



# **AGENDA OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY**

**TUESDAY, AUGUST 12, 2025, 1:30 PM**  
**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/83188044732?pwd=YUducEM2VUZWOGVYZzMyNTA0c1FJQT09>

Or call in by phone: +1 312 626 6799

Meeting ID: 831 8804 4732

Passcode: 084117

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: Chair Gary Delveaux, Vice-Chair Matt Schueller, Deby Dehn, Ald. Kathy Hinkfuss, Stephen Srubas, Melanie Parma, and Renita Robinson.  
Liaisons: Jeff Mirkes, Leah Weycker, and Brooke Hafs.

## **C. Approval of the Agenda.**

- I. Approval of the agenda for the Tuesday, August 12, 2025, meeting of the Redevelopment Authority.

## **D. Approval of Minutes.**

- I. Approval of the minutes from the July 8, 2025, meeting.

## **E. Public Hearing.**

- I. Consideration with possible action on the proposed creation of Tax Incremental District Thirty-Two (TID 32): The Pines, the proposed boundaries of the District, and the proposed Project Plan for the District.

## **F. Regular Business.**

1. Consideration with possible action on a Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District Thirty-Two (TID 32): The Pines.
2. Consideration with possible action to approve a Planning Option with Three Sixty Real Estate Solutions, LLC until December 31, 2025, for the development of 200 N. Monroe Avenue.
3. Consideration with possible action to adopt an Affordable Housing Extension Resolution for Tax Incremental District Twelve (TID 12): I-43 Industrial Park.
4. Consideration with possible action to issue final payment for the KICC 2-24 West Rotunda Repairs to IEI General Contractors Inc.
5. Consideration with possible action on a Delegation of Signature Authority (limited) by the Chairperson to the Executive Director.

## **G. Informational.**

1. Financial report and check register.
2. Director's report and project updates.
3. Next Meeting: September 9, 2025

## **H. Adjournment.**

1. Adjournment of the Tuesday, August 12, 2025, meeting of the Redevelopment Authority.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT [www.greenbaywi.gov](http://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 Redevelopment Authority meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.



Report to the  
Redevelopment Authority  
of the City of Green Bay

**MEETING DATE**

August 12, 2025

**PREPARED BY**

**AGENDA ITEM # D.I**

Approval of the minutes from the July 8, 2025, meeting.

**BACKGROUND**

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

None

August 12, 2025

PROJECT PLAN

# City of Green Bay, Wisconsin

## Tax Incremental District No. 32

### The Pines



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Prepared by:

Ehlers  
N19W24400 Riverwood Drive,  
Suite 100  
Waukesha, WI 53188

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**BUILDING COMMUNITIES. IT'S WHAT WE DO.**

## KEY DATES

Organizational Joint Review Board Meeting Held:	August 12 <sup>th</sup> , 2025
Public Hearing Held:	August 12 <sup>th</sup> , 2025
Consideration by RDA:	August 12 <sup>th</sup> , 2025
Consideration by Common Council:	September 16 <sup>th</sup> , 2025
Consideration by the Joint Review Board:	Scheduled for TBD

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# **SECTION 1:**

## **Executive Summary**

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### **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.

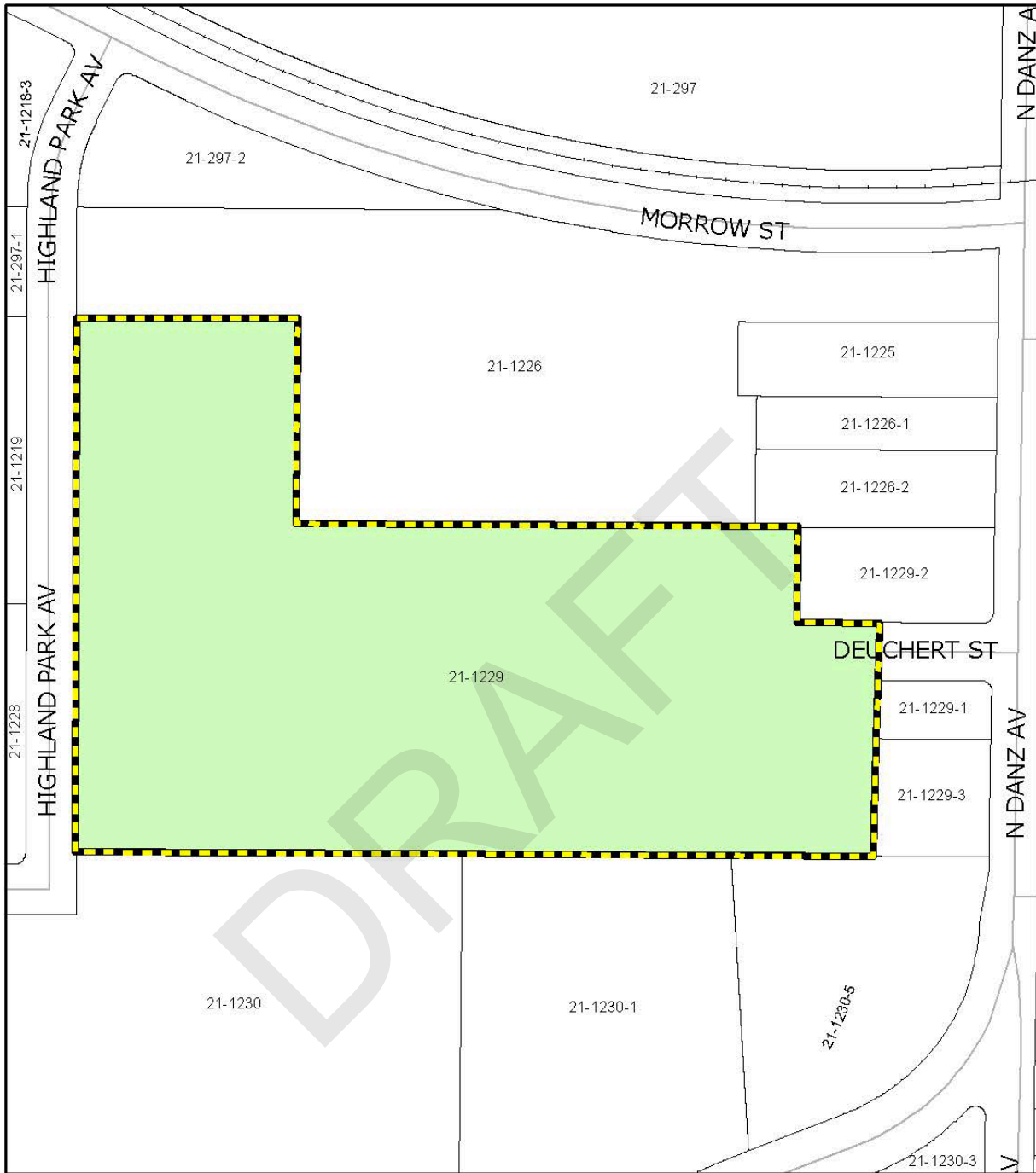
3. Not less than 50% by area of the real property within the District is in need of rehabilitation or conservation work as defined by Wis. Stat. § 66.1337(2m)(a).
4. Based on the foregoing finding, the District is designated as a district in need of rehabilitation or conservation.
5. The Project Costs 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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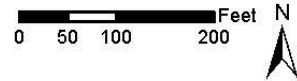
Map Found on Following Page.

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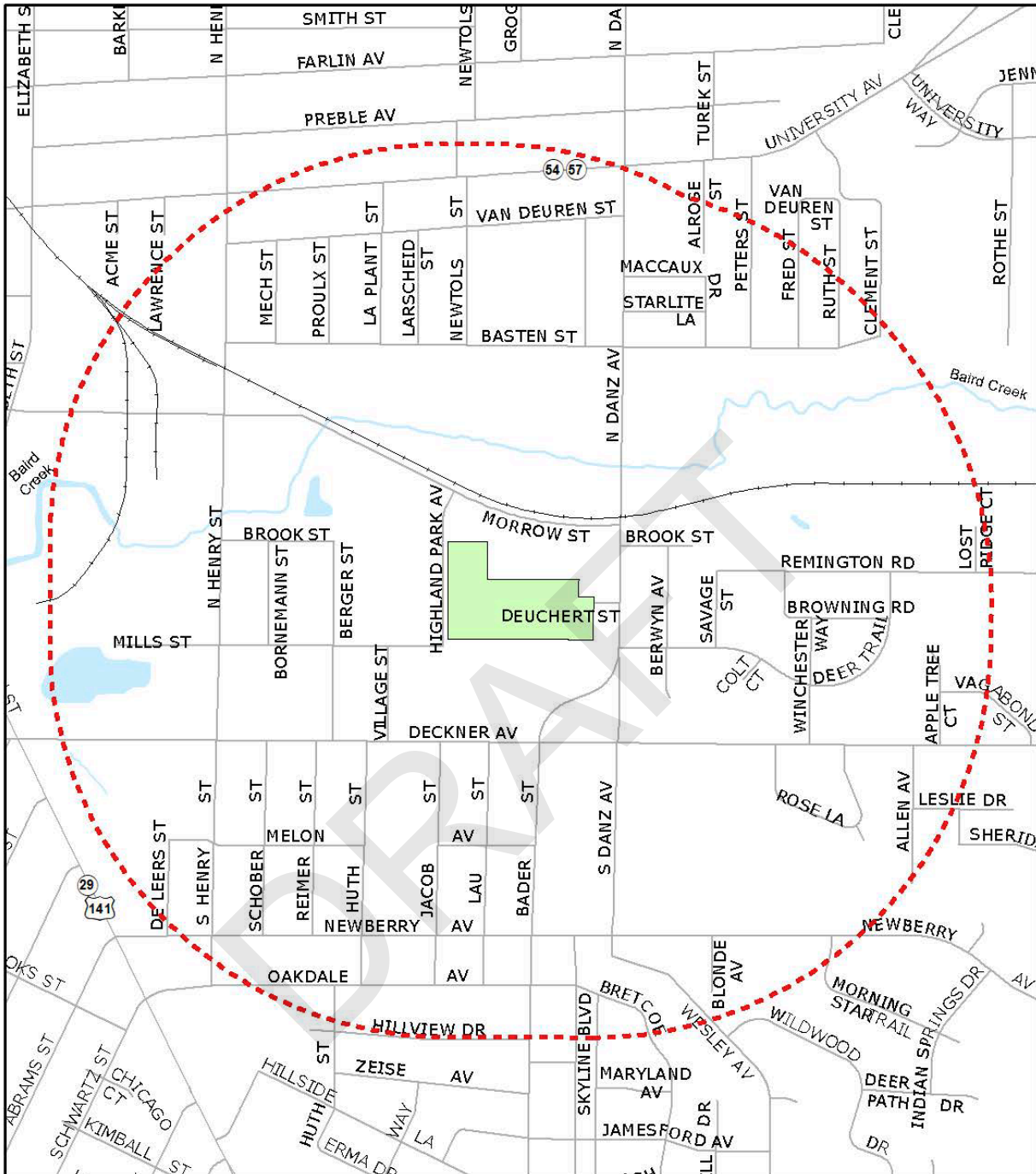


**TID 32**

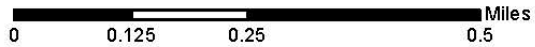
*This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City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

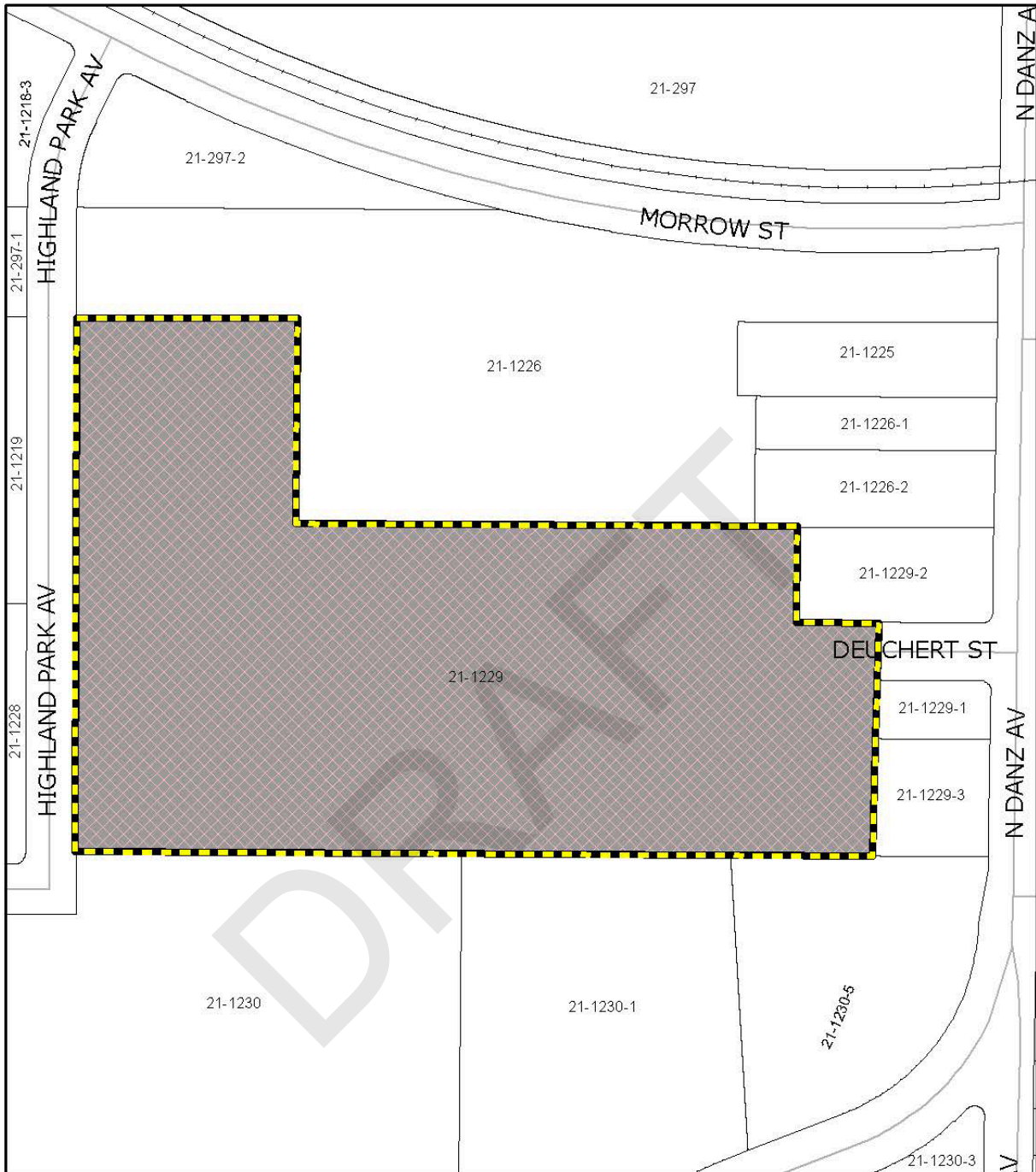
- 1/2 mile Boundary
- TID Parcel

## **SECTION 3: Map Showing Existing Uses and Conditions**

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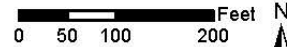
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**TID 32**

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-  Parcel Needing Rehabilitation
-  TID Boundary
-  Undeveloped Land

## SECTION 4: Preliminary Parcel List and Analysis

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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
<b>TOTALS</b>			<b>10.10</b>	<b>10.10</b>	

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 Value<sup>1</sup>

Parcel	Assessed Value			Equalized Value <sup>2</sup>		
	Land	Improvement	Total	Land	Improvement	Total
21-1229	493,400	0	493,400	617,900	0	617,900
<b>TOTALS</b>	<b>493,400</b>	<b>0</b>	<b>493,400</b>	<b>617,900</b>	<b>0</b>	<b>617,900</b>

- 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**

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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)	\$	771,458,500
<b>Total Value Subject to 12% Valuation Limit</b>	<b>\$</b>	<b>772,076,400</b>
<b>Total Percentage of TID IN Equalized Value</b>		7.13%
<b>Residual Value Capacity of TID IN Equalized Value</b>	<b>\$</b>	<b>528,004,788</b>

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**

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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**

