



AGENDA OF THE TAX INCREMENTAL DISTRICTS JOINT REVIEW BOARD

TUESDAY, AUGUST 12, 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 August 12, 2025, meeting of the Tax Incremental Districts Joint Review Board.

D. Approval of Minutes.

- I. Approval of the minutes from the June 10, 2025, meeting.

E. Regular Business.

- I. Consideration with possible action to appoint the Joint Review Board public member and chairperson and review the responsibilities of the Joint Review Board.

2. Consideration with possible action to review the public record, planning documents, and resolutions passed by the Redevelopment Authority and Common Council and adopt a resolution approving the creation of Tax Incremental District Thirty (TID 30): US Bank Conversion.
3. Consideration with possible action to review the public record, planning documents, and resolutions passed by the Redevelopment Authority and Common Council and adopt a resolution approving the creation of Tax Incremental District Thirty-One (TID 31).
4. Consideration with possible action to review and discuss draft Project Plan for Tax Incremental District Thirty-Two (TID 32): The Pines.

F. Informational.

1. Tax Incremental District Twelve (TID 12): I-43 Industrial Park Affordable Housing Extension.
2. Set next meeting date to consider approval of Tax Incremental District #32.

G. Adjournment.

1. Adjournment of the Tuesday, August 12, 2025, meeting of the Tax Incremental Districts Joint Review Board.

- 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, 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

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B. ROLL CALL.

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

Present: Brent Weycker, Diana Ellenbecker, Cale Pulczynski, Adam Pfost

Excused: Dan Teaters

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the June 10, 2025, meeting of the Tax Incremental Districts Joint

Review Board.

Moved by Cale Pulczinski, seconded by Brent Weycker to approve the agenda for the June 10, 2025, meeting of the Tax Incremental Districts Joint Review Board.

Motion Passed.

Yes-Brent Weycker, Diana Ellenbecker, Cale Pulczinski, Adam Pfof, No-None, Abstain-None.

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the March 28, 2025, meeting.

Moved by Adam Pfof, seconded by Cale Pulczinski to approve the minutes from the March 28, 2025, meeting.

Motion Passed.

Yes-Brent Weycker, Diana Ellenbecker, Cale Pulczinski, Adam Pfof, No-None, Abstain-None.

E. REGULAR BUSINESS.

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

Moved by Brent Weycker, seconded by Cale Pulczinski to approve the 2024 Annual Report on Tax Increment Finance Districts in the City of Green Bay.

Motion Passed.

Yes-Brent Weycker, Diana Ellenbecker, Cale Pulczinski, Adam Pfof, No-None, Abstain-None.

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

Moved by Adam Pfof, seconded by Cale Pulczinski to receive and place on file the 2024 Annual Report on Tax Increment Finance Districts in the City of Green Bay.

Motion Passed.

Yes-Brent Weycker, Diana Ellenbecker, Cale Pulczinski, Adam Pfof, No-None, Abstain-None.

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

Moved by Cale Pulczinski, seconded by Adam Pfof to receive and place on file the 2024 Annual Report on Tax Increment Finance Districts in the City of Green Bay.

Motion Passed.

Yes-Brent Weycker, Diana Ellenbecker, Cale Pulczynski, Adam Pfof, No-None, Abstain-None.

F. INFORMATIONAL.

- I. Set next meeting date.

The next meeting of the Joint Review Board is to be determined.

G. ADJOURNMENT.

Moved by Brent Weycker, seconded by Adam Pfof to adjourn.

Motion Passed.

Yes-Brent Weycker, Diana Ellenbecker, Cale Pulczynski, Adam Pfof, No-None, Abstain-None.



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

MEETING DATE

August 12, 2025

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # E.1

Consideration with possible action to appoint the Joint Review Board public member and chairperson and review the responsibilities of the Joint Review Board.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



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

MEETING DATE

August 12, 2025

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # E.2

Consideration with possible action to review the public record, planning documents, and resolutions passed by the Redevelopment Authority and Common Council and adopt a resolution approving the creation of Tax Incremental District 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.

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.

A resolution establishing TID 30 and adoption of the Project Plan was approved by RDA on June 10, 2025 and by Common Council on June 24, 2025.

RECOMMENDATION

Staff recommends approval of the TID 30 Project Plan and adoption of a resolution to create TID 30: US Bank Conversion.

FISCAL IMPACT

The City has contracted with Ehler's to provide the fiscal analysis confirming the financial viability of the proposed TID and has confirmed that the proposed TID 30 is financially viable.

ATTACHMENTS

1. FINAL TID 30 Project Plan 06.18.25
2. TID 30 RDA Resolution 25-06 - Signed 6.10.25

3. TID 30 CC Resolution - Signed 6.24.25
4. TID 30 JRB Resolution 8.12.25

June 24, 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

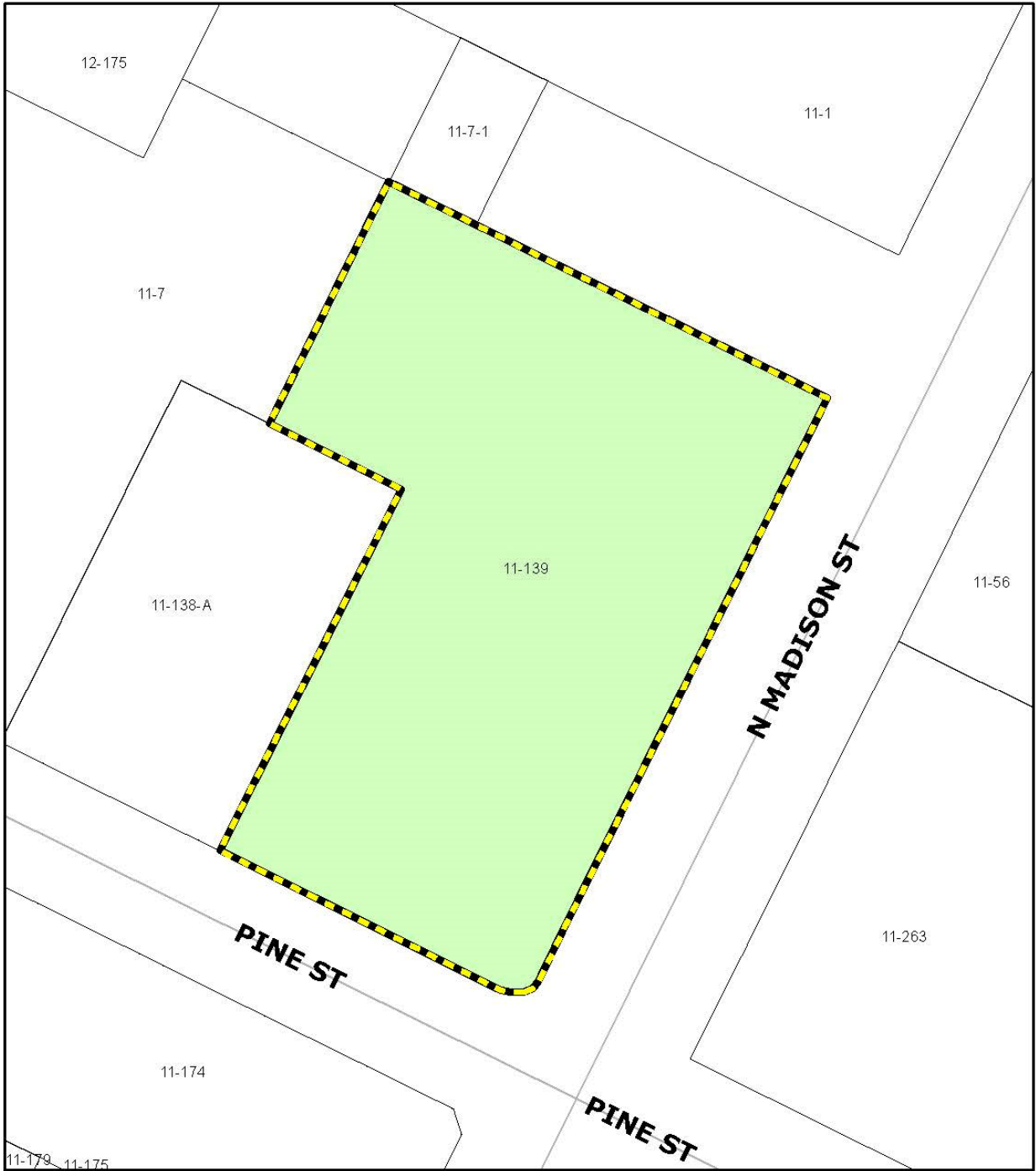
As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

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.

SECTION 2: Preliminary Map of Proposed District Boundary

Map Found on Following Page.



