an approximately 125 unit apartment complex by One Astor Holdings, LLC, and the conversion of Fire Station 1 to a mixed-use building to include a restaurant and office space (collectively, the “Projects”) by MOWGS LLC (One Astor Holdings, LLC and MOWGS LLC collectively referred to as the “Developers”). In addition to the incremental property value that will be created, the City expects construction-related job creation, additional employment opportunities for commercial jobs post-construction, increased property values, increased income and sales tax collection, increased retail and commercial activity, and other economic benefits from the purchase of goods and services related to the construction and operation of the Projects.

AUTHORITY

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately \$5.69 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$5.22 million in Pay As You Go (“PAYGO”) developer incentives and \$464 thousand in ongoing planning and administrative costs.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$20.41 million will result from the Projects. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 18 of its allowable 27 years.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. The Developers will incur costs to develop and redevelop the properties within the District which are not expected to be fully recovered through sale or rent while also generating market-appropriate investor returns. The City will evaluate requests from the Developers for Tax Incremental Financing (“TIF”) assistance and confirm that the public investment is necessary, and that “but for” that investment, the related development will not occur at all, in the same timeframe, or at the same level of investment. The development incentives included in this Plan are based on the approved Development Agreement 2025-03 and high level projections for the MOWGS LLC project. Both Projects are intended to be supported on a PAYGO basis. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.
2. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Projects would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Projects.
3. Not less than 50% by area of the real property within the District is a blighted area as defined by Wis. Stat. § 66.1105(2)(ae)1.
4. Based on the foregoing finding, the District is designated as a blighted area district.
5. The Project Costs relate directly to the elimination of blight in the District, consistent with the purpose for which the District is created.
6. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.

7. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
8. The City estimates that 7% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
9. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
10. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

DRAFT


SECTION 2: Preliminary Map of Proposed District Boundary

Map Found on Following Page.