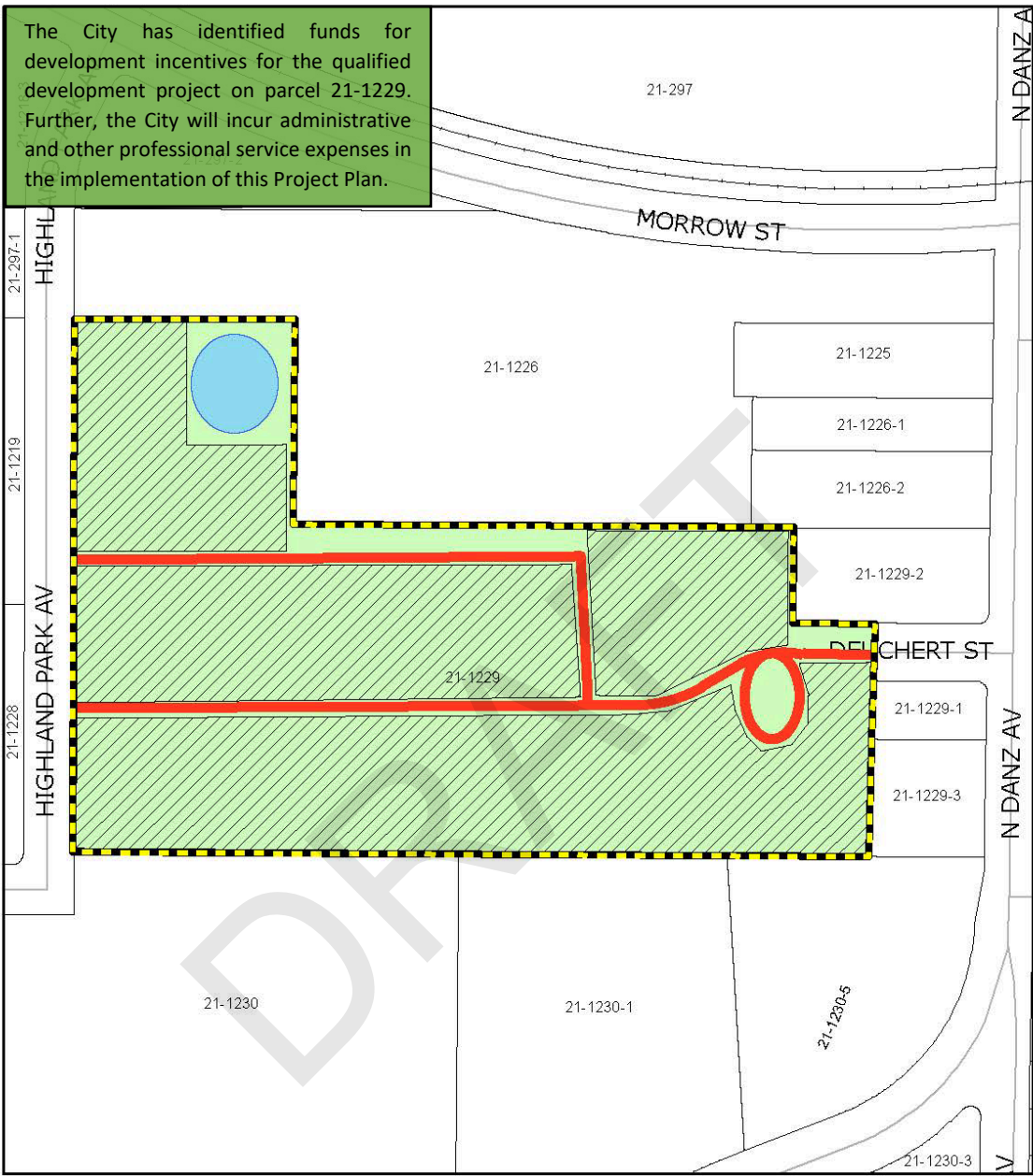
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

## **SECTION 7:** **Map Showing Proposed Improvements and Uses**

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Map Found on Following Page.

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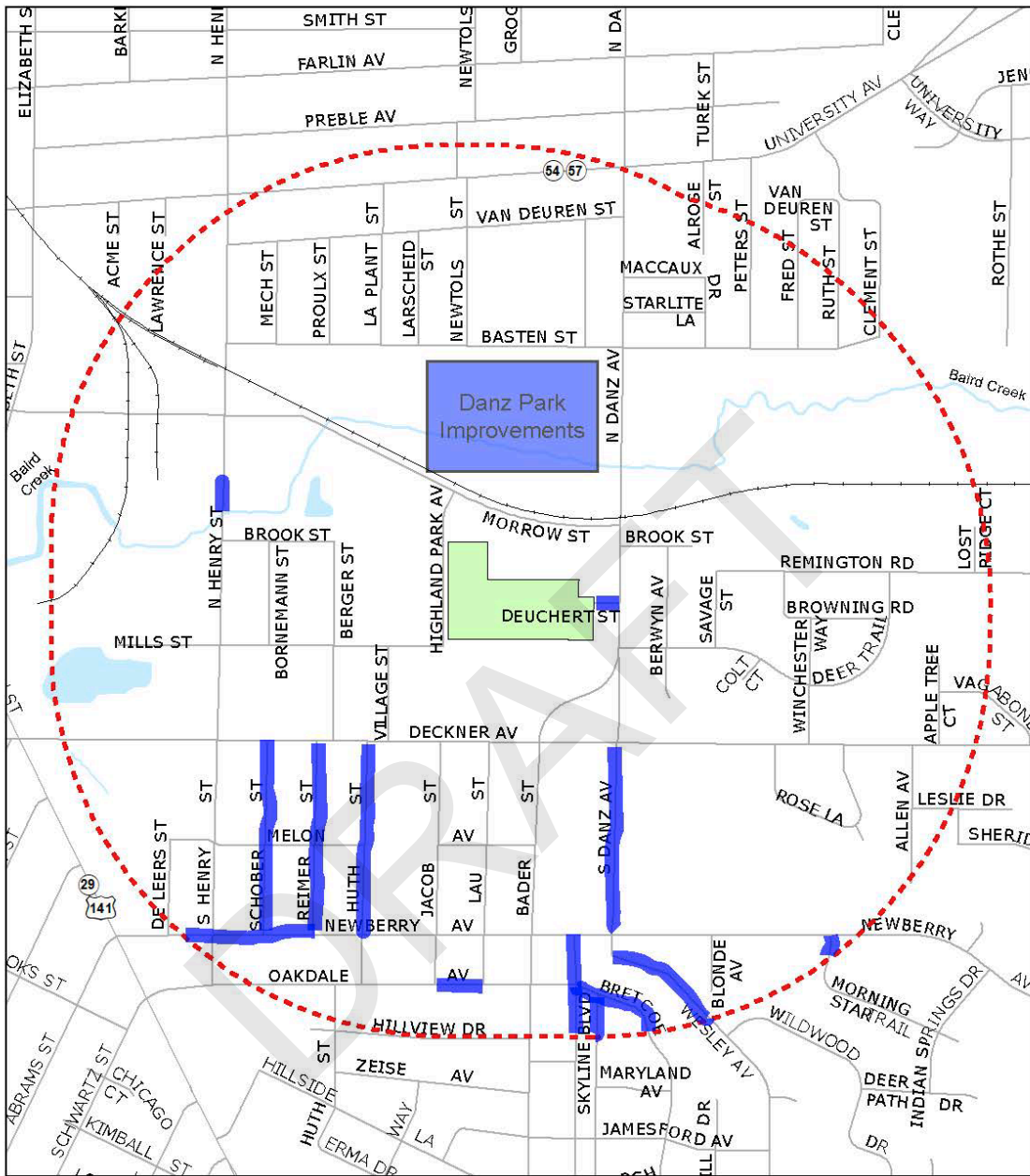
The City has identified funds for development incentives for the qualified development project on parcel 21-1229. Further, the City will incur administrative and other professional service expenses in the implementation of this Project Plan.

**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

0 0.125 0.25 0.5 Miles N

 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.

DRAFT

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 <sup>1</sup>	2,000,000			2,000,000		2025-2041
2	1/2 Mile Improvements <sup>2</sup>						
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		<b>2,000,000</b>	<b>6,876,400</b>	<b>464,309</b>	<b>9,340,709</b>	<b>6,876,400</b>	

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
<b>Totals</b>	<b>11,280,000</b>	<b>11,280,000</b>	

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 Year	Valuation Value Added	Economic Change	Total Increment	Revenue Year	Tax Rate <sup>1</sup>	Tax Increment
1 2025	2026	0	0	0	2027	\$17.32	0
2 2026	2027	0	0	0	2028	\$17.23	0
3 2027	2028	11,280,000	0	11,280,000	2029	\$17.15	193,415
4 2028	2029	0	112,800	11,392,800	2030	\$17.06	194,373
5 2029	2030	0	113,928	11,506,728	2031	\$16.98	195,335
6 2030	2031	0	115,067	11,621,795	2032	\$16.89	196,302
7 2031	2032	0	116,218	11,738,013	2033	\$16.81	197,273
8 2032	2033	0	117,380	11,855,393	2034	\$16.72	198,250
9 2033	2034	0	118,554	11,973,947	2035	\$16.64	199,231
10 2034	2035	0	119,739	12,093,687	2036	\$16.56	200,217
11 2035	2036	0	120,937	12,214,624	2037	\$16.47	201,208
12 2036	2037	0	122,146	12,336,770	2038	\$16.39	202,204
13 2037	2038	0	123,368	12,460,138	2039	\$16.31	203,205
14 2038	2039	0	124,601	12,584,739	2040	\$16.23	204,211
15 2039	2040	0	125,847	12,710,586	2041	\$16.15	205,222
16 2040	2041	0	127,106	12,837,692	2042	\$16.07	206,238
17 2041	2042	0	128,377	12,966,069	2043	\$15.98	207,259
18 2042	2043	0	129,661	13,095,730	2044	\$15.90	208,285
19 2043	2044	0	130,957	13,226,687	2045	\$15.83	209,316
20 2044	2045	0	132,267	13,358,954	2046	\$15.75	210,352
21 2045	2046	0	133,590	13,492,544	2047	\$15.67	211,393
22 2046	2047	0	134,925	13,627,469	2048	\$15.59	212,440
23 2047	2048	0	136,275	13,763,744	2049	\$15.51	213,491
24 2048	2049	0	137,637	13,901,381	2050	\$15.43	214,548
25 2049	2050	0	139,014	14,040,395	2051	\$15.36	215,610
26 2050	2051	0	140,404	14,180,799	2052	\$15.28	216,677
27 2051	2052	0	141,808	14,322,607	2053	\$15.20	217,750
<b>Totals</b>		<b>11,280,000</b>	<b>3,042,607</b>		<b>Future Value of Increment</b>		<b>5,133,805</b>

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 <sup>1</sup> \$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
<b>Totals</b>	<b>5,133,805</b>	<b>5,133,805</b>	<b>2,000,000</b>	<b>464,309</b>	<b>2,464,309</b>				<b>Totals</b>

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**

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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
<b>Totals</b>	<b>799,272</b>	<b>1,912,904</b>	<b>2,255,554</b>	<b>166,076</b>	<b>5,133,805</b>	



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

## MEETING DATE

August 12, 2025

## PREPARED BY

Rebecca Finco, Staff

## AGENDA ITEM # F.1

Consideration with possible action on a Resolution Establishing the Boundaries of and Approving the 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 RDA adopt a resolution to establish Tax Incremental District Thirty-Two (TID 32): The Pines and adopt the Project Plan.

## FISCAL IMPACT

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

## ATTACHMENTS

1. DRAFT TID 32 Project Plan 07.22.25
2. TID 32 - Boundary
3. TID 32 RDA Resolution 8.12.25

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

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# **SECTION 1:**

## **Executive Summary**

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### **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.

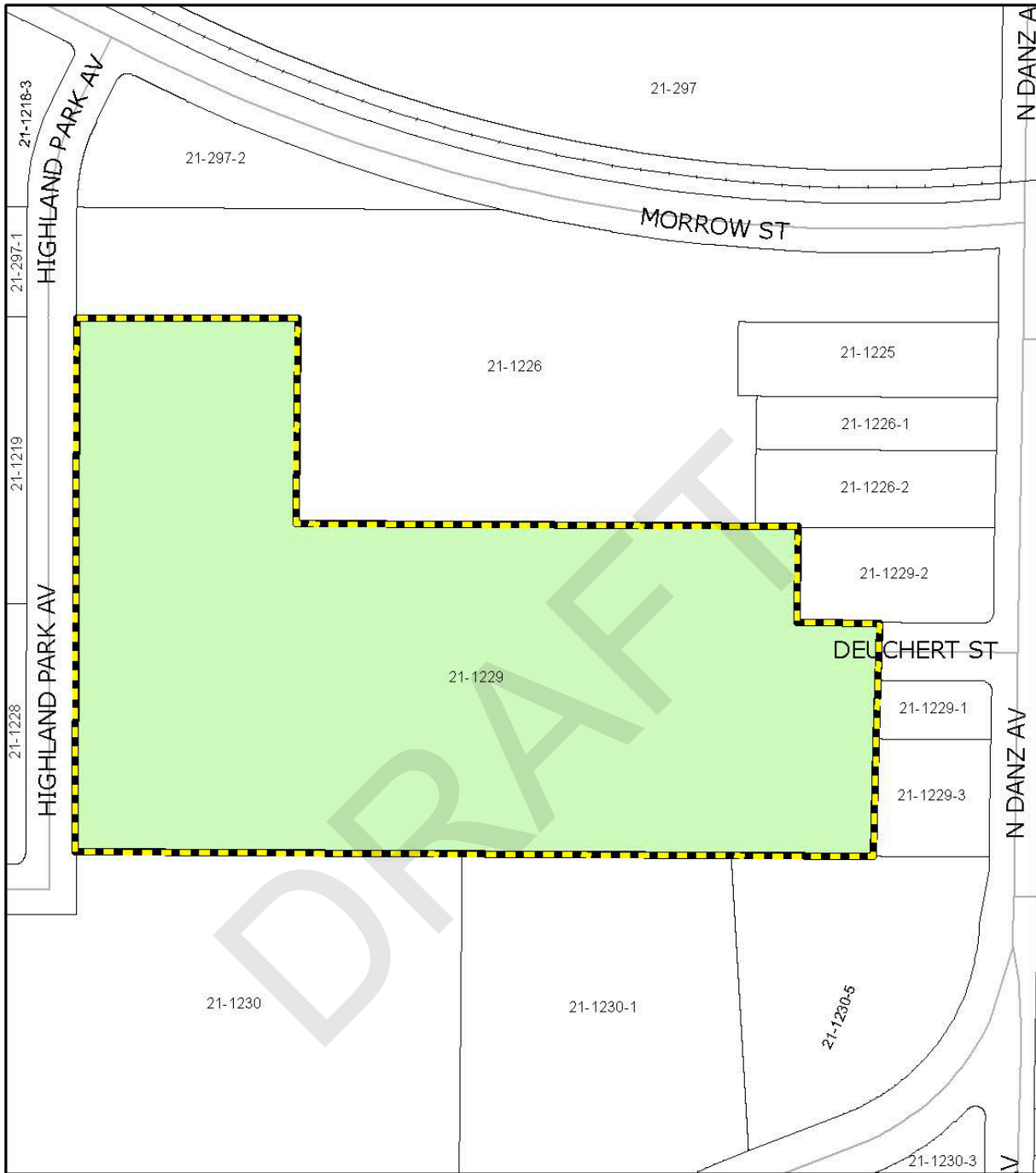
3. Not less than 50% by area of the real property within the District is in need of rehabilitation or conservation work as defined by Wis. Stat. § 66.1337(2m)(a).
4. Based on the foregoing finding, the District is designated as a district in need of rehabilitation or conservation.
5. The Project Costs 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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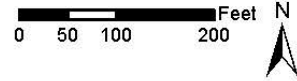
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
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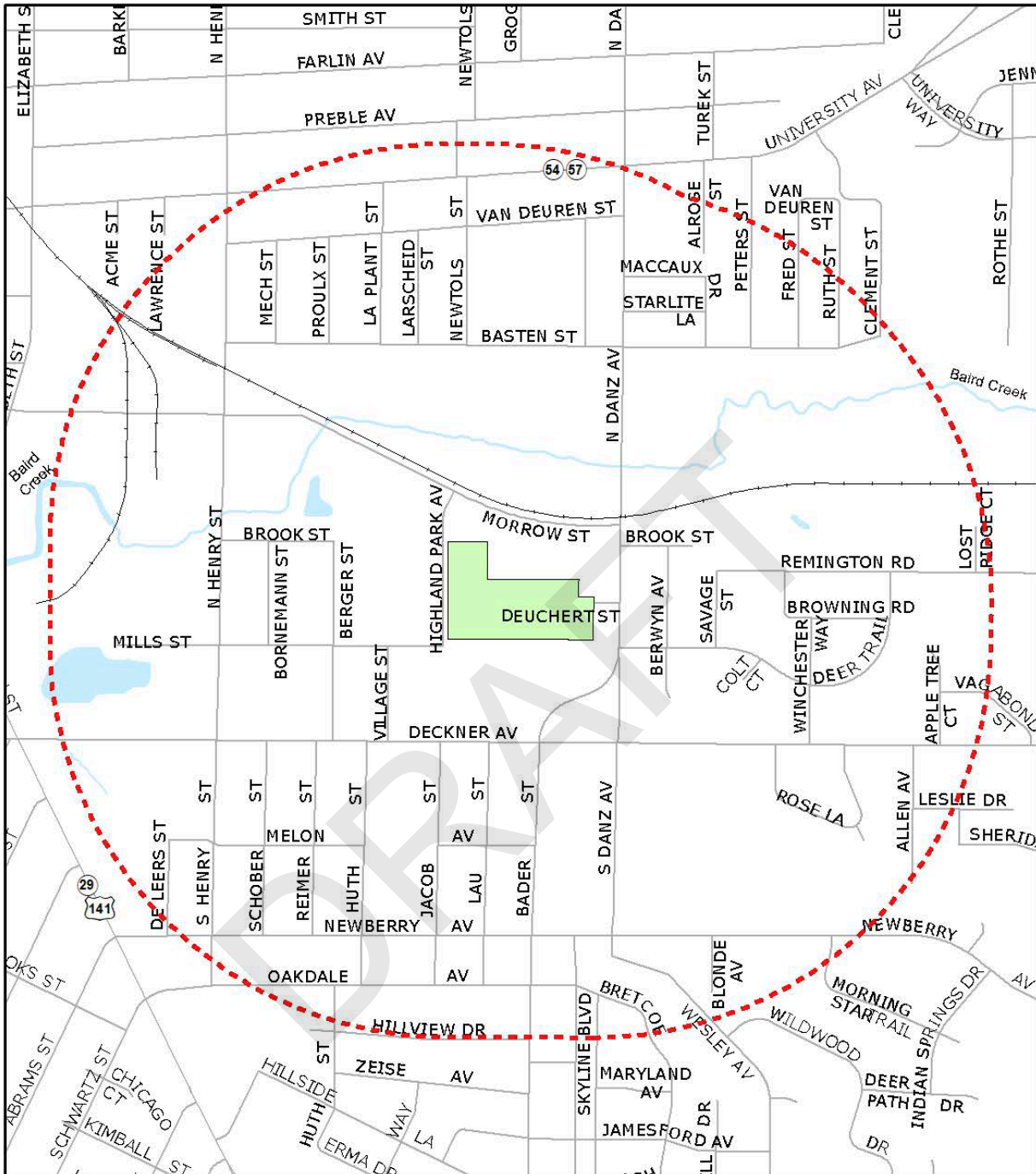