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\TIDS - Boundary.mxd

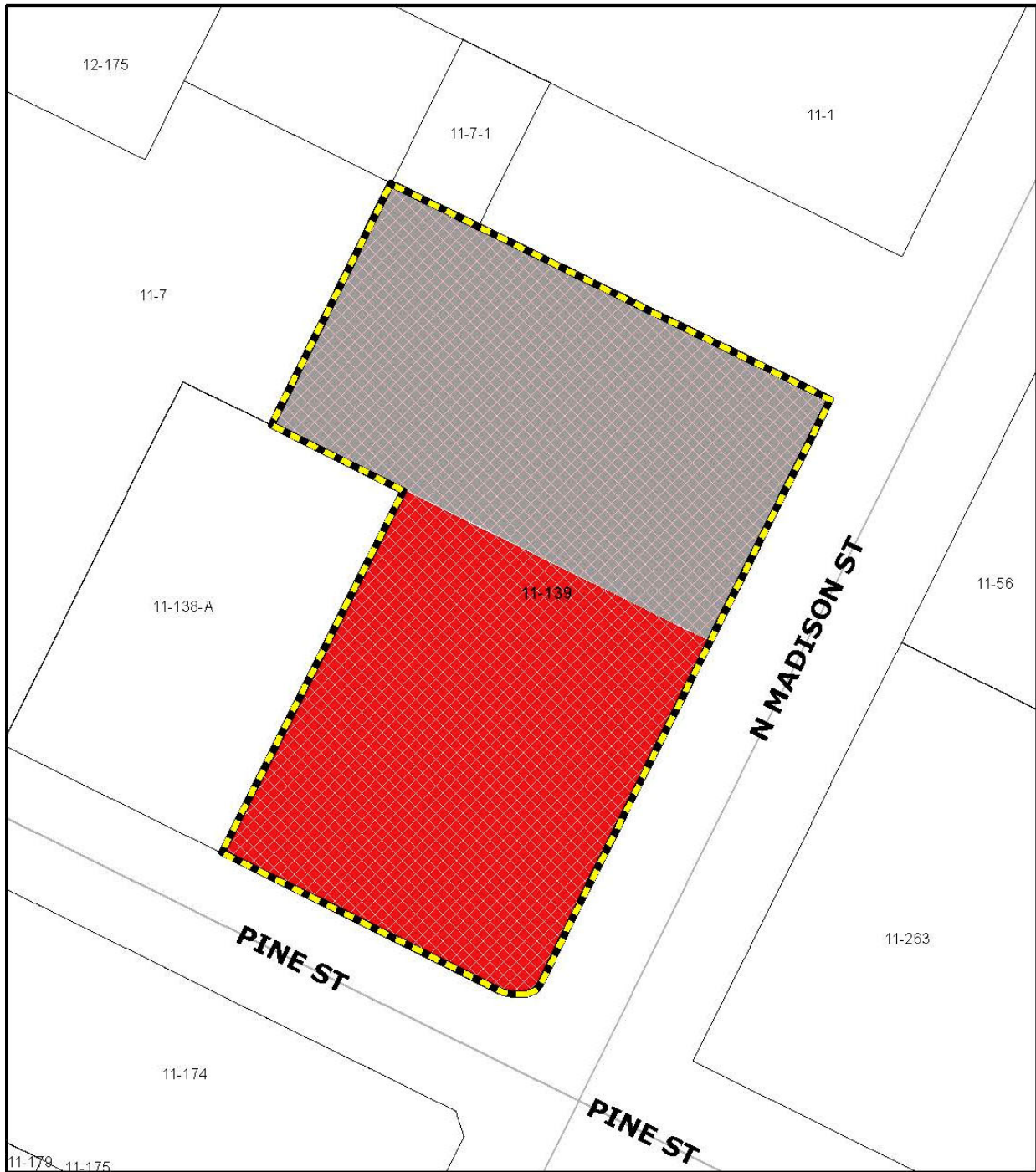
TID Boundary

TID Parcel

SECTION 3:

Map Showing Existing Uses and Conditions

Map Found on Following Page.



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\TID30 - LandUse.mxd

0 15 30 60 Feet

N

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

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

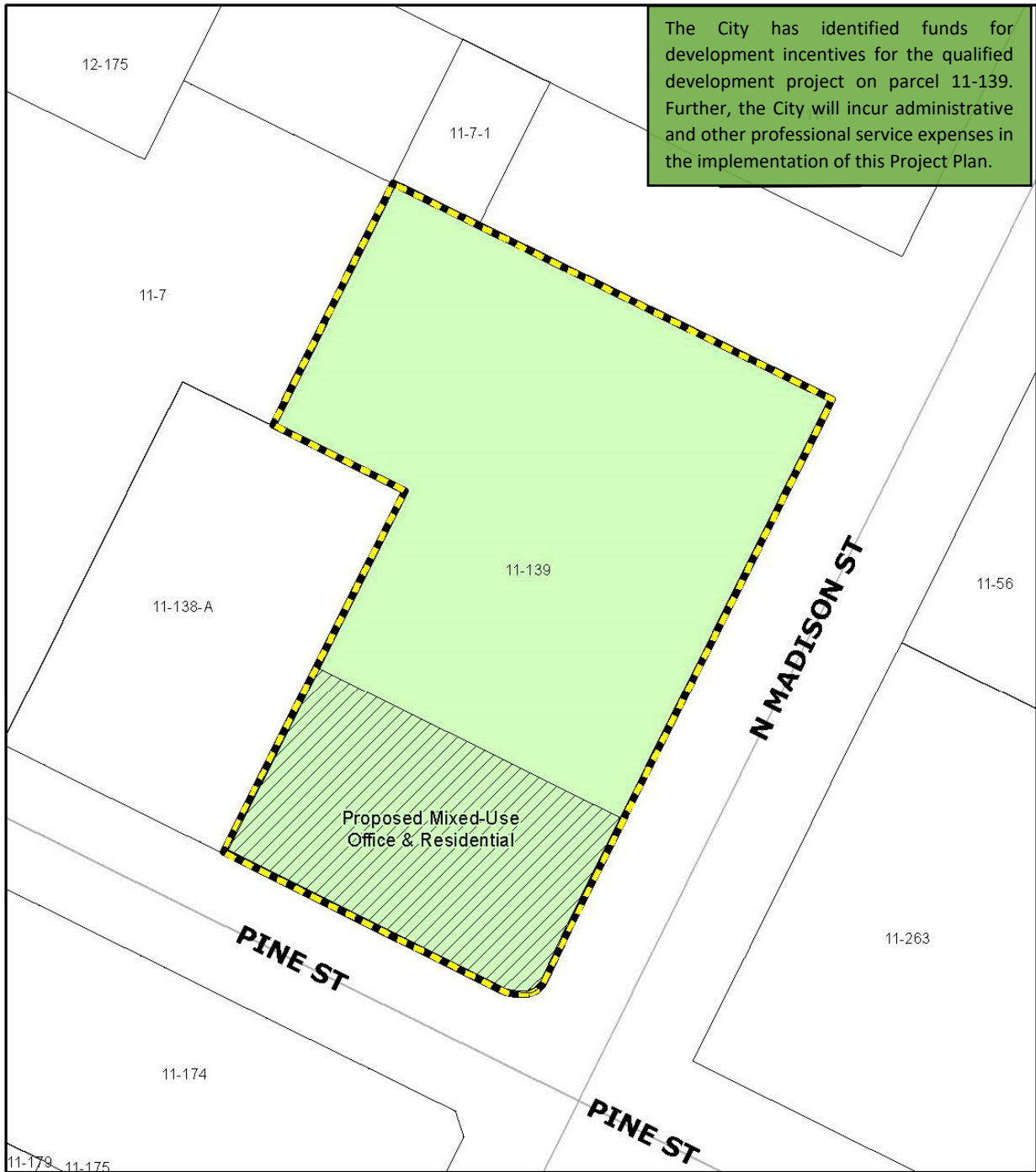
The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

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.

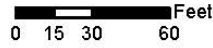




The City has identified funds for development incentives for the qualified development project on parcel 11-139. Further, the City will incur administrative and other professional service expenses in the implementation of this Project Plan.





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\TID30 - Proposed.mxd

 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)



City of Green Bay Law Department
100 North Jefferson Street • Room 200
Green Bay, Wisconsin 54301-5026
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Phone 920.448.3080
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June 18, 2025

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

RE: Project Plan for Tax Incremental District No. 30

Dear Mayor:

Wisconsin Stat. § 66.1105(4)(f), requires a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as plan completeness and compliance with state law.

I was asked to review the above-referenced project plan. 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 Wisconsin Stat. § 66.1105.

Sincerely,

Lacey Cochart

Lacey Cochart (Jun 18, 2025 13:07 CDT)

Lacey Cochart
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	

RESOLUTION 25-06

RESOLUTION ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 30

WHEREAS, the City of Green Bay (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 30 (the "District") is proposed to be created by the City in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Brown County, the Green Bay Area Public School District and the Northeast Wisconsin Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the RDA, on June 10, 2025 held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

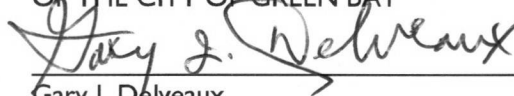
NOW, THEREFORE, BE IT RESOLVED by the RDA of the City of Green Bay that:

1. It recommends to the Common Council that Tax Incremental District No. 30 be created with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Creation of the District promotes orderly development in the City.

Adopted 6-10-25

Approved 6-10-25

REDEVELOPMENT AUTHORITY
OF THE CITY OF GREEN BAY



Gary J. Delveaux
Redevelopment Authority, Chair



Cheryl Renier-Wigg
Redevelopment Authority, Secretary

**RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 30,
APPROVING ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES
CITY OF GREEN BAY, WISCONSIN**

WHEREAS, the City of Green Bay (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 30 (the "District") is proposed to be created by the City as a district in need of rehabilitation or conservation work in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Brown County, the Green Bay Area Public School District, and the Northeast Wisconsin Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the RDA, on June 10, 2025 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

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

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


1. The boundaries of the District that shall be named "Tax Incremental District No. 30, City of Green Bay", are hereby established as specified in Exhibit A of this Resolution.

2. The District is created effective as of January 1, 2025.
3. The Common Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District is in need of rehabilitation or conservation work within the meaning of Wisconsin Statutes Section 66.1337(2m)(a).
 - (b) Based upon the finding stated in 3.a. above, the District is declared to be a district in need of rehabilitation or conservation work based on the identification and classification of the property included within the District.
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
 - (e) That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
 - (f) The City estimates that 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 Wisconsin Statutes Section 66.1105(5)(b).
 - (g) The project costs relate directly to promoting the rehabilitation or conservation of the area consistent with the purpose for which the District is created.
4. The Project Plan for "Tax Incremental District No. 30, City of Green Bay" (see Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2025, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

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

Adopted this 24th day of June, 2025.