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
TID 31



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0 40 80 160 Feet N

 TID Boundary

 TID Parcel

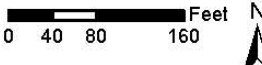
Parcel Layout as of January 1, 2025







TID 31

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0 40 80 160 Feet N

 TID Boundary

 TID Parcel

Parcel Layout as of January 1, 2026



TID 31



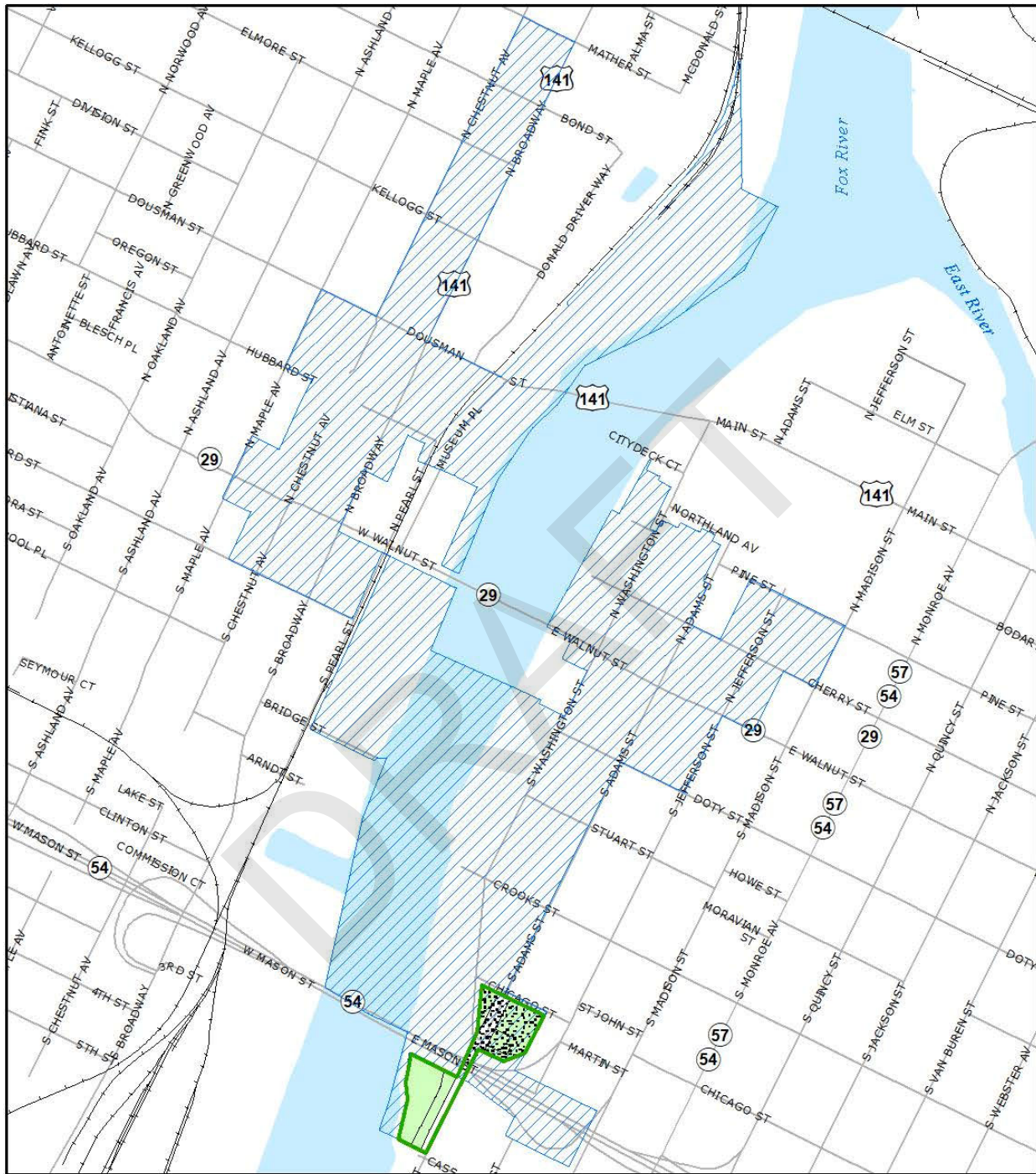
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0 40 80 160 Feet N

 TID Boundary

 TID Parcel

*The identified parcel represents the combination of parcels 15-168-A and 15-168-2 by Certified Survey Map. The new parcel number is not yet assigned.

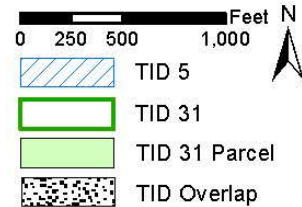


TID 31

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TID 31 Parcels in TID 5:

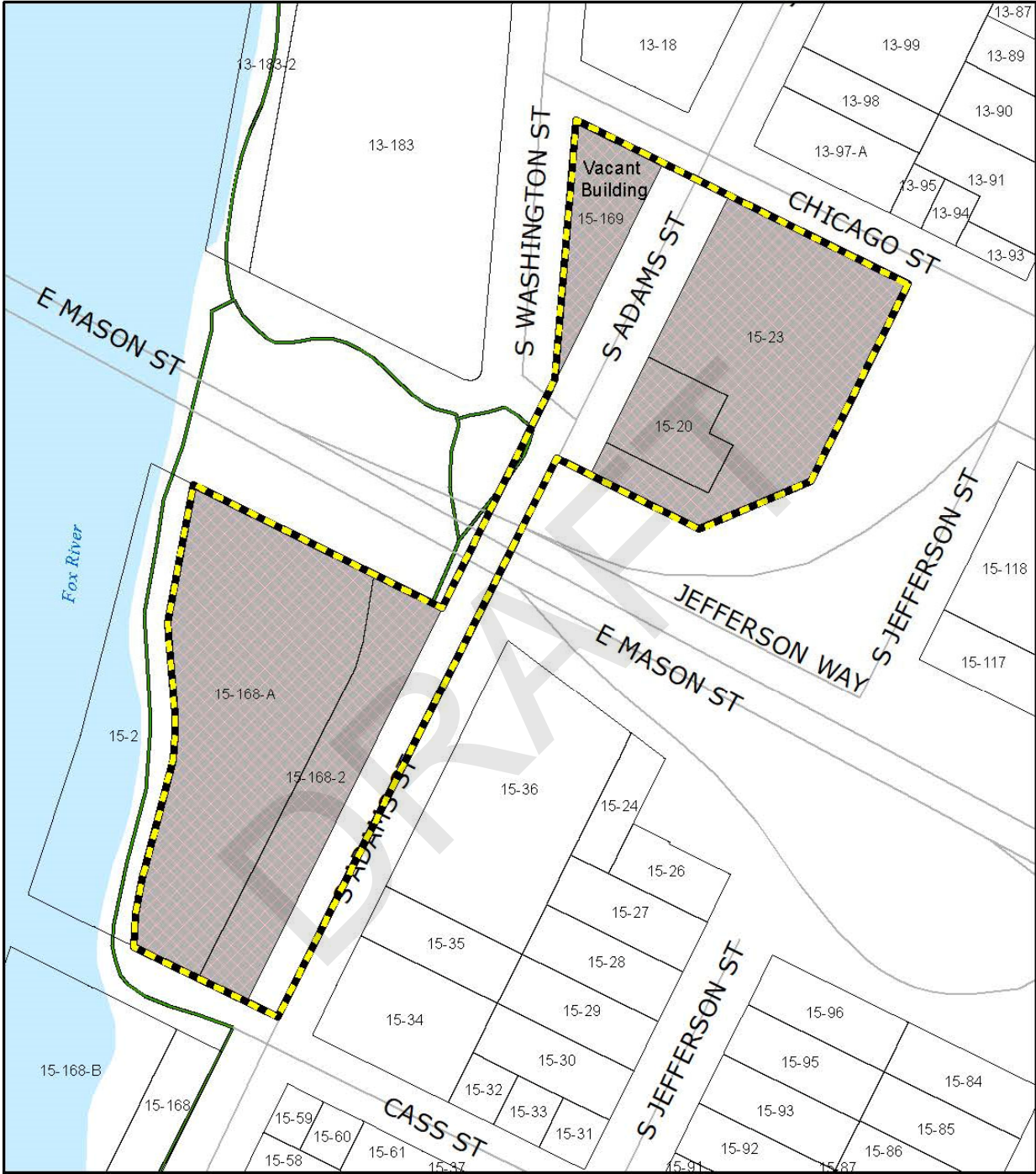
- 15-169
- 15-23
- 15-20



SECTION 3: Map Showing Existing Uses and Conditions

Map Found on Following Page.

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TID 31

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	Blighted Parcel
	TID Boundary
	Vacant or Undeveloped Land

SECTION 4: Preliminary Parcel List and Analysis

The District will consist of the parcels identified in the below tables:

Parcel Data

Parcel Number	Address	Owner	Acres	Designated Acres	Blighted Condition
				Blighted	
ROW Areas			1.25		
15-168-A	100 E. Mason St.	Miller Land Investments LLC	1.74	1.74	Condition 2
15-168-2	0 S. Adams St.	Miller Land Investments LLC	0.66	0.66	Condition 2
15-169	501 S. Washington St.	City of Green Bay	0.33	0.33	Condition 1
15-20	521 S. Adams St.	Cosmo LLC	0.27	0.27	Condition 2
15-23	501 S. Adams St.	Cosmo LLC	1.33	1.33	Condition 2
TOTALS			5.57	4.32	

Percentage of TID Area Designated as Blighted (at least 50%)

78%

Percentage of TID Area Not Designated as Blighted

22%

Condition 1: The identified parcel includes structures which by reason of dilapidation, deterioration, age or obsolescence, are conducive to ill health, juvenile delinquency, or crime, and which in its current state is detrimental to the public health, safety, morals or welfare. Costs associated with the remediation of existing structures have resulted in the property not developing under normal market conditions, substantially impairing and arresting the sound growth of the community, therefore rendering the parcel blighted.

Condition 2: The identified parcels are areas which are predominantly open, and which consist primarily of land upon which buildings or structures have been demolished. The extraordinary costs associated with the redevelopment of the properties due to the deterioration of improvements, has resulted in the properties not developing under normal market conditions, substantially impairing and arresting the sound growth of the community, therefore rendering the parcels blighted.