**TID 32**

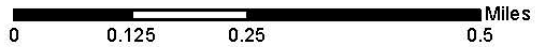
*This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City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



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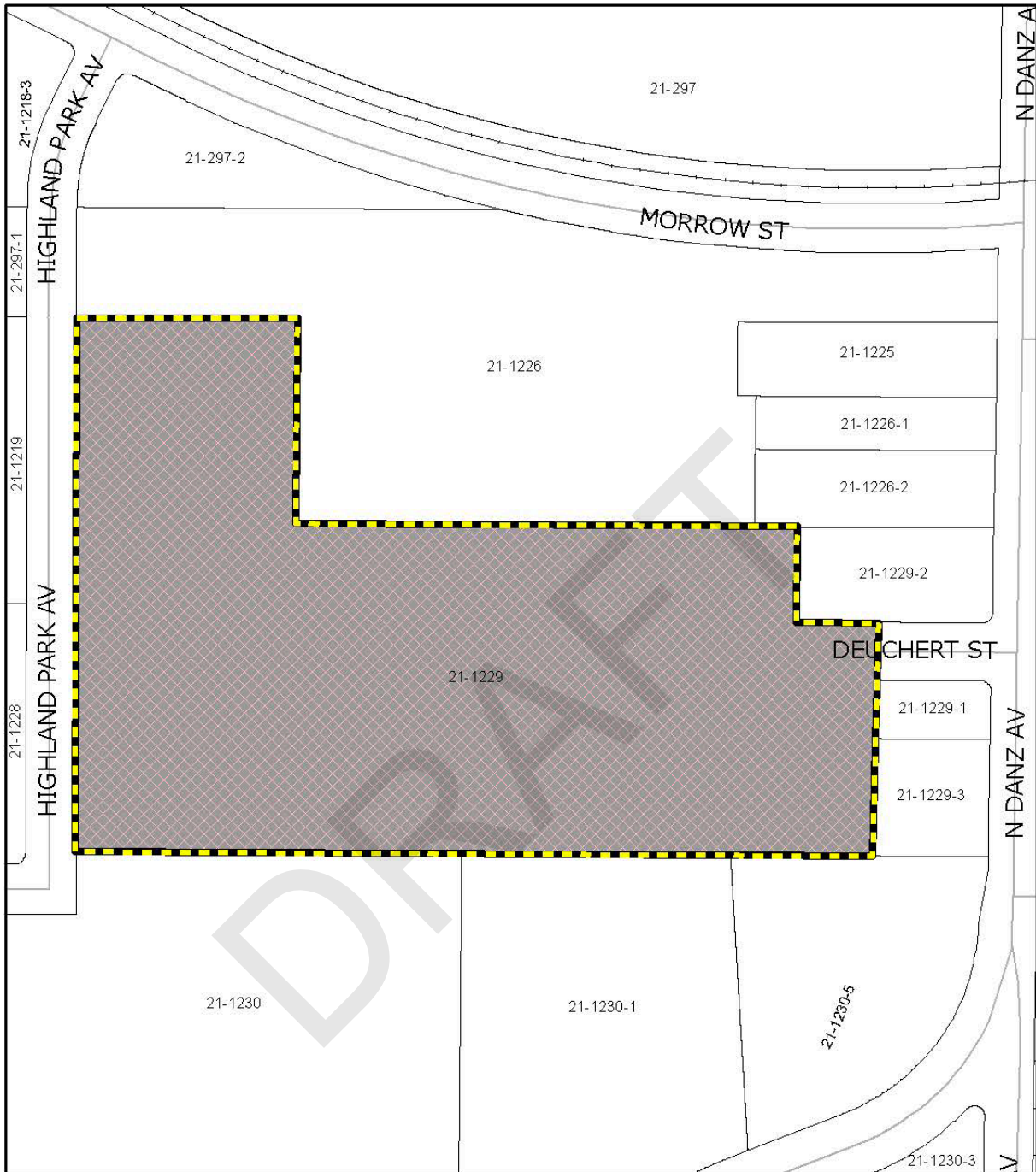
- 1/2 mile Boundary
- TID Parcel

## **SECTION 3: Map Showing Existing Uses and Conditions**

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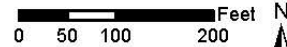
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**TID 32**

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- 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
<b>TOTALS</b>			<b>10.10</b>	<b>10.10</b>	

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 Value<sup>1</sup>

Parcel	Assessed Value			Equalized Value <sup>2</sup>		
	Land	Improvement	Total	Land	Improvement	Total
21-1229	493,400	0	493,400	617,900	0	617,900
<b>TOTALS</b>	<b>493,400</b>	<b>0</b>	<b>493,400</b>	<b>617,900</b>	<b>0</b>	<b>617,900</b>

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**

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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)	\$	771,458,500
<b>Total Value Subject to 12% Valuation Limit</b>	<b>\$</b>	<b>772,076,400</b>
<b>Total Percentage of TID IN Equalized Value</b>		7.13%
<b>Residual Value Capacity of TID IN Equalized Value</b>	<b>\$</b>	<b>528,004,788</b>

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**

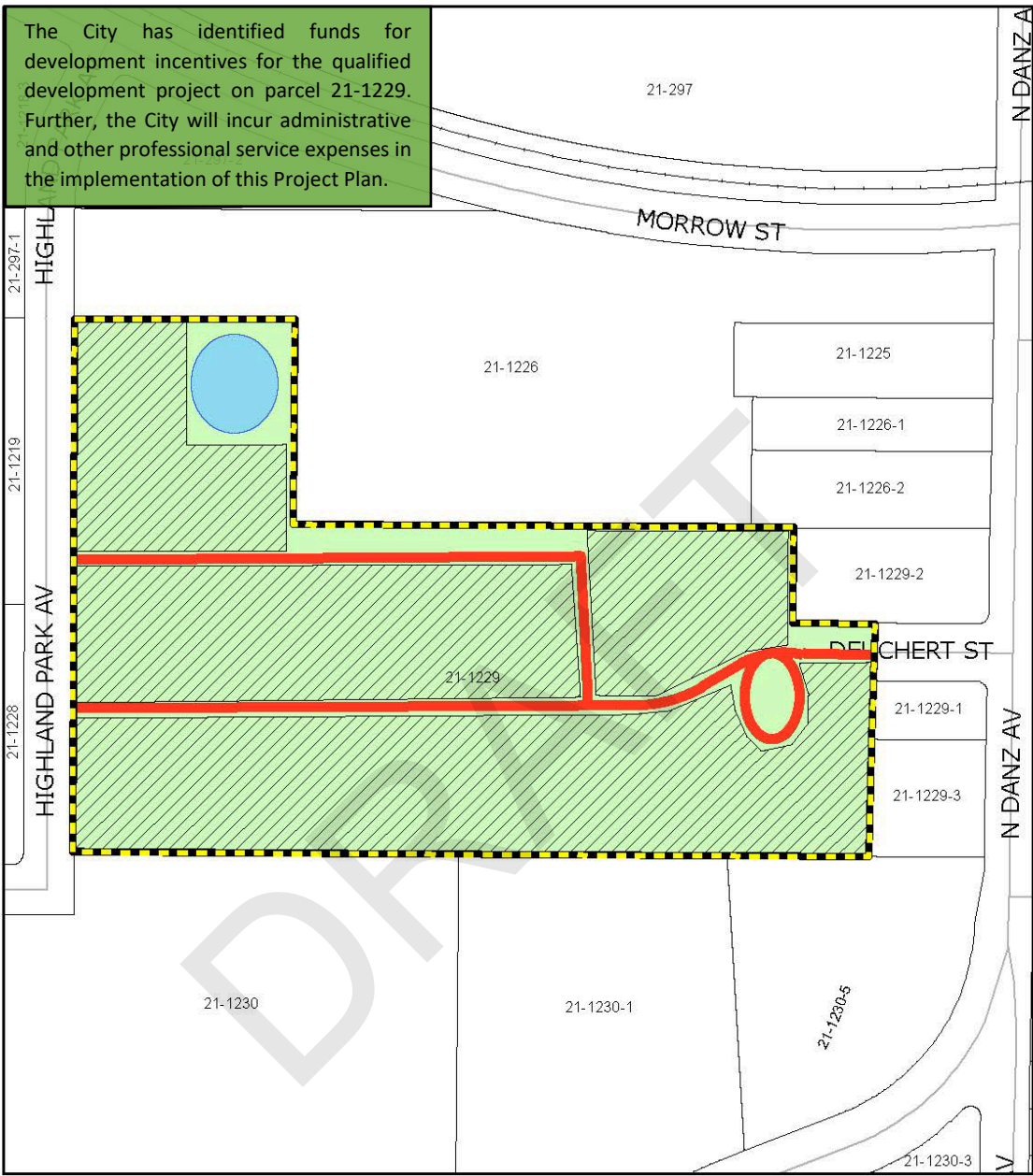
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

## **SECTION 7: Map Showing Proposed Improvements and Uses**

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Map Found on Following Page.

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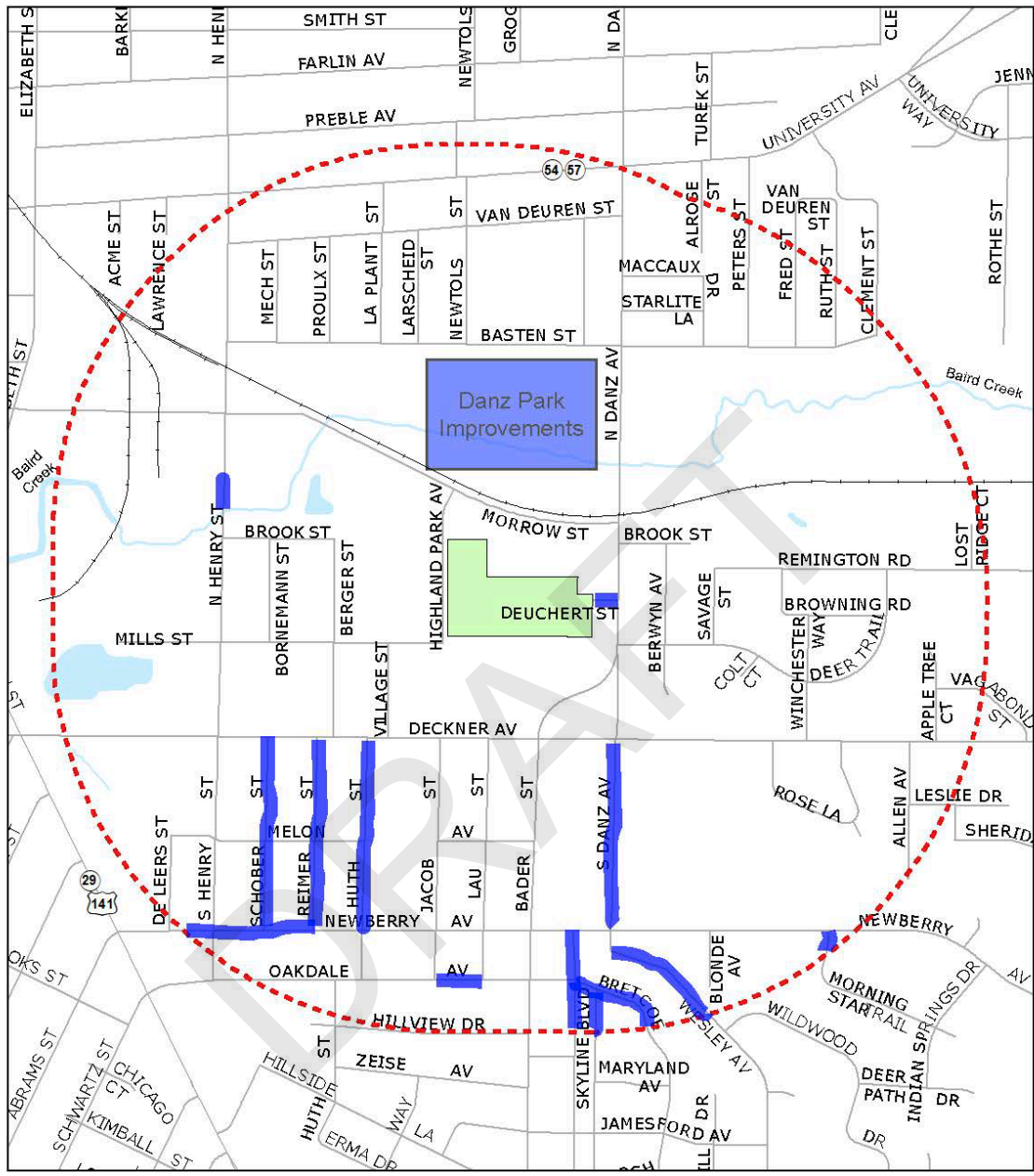
The City has identified funds for development incentives for the qualified development project on parcel 21-1229. Further, the City will incur administrative and other professional service expenses in the implementation of this Project Plan.

**TID 32**


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





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0 0.125 0.25 0.5 Miles 

 1/2 mile Boundary

 TID Parcel

## **SECTION 8: Detailed List of Estimated Project Costs**

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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 <sup>1</sup>	2,000,000			2,000,000		2025-2041
2	1/2 Mile Improvements <sup>2</sup>						
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		<b>2,000,000</b>	<b>6,876,400</b>	<b>464,309</b>	<b>9,340,709</b>	<b>6,876,400</b>	

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**

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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
<b>Totals</b>	<b>11,280,000</b>	<b>11,280,000</b>	

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 Year	Valuation Value Added	Economic Change	Total Increment	Revenue Year	Tax Rate <sup>1</sup>	Tax Increment
1 2025	2026	0	0	0	2027	\$17.32	0
2 2026	2027	0	0	0	2028	\$17.23	0
3 2027	2028	11,280,000	0	11,280,000	2029	\$17.15	193,415
4 2028	2029	0	112,800	11,392,800	2030	\$17.06	194,373
5 2029	2030	0	113,928	11,506,728	2031	\$16.98	195,335
6 2030	2031	0	115,067	11,621,795	2032	\$16.89	196,302
7 2031	2032	0	116,218	11,738,013	2033	\$16.81	197,273
8 2032	2033	0	117,380	11,855,393	2034	\$16.72	198,250
9 2033	2034	0	118,554	11,973,947	2035	\$16.64	199,231
10 2034	2035	0	119,739	12,093,687	2036	\$16.56	200,217
11 2035	2036	0	120,937	12,214,624	2037	\$16.47	201,208
12 2036	2037	0	122,146	12,336,770	2038	\$16.39	202,204
13 2037	2038	0	123,368	12,460,138	2039	\$16.31	203,205
14 2038	2039	0	124,601	12,584,739	2040	\$16.23	204,211
15 2039	2040	0	125,847	12,710,586	2041	\$16.15	205,222
16 2040	2041	0	127,106	12,837,692	2042	\$16.07	206,238
17 2041	2042	0	128,377	12,966,069	2043	\$15.98	207,259
18 2042	2043	0	129,661	13,095,730	2044	\$15.90	208,285
19 2043	2044	0	130,957	13,226,687	2045	\$15.83	209,316
20 2044	2045	0	132,267	13,358,954	2046	\$15.75	210,352
21 2045	2046	0	133,590	13,492,544	2047	\$15.67	211,393
22 2046	2047	0	134,925	13,627,469	2048	\$15.59	212,440
23 2047	2048	0	136,275	13,763,744	2049	\$15.51	213,491
24 2048	2049	0	137,637	13,901,381	2050	\$15.43	214,548
25 2049	2050	0	139,014	14,040,395	2051	\$15.36	215,610
26 2050	2051	0	140,404	14,180,799	2052	\$15.28	216,677
27 2051	2052	0	141,808	14,322,607	2053	\$15.20	217,750
<b>Totals</b>		<b>11,280,000</b>	<b>3,042,607</b>		<b>Future Value of Increment</b>		<b>5,133,805</b>

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 <sup>1</sup> \$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
<b>Totals</b>	<b>5,133,805</b>	<b>5,133,805</b>	<b>2,000,000</b>	<b>464,309</b>	<b>2,464,309</b>				<b>Totals</b>

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**

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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**

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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**

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### **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**

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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**

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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**

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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.