Eric Genrich (Jun 27, 2025 09:05 CDT)
Mayor

C. Jeffrey

City Clerk

EXHIBIT A -

**LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 30
CITY OF GREEN BAY**

[INCLUDED WITHIN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

**JOINT REVIEW BOARD
RESOLUTION APPROVING THE CREATION OF
TAX INCREMENTAL DISTRICT NO. 30,
CITY OF GREEN BAY**

WHEREAS, the City of Green Bay (the "City") seeks to create Tax Incremental District No. 30 (the "District"); and

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

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

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

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

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

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

1. The development expected in the District would not occur without the use of tax increment financing.
2. The economic benefits of the District, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

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

BE IT FURTHER RESOLVED that in the judgment of the JRB the development described in the Project Plan would not occur but for creation of the District, that the economic benefits of the District, as measured by increased employment, business and personal income and property value, are sufficient to

compensate for the cost of the improvements, and that the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

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

BE IT FURTHER RESOLVED that the JRB, as required by Wisconsin Statutes Section 66.1105(4m)(b)2m. has determined that the expected year of termination for purposes of Wisconsin Statutes Section 66.0602(3)(dq)1.b. is 2053, with final collection of tax increment to be the 2052 levy for the 2053 budget year.

Passed and adopted this ____ day of _____, 2025.

Resolution introduced and adoption moved by JRB member: _____

Motion for adoption seconded by JRB member: _____

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

ATTEST:

JRB Chairperson Signature

Clerk Signature



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

MEETING DATE

August 12, 2025

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # E.3

Consideration with possible action to review the public record, planning documents, and resolutions passed by the Redevelopment Authority and Common Council and adopt a resolution approving the creation of Tax Incremental District Thirty-One (TID 31).

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 office/retail building by MOWGS LLC.

Eligible project costs include development incentives, property acquisition, site preparation activities, utility and infrastructure improvements, street and streetscape improvements, and administration.

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.

A resolution establishing TID 31 and adoption of the Project Plan was approved by RDA on June 10, 2025 and by Common Council on June 24, 2025.

RECOMMENDATION

Staff recommends approval of the TID 31 Project Plan and adoption of a resolution to create TID 31: One Astor.

FISCAL IMPACT

The City has contracted with Ehler's to provide the fiscal analysis confirming the financial viability of the proposed TID and has confirmed that the proposed TID 31 is financially viable.

ATTACHMENTS

1. FINAL TID 31 Project Plan 06.18.25
2. TID 31 RDA Resolution - Signed 6.10.25
3. TID 31 CC Resolution - Signed 6.24.25

4. TID 31 JRB Resolution 8.12.25

June 24, 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.

SECTION 2: Preliminary Map of Proposed District Boundary

Map Found on Following Page.





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. 21 May 2025 X:\Planning\Work Order Requests\2025\25.03 TID\TID 31\TID31 - Boundary.mxd


0 40 80 160 Feet N

 TID Boundary


 TID Parcel

Parcel Layout as of January 1, 2025






TID 31



0 40 80 160 Feet




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TID Boundary
 TID Parcel

Parcel Layout as of January 1, 2026





TID 31



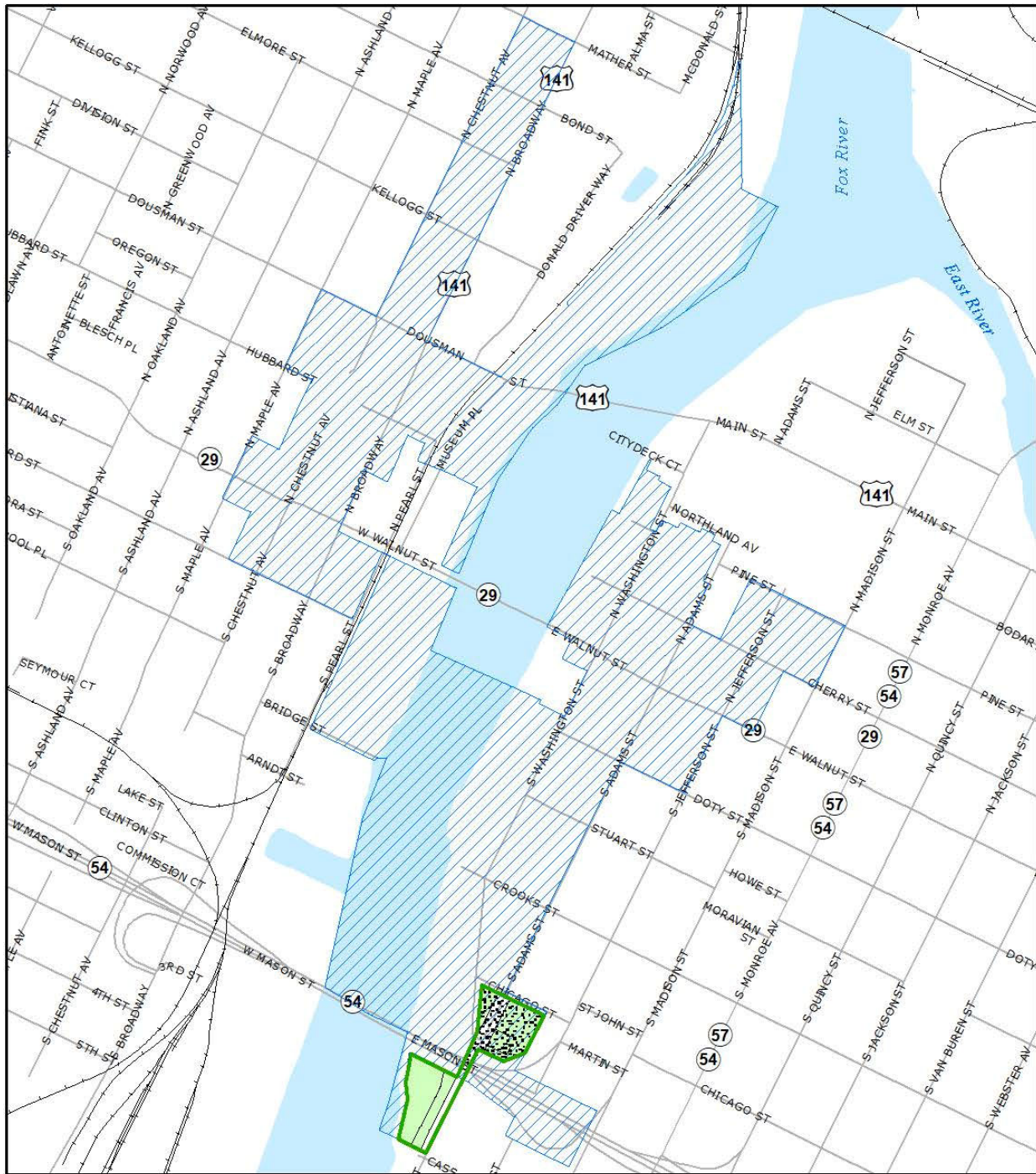
This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 21 May 2025 X:\Planning\Work Order Requests\2025.25.03 TID\TID 31\TID31 - Boundary.mxd

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.

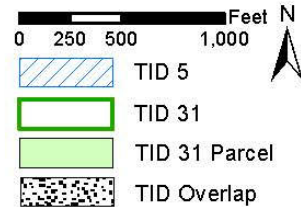


TID 31

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. 13 May 2025 X:\Planning\Work Order Requests\2025\25.03 TID\TID 31\TID31 - Overlap.mxd

TID 31 Parcels in TID 5:

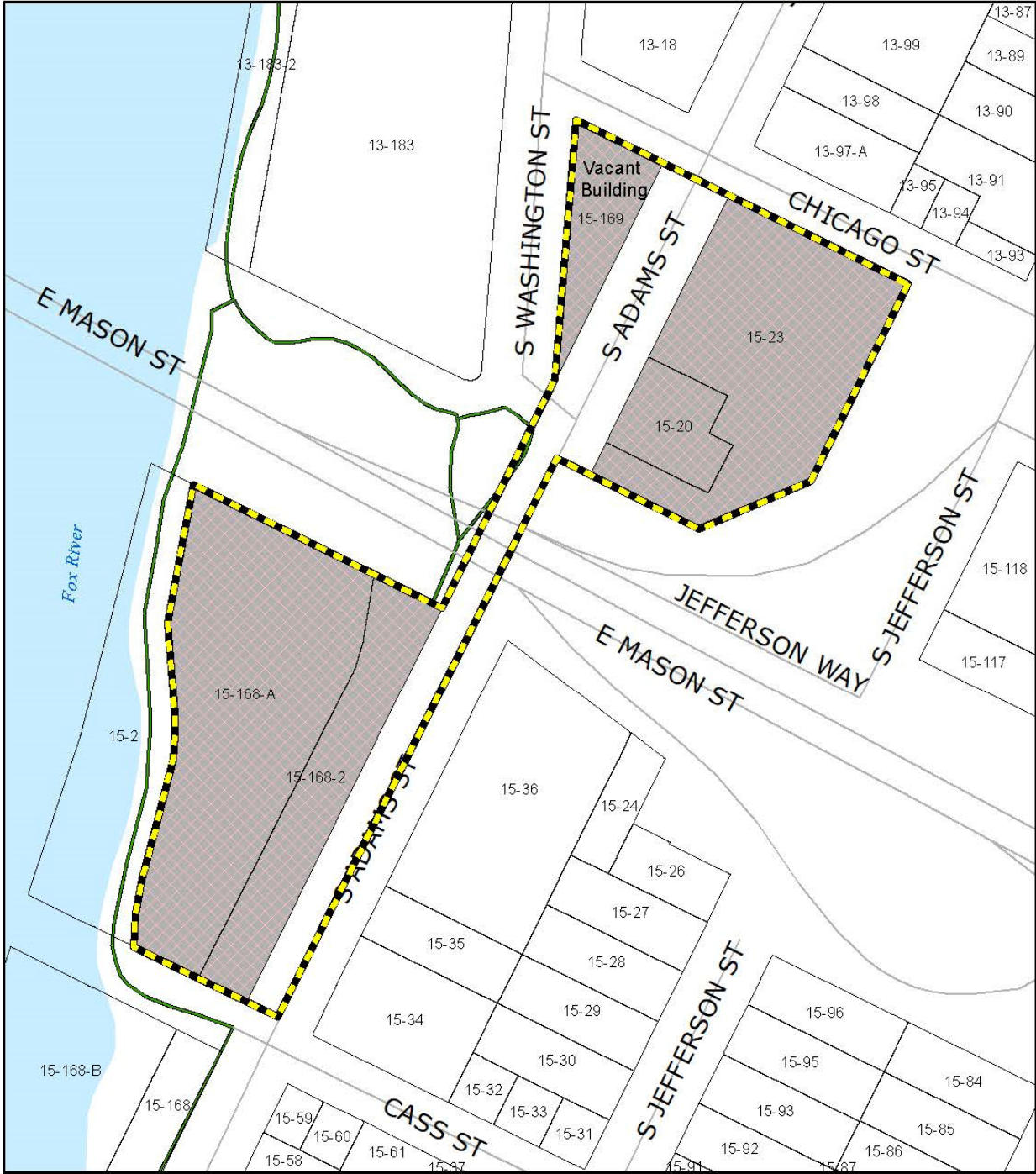
- 15-169
- 15-23
- 15-20



SECTION 3:

Map Showing Existing Uses and Conditions

Map Found on Following Page.





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 - LandUse.mxd




	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.

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	\$	(1,561,900)
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

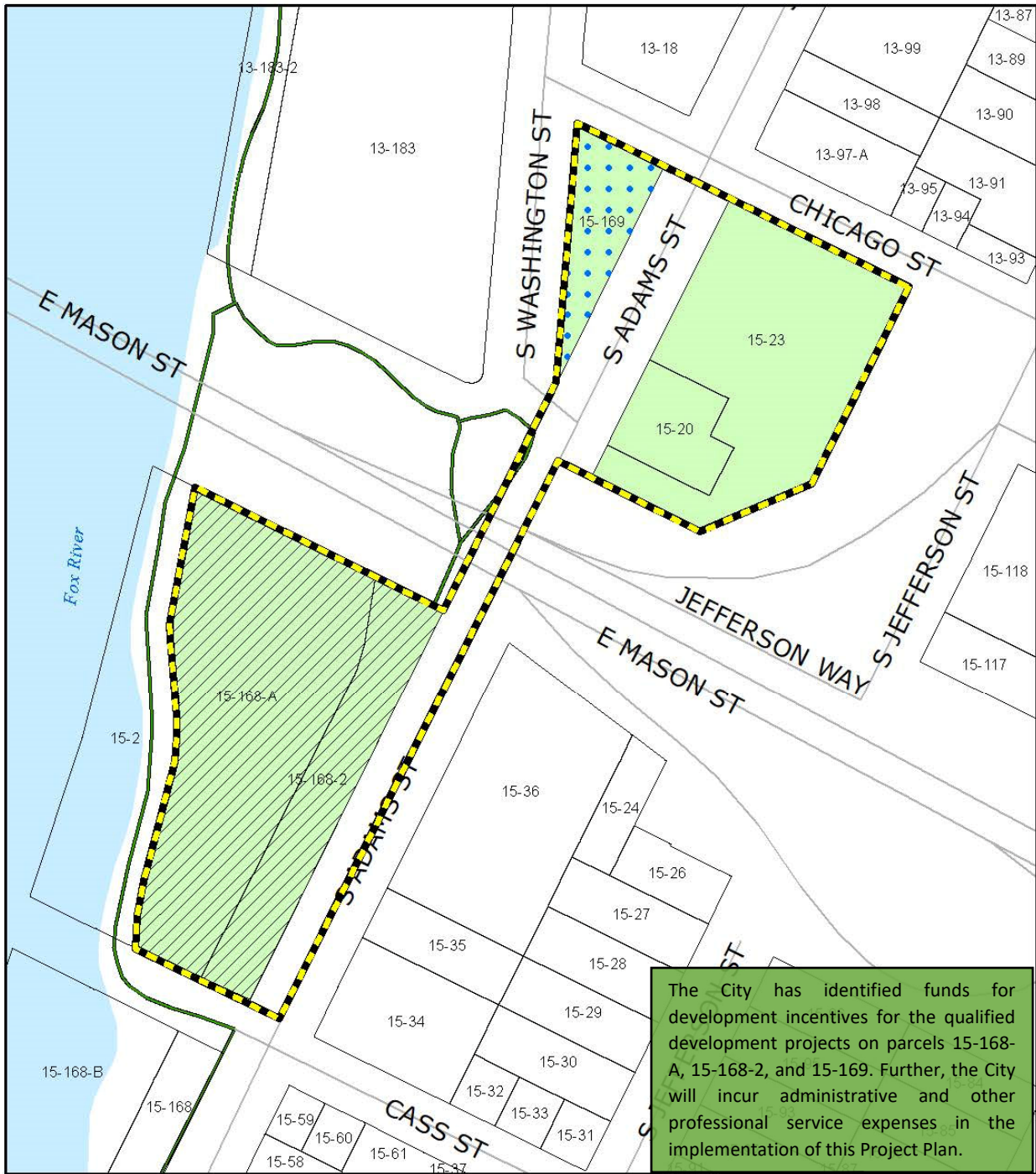
The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

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**

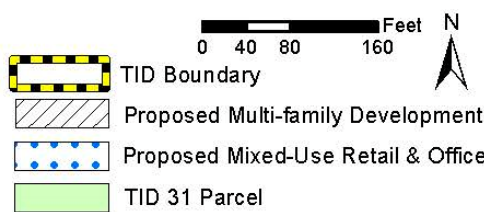
Map Found on Following Page.



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.



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



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		17,911,400	10,000	2,500,000	20,411,400		

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)



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

Phone 920.448.3080
Fax 920.448.3081

June 18, 2025

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

RE: Project Plan for Tax Incremental District No. 31

Dear Mayor:

Wisconsin Stat. § 66.1105(4)(f), requires a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to plan completeness and compliance with state law.

I was 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 Stat. § 66.1105.

Sincerely,


[Lacey Cochart \(Jun 18, 2025 13:09 CDT\)](#)

Lacey Cochart
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	

RESOLUTION 25-07

RESOLUTION ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 31

WHEREAS, the City of Green Bay (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 31 (the "District") is proposed to be created by the City in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f) l.k. and 66.1105(2)(f) l.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Brown County, the Green Bay Area Public School District and the Northeast Wisconsin Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the RDA, on June 10, 2025 held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, providing interested parties a reasonable opportunity to express their views thereon.


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

1. It recommends to the Common Council that Tax Incremental District No. 31 be created with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Creation of the District promotes orderly development in the City.

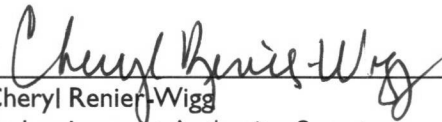
Adopted 6-10-25

Approved 6-10-25

REDEVELOPMENT AUTHORITY
OF THE CITY OF GREEN BAY



Gary J. Delveaux
Redevelopment Authority, Chair



Cheryl Renier-Wigg
Redevelopment Authority, Secretary

**RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 31,
APPROVING ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES
CITY OF GREEN BAY, WISCONSIN**

WHEREAS, the City of Green Bay (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 31 (the "District") is proposed to be created by the City as a blighted area district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Brown County, the Green Bay Area Public School District, and the Northeast Wisconsin Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the RDA, on June 10, 2025 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

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

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


1. The boundaries of the District that shall be named "Tax Incremental District No. 31, City of Green Bay", are hereby established as specified in Exhibit A of this Resolution.

2. The District is created effective as of January 1, 2025.
3. The Common Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District is a blighted area within the meaning of Wisconsin Statutes Section 66.1105(2)(ae)1.
 - (b) Based upon the finding stated in 3.a. above, the District is declared to be a blighted area district based on the identification and classification of the property included within the District.
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
 - (e) That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
 - (f) The City estimates that approximately 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 Wisconsin Statutes Section 66.1105(5)(b).
 - (g) The project costs relate directly to promoting the elimination of blight of the area consistent with the purpose for which the District is created.
4. The Project Plan for "Tax Incremental District No. 31, City of Green Bay" (see Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2025, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

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

Adopted this 24th day of June, 2025.



Eric Genrich (Jun 27, 2025 09:05 CDT)
Mayor

C. Jeffery

City Clerk

EXHIBIT A -

**LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 31
CITY OF GREEN BAY**

[INCLUDED WITHIN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

**JOINT REVIEW BOARD
RESOLUTION APPROVING THE CREATION OF
TAX INCREMENTAL DISTRICT NO. 31,
CITY OF GREEN BAY**

WHEREAS, the City of Green Bay (the "City") seeks to create Tax Incremental District No. 31 (the "District"); and

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

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

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

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

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

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

1. The development expected in the District would not occur without the use of tax increment financing.
2. The economic benefits of the District, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

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

BE IT FURTHER RESOLVED that in the judgment of the JRB the development described in the Project Plan would not occur but for creation of the District, that the economic benefits of the District, as measured by increased employment, business and personal income and property value, are sufficient to

compensate for the cost of the improvements, and that the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

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

BE IT FURTHER RESOLVED that the JRB, as required by Wisconsin Statutes Section 66.1105(4m)(b)2m. has determined that the expected year of termination for purposes of Wisconsin Statutes Section 66.0602(3)(dq)1.b. is 2053, with final collection of tax increment to be the 2052 levy for the 2053 budget year.

Passed and adopted this ____ day of _____, 2025.