Calculation of Estimated Base Value¹

Parcel	Assessed Value			Equalized Value ²			Overlapping TID
	Land	Improvement	Total	Land	Improvement	Total	
15-168-A	1,099,500	0	1,099,500	1,377,000	0	1,377,000	TID 5 ³
15-168-2	99,000	0	99,000	124,000	0	124,000	
15-169	0	0	0	0	0	0	TID 5
15-20	29,700	0	29,700	37,200	0	37,200	TID 5
15-23	117,900	0	117,900	147,700	0	147,700	TID 5
TOTALS	1,346,100	0	1,346,100	1,685,900	0	1,685,900	

1) Estimated based on values as of January 1, 2024. Actual base value will be as of January 1, 2025.

2) Calculation based on aggregate assessment ratio of 79.85%.

3) The parcel is currently being removed from TID 5, pending DOR approval.

DRAFT

SECTION 5: Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City. The value of those parcels currently located within Tax Incremental District No. 5 that will be overlapped are not included in the base value of the District as that value is reflected within the total of existing incremental value.

Calculation of City Equalized Value Limit

City TID IN Equalized Value (Jan. 1, 2024)	\$ 10,834,009,900
TID Valuation Limit @ 12% of Above Value	\$ 1,300,081,188

Calculation of Value Subject to Limit

Estimated Base Value of Territory to be Included in District	\$ 1,685,900
Incremental Value of Existing Districts (Jan. 1, 2024)	\$ 771,458,500
Less: Value of Underlying TID Parcels	<u>\$ (1,561,900)</u>
Total Value Subject to 12% Valuation Limit	\$ 771,582,500
Total Percentage of TID IN Equalized Value	7.12%
Residual Value Capacity of TID IN Equalized Value	\$ 528,498,688

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$771,582,500. This value is less than the maximum of \$1,300,081,188 in equalized value that is permitted for the City.

SECTION 6: Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion

of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Contribution to Redevelopment Authority (RDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the RDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the City, through its RDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Professional Service and Organizational Costs