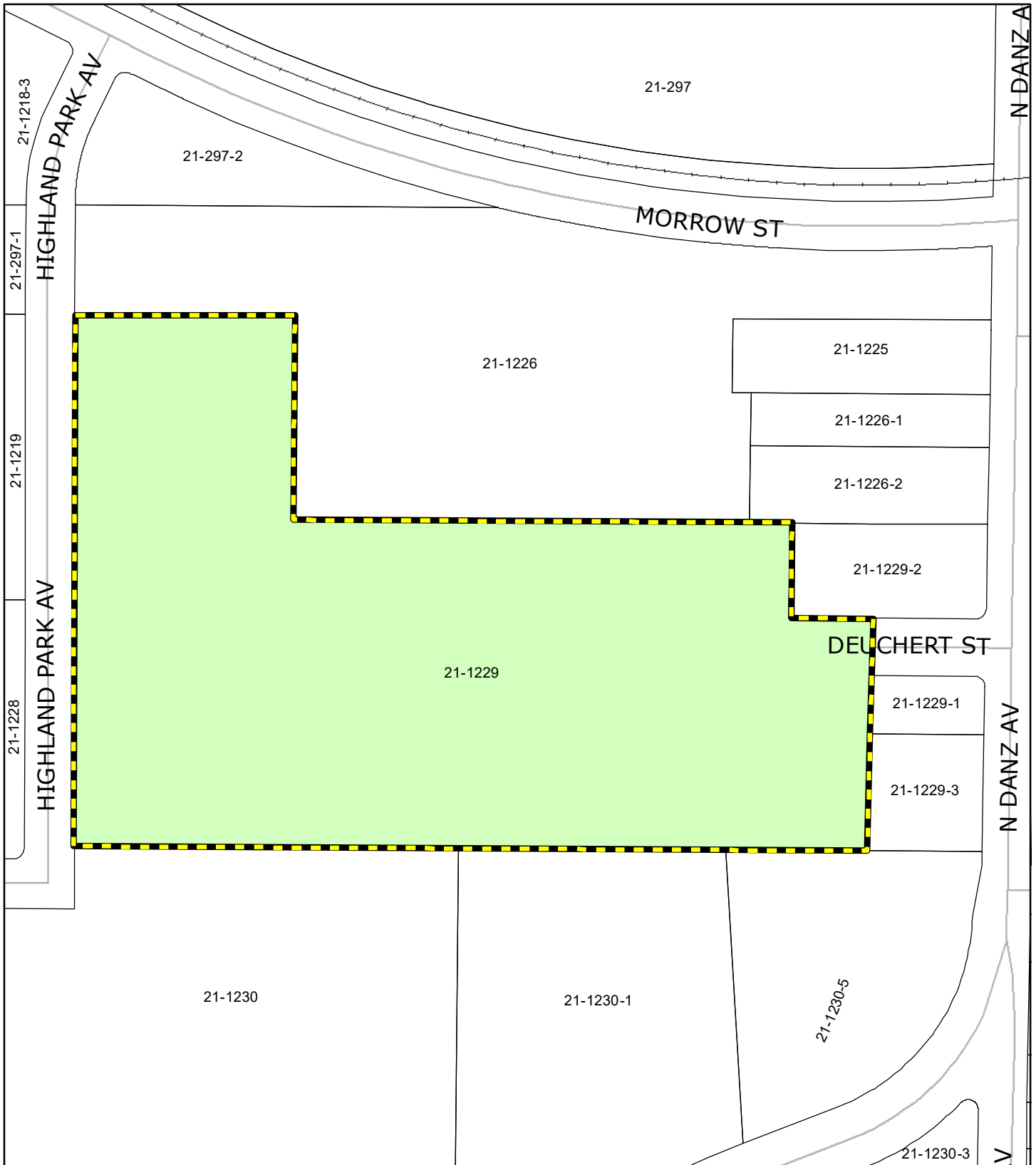
Sincerely,

City Attorney

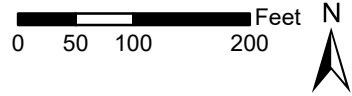
## SECTION 17: Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

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
<b>Totals</b>	<b>799,272</b>	<b>1,912,904</b>	<b>2,255,554</b>	<b>166,076</b>	<b>5,133,805</b>	



**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

RESOLUTION NO. 25-08

**RESOLUTION ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 32**

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. 32 (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 August 12, 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. 32 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 \_\_\_\_\_

Approved \_\_\_\_\_

CITY OF GREEN BAY  
REDEVELOPMENT AUTHORITY

By: \_\_\_\_\_  
Gary J. Delveaux, Chair

Attest: \_\_\_\_\_  
Cheryl Renier-Wigg, Secretary

**TAX INCREMENTAL DISTRICT NO. 32  
BOUNDARY MAP**

[INCLUDED IN PROJECT PLAN]

**PROJECT PLAN**

[DISTRIBUTED SEPARATELY]



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

## MEETING DATE

August 12, 2025

## PREPARED BY

Cheryl Renier-Wigg, Staff

## AGENDA ITEM # F.2

Consideration with possible action to approve a Planning Option with Three Sixty Real Estate Solutions, LLC until December 31, 2025, for the development of 200 N. Monroe Avenue.

## BACKGROUND

Following the RDA's termination of a development agreement with a previous developer, staff issued a second RFP on August 30, 2024, to identify a new development partner for the property at 200 N. Monroe Avenue. Staff received and scored one proposal for the site. The proposal was submitted by Three Sixty Real Estate Solutions, LLC. The developer proposed one six-story, multifamily building along N. Monroe Avenue and a row of townhomes along N. Quincy Street. The proposal was a mixed-income development, offering units to households between 60% to 120% of the area median income. The proposal called for a total of 175 residential units (148 rental units and 27 townhomes).

The RDA granted Three Sixty Real Estate Solutions, LLC a six-month planning option. That planning option expired in April of this year.

Staff have been in contact with the developer, who shared with staff their inability to provide a development that would be financially successful with the model provided. They asked if there was interest in exploring a more phased approach to the development and staff advised the developer to propose a concept to bring forward for consideration.

The concept provided is a three-phase plan that breaks up the original larger, multifamily structure (148 units) into two smaller multifamily structures of 80 units each (160 units). It also includes 24 townhomes in the development. The plan adds an urban plaza area, internal green space amenity, and a dog park with a veggie garden.

The developer is proposing to have a development agreement in place by the end of the year with construction of phase one starting in the Spring of 2026. Total completion of the three phases would be in 2028.

Based on the proposal and communication with the developer, staff is recommending the RDA grant a planning option for this project until January 13, 2026, which is the first meeting of the RDA in 2026.

## RECOMMENDATION

To approve a Planning Option with Three Sixty Real Estate Solutions, LLC until January 13, 2026, for the development of 200 N. Monroe Avenue.

## FISCAL IMPACT

## ATTACHMENTS

1. Three Sixty 200 N Monroe Concept Exhibit B
2. Three Sixty Planning Option request
3. Planning Option-Three Sixty Aug 2025

# 200 N MONROE AVE.

Green Bay, Wisconsin

July 15, 2025

ISG

# OPTION A

WITHOUT UNDERGROUND PARKING

No. of Apartments : 160  
No. of Townhomes : 24

**Total Units :184**

**Parking**

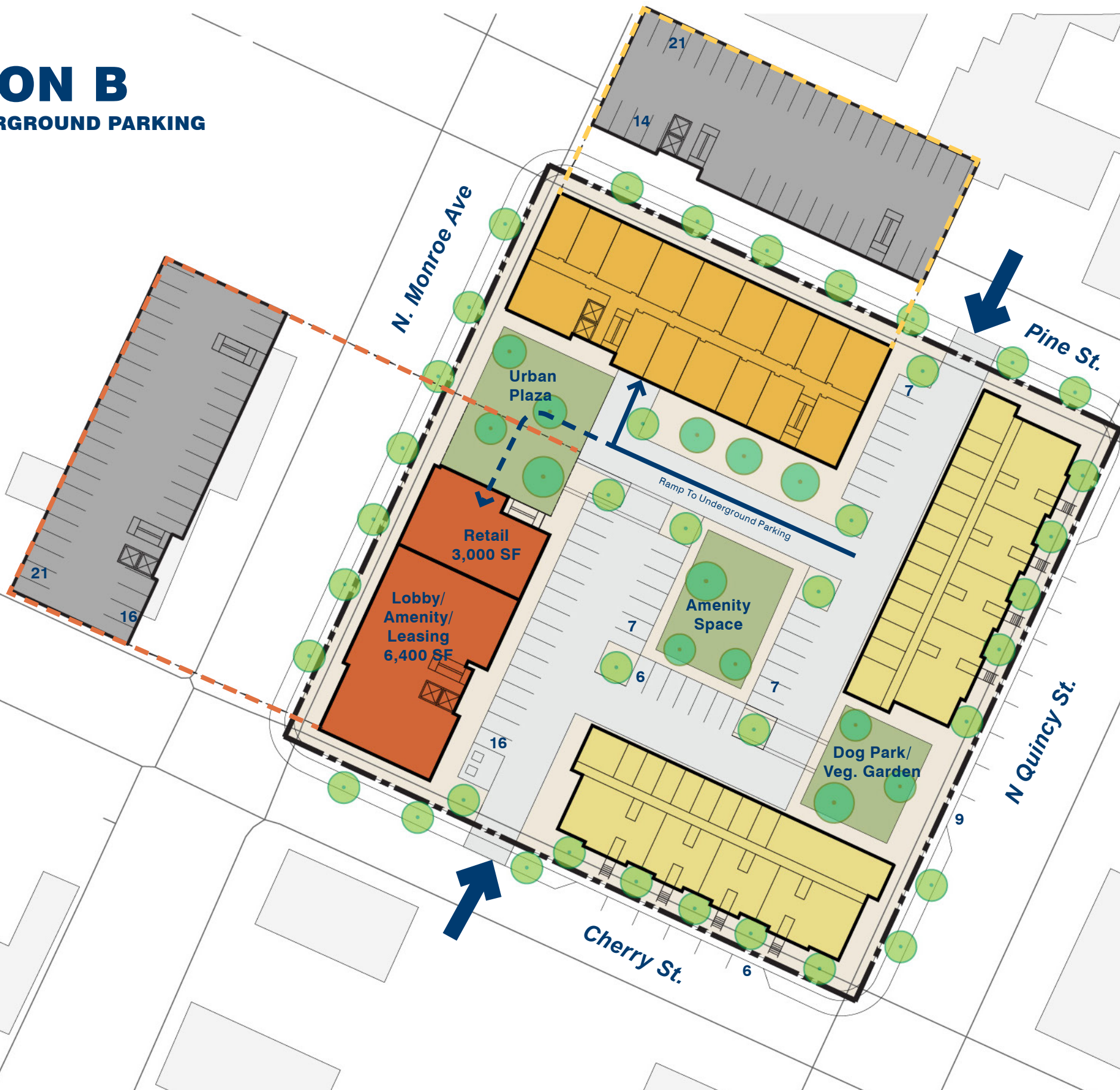
Surface Parking	61
Garage Parking	26
Street Parking	15
Shared Parking	97

**Total 199**

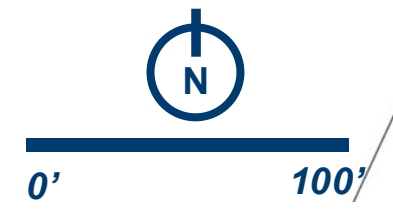


# OPTION B

WITH UNDERGROUND PARKING



No. of Apartments :	160
No. of Townhomes :	24
<b>Total Units :</b>	<b>184</b>
<b>Parking</b>	
Surface Parking	43
Garage Parking	26
Street Parking	15
Underground Parking	72
Shared Parking	43
<b>Total</b>	<b>199</b>

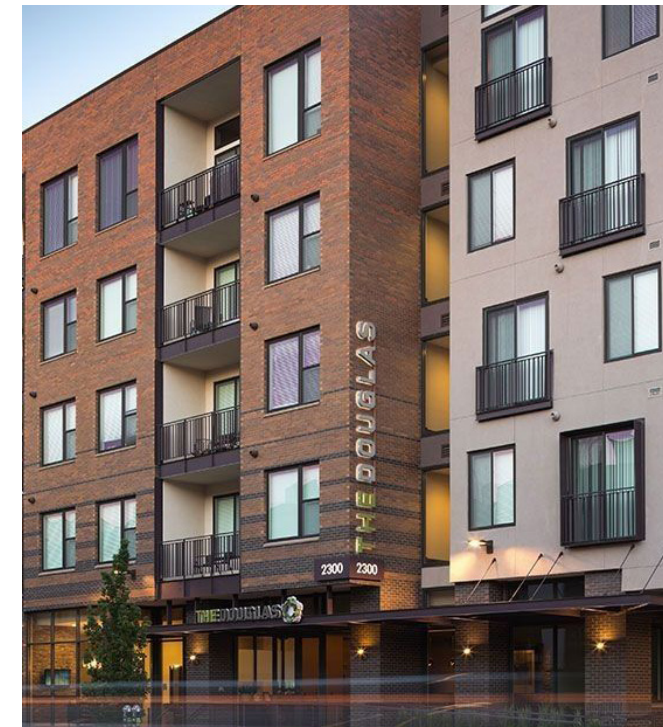
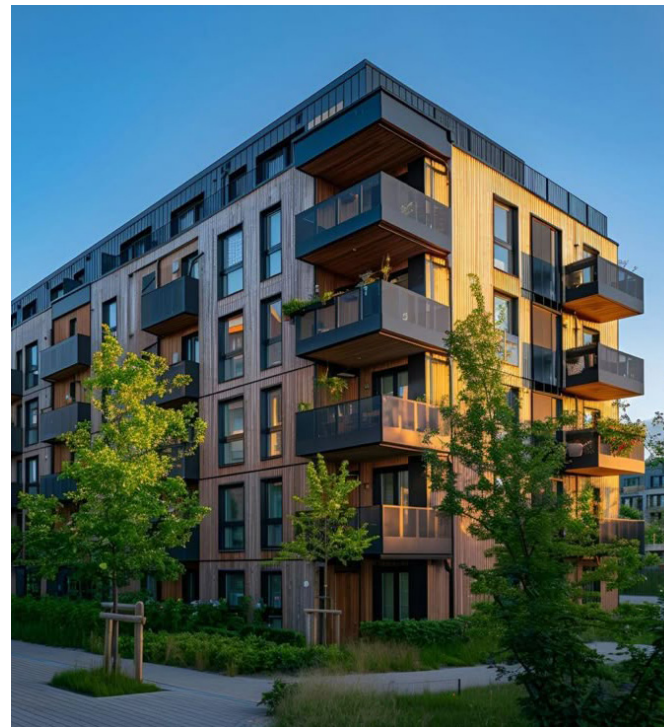


# PRECEDENT IMAGES

## CONTEMPORARY INFILL

Clean lines, urban sophistication, warm-modern contrast, strong street presence.

- Use of brick with panel/color variation
- Metal canopies and recessed balconies to break massing.
- Brick or fiber cement panels mixed with large windows.
- Simple massing with varied rooflines or parapets.
- Defined ground-floor storefronts or amenities.
- Vertical bays for articulation.

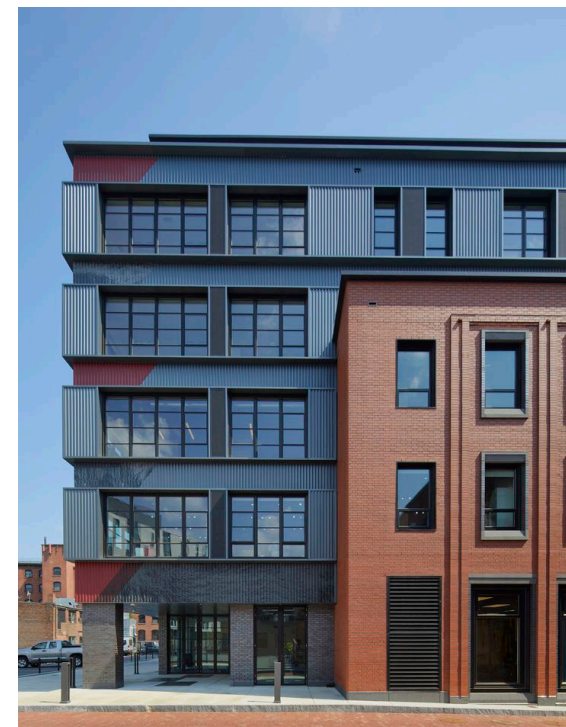


# PRECEDENT IMAGES

## INDUSTRIAL LOFT STYLE

Hearty, authentic, historic reference with modern comforts.