Resolution introduced and adoption moved by JRB member: _____

Motion for adoption seconded by JRB member: _____

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

ATTEST:

JRB Chairperson Signature

Clerk Signature



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

MEETING DATE

August 12, 2025

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # E.4

Consideration with possible action to review and discuss draft Project Plan for Tax Incremental District Thirty-Two (TID 32): The Pines.

BACKGROUND

Tax Incremental District Thirty-Two (TID 32) is a proposed In Need of Rehabilitation or Conservation District comprising approximately 10.10 acres of property located in the eastern central portion of the City at 0 Deuchert St, generally bounded by N Danz Ave to the east, N Bader St to the south, Highland Park Ave to the west, and Morrow St to the north. The District will be created to pay the costs of development incentives needed to support the infill development of 41 single-family homes by Broadway Realty, 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. City staff have concluded that the property is not attaining its highest and best land use based on the Comprehensive Plan. But for the creation of a Tax Increment District ("TID"), the future land use identified in the Comprehensive Plan would not occur in the manner desired by the City and RDA.

RECOMMENDATION

Recommend the JRB receive and place on file the Project Plan for TID 32: The Pines and forward the plan to the RDA and Common Council for their consideration of a creation resolution to establish TID 32.

FISCAL IMPACT

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

ATTACHMENTS

- I. DRAFT TID 32 Project Plan 07.22.25

August 12, 2025

PROJECT PLAN

City of Green Bay, Wisconsin

Tax Incremental District No. 32

The Pines



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:	August 12 th , 2025
Public Hearing Held:	August 12 th , 2025
Consideration by RDA:	August 12 th , 2025
Consideration by Common Council:	September 16 th , 2025
Consideration by the Joint Review Board:	Scheduled for TBD

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SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 32 (“District”) is a proposed In Need of Rehabilitation or Conservation District comprising approximately 10.10 acres located in the eastern central portion of the City generally bounded by N Danz Ave to the east, N Bader St to the south, Highland Park Ave to the west, and Morrow St to the north. The District will be created to pay the costs of development incentives needed to support the infill development of 41 single-family homes (the “Project”) by Broadway Realty, LLC (the “Developer”). In addition to the incremental property value that will be created, the City expects short-term construction related job creation related to housing development, ongoing employment for jobs in maintenance, landscaping, etc., increased retail and service demand, provision of new housing units to address a shortage in the City, additional school district revenue, and the expansion of City and utility infrastructure.

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 \$2.46 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$2.00 million in Pay As You Go (“PAYGO”) developer incentives and \$464 thousand in ongoing planning and administrative costs. The City may also incur future costs for additional public infrastructure and right of way improvements within the District, but no such costs are known at the point of District creation.

The Plan includes an additional estimated \$6.88 million for project costs within one half mile of the District’s boundaries. Whether improvements will be needed and when they may be needed is undetermined. Cost estimates are included in Sections 6 and 8 of this Plan, but such projects will only be funded from the District to the extent funds are available and the improvements are for the benefit of the District and needed to implement the Plan.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$11.28 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 14 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 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 2025-04 (the “Agreement”) which prescribed the incentive would be provided on a PAYGO basis to assist with the costs associated with the construction of Public Improvements (defined in Section II.N. of the Agreement), environmental remediation, and asbestos abatement as required by State and Federal law. 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.

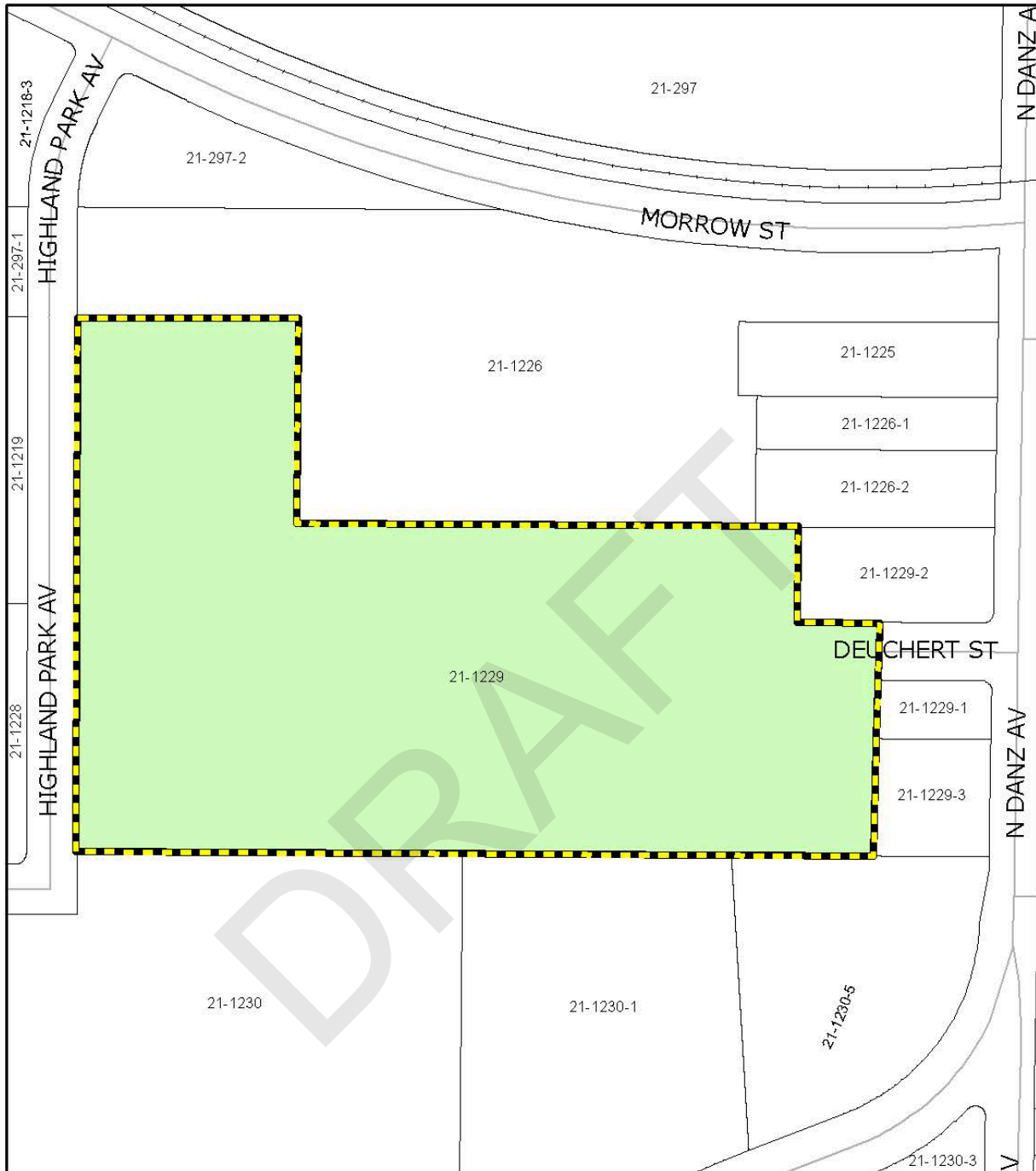
2. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the 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.

SECTION 2: Preliminary Map of Proposed District Boundary

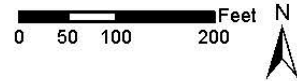
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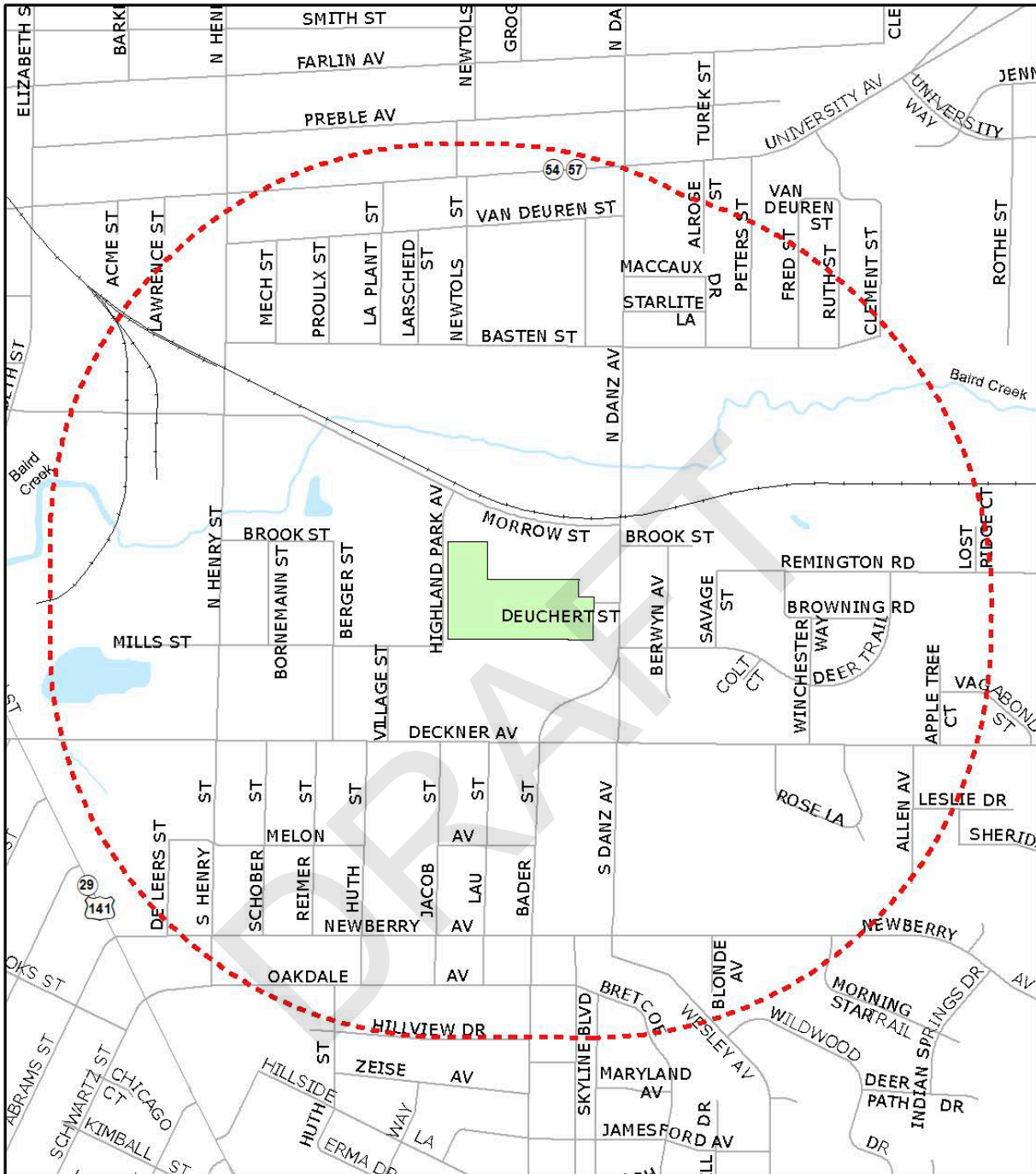