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

Administrative Costs

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

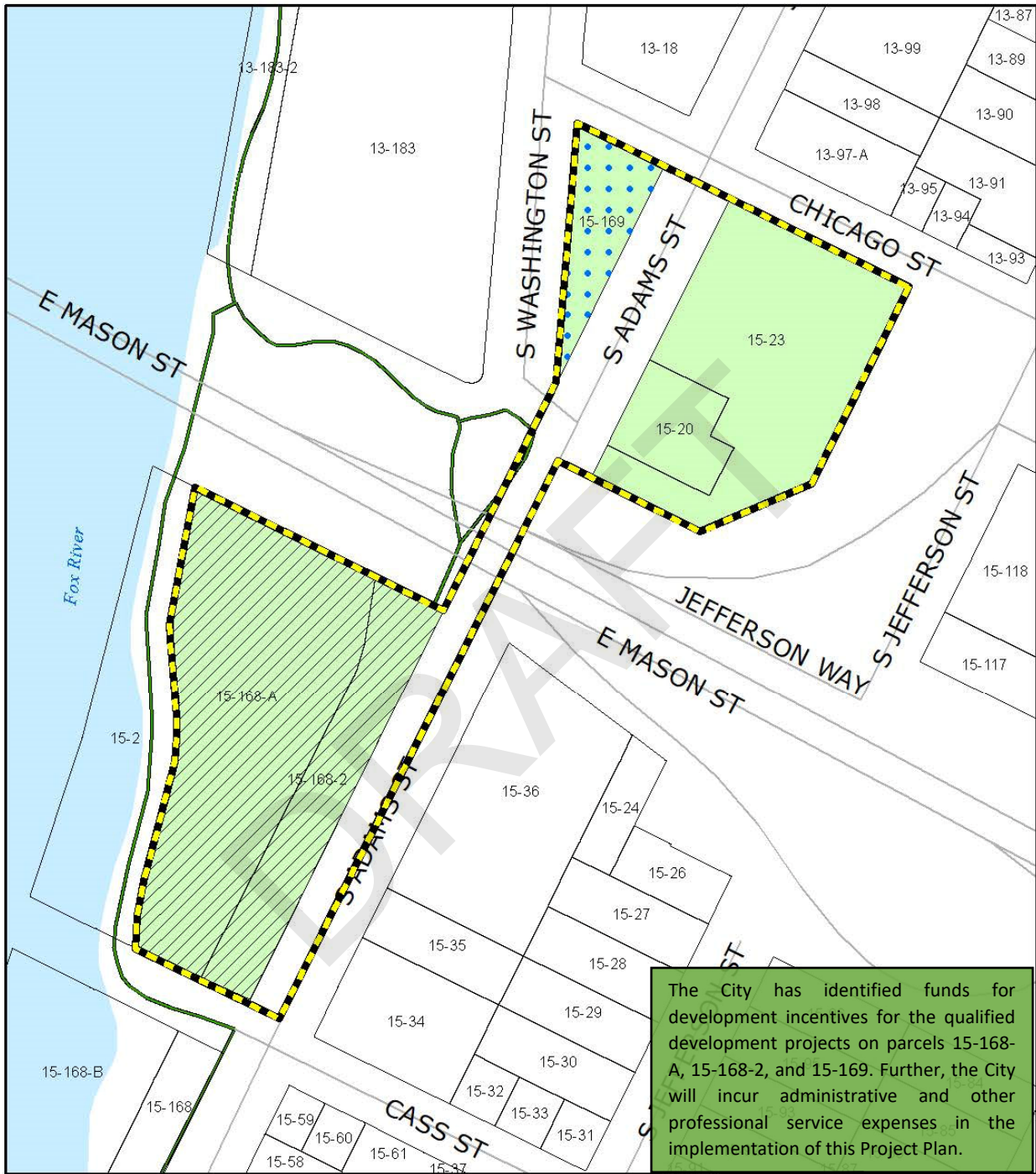
Financing Costs

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

SECTION 7: Map Showing Proposed Improvements and Uses

Map Found on Following Page.

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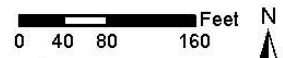





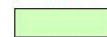
The City has identified funds for development incentives for the qualified development projects on parcels 15-168-A, 15-168-2, and 15-169. Further, the City will incur administrative and other professional service expenses in the implementation of this Project Plan.



TID 31

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. 12 May 2025 X:\Planning\Work Order Requests\2025.25.03 TID\TID 31\TID31 - Proposed.mxd



-  TID Boundary
-  Proposed Multi-family Development
-  Proposed Mixed-Use Retail & Office
-  TID 31 Parcel

SECTION 8: Detailed List of Estimated Project Costs

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

Project	Project Name/Type	Est. Cost		Totals	Est. Timing
		Phase I	Ongoing		
1	Pay As You Go ("PAYGO") Development Incentives				
1a.	One Astor Holdings, LLC ¹	4,500,000		4,500,000	2025-2045
1b.	MOWGS LLC ²	722,715		722,715	2025-2047
2	Ongoing Planning & Administrative Costs		464,309	464,309	2025-2053
Total Projects		5,222,715	464,309	5,687,024	

Notes:

- 1) Represents the Tax Incentive Cap per Section III.C.2 of Development Agreement 2025-03.
- 2) Estimated total assuming the project receives a 20-year PAYGO incentive at 80% of the annual tax increment generated by the project.

SECTION 9: Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create \$20.41 million in incremental value by January 1, 2028. Estimated valuations and timing for construction of the Projects are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$17.32 per thousand of equalized value decreases 0.50% annually and values increase 1.00% annually from economic appreciation, the Projects would generate \$9.34 million in incremental tax revenue over the 27-year term of the District as shown in **Table 2**.