- Dark brick or masonry facades.
- Gridded steel windows.
- Exposed structural elements (steel lintels, concrete sills).
- Flat roofs.
- Metal awnings over entries.
- Vertical bays for articulation.



# PRECEDENT IMAGES

## TOWNHOMES

Balance traditional character with contemporary design respecting neighborhood context.

- Articulated Massing- Each unit expresses an individual identity through varied façade treatments and rooflines.
- The gabled roof forms reference classic residential vernacular, while clean lines create a modern appearance.
- Use of contemporary materials
- Low garden walls, trees, and pedestrian pathways contribute to a welcoming and walkable environment.
- Three-Story Configuration allows higher density while maintaining a compatible residential scale.



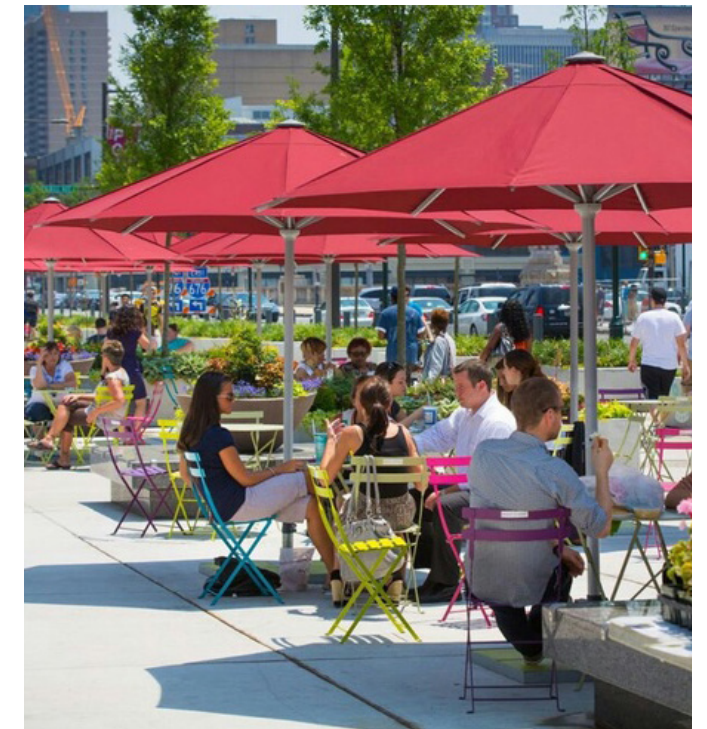
# PRECEDENT IMAGES

## URBAN PARK/PLAZA

An inviting gathering space along the street that welcomes residents, pedestrians, and visitors to pause, interact, and experience a sense of community.



- Highly visible and directly accessible from the sidewalk.
- Paved surfaces with durable, textured materials (unit pavers, scored concrete).
- Strong visual connection to building entries and retail or leasing areas.
- Designed to accommodate small events, outdoor seating, and casual interaction.

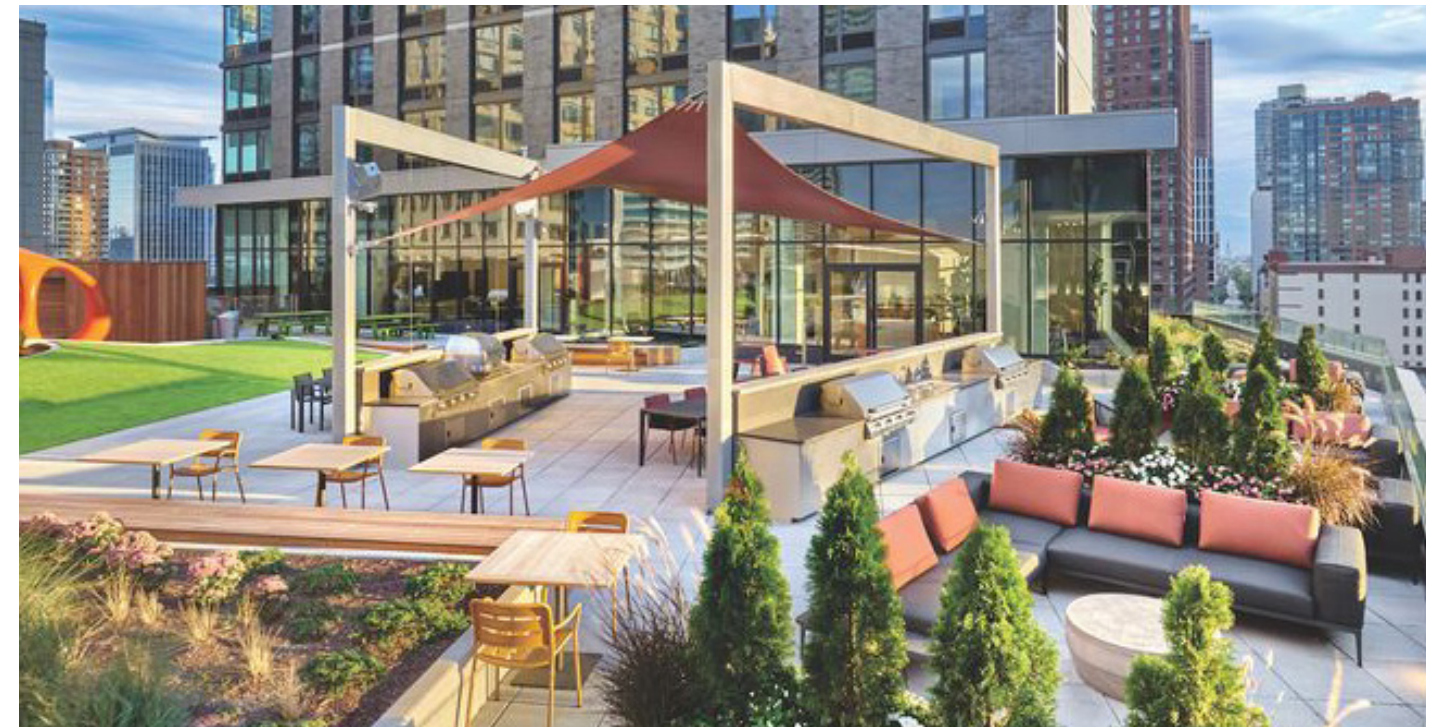
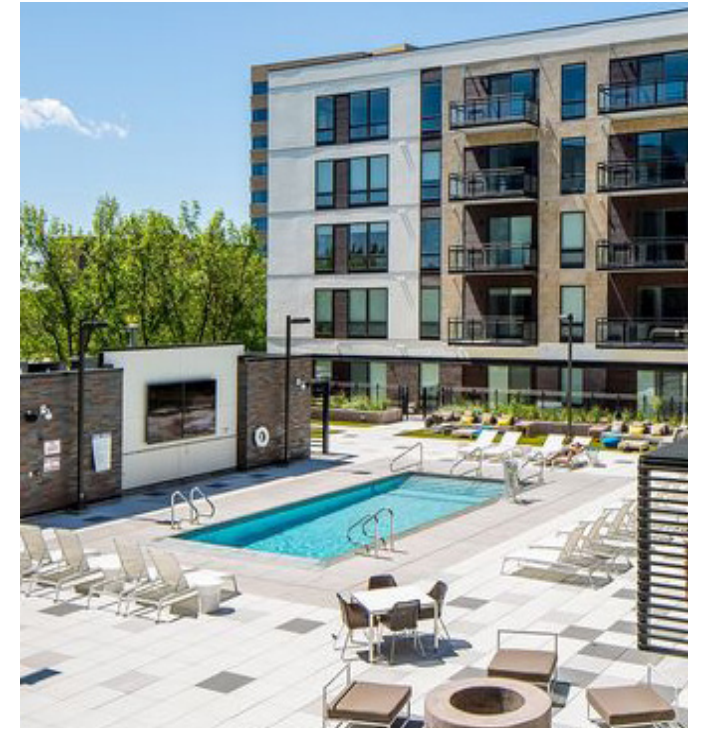


# PRECEDENT IMAGES

## AMENITY COURTYARD

A secure, semi-private communal space for residents to relax, socialize, and enjoy recreational activities.

- Enclosed or partially enclosed for privacy and wind protection.
- Accessible from primary residential circulation areas.
- Designed with flexible zones: lounging, dining, and play.
- Container gardens or lush planting beds for seasonal interest.

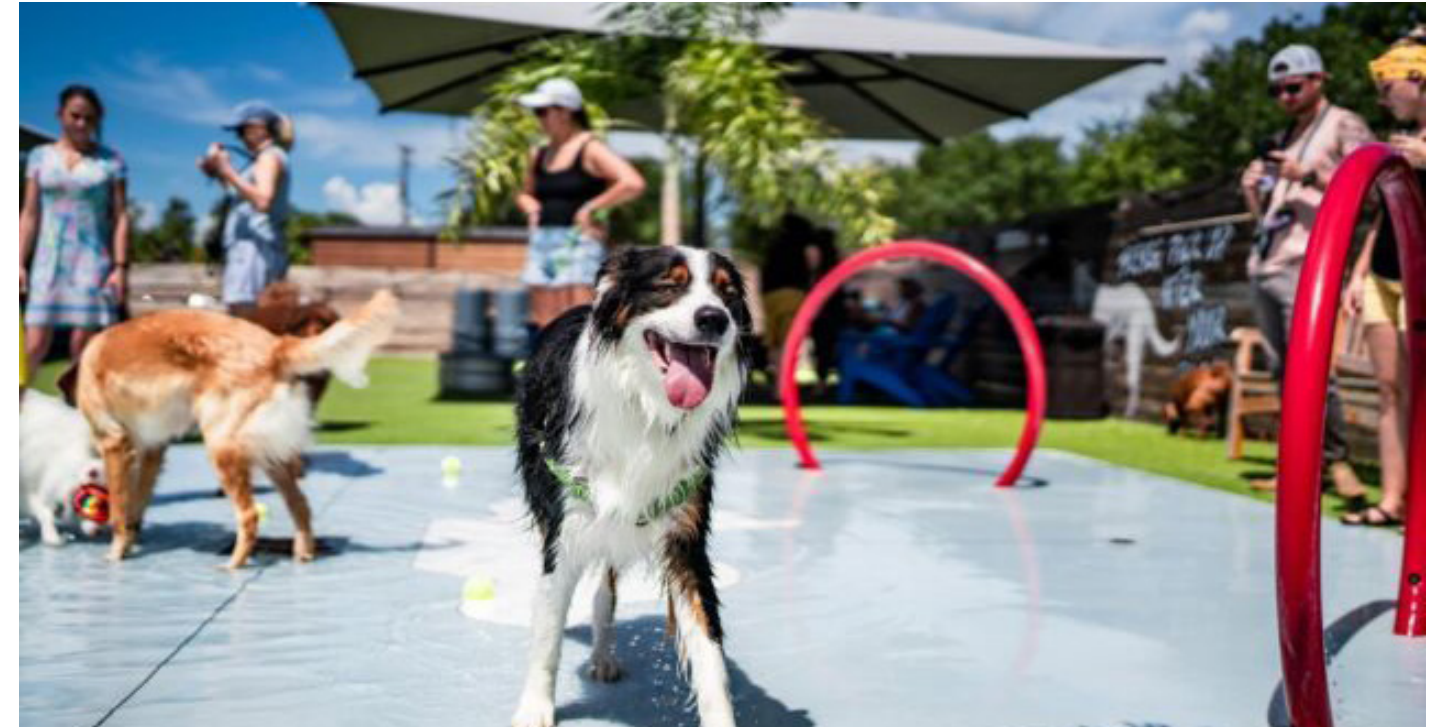


# PRECEDENT IMAGES

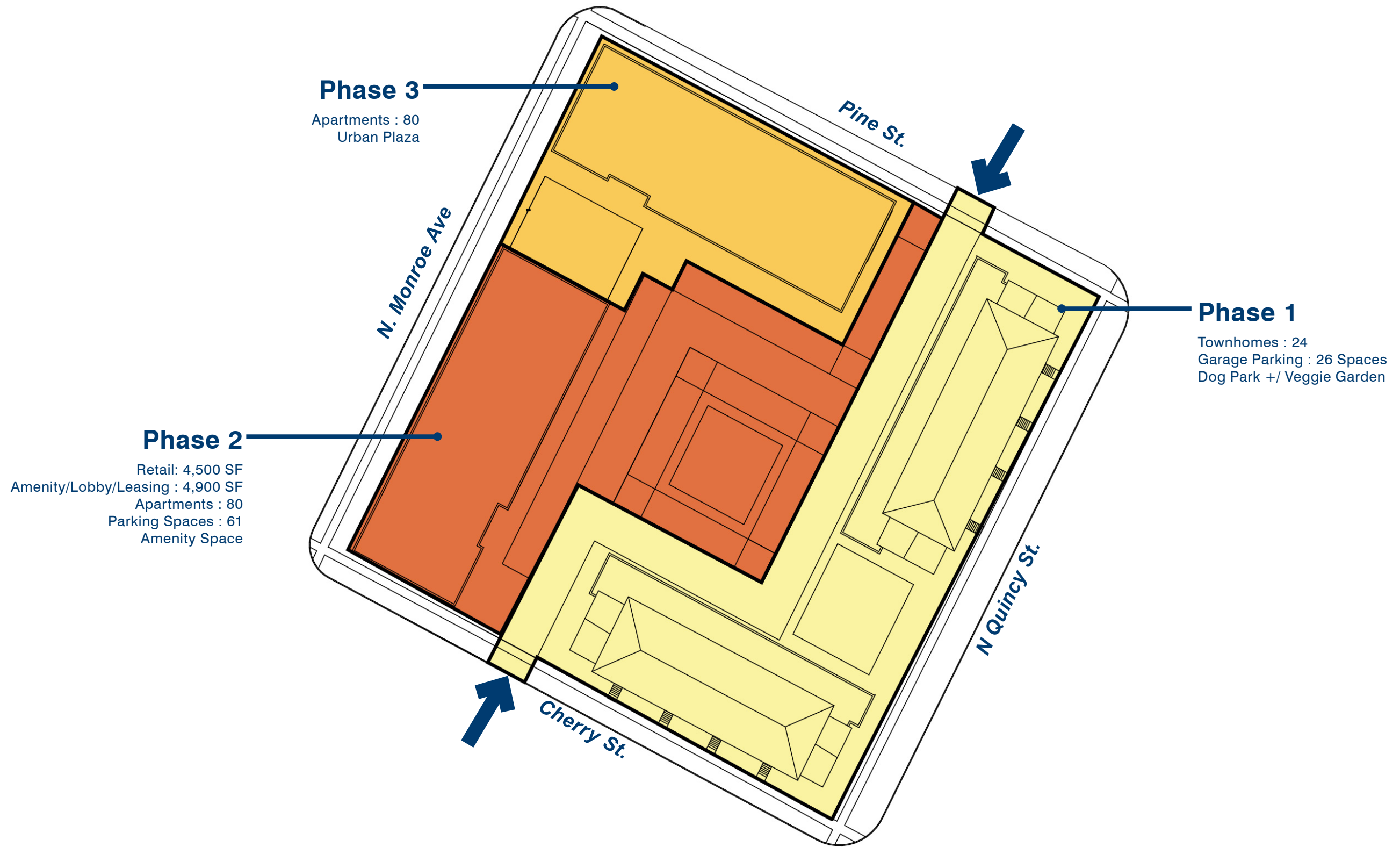
## DOG PARK & VEGETABLE GARDEN SPACE

A multifunctional outdoor area combining a secure dog play zone with a resident vegetable garden, fostering both pet-friendly amenities and opportunities for gardening and community-building.