TID 32

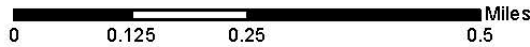
This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 25 Jun 2025 X:\Planning\Work Order Requests\2025\25.03 TID\TID 32\TID32 - Boundary.mxd



-  TID Boundary
-  TID Parcel



TID 32



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. 25 Jun 2025 X:\Planning\Work Order Requests\2025\25.03 TID\TID 32\TID32 - Half Mile Boundary.mxd

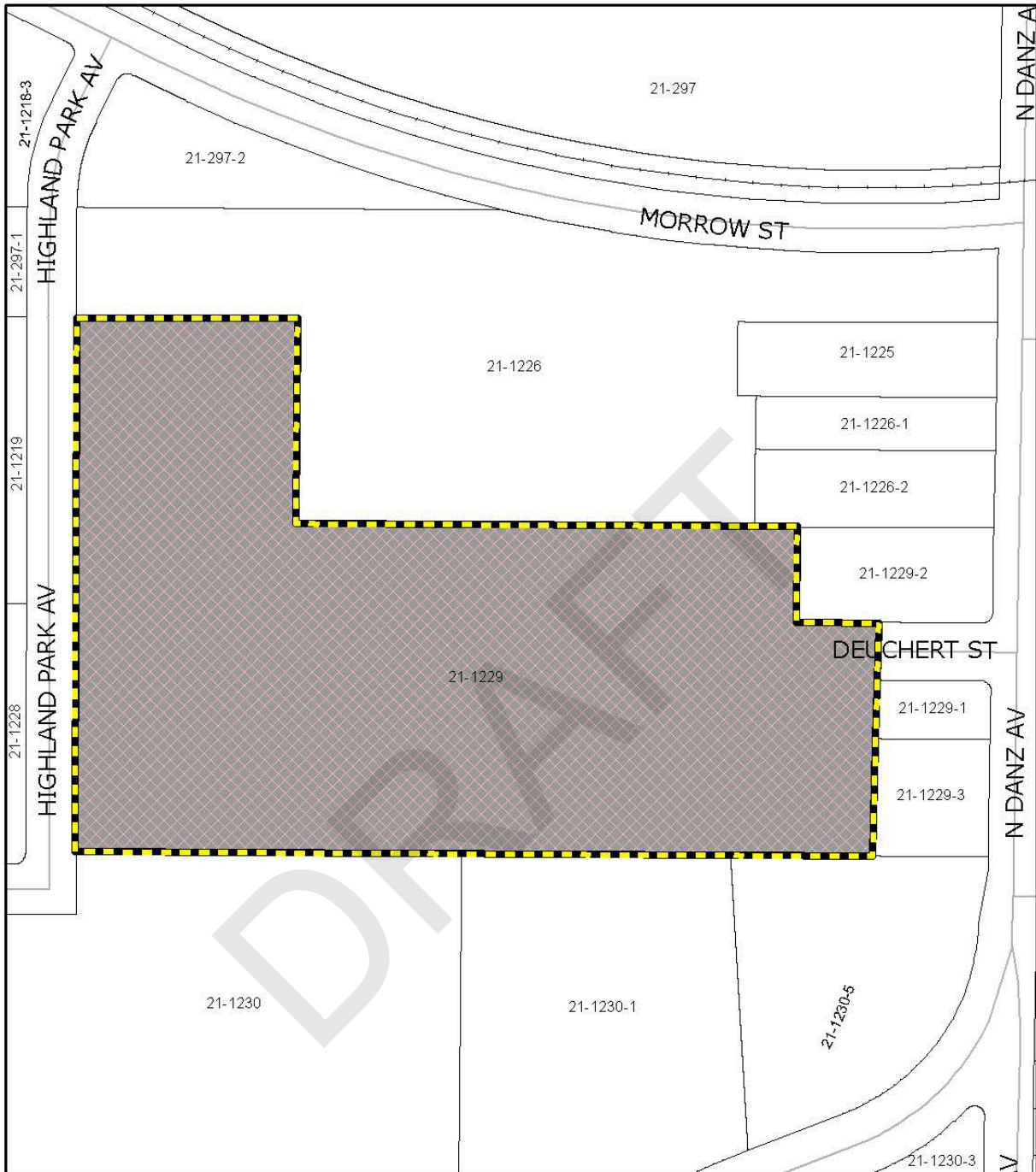
1/2 mile Boundary

TID Parcel

SECTION 3: Map Showing Existing Uses and Conditions

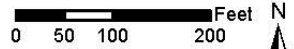
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TID 32

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. 27 Jun 2025 X:\Planning\Work Order Requests\2025\25.03 TID\TID 32\TID32 - LandUse.mxd



- Parcel Needing Rehabilitation
- TID Boundary
- Undeveloped Land

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	Acres	Rehab/ Conservation Condition
				Rehab/ Conservation	
21-1229	0 DEUCHERT ST	BROADWAY REALTY LLC	10.10	10.10	Condition 3
TOTALS			10.10	10.10	

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

100%

The parcel will require the installation of streets, utilities, and other improvements necessary for carrying out the objectives of the urban renewal project, 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
21-1229	493,400	0	493,400	617,900	0	617,900
TOTALS	493,400	0	493,400	617,900	0	617,900

- 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%.

**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	\$ 617,900
Incremental Value of Existing Districts (Jan. 1, 2024)	<u>\$ 771,458,500</u>
Total Value Subject to 12% Valuation Limit	\$ 772,076,400
Total Percentage of TID IN Equalized Value	7.13%
Residual Value Capacity of TID IN Equalized Value	\$ 528,004,788

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$772,076,400. 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

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City’s corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City may need to make improvements to streets and other infrastructure adjacent to or within a half-mile of the District to accommodate traffic resulting from the Project. Whether improvements will be needed and when they may be needed is undetermined. Current cost estimates are included below, but projects will only be funded from the District to the extent funds are available and the improvements are for the benefit of the District and needed to implement the Plan. The City may pro-rate the TID contribution to the projects to match costs to the benefit provided to the District.

Danz Park	
Shelter	\$250,000
Ballfield 1	\$350,000
Baird Creek Trail Resurfacing	\$400,000
Other Trail Improvements	\$50,000
Roller Hockey Court	\$250,000
Henry St Bridge over Baird Creek	\$1,700,000
Danz Avenue - Deckner Avenue to Newberry Avenue	\$511,600
Wesley Avenue - S Danz Avenue to 1/2 mile boundary	\$312,000
Morning Star Trail - Newberry Avenue to 1/2 mile boundary	\$60,000
Skyline Boulevard (ES)- Bretcoe Drive to 1/2 mile boundary	\$385,600
Skyline Boulevard (WS) - Oakdale Avenue to 1/2 mile boundary	\$120,000
Skyline Boulevard - Newberry Avenue to Oakdale Avenue	\$140,000
Bretcoe Drive - Skyline Boulevard (W) to 1/2 mile boundary	\$260,000
Newberry Avenue - 1/2 mile boundary to Reimer Street	\$352,000
Oakdale Avenue - Jacob Street to Lau Street	\$128,000
Schober Street - Newberry Avenue to Deckner Avenue	\$518,400
Reimer Street - Newberry Avenue to Deckner Avenue	\$516,400
Huth Street - Newberry Avenue to Deckner Avenue	\$516,400
Deuchert Street - District Boundary to N Danz Avenue	\$56,000

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.