Table 1 - Development Assumptions

Construction Year		One Astor Holdings, LLC ¹	Fire Station 1 Redevelopment (MOWGS LLC) ²		Annual Total	Construction Year	
		Total Value	Sq. Ft.	Total Value			
Estimated Value per				\$250			
1	2025				0	2025	1
2	2026		10,000	2,500,000	2,500,000	2026	2
3	2027	17,911,400			17,911,400	2027	3
4	2028				0	2028	4
5	2029				0	2029	5
6	2030				0	2030	6
7	2031				0	2031	7
8	2032				0	2032	8
9	2033				0	2033	9
10	2034				0	2034	10
11	2035				0	2035	11
12	2036				0	2036	12
13	2037				0	2037	13
14	2038				0	2038	14
15	2039				0	2039	15
16	2040				0	2040	16
17	2041				0	2041	17
18	2042				0	2042	18
19	2043				0	2043	19
20	2044				0	2044	20
21	2045				0	2045	21
22	2046				0	2046	22
23	2047				0	2047	23
24	2048				0	2048	24
25	2049				0	2049	25
26	2050				0	2050	26
27	2051				0	2051	27
Totals		<u><u>17,911,400</u></u>	<u><u>10,000</u></u>	<u><u>2,500,000</u></u>	<u><u>20,411,400</u></u>		

Notes:
 1) Development Agreement 2025-03 estimated the assessed value of the property to be \$15,500,000 after completion. Represents the equalized value increase using the 2024 aggregate ratio of 79.85% and deducting the estimated base value of \$1,501,000.
 2) Timing and values are estimates based on currently available information.

Table 2 – Tax Increment Projection Worksheet

Type of District	Blighted Area		Base Value	1,685,900
District Creation Date	June 24, 2025		Economic Change Factor	1.00%
Valuation Date	Jan 1,	2025	Apply to Base Value	
Max Life (Years)	27		Base Tax Rate	\$17.41
End of Expenditure Period	22	6/24/2047	Rate Adjustment Factor	-0.50%
Revenue Periods/Final Year	27	2053		
Extension Eligibility/Years	Yes	3		
Eligible Recipient District	Yes			

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate ¹	Tax Increment
1	2025	0	2026	0	0	2027	\$17.32	0
2	2026	2,500,000	2027	0	2,500,000	2028	\$17.23	43,082
3	2027	17,911,400	2028	25,000	20,436,400	2029	\$17.15	350,418
4	2028	0	2029	204,364	20,640,764	2030	\$17.06	352,152
5	2029	0	2030	206,408	20,847,172	2031	\$16.98	353,895
6	2030	0	2031	208,472	21,055,643	2032	\$16.89	355,647
7	2031	0	2032	210,556	21,266,200	2033	\$16.81	357,408
8	2032	0	2033	212,662	21,478,862	2034	\$16.72	359,177
9	2033	0	2034	214,789	21,693,650	2035	\$16.64	360,955
10	2034	0	2035	216,937	21,910,587	2036	\$16.56	362,741
11	2035	0	2036	219,106	22,129,693	2037	\$16.47	364,537
12	2036	0	2037	221,297	22,350,990	2038	\$16.39	366,341
13	2037	0	2038	223,510	22,574,500	2039	\$16.31	368,155
14	2038	0	2039	225,745	22,800,245	2040	\$16.23	369,977
15	2039	0	2040	228,002	23,028,247	2041	\$16.15	371,809
16	2040	0	2041	230,282	23,258,530	2042	\$16.07	373,649
17	2041	0	2042	232,585	23,491,115	2043	\$15.98	375,499
18	2042	0	2043	234,911	23,726,026	2044	\$15.90	377,357
19	2043	0	2044	237,260	23,963,286	2045	\$15.83	379,225
20	2044	0	2045	239,633	24,202,919	2046	\$15.75	381,102
21	2045	0	2046	242,029	24,444,948	2047	\$15.67	382,989
22	2046	0	2047	244,449	24,689,398	2048	\$15.59	384,885
23	2047	0	2048	246,894	24,936,292	2049	\$15.51	386,790
24	2048	0	2049	249,363	25,185,655	2050	\$15.43	388,704
25	2049	0	2050	251,857	25,437,511	2051	\$15.36	390,629
26	2050	0	2051	254,375	25,691,886	2052	\$15.28	392,562
27	2051	0	2052	256,919	25,948,805	2053	\$15.20	394,505
Totals		20,411,400		5,537,405		Future Value of Increment		9,344,191

Notes:
 1) Tax rate shown is actual 2024/2025 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

Financing and Implementation

The District's primary expenditures will be development incentives. Incentives will be provided on a PAYGO basis from the tax increment generated by the Projects and such incentives may be structured in one or more phases. PAYGO payments will be made from and strictly limited to the tax increments generated by the District. The PAYGO incentives are not considered City debt nor will the City appropriate funds to make PAYGO incentive payments from any other sources aside from the tax increment generated by the District.