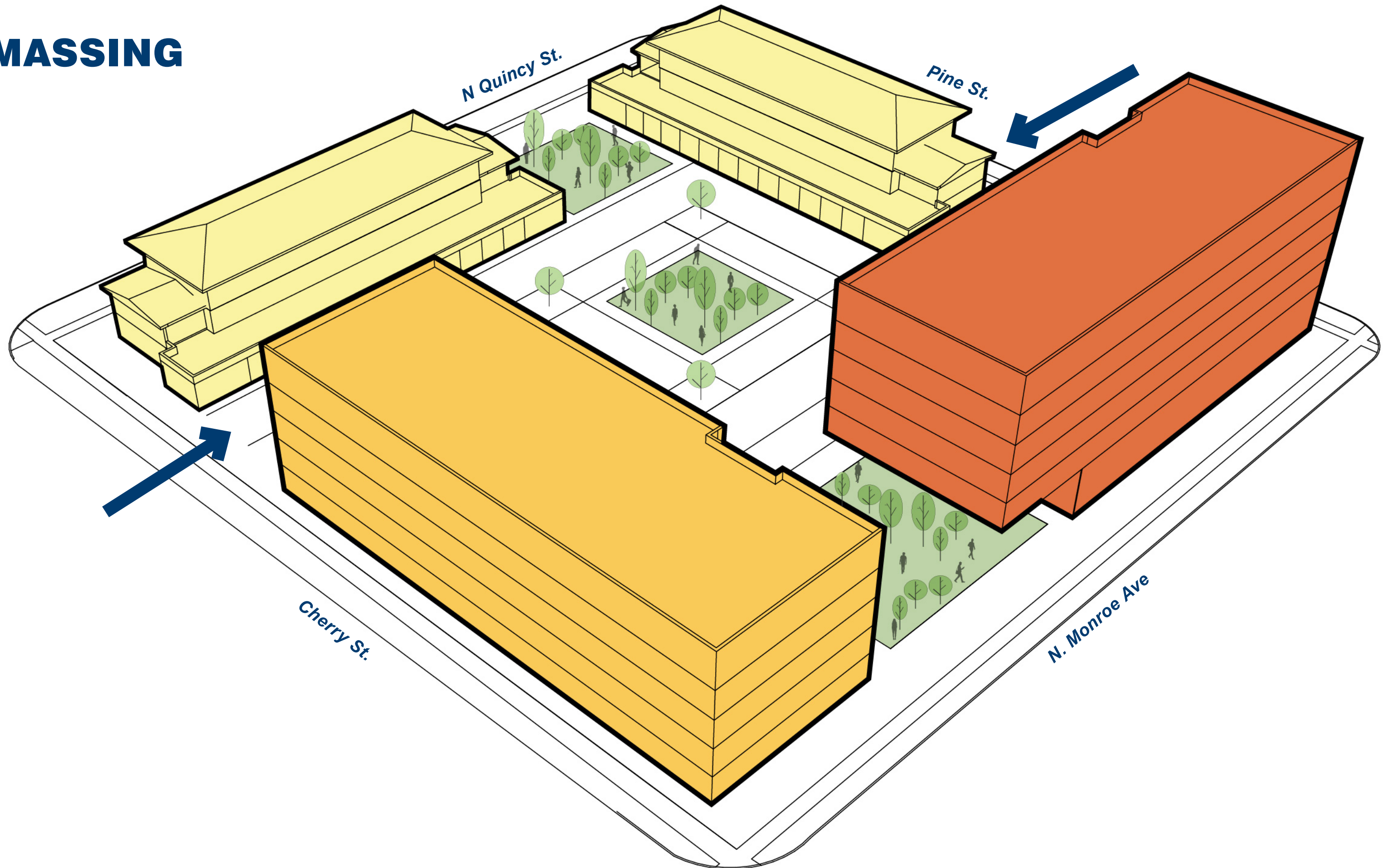
- Fully fenced perimeter for safety and clarity of use.
- Divided into two complementary zones: A dog exercise and social area and a raised-bed vegetable garden accessible to residents.
- Thoughtful separation to ensure hygiene and comfort for all users.



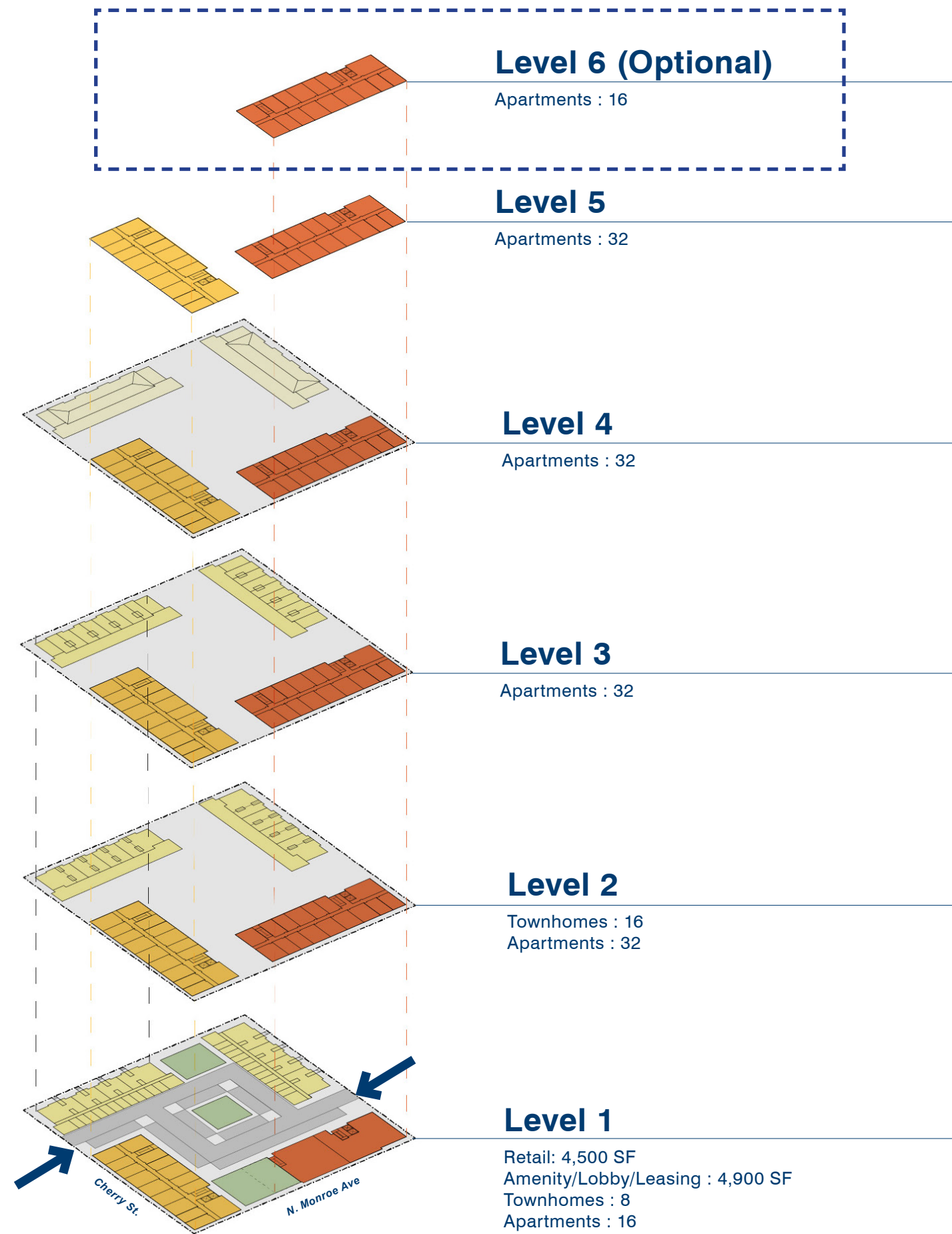
# PHASING



# MASSING



# YIELD STUDY

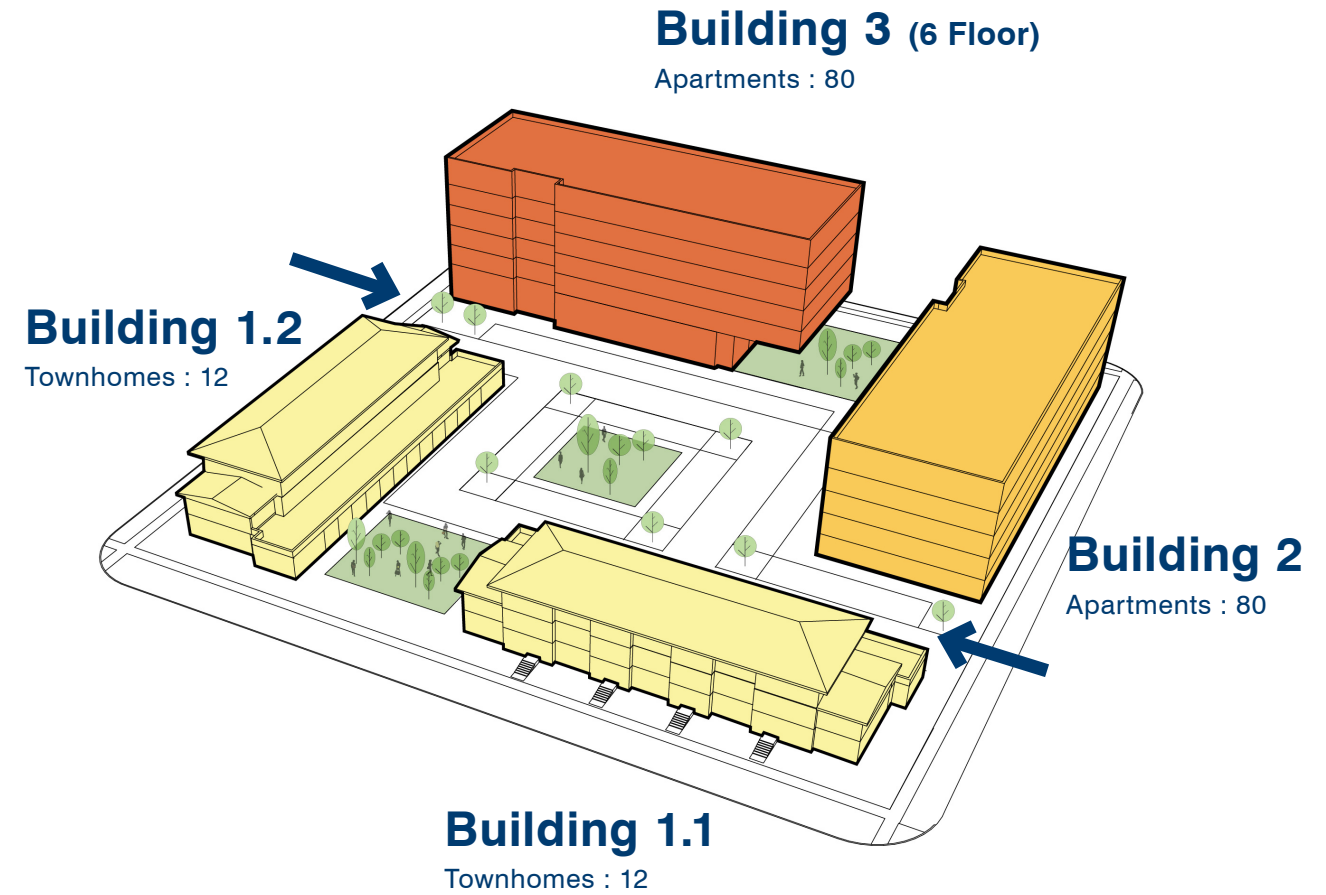


# YIELD STUDY

6 Floor Building : 3A over 1A

Total No. of Units : 184

Unit	Number	Unit	Total
	Units	Total Sq Ft	Sq Ft
<b>Apartment Unit Building</b>			
<b>1st Floor</b>			
Mixed Use - Retail		4,500	4,500
Amenity		4,900	4,900
Studio	8	576	4,608
1 Bedroom	7	768	5,376
2 Bedroom	1	1,120	1,120
<b>2nd Floor</b>			
Studio	16	576	9,216
1 Bedroom	14	768	10,752
2 Bedroom	2	1,120	2,240
<b>3rd Floor</b>			
Studio	16	576	9,216
1 Bedroom	14	768	10,752
2 Bedroom	2	1,120	2,240
<b>4th Floor</b>			
Studio	16	576	9,216
1 Bedroom	14	768	10,752
2 Bedroom	2	1,120	2,240
<b>5th Floor</b>			
Studio	16	576	9,216
1 Bedroom	14	768	10,752
2 Bedroom	2	1,120	2,240
<b>6th Floor</b>			
Studio	8	576	4,608
1 Bedroom	7	768	5,376
2 Bedroom	1	1,120	1,120
<b>Total Apartment</b>	<b>160</b>	<b>120,440</b>	
<b>Townhomes</b>			
1 Bedroom	4	846	3,384
2 Bedroom	12	1,030	12,360
3 Bedroom	8	1,346	10,768
Garage Parking	26		6,864
<b>Total Townhomes</b>	<b>24</b>	<b>33,376</b>	
<b>TOTAL</b>	<b>184</b>	<b>153,816</b>	



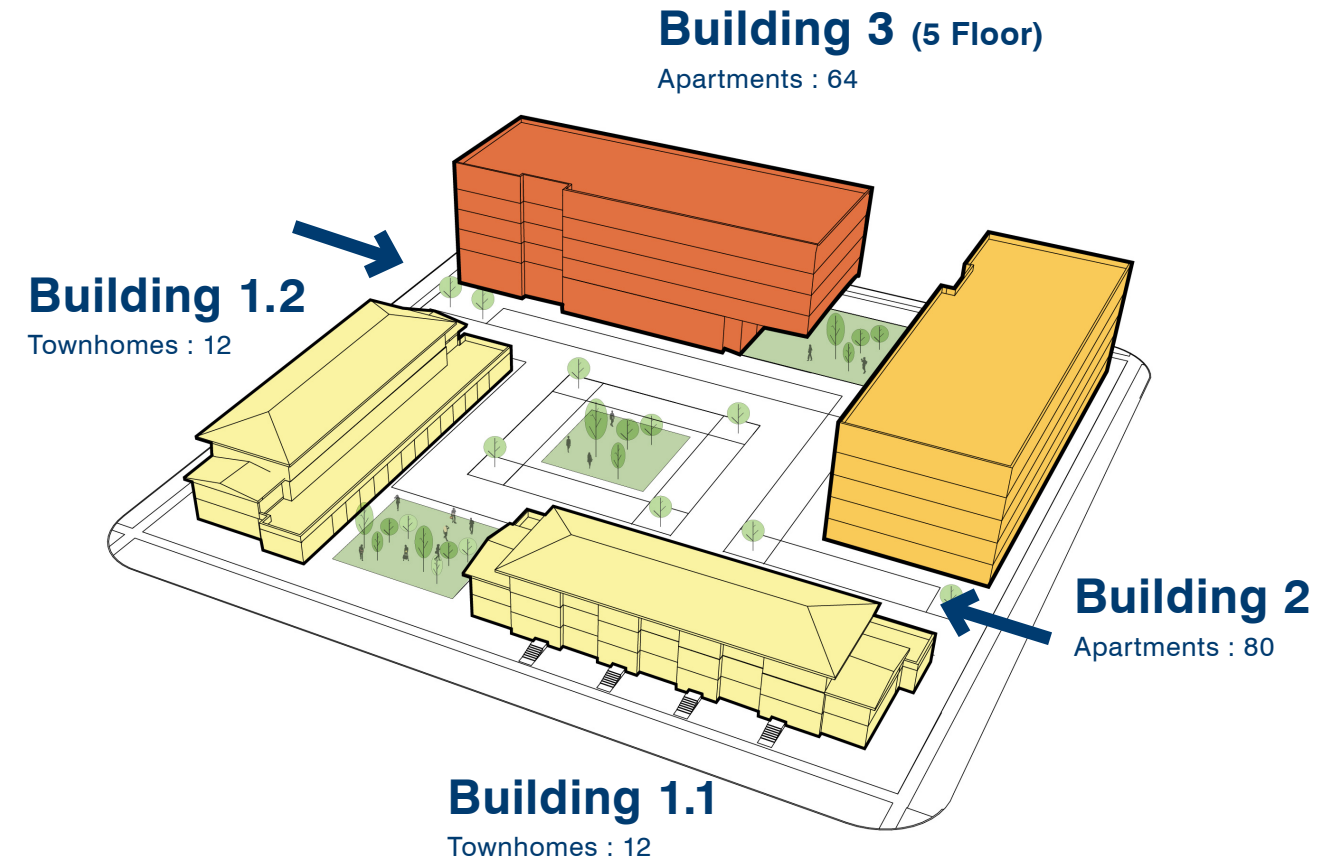
Project Unit Mix Summary	Total	%
Studio	80	43
1 Bedroom	74	40
2 Bedroom	22	12
3 Bedroom	8	4
<b>TOTAL</b>	<b>184</b>	<b>100</b>
Surface Parking	61	
Garage Parking	26	
Street Parking	15	
Shared Parking	97	
<b>Total</b>	<b>199</b>	

**Disclaimer Note:**  
The information included in the project packet is based on current assumptions and are subject to change

# YIELD STUDY

5 Floor Building : 5A over 1A  
 Total No. of Units : 168

Unit	Number	Unit	Total
	Units	Total Sq Ft	Sq Ft
<b>Apartment Unit Building</b>			
<b>1st Floor</b>			
Mixed Use - Retail		4,500	4,500
Amenity		4,900	4,900
Studio	8	576	4,608
1 Bedroom	7	768	5,376
2 Bedroom	1	1,120	1,120
<b>2nd Floor</b>			
Studio	16	576	9,216
1 Bedroom	14	768	10,752
2 Bedroom	2	1,120	2,240
<b>3rd Floor</b>			
Studio	16	576	9,216
1 Bedroom	14	768	10,752
2 Bedroom	2	1,120	2,240
<b>4th Floor</b>			
Studio	16	576	9,216
1 Bedroom	14	768	10,752
2 Bedroom	2	1,120	2,240
<b>5th Floor</b>			
Studio	16	576	9,216
1 Bedroom	14	768	10,752
2 Bedroom	2	1,120	2,240
<b>Total Apartment</b>	<b>144</b>	<b>109,336</b>	
<b>Townhomes</b>			
1 Bedroom	4	846	3,384
2 Bedroom	12	1,030	12,360
3 Bedroom	8	1,346	10,768
Garage Parking	26		6,864
<b>Total Townhomes</b>	<b>24</b>	<b>33,376</b>	
<b>TOTAL</b>	<b>168</b>	<b>142,712</b>	



Project Unit Mix Summary	Total	%
Studio	72	43
1 Bedroom	67	40
2 Bedroom	21	13
3 Bedroom	8	5
<b>TOTAL</b>	<b>168</b>	<b>100</b>
Surface Parking	61	
Garage Parking	26	
On Street Parking	15	
Shared Parking	81	
<b>Total</b>	<b>183</b>	

**Disclaimer Note:**  
 The information included in the project packet is based on current assumptions and are subject to change

Hi Cheryl,

Please consider this as a formal request to provide a planning option for the Monroe St site through December 31, 2025. We would like to get a development agreement in place by the end of the year with the intent to begin construction next spring, 2026 on phase 1.