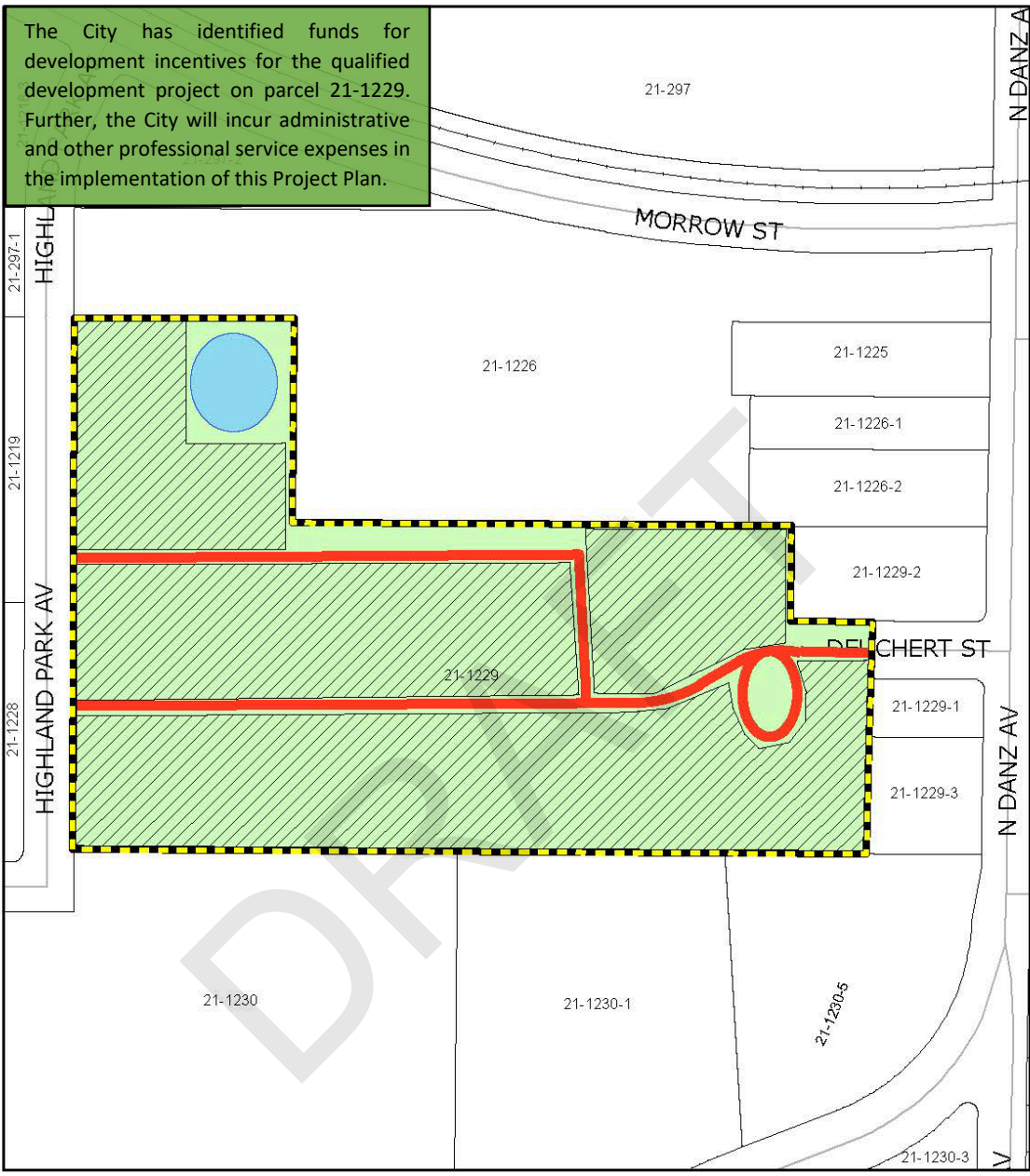
Financing Costs

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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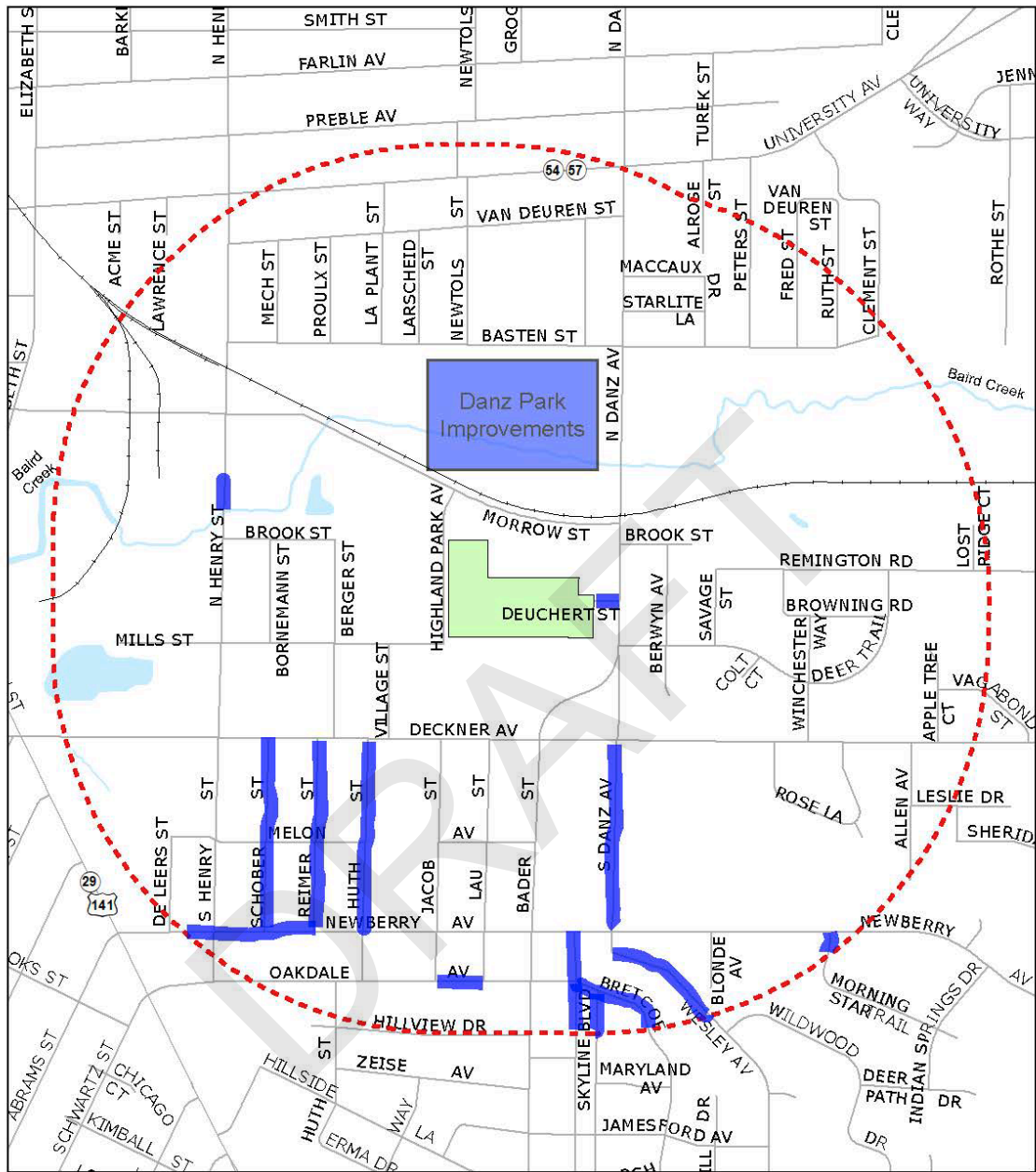
The City has identified funds for development incentives for the qualified development project on parcel 21-1229. Further, the City will incur administrative and other professional service expenses in the implementation of this Project Plan.

TID 32

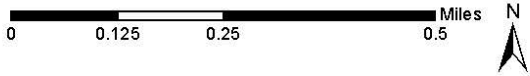
This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 27 Jun 2025 X:\Planning\Work Order Requests\2025\25.03 TID\TID 32\TID32 - Proposed.mxd

0 50 100 200 Feet N

- Housing
- Stormwater Management
- Public Streets
- TID Boundary
- TID Parcel



TID 32



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. 25 Jun 2025 X:\Planning\Work Order Requests\2025.25.03 TID\TID 32\TID32 - Half Mile Boundary.mxd

- 1/2 mile Boundary
- TID Parcel

SECTION 8: Detailed List of Estimated Project Costs

The list on the following page 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.

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Project ID	Project Name/Type	Est. Cost			Totals	1/2 Mile	Est. Timing
		Phase I	Future	Ongoing			
1	Pay As You Go ("PAYGO") Development Incentives ¹	2,000,000			2,000,000		2025-2041
2	1/2 Mile Improvements ²						
2a	Danz Park						
	Shelter		250,000		250,000	250,000	TBD
	Ballfield 1		350,000		350,000	350,000	TBD
	Baird Creek Trail Resurfacing		400,000		400,000	400,000	TBD
	Other Trail Improvements		50,000		50,000	50,000	TBD
	Roller Hockey Court		250,000		250,000	250,000	TBD
2b	Henry St Bridge over Baird Creek		1,700,000		1,700,000	1,700,000	TBD
2c	S Danz Avenue - Deckner Avenue to Newberry Avenue		511,600		511,600	511,600	TBD
2d	Wesley Avenue - S Danz Avenue to 1/2 mile boundary		312,000		312,000	312,000	TBD
2e	Morning Star Trail - Newberry Avenue to 1/2 mile boundary		60,000		60,000	60,000	TBD
2f	Skyline Boulevard (ES)- Bretcoe Drive to 1/2 mile boundary		385,600		385,600	385,600	TBD
2g	Skyline Boulevard (WS) - Oakdale Avenue to 1/2 mile boundary		120,000		120,000	120,000	TBD
2h	Skyline Boulevard - Newberry Avenue to Oakdale Avenue		140,000		140,000	140,000	TBD
2i	Bretcoe Drive - Skyline Boulevard (W) to 1/2 mile boundary		260,000		260,000	260,000	TBD
2j	Newberry Avenue - 1/2 mile boundary to Reimer Street		352,000		352,000	352,000	TBD
2k	Oakdale Avenue - Jacob Street to Lau Street		128,000		128,000	128,000	TBD
2l	Schober Street - Newberry Avenue to Deckner Avenue		518,400		518,400	518,400	TBD
2m	Reimer Street - Newberry Avenue to Deckner Avenue		516,400		516,400	516,400	TBD
2n	Huth Street - Newberry Avenue to Deckner Avenue		516,400		516,400	516,400	TBD
2o	Deuchert Street - District Boundary to N Danz Avenue		56,000		56,000	56,000	TBD
3	Ongoing Planning & Administrative Costs			464,309	464,309		2025-2053
Total Projects		2,000,000	6,876,400	464,309	9,340,709	6,876,400	

Notes:

1) Represents the Tax Incentive Cap per Section III.C.2 of Development Agreement 2025-03. The actual incentive may be lower if or the total amount of Qualified Expenses incurred is less than \$2.00 million.