The City will also incur certain costs to create and administer the District. Costs incurred by the City prior to availability of tax increments will be paid from other funds of the City to be reimbursed. Once tax increments are collected, these costs will be paid from annual District revenue.

Based on the Project Cost expenditures as included within the cash flow exhibit (**Table 3**), the District is projected to accumulate sufficient funds by the year 2044 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 3 - Cash Flow

Year	Projected Revenues		Projected Expenditures				Balances			Year
	Tax Increments	Total Revenues	MRO #1 2025 One Astor Holdings, LLC ¹ \$4,500,000	MRO #2 2025 MOWGS LLC ² \$722,715	Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative	Liabilities Outstanding	
2025		0			35,000	35,000	(35,000)	(35,000)	5,222,715	2025
2026		0			10,000	10,000	(10,000)	(45,000)	5,222,715	2026
2027	0	0	0	0	10,300	10,300	(10,300)	(55,300)	5,222,715	2027
2028	43,082	43,082	0	34,466	10,609	45,075	(1,993)	(57,293)	5,188,249	2028
2029	350,418	350,418	261,054	34,636	10,927	306,617	43,800	(13,492)	4,892,559	2029
2030	352,152	352,152	262,346	34,808	11,255	308,409	43,743	30,251	4,595,405	2030
2031	353,895	353,895	263,645	34,980	11,593	310,218	43,678	73,929	4,296,780	2031
2032	355,647	355,647	264,950	35,153	11,941	312,044	43,604	117,532	3,996,677	2032
2033	357,408	357,408	266,261	35,327	12,299	313,887	43,520	161,053	3,695,088	2033
2034	359,177	359,177	267,579	35,502	12,668	315,749	43,428	204,480	3,392,007	2034
2035	360,955	360,955	268,904	35,678	13,048	317,629	43,325	247,806	3,087,425	2035
2036	362,741	362,741	270,235	35,855	13,439	319,528	43,213	291,019	2,781,336	2036
2037	364,537	364,537	271,572	36,032	13,842	321,447	43,090	334,109	2,473,732	2037
2038	366,341	366,341	272,917	36,210	14,258	323,385	42,957	377,066	2,164,605	2038
2039	368,155	368,155	274,268	36,390	14,685	325,343	42,812	419,878	1,853,947	2039
2040	369,977	369,977	275,625	36,570	15,126	327,321	42,656	462,534	1,541,752	2040
2041	371,809	371,809	276,990	36,751	15,580	329,320	42,489	505,023	1,228,012	2041
2042	373,649	373,649	278,361	36,933	16,047	331,340	42,309	547,331	912,719	2042
2043	375,499	375,499	279,739	37,115	16,528	333,383	42,116	589,447	595,864	2043
2044	377,357	377,357	281,123	37,299	17,024	335,447	41,910	631,358	277,442	2044
2045	379,225	379,225	164,433	37,484	17,535	219,452	159,774	791,131	75,525	2045
2046	381,102	381,102	0	37,669	18,061	55,731	325,372	1,116,503	37,856	2046
2047	382,989	382,989		37,856	18,603	56,459	326,530	1,443,033	0	2047
2048	384,885	384,885		0	19,161	19,161	365,724	1,808,757		2048
2049	386,790	386,790			19,736	19,736	367,054	2,175,811		2049
2050	388,704	388,704			20,328	20,328	368,377	2,544,187		2050
2051	390,629	390,629			20,938	20,938	369,691	2,913,878		2051
2052	392,562	392,562			21,566	21,566	370,996	3,284,874		2052
2053	394,505	394,505			22,213	22,213	372,292	3,657,167		2053
Totals	9,344,191	9,344,191	4,500,000	722,715	464,309	5,687,024				Totals

Notes:

PROJECTED CLOSURE YEAR

- 1) The Developer will receive 80% of the annual tax increment generated by the project up to a total incentive of \$4,500,000 per Development Agreement 2025-03. The maximum payment term is 23-years and will terminate in 2048.
- 2) Assumes the project receives a 20-year PAYGO incentive at 80% of the annual tax increment generated by the project.