We would expect this project to be completed in 3 phases with total completion in 2028 and stabilization 12 months after that.

I'll be available to attend the RDA meeting next week. Please send me the link to access virtually. Thanks!

**Jeremy Novak**

*VP of Real Estate Development*

1243 Badger St. La Crosse, WI 54601  
Office: (608) 782-7365 | M: 608-790-5589  
[Jeremy@threesixty.bz](mailto:Jeremy@threesixty.bz)



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PLANNING OPTION AGREEMENT BETWEEN  
THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY  
AND THREE SIXTY REAL ESTATE SOLUTIONS, LLC  
FOR  
200 BLOCK N. MONROE  
(TAX PARCELS: 11-191, 11-160, 11-156, 11-157, 11-158, and 11-159).

THIS AGREEMENT is made by and between the Redevelopment Authority of the City of Green Bay (hereinafter called "RDA"), and Three Sixty Real Estate Solutions, LLC (hereinafter called "DEVELOPER") on August 12, 2025;

WHEREAS, 200 Block N. Monroe Ave. and legally described in Exhibit "A" (hereinafter called the "RDA Site"), was acquired by the City of Green Bay for the purpose of inducing private enterprise to construct new multi-use space with a blend of multi-family and townhome residential units, therefore adding to the tax base of the City of Green Bay; and

WHEREAS, the DEVELOPER has requested permission to plan for the proposed construction as proposed in the attached proposal marked Exhibit "B" (hereinafter the "Project") on the RDA Site; and

NOW, THEREFORE, in consideration of the promises and obligations herein set forth, it is mutually agreed between the RDA and DEVELOPER as follows:

- I. EXECUTION OF AGREEMENT. The DEVELOPER shall, upon execution of the Agreement, tender to the RDA the sum of \$500 (Five hundred dollars and 00/100 cents) for the granting of planning rights as set out herein and effective as of the date first written above to the 13<sup>st</sup> day of January, 2026. The sum tendered to the RDA shall be deposited into an RDA bank account. Any extension thereof will be subject to RDA approval at the earliest available RDA meeting proceeding request.
- II. DUE DILIGENCE. The RDA, during the period of the Agreement, or any extension thereof, shall provide that the RDA Site shall not be conveyed to any other legal entity. The RDA agrees to grant to the DEVELOPER exclusive rights for the purpose of performing due diligence which shall include securing financing, obtaining contractors, finalizing design plans and acquiring any other necessary research for the Project during the applicable planning period set out above.
- III. DEVELOPMENT AGREEMENT. That in the event the RDA and the DEVELOPER enter into a development agreement for the site, all fees paid to the RDA by the DEVELOPER, as set out herein, shall be credited to the DEVELOPER. The RDA shall deed the RDA Site to the DEVELOPER, subject to terms and conditions of any funding source used by RDA to acquire RDA Site. In the event that the RDA and the DEVELOPER fail to enter into a development agreement for the development of the RDA Site, this Agreement shall become null and void. The fees paid to the RDA will be retained and not refunded to the DEVELOPER.
- IV. OBLIGATIONS. That the RDA shall coordinate public agency participation in planning, obtaining data from public records as may be available, and reviewing and commenting on aspects of the proposed development in a timely manner. DEVELOPER shall commence inspections of the RDA Site as DEVELOPER deems necessary and shall perform its due diligence in order to confirm the feasibility of the RDA Site for DEVELOPER's intended use.

V. OWNERSHIP. That throughout the period of the planning option, the RDA shall maintain complete ownership and use of the property.

VI. MISCELLANEOUS PROVISIONS.

- A. DEVELOPER agrees not to discriminate on the basis of race, color, religion, sex, or national origin in the sale or occupancy of the property or any improvements located thereon, in violation of any applicable law or regulation; provided, however, that a violation of said covenant will not result (and any subsequent lease or deed shall so provide) in a reversion or forfeiture of title, but will entitle the RDA to such injunctive relief or other remedies as may be available at law.
- B. The time for performance of any term, covenant, condition, or agreement of this Agreement shall be extended by any period of unavoidable delays. In this Agreement, "unavoidable delays" means beyond the reasonable control of the party obligated to perform the applicable term, covenant, condition, or agreement under this Agreement and shall include, without limiting the generality of the foregoing, delays, attributable to acts of God, any other party in this Agreement, strikes, labor disputes, governmental restrictions, court injunctions, riot, civil commotion, acts of public enemy and casualty.
- C. The RDA and DEVELOPER shall have the right to institute such actions or proceedings as they may deem desirable for effectuating the purpose of this Agreement; provided that any delay in instituting or prosecuting any such actions or proceedings or otherwise asserting such rights, shall not operate as a waiver of such rights to, or deprive it of or limit such rights in any way. It is the intent of this provision that a party should not be constrained, so as to avoid the risk of being deprived of or limited in the exercise of any remedy because of concepts of waiver, laches, or otherwise, to exercise such remedy at a time when it may still hope otherwise to resolve the problems involved. No waiver in fact made with respect to any specific default, shall be considered or treated as a waiver of any rights with respect to other defaults or with respect to the particular default except to the extent specifically waived in writing.
- D. This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin governing agreements made and fully performed in Wisconsin. If any provision of this Agreement or the application thereof, to any persons or circumstances shall, to any extent, be invalid or unenforceable, then the remainder of this Agreement or the application of such provision, or portion thereof, and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. This Agreement sets forth the entire understanding between the RDA and DEVELOPER with respect to its subject matter, there being no terms, conditions, warranties, or representatives with respect to its subject matter other than that contained herein. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto, their respective successors and assigns.
- E. ASSIGNMENT. DEVELOPER may not assign this Agreement or sell to a third party without the prior consent of the RDA. In the event that DEVELOPER violates this section, DEVELOPER shall pay to the RDA \$10,000 as damages for their action.



given to each other party to this Agreement.

- L. **NONMERGER AND SURVIVAL.** Any provision in this Agreement which has not been fully performed prior to transfer of possession shall not be deemed to have terminated, but shall, unless expressly waived in writing, survive such transfer of possession and be in force and effect until performed.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and effective as of the date first written above.

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

---

Cheryl Renier-Wigg, Secretary

**Three Sixty Real Estate Solutions, LLC:**

---

Jeremy Novak, VP of Development

**THIS INSTRUMENT WAS DRAFTED BY**

Cheryl Renier-Wigg

---

Redevelopment Authority of the City of Green Bay

**EXHIBIT A**  
Legal Description of the RDA Site

**Parcel Number:** 11-156

**Legal Description:** The North 100 feet of Lot Five Hundred Fourteen (514), according to the recorded Plat of Navarino, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin.

**Parcel Number:** 11-157

**Legal Description:** The Southerly 65 feet of Lot Five Hundred Fourteen (514) and all of Lots Five Hundred Forty-Seven (547), Five Hundred Forty-Eight (548) and Five Hundred Forty-Nine (549), according to the recorded Plat of Navarion, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin.

**Parcel Number:** 11-158

**Legal Description:** Lot Five Hundred Fifteen (515), according to the recorded Plat of Navarino, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin.

**Parcel Number:** 11-159

**Legal Description:** Lot Five Hundred Sixteen (516), according to the recorded Plat of Navarino, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin.

**Parcel Number:** 11-160

**Legal Description:** Lots Five Hundred Seventeen (517), Five Hundred Eighteen (518), Five Hundred Nineteen (519) and Five Hundred Forty-Six (546), according to the recorded Pat of Navarino, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin, excepting that part conveyed for road in Document No. 2657831 and corrected in Document No. 2658285

**Parcel Number:** 11-191

**Legal Description:** Lots Five Hundred Forty-Four and Five Hundred Forty-Five (545), according to the recorded Plat of Navarino, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin.



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

## MEETING DATE

August 12, 2025

## PREPARED BY

Rebecca Finco, Staff

## AGENDA ITEM # F.3

Consideration with possible action to adopt an Affordable Housing Extension Resolution for Tax Incremental District Twelve (TID 12): I-43 Industrial Park.

## 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

To adopt an Affordable Housing Extension Resolution for TID 12: I-43 Industrial Park, extending the TID for twelve months from the date of the proposed municipal resolution, until August 19, 2026, and forward to the Common Council for their consideration.

## FISCAL IMPACT

To be discussed at the meeting.

## ATTACHMENTS

- I. RDA TID 12 Affordable Housing Resolution 8.12.25

**RESOLUTION 25-09  
REGARDING AN AFFORDABLE HOUSING EXTENSION FOR  
TAX INCREMENT DISTRICT NUMBER TWELVE (12)  
I-43 INDUSTRIAL PARK (“TID 12”)**

**August 12, 2025**

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay (“City”) created Tax Increment District Number Twelve (12) (“TID 12”) on September 6, 2005, and successfully completed implementation of the project plan and sufficient increment was collected or will be collected in January 2027 from the 2026 tax roll to pay off its aggregate project costs; and

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

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

THEREFORE, BE IT RESOLVED, that the City of Green Bay Redevelopment Authority (RDA) hereby approves the extension of the life of TID 12 for twelve (12) months, until August 19, 2026, to use the final year’s increment, collected in January 2027 from the 2026 tax roll, to benefit affordable housing and the forwarding of this request for an affordable housing extension for TID 12 to the City of Green Bay Common Council for their consideration.

BE IT FURTHER RESOLVED, that the City shall use the final increment to improve housing quality and affordability by transferring the final year’s increment, collected in January 2027 from the 2026 tax roll, to the Tax Increment District Affordable Housing (TIDAH) Fund; and

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

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

BE IT FURTHER RESOLVED that the Redevelopment Authority of the City of Green Bay shall adopt a termination resolution for TID 12 by August 18, 2026.

**Signature page to follow.**

Adopted \_\_\_\_\_

Approved \_\_\_\_\_

CITY OF GREEN BAY  
REDEVELOPMENT AUTHORITY

By: \_\_\_\_\_  
Gary J. Delveaux, Chair

Attest: \_\_\_\_\_  
Cheryl Renier-Wigg, Secretary



Report to the  
Redevelopment Authority  
of the City of Green Bay

## MEETING DATE

August 12, 2025

## PREPARED BY

Stephanie Schmutzer, Staff

## AGENDA ITEM # F.4

Consideration with possible action to issue final payment for the KICC 2-24 West Rotunda Repairs to IEI General Contractors Inc.

## BACKGROUND

A frozen sprinkler pipe in the KI Convention Center (KICC) West Rotunda burst in January 2024, causing extensive damage to the finishes, insulation, and fireproofing.

Due to the water sprinkler line break at the KICC, the RDA hired Berners Schober to investigate the cause of the break and provide a report. In this report it was determined there were repairs that were needed outside of those due to the sprinkler line break along with repairs due to the damage from the water sprinkler line. DPW went out to bid for these repairs and the cost came in at over \$1,000,000. At the July 9, 2024, RDA meeting, it was asked that the board not award the bid and to go back out to bid with documents that had better clarity on the needed repairs as well as using unit pricing as opposed to lump sum pricing.

DPW went back out to bid with these parameters and received two bids. At the RDA meeting on November 7, 2024, the RDA awarded the bid to IEI General Contractors for \$377,408. The breakdown of the bid was that the RDA would be responsible for \$179,770 and the Hyatt's insurance company would be responsible for \$272,008. Our costs include Berners Schober's bid contractual work.

The RDA has paid the bill in full. The Hyatt has been billed \$272,008 and once they receive the insurance refund they will reimburse the RDA.

This project restored the west rotunda finishes and fireproofing and improved the thermal barrier. Contract work is complete. This is approval of the final bill.

## RECOMMENDATION

To approve final payment for the KICC 2-24 West Rotunda Repairs to IEI General Contractors Inc.

## FISCAL IMPACT

The total amount in the KICC maintenance account is \$2,268,028.26.

## ATTACHMENTS

- I. PAYMENT #4 FINAL



# CITY OF GREEN BAY CERTIFICATE FOR PAYMENT

DATE: July 21, 2025  
CONTRACT: KICC 2-24 WEST ROTUNDA REPAIRS  
PO NUMBER: 2400214  
PROJECT NO: N/A  
CONTRACTOR: IEI GENERAL CONTRACTORS INC.  
1725 MIDWAY RD.  
DE PERE, WI 54115

## PAYMENT NO. 4 FINAL

TOTAL AMOUNT EARNED:	\$	377,408.60
LESS AMOUNT RETAINED:	\$	-
	\$	<u>377,408.60</u>
LESS AMOUNT PREVIOUSLY PAID:	\$	<u>367,992.09</u>
AMOUNT DUE THIS PAYMENT:	\$	9,416.51

### BREAKDOWN BY ACCOUNT NUMBERS

439250-53001 (CITY)	\$	3,545.94
439250-55201 (HYATT)	\$	<u>5,870.57</u>
	\$	9,416.51

Prepared by: Trista Hobbs  
Trista Hobbs, P.E.  
Facilities Manager

Approved by: James M Brunette  
James M Brunette (Jul 21, 2025 11:23 CDT)  
James M. Brunette, P.E.  
Assistant Director of Public Works

cc: Jessica Deal                      Kim Rivest  
Cheryl Renier-Wigg                Stephanie Schmutzer










# Payment #4 FINAL SIGNED

Final Audit Report

2025-07-21

Created:	2025-07-21
By:	Amanda Zuleger (amanda.zuleger@greenbaywi.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAOd8sKSdGUfCSq6Cqq1xX1NO2R7WfJekx

## "Payment #4 FINAL SIGNED" History

-  Document created by Amanda Zuleger (amanda.zuleger@greenbaywi.gov)  
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-  Document emailed to Trista Hobbs (trista.hobbs@greenbaywi.gov) for signature  
2025-07-21 - 4:14:45 PM GMT
-  Email viewed by Trista Hobbs (trista.hobbs@greenbaywi.gov)  
2025-07-21 - 4:19:41 PM GMT
-  Document e-signed by Trista Hobbs (trista.hobbs@greenbaywi.gov)  
Signature Date: 2025-07-21 - 4:20:01 PM GMT - Time Source: server
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2025-07-21 - 4:20:54 PM GMT
-  Signer james.brunette@greenbaywi.gov entered name at signing as James M Brunette  
2025-07-21 - 4:23:06 PM GMT
-  Document e-signed by James M Brunette (james.brunette@greenbaywi.gov)  
Signature Date: 2025-07-21 - 4:23:08 PM GMT - Time Source: server
-  Agreement completed.  
2025-07-21 - 4:23:08 PM GMT



CITY OF  
GREEN BAY

Powered by  
Adobe  
Acrobat Sign



# CITY OF GREEN BAY CERTIFICATE FOR PAYMENT

DATE: July 16, 2025  
CONTRACT: KICC 2-24 WEST ROTUNDA REPAIRS  
PO NUMBER: 2400214  
PROJECT NO: N/A  
CONTRACTOR: IEI GENERAL CONTRACTORS INC.  
1725 MIDWAY RD.  
DE PERE, WI 54115

## PAYMENT NO. 4 FINAL

TOTAL AMOUNT EARNED:	\$	377,408.60
LESS AMOUNT RETAINED:	\$	-
	\$	<u>377,408.60</u>
LESS AMOUNT PREVIOUSLY PAID:	\$	<u>367,992.09</u>
AMOUNT DUE THIS PAYMENT:	\$	9,416.51

### BREAKDOWN BY ACCOUNT NUMBERS

439250-53001 (CITY)	\$	3,545.94
439250-55201 (HYATT)	\$	<u>5,870.57</u>
	\$	9,416.51

Prepared by: \_\_\_\_\_  
Trista Hobbs, P.E.  
Facilities Manager

Approved by: \_\_\_\_\_  
James M. Brunette, P.E.  
Assistant Director of Public Works

cc: Jessica Deal                      Kim Rivest  
Cheryl Renier-Wigg                Stephanie Schmutzer



DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION

100 N. Jefferson Street, Room 300  
Green Bay, WI 54301  
Tel (920) 448-3100  
Fax (920) 448-3102

**APPLICATION FOR PAYMENT NO. 4 - Final**

Contractor: IEI General Contractors Inc.