2)The City may need to make improvements to streets and other infrastructure adjacent to or within a half-mile of the District to accommodate traffic resulting from the Project. Whether improvements will be needed and when they may be needed is undetermined. Current cost estimates are included below, but projects will only be funded from the District to the extent funds are available and the improvements are for the benefit of the District and needed to implement the Plan. The City may pro-rate the TID contribution to the projects to match costs to the benefit provided to the District.

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 \$11.28 million in incremental value by January 1, 2028. 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 \$5.13 million in incremental tax revenue over the 27-year term of the District as shown in **Table 2**.

Table 1 - Development Assumptions

Construction Year		Broadway Realty, LLC	Annual Total	Construction Year	
1	2025		0	2025	1
2	2026		0	2026	2
3	2027	11,280,000	11,280,000	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		11,280,000	11,280,000		

Notes:

1) Development Agreement 2025-04 estimated the assessed value of the property to be \$9,500,000 after completion. Represents the equalized value increase using the 2024 aggregate ratio of 79.85% and deducting the estimated base value of \$617,900.

Table 2 – Tax Increment Projection Worksheet

Type of District	Rehabilitation		Base Value	617,900
District Creation Date	September 16, 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	9/16/2047	Rate Adjustment Factor	-0.50%
Revenue Periods/Final Year	27	2053		
Extension Eligibility/Years	Yes	3		
Eligible Recipient District	Yes			

Construction Year	Valuation Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate ¹	Tax Increment
1	2025	0	2026	0	2027	\$17.32	0
2	2026	0	2027	0	2028	\$17.23	0
3	2027	11,280,000	2028	0	2029	\$17.15	193,415
4	2028	0	2029	112,800	2030	\$17.06	194,373
5	2029	0	2030	113,928	2031	\$16.98	195,335
6	2030	0	2031	115,067	2032	\$16.89	196,302
7	2031	0	2032	116,218	2033	\$16.81	197,273
8	2032	0	2033	117,380	2034	\$16.72	198,250
9	2033	0	2034	118,554	2035	\$16.64	199,231
10	2034	0	2035	119,739	2036	\$16.56	200,217
11	2035	0	2036	120,937	2037	\$16.47	201,208
12	2036	0	2037	122,146	2038	\$16.39	202,204
13	2037	0	2038	123,368	2039	\$16.31	203,205
14	2038	0	2039	124,601	2040	\$16.23	204,211
15	2039	0	2040	125,847	2041	\$16.15	205,222
16	2040	0	2041	127,106	2042	\$16.07	206,238
17	2041	0	2042	128,377	2043	\$15.98	207,259
18	2042	0	2043	129,661	2044	\$15.90	208,285
19	2043	0	2044	130,957	2045	\$15.83	209,316
20	2044	0	2045	132,267	2046	\$15.75	210,352
21	2045	0	2046	133,590	2047	\$15.67	211,393
22	2046	0	2047	134,925	2048	\$15.59	212,440
23	2047	0	2048	136,275	2049	\$15.51	213,491
24	2048	0	2049	137,637	2050	\$15.43	214,548
25	2049	0	2050	139,014	2051	\$15.36	215,610
26	2050	0	2051	140,404	2052	\$15.28	216,677
27	2051	0	2052	141,808	2053	\$15.20	217,750
Totals	11,280,000		3,042,607		Future Value of Increment		5,133,805

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 may also incur certain costs to construct public infrastructure within a half mile of the District's boundary and 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 2040 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 Broadway Realty, LLC ¹ \$2,000,000	Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative	Liabilities Outstanding	
2025		0		35,000	35,000	(35,000)	(35,000)	2,000,000	2025
2026		0		10,000	10,000	(10,000)	(45,000)	2,000,000	2026
2027	0	0		10,300	10,300	(10,300)	(55,300)	2,000,000	2027
2028	0	0		10,609	10,609	(10,609)	(65,909)	2,000,000	2028
2029	193,415	193,415	154,732	10,927	165,659	27,756	(38,153)	1,845,268	2029
2030	194,373	194,373	155,498	11,255	166,753	27,619	(10,534)	1,689,770	2030
2031	195,335	195,335	156,268	11,593	167,861	27,474	16,940	1,533,502	2031
2032	196,302	196,302	157,041	11,941	168,982	27,320	44,260	1,376,461	2032
2033	197,273	197,273	157,819	12,299	170,117	27,156	71,416	1,218,642	2033
2034	198,250	198,250	158,600	12,668	171,268	26,982	98,398	1,060,042	2034
2035	199,231	199,231	159,385	13,048	172,433	26,799	125,197	900,657	2035
2036	200,217	200,217	160,174	13,439	173,613	26,604	151,801	740,483	2036
2037	201,208	201,208	160,967	13,842	174,809	26,399	178,201	579,516	2037
2038	202,204	202,204	161,764	14,258	176,021	26,183	204,384	417,753	2038
2039	203,205	203,205	162,564	14,685	177,250	25,956	230,340	255,188	2039
2040	204,211	204,211	163,369	15,126	178,495	25,716	256,056	91,819	2040
2041	205,222	205,222	91,819	15,580	107,399	97,823	353,879	0	2041
2042	206,238	206,238	0	16,047	16,047	190,191	544,070		2042
2043	207,259	207,259		16,528	16,528	190,730	734,800		2043
2044	208,285	208,285		17,024	17,024	191,260	926,061		2044
2045	209,316	209,316		17,535	17,535	191,781	1,117,841		2045
2046	210,352	210,352		18,061	18,061	192,291	1,310,132		2046
2047	211,393	211,393		18,603	18,603	192,790	1,502,922		2047
2048	212,440	212,440		19,161	19,161	193,278	1,696,201		2048
2049	213,491	213,491		19,736	19,736	193,755	1,889,956		2049
2050	214,548	214,548		20,328	20,328	194,220	2,084,176		2050
2051	215,610	215,610		20,938	20,938	194,672	2,278,848		2051
2052	216,677	216,677		21,566	21,566	195,111	2,473,959		2052
2053	217,750	217,750		22,213	22,213	195,537	2,669,496		2053
Totals	5,133,805	5,133,805	2,000,000	464,309	2,464,309				Totals

Notes:

1) The Developer will receive 80% of the annual tax increment generated by the project up to a total incentive of \$2,000,000 or the actual amount of Qualified Expenses incurred if such costs are less than \$2,000,000.

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 medium / high density housing.

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 short-term construction related job creation related to housing development, ongoing employment for jobs in maintenance, landscaping, etc., increased retail and service demand, provision of new housing units to address a shortage in the City, additional school district revenue, and the expansion of City and utility infrastructure.

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. 32

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. 32 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	0	0	0	0	0	2028
2029	30,112	72,068	84,978	6,257	193,415	2029
2030	30,261	72,425	85,398	6,288	194,373	2030
2031	30,411	72,784	85,821	6,319	195,335	2031
2032	30,562	73,144	86,246	6,350	196,302	2032
2033	30,713	73,506	86,673	6,382	197,273	2033
2034	30,865	73,870	87,102	6,413	198,250	2034
2035	31,018	74,235	87,533	6,445	199,231	2035
2036	31,171	74,603	87,966	6,477	200,217	2036
2037	31,326	74,972	88,402	6,509	201,208	2037
2038	31,481	75,343	88,839	6,541	202,204	2038
2039	31,637	75,716	89,279	6,574	203,205	2039
2040	31,793	76,091	89,721	6,606	204,211	2040
2041	31,951	76,468	90,165	6,639	205,222	2041
2042	32,109	76,846	90,611	6,672	206,238	2042
2043	32,268	77,227	91,060	6,705	207,259	2043
2044	32,427	77,609	91,511	6,738	208,285	2044
2045	32,588	77,993	91,964	6,771	209,316	2045
2046	32,749	78,379	92,419	6,805	210,352	2046
2047	32,911	78,767	92,876	6,838	211,393	2047
2048	33,074	79,157	93,336	6,872	212,440	2048
2049	33,238	79,549	93,798	6,906	213,491	2049
2050	33,403	79,943	94,262	6,941	214,548	2050
2051	33,568	80,338	94,729	6,975	215,610	2051
2052	33,734	80,736	95,198	7,009	216,677	2052
2053	33,901	81,136	95,669	7,044	217,750	2053
Totals	799,272	1,912,904	2,255,554	166,076	5,133,805	



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

MEETING DATE

August 12, 2025

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # F.1

Tax Incremental District Twelve (TID 12): I-43 Industrial Park Affordable Housing Extension.

BACKGROUND

Tax Incremental District Twelve (TID 12): I-43 Industrial Park has accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs, and in accordance with Wis. Stats. §66.1105, shall be required to close as of its termination date of September 6, 2025. Wis. Stats. §66.1105(6)(g) permits the City to extend the life of a TID that is required to close for up to one (1) additional year, so long as all incremental property taxes from such additional year are used to improve housing stock within the City. No less than seventy-five percent (75%) of said incremental property taxes from such additional year shall be allocated to affordable housing projects, with affordable being defined as housing that costs no more than thirty percent (30%) of the gross monthly income of a household.

As proposed, the TID 12 Affordable Housing Extension would extend the life of TID 12 for twelve-months beyond the date of an adopted municipal resolution, which will go before Common Council for consideration on August 19, 2025. This will allow the final year's increment, collected in January 2027 from the 2026 tax roll, to be transferred to the Tax increment District Affordable Housing (TIDAH) fund to improve and create housing stock within the City. This extension would generate \$3.4M in TIDAH funding.

If an Affordable Housing Extension Resolution is adopted, it is necessary for the municipality to adopt a Termination Resolution for TID 12 prior to August 18, 2026.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



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

MEETING DATE

August 12, 2025

PREPARED BY

AGENDA ITEM # F.2

Set next meeting date to consider approval of Tax Incremental District #32.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None