LEGEND:

- CALLABLE MATURITIES**
- END OF EXP. PERIOD**

SECTION 10: Annexed Property

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

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

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that 7% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12: Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for Downtown land use which allows for and promotes high-intensity office, retail, housing, entertainment, convention and public land uses, preferably in mixed-use buildings with strong pedestrian orientations.

Building Codes and Ordinances

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

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

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

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

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by eliminating blighted areas through the provision of appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as construction-related job creation, additional employment opportunities for commercial jobs post-construction, increased property values, increased income and sales tax collection, increased retail and commercial activity, and other economic benefits from the purchase of goods and services related to the construction and operation of the Projects.

SECTION 15:

List of Estimated Non-Project Costs

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

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

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

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

Legal Opinion Found on Following Page.

DRAFT

**NEED WET SIGNATURE & DATED LEGAL OPINION ON ATTORNEY
LETTERHEAD**

SAMPLE

Mayor
City of Green Bay
100 N Jefferson St
Green Bay, Wisconsin 54301

RE: Project Plan for Tax Incremental District No. 31

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As City Attorney for the City of Green Bay, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of Green Bay Tax Incremental District No. 31 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

SECTION 17:
Calculation of the Share of Projected Tax Increments
Estimated to be Paid by the Owners of Property in the
Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4. Allocation of future tax increments is based on the projections included in this Plan and assumes the same proportions as the actual breakdown of tax collections for the 2024/2025 levy year.

Revenue Year	Northeast				Total	Revenue Year
	Brown County	City of Green Bay	Green Bay Area School District	Wisconsin Tech. College		
2027	0	0	0	0	0	2027
2028	6,707	16,053	18,928	1,394	43,082	2028
2029	54,556	130,569	153,957	11,336	350,418	2029
2030	54,826	131,215	154,719	11,392	352,152	2030
2031	55,097	131,865	155,485	11,448	353,895	2031
2032	55,370	132,517	156,255	11,505	355,647	2032
2033	55,644	133,173	157,028	11,562	357,408	2033
2034	55,920	133,833	157,805	11,619	359,177	2034
2035	56,196	134,495	158,587	11,677	360,955	2035
2036	56,474	135,161	159,372	11,735	362,741	2036
2037	56,754	135,830	160,160	11,793	364,537	2037
2038	57,035	136,502	160,953	11,851	366,341	2038
2039	57,317	137,178	161,750	11,910	368,155	2039
2040	57,601	137,857	162,551	11,969	369,977	2040
2041	57,886	138,539	163,355	12,028	371,809	2041
2042	58,173	139,225	164,164	12,087	373,649	2042
2043	58,461	139,914	164,977	12,147	375,499	2043
2044	58,750	140,607	165,793	12,207	377,357	2044
2045	59,041	141,303	166,614	12,268	379,225	2045
2046	59,333	142,002	167,439	12,328	381,102	2046
2047	59,627	142,705	168,267	12,389	382,989	2047
2048	59,922	143,412	169,100	12,451	384,885	2048
2049	60,219	144,121	169,937	12,512	386,790	2049
2050	60,517	144,835	170,779	12,574	388,704	2050
2051	60,816	145,552	171,624	12,637	390,629	2051
2052	61,117	146,272	172,473	12,699	392,562	2052
2053	61,420	146,996	173,327	12,762	394,505	2053
Totals	1,454,778	3,481,732	4,105,400	302,280	9,344,191	



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

MEETING DATE

June 10, 2025

PREPARED BY

AGENDA ITEM # F.1

Set next meeting date.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None