Contract: KICC 2-24 West Rotunda Repairs

Contract Part/Base Bid: \$402,253.03 Project No.: 2-24

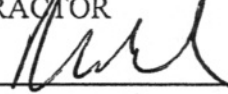
For Work completed through the date of 6/20/2025

Application is made for payment, as shown below, in connection with the Contract. Supporting documentation is attached.

1.	Original Contract Price	\$	<u>402,253.03</u>
2.	Net Change by Change Orders (+ or -)	\$	<u>(24,844.42)</u>
3.	Current Contract Price (Line 1 + or - Line 2)	\$	<u>377,408.61<sup>0</sup></u>
4.	Total Completed and Stored to Date	\$	<u>377,408.61<sup>0</sup></u>
5.	Retainage (5% of Line 4 not to exceed 2.5% of Line 3)	\$	<u>0.00</u>
6.	Total Earned Less Retainage (Line 4 - Line 5)	\$	<u>377,408.61<sup>0</sup></u>
7.	Less Previous Application for Payment	\$	<u>(367,992.10)<sup>09</sup></u>
8.	<b>AMOUNT DUE THIS APPLICATION</b> (Line 6 - Line 7)	\$	<u><b>9,416.51<sup>0K</sup></b></u>

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Document, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR

By:   
(Sign)


Date: 6/24/25  
06/20/2025

Nick Van Handel  
(Print Name)

State of WI

County of Brown

Subscribed and sworn to before me this 24<sup>th</sup> day of June 2025

Notary Public: 

My Commission expires: 1/18/2027

Payment of the above AMOUNT DUE THIS APPLICATION is recommended.

By:   
(Project Engineer)

Date: 7/16/25





DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION

100 N. Jefferson Street  
Green Bay, WI 54301  
Tel (920) 448-3100  
Fax (920) 448-3102

**WAIVER OF LIEN  
BY CONTRACTOR**

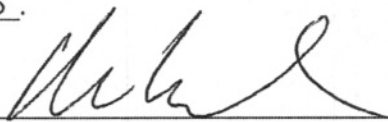
The undersigned Contractor, pursuant to §779.05(1), Wis. Stats., hereby waives the right to claim a lien for labor, services or materials furnished to the City of Green Bay on the following described project:

2-24 KICC West Rotunda Repairs

This Waiver of Lien is unconditional. This waiver includes the waiver of lien rights for charges for labor, services, or materials furnished before and after the date specified below. The undersigned contractor agrees to indemnify and hold the City of Green Bay harmless from any and all liens on the project described above arising out of work by or for the undersigned.

Dated this 24<sup>th</sup> day of June, 2025.

Company Name: IEI General Contractors, Inc

By: 

Address: 1725 Midway Road De Pere, WI 54115

Printed Name: Nick Van Handel

STATE OF WISCONSIN  
BROWN COUNTY

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 24<sup>th</sup> day of June, 2025, within my jurisdiction, the within named, who acknowledged that (he) (she) is Nick Van Handel of IEI General Contractors, a corporation, and for and on behalf of the said corporation, and as its act and deed (he) (she) executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and official seal of office on this the 24<sup>th</sup> day of June, 2025.



  
NOTARY PUBLIC

My Commission Expires: January 18, 2027

Whereas, we the undersigned, BADGER SCAFFOLD  
have contracted with IEI GENERAL CONTRACTORS

to furnish material and perform services, to enter into the erection, construction, alteration and repair of certain improvements, now in progress or about to begun, upon the following described real estate, situated in the county of Brown State of Wisconsin, to wit:

KI Rotunda Repairs

Green Bay, WI

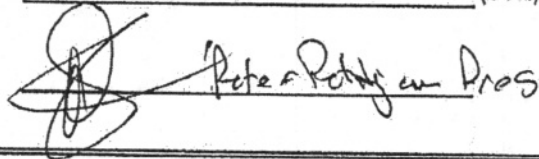
Final Pay Request

Now, Therefore, we the undersigned, for and in consideration of One dollar and 00/100 (\$1.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby waive and release any and all lien, or claim, or right of lien, on said above described real estate and on all buildings, improvements and appurtenances situated thereon or thereunto belonging, on account of labor or materials or both, furnished or hereafter to be furnished by the undersigned to or on account of the said IEI General Contractors

for said building or premises.

Given under my hand and seal this \_\_\_\_\_ of \_\_\_\_\_ 2025

BADGER SCAFFOLD (Seal)

 Peter Pothman Pross

Whereas, \_\_\_\_\_ we \_\_\_\_\_ the undersigned, DBA BAYTHERM INSULATION  
\_\_\_\_\_ have contracted with IEI GENERAL CONTRACTORS

to furnish material and perform services, to enter into the erection, construction, alteration and  
repair of certain improvements, now in progress or about to begun, upon the following described  
real estate, situated in the county of Brown State of Wisconsin, to wit:

KI Rotunda Repairs

Green Bay, WI

Final Pay Request

Now, Therefore, we the undersigned, for and in consideration of One dollar and  
00/100 ..... (\$1.00) Dollars, and other good and  
valuable consideration, the receipt whereof is hereby acknowledged, do hereby waive and release any  
and all lien, or claim, or right of lien, on said above described real estate and on all buildings,  
improvements and appurtenances situated thereon or thereunto belonging, on account of labor or materials  
or both, furnished or hereafter to be furnished by the undersigned to or on account of the said  
IEI General Contractors

\_\_\_\_\_ for said building or premises.

Given under \_\_\_\_\_ my \_\_\_\_\_ hand and seal this \_\_\_\_\_ of \_\_\_\_\_ 2025

DBA BAYTHERM INSULATION (Seal)

*Amy VanderKolk*

Whereas, we the undersigned, EGI MECHANICAL INC  
have contracted with IEI GENERAL CONTRACTORS

to furnish material and perform services, to enter into the erection, construction, alteration and repair of certain improvements, now in progress or about to begun, upon the following described real estate, situated in the county of Brown State of Wisconsin, to wit:

KI Rotunda Repairs

Green Bay, WI

Final Pay Request

Now, Therefore, we the undersigned, for and in consideration of One dollar and 00/100 (\$1.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby waive and release any and all lien, or claim, or right of lien, on said above described real estate and on all buildings, improvements and appurtenances situated thereon or thereunto belonging, on account of labor or materials or both, furnished or hereafter to be furnished by the undersigned to or on account of the said IEI General Contractors

for said building or premises.

Given under my hand and seal this 12 of June 2025

EGI MECHANICAL INC (Seal)

Charlene Thomas

Whereas, we the undersigned, HURCKMAN MECHANICAL  
have contracted with IEI GENERAL CONTRACTORS

to furnish material and perform services, to enter into the erection, construction, alteration and repair of certain improvements, now in progress or about to begun, upon the following described real estate, situated in the county of Brown State of Wisconsin, to wit:

KI Rotunda Repairs

Green Bay, WI

Final Pay Request

Now, Therefore, we the undersigned, for and in consideration of One dollar and 00/100 (\$1.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby waive and release any and all lien, or claim, or right of lien, on said above described real estate and on all buildings, improvements and appurtenances situated thereon or thereunto belonging, on account of labor or materials or both, furnished or hereafter to be furnished by the undersigned to or on account of the said IEI General Contractors

for said building or premises.

Given under my hand and seal this 12<sup>th</sup> of June 2025

HURCKMAN MECHANICAL (Seal)

*[Handwritten Signature]*

Whereas, we the undersigned, MACCOS COMMERCIAL INTERIORS  
have contracted with IEI GENERAL CONTRACTORS

to furnish material and perform services, to enter into the erection, construction, alteration and  
repair of certain Improvements, now in progress or about to begun, upon the following described  
real estate, situated in the county of Brown State of Wisconsin, to wit:

KI Rotunda Repairs

Green Bay, WI

Final Pay Request

Now, Therefore, we the undersigned, for and in consideration of One dollar and  
00/100 (\$1.00) Dollars, and other good and  
valuable consideration, the receipt whereof is hereby acknowledged, do hereby waive and release any  
and all lien, or claim, or right of lien, on said above described real estate and on all buildings,  
Improvements and appurtenances situated thereon or thereunto belonging, on account of labor or materials  
or both, furnished or hereafter to be furnished by the undersigned to or on account of the said  
IEI General Contractors

for said building or premises.

Given under my hand and seal this 13 of June 2025

MACCOS COMMERCIAL INTERIO, (Seal)

Olum Klubertany

Whereas, \_\_\_\_\_ we \_\_\_\_\_ the undersigned, MISSION DRYWALL  
\_\_\_\_\_ have contracted with IEI GENERAL CONTRACTORS

to furnish material and perform services, to enter into the erection, construction, alteration and repair of certain improvements, now in progress or about to begun, upon the following described real estate, situated in the county of Brown State of Wisconsin, to wit:

KI Rotunda Repairs

Green Bay, WI

Final Pay Request

Now, Therefore, we the undersigned, for and in consideration of Four thousand  
ninety-nine and 00/100 -----(\$4,099.00) Dollars, and other good and

valuable consideration, the receipt whereof is hereby acknowledged, do hereby waive and release any and all lien, or claim, or right of lien, on said above described real estate and on all buildings, improvements and appurtenances situated thereon or thereunto belonging, on account of labor or materials or both, furnished or hereafter to be furnished by the undersigned to or on account of the said IEI General Contractors

\_\_\_\_\_ for said building or premises.

Given under \_\_\_\_\_ my \_\_\_\_\_ hand and seal this 12<sup>th</sup> of June 2025

MISSION DRYWALL (Seal)

Michael J. O'Donoghue

Whereas, \_\_\_\_\_ we \_\_\_\_\_ the undersigned, NORTHERN ELECTRIC  
\_\_\_\_\_ have contracted with IEI GENERAL CONTRACTORS

to furnish material and perform services, to enter into the erection, construction, alteration and repair of certain improvements, now in progress or about to begun, upon the following described real estate, situated in the county of Brown State of Wisconsin, to wit:

KI Rotunda Repairs

Green Bay, WI

Final Pay Request

Now, Therefore, we the undersigned, for and in consideration of One dollar and  
00/100 ----- (\$1.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby waive and release any and all lien, or claim, or right of lien, on said above described real estate and on all buildings, improvements and appurtenances situated thereon or thereunto belonging, on account of labor or materials or both, furnished or hereafter to be furnished by the undersigned to or on account of the said IEI General Contractors

\_\_\_\_\_ for said building or premises.

Given under \_\_\_\_\_ my \_\_\_\_\_ hand and seal this 12<sup>th</sup> of June 2025

NORTHERN ELECTRIC (Seal)

*Ronald J. [Signature]*

Whereas, \_\_\_\_\_ we \_\_\_\_\_ the undersigned, OMNI GLASS & PAINT LLC  
\_\_\_\_\_ have contracted with IEI GENERAL CONTRACTORS

to furnish material and perform services, to enter into the erection, construction, alteration and repair of certain improvements, now in progress or about to begun, upon the following described real estate, situated in the county of Brown State of Wisconsin, to wit:

KI Rotunda Repairs

Green Bay, WI

Final Pay Request

Now, Therefore, we the undersigned, for and in consideration of One dollar and  
00/100 ----- (\$1.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby waive and release any and all lien, or claim, or right of lien, on said above described real estate and on all buildings, improvements and appurtenances situated thereon or thereunto belonging, on account of labor or materials or both, furnished or hereafter to be furnished by the undersigned to or on account of the said IEI General Contractors

\_\_\_\_\_ for said building or premises.

Given under my hand and seal this 12th of June 2025

OMNI GLASS & PAINT LLC (Seal)

*Christopher A. Sobotka*

Whereas, we the undersigned, SQUARE 1 WATER PROOFING & Sealants LLC have contracted with IEI GENERAL CONTRACTORS

to furnish material and perform services, to enter into the erection, construction, alteration and repair of certain improvements, now in progress or about to begun, upon the following described real estate, situated in the county of Brown State of Wisconsin, to wit:

KI Rotunda Repairs

Green Bay, WI

Final Pay Request

Now, Therefore, we the undersigned, for and in consideration of One dollar and 00/100 ----- (\$1.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby waive and release any and all lien, or claim, or right of lien, on said above described real estate and on all buildings, improvements and appurtenances situated thereon or thereunto belonging, on account of labor or materials or both, furnished or hereafter to be furnished by the undersigned to or on account of the said IEI General Contractors

\_\_\_\_\_ for said building or premises.

Given under my hand and seal this 18 of June 2025

SQUARE 1 WATER PROOFING (Seal)

Nathan Harris



**DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION**

100 N. Jefferson Street, Room 300  
Green Bay, WI 54301  
Tel (920) 448-3100

**PAYMENT BREAKDOWN**

PROJECT #: 0

CONTRACTOR: IEI General Contractors

CONTRACT: KICC 2-24 WEST ROTUNDA REPAIRS

DATE: July 16, 2025

PAYMENT: 4-FINAL

ITEM NO.	DESCRIPTION	PLAN QUANTITY	UNIT	UNIT PRICE	AUTHORIZED AMOUNT	QUANTITY THIS PERIOD	AMOUNT THIS PERIOD	QUANTITY TO DATE	AMOUNT TO DATE
<b>Bid Package 1</b>									
1001	PAINTING	5000.00	SF	\$4.94	\$24,695.00	0.0	\$0.00	5000.0	\$24,695.00
1002	BASE	300.00	LF	\$14.93	\$4,478.70	0.0	\$0.00	300.0	\$4,478.70
1003	ACOUSTICAL TILE	220.00	SF	\$61.70	\$13,574.88	0.0	\$0.00	220.0	\$13,574.88
1004	HSS 10x10x3/8 - 2HR FIREPROOFING	140.00	LF	\$29.85	\$4,179.56	0.0	\$0.00	140.0	\$4,179.56
4095	W4x2x6 - 2HR FIREPROOFING	20.50	LF	\$33.97	\$696.34	0.0	\$0.00	20.5	\$696.34
1006	W18x50 - 2HR FIREPROOFING	20.50	LF	\$33.97	\$696.34	0.0	\$0.00	20.5	\$696.34
1007	W18x50 - 2HR FIREPROOFING	55.00	LF	\$35.46	\$1,950.52	0.0	\$0.00	55.0	\$1,950.52
4008	W18x60 - 2HR FIREPROOFING	6.00	LF	\$56.66	\$278.30	0.0	\$0.00	6.0	\$278.30
1009	W18x50 - 2HR FIREPROOFING	23.50	LF	\$35.46	\$833.40	0.0	\$0.00	23.5	\$833.40
1010	W27x84 - 1.5HR - FIREPROOFING	24.00	LF	\$29.02	\$696.43	0.0	\$0.00	24.0	\$696.43
1011	W18x35 - 1.5HR FIREPROOFING	23.60	LF	\$23.63	\$557.62	0.0	\$0.00	23.6	\$557.62
4042	W18x60 - 1.6HR FIREPROOFING	20.50	LF	\$20.39	\$418.08	0.0	\$0.00	20.5	\$418.08
4043	16KSC4-JOIST - 1.6HR FIREPROOFING	423.00	LF	\$27.18	\$3,343.26	0.0	\$0.00	123.0	\$3,343.26
4044	PRECAST-PANEL	4.00	EA	\$2,618.00	\$2,618.00	0.0	\$0.00	1.0	\$2,618.00
1015	GYPSUM BOARD PATCHING	3100.00	SF	\$21.07	\$65,301.50	0.0	\$0.00	3100.0	\$65,301.50
1016	MINERAL WOOL INSULATION	1200.00	SF	\$5.50	\$6,600.00	0.0	\$0.00	1200.0	\$6,600.00
1017	FIBERGLASS INSULATION	300.00	SF	\$2.64	\$792.00	0.0	\$0.00	300.0	\$792.00
1018	ROTUNDA INSULATION	1200.00	SF	\$6.60	\$7,920.00	0.0	\$0.00	1200.0	\$7,920.00
1019	MEP E101/E103/E202	1.00	LS	\$16,390.00	\$16,390.00	0.0	\$0.00	1.0	\$16,390.00
1020	DEMOLITION	1.00	LS	\$9,150.00	\$9,150.00	0.0	\$0.00	1.0	\$9,150.00

ITEM NO.	DESCRIPTION	PLAN QUANTITY	UNIT	UNIT PRICE	AUTHORIZED AMOUNT	QUANTITY THIS PERIOD	AMOUNT THIS PERIOD	QUANTITY TO DATE	AMOUNT TO DATE
1021	GENERAL CONDITIONS	1.00	LS	\$119,074.00	\$119,074.00	0.0	\$0.00	1.0	\$119,074.00
<b>BID PACKAGE 1 SUBTOTAL</b>									
CO.1.1	Rebuild Duct Above Ceiling	1.00	LS	\$3,471.66	\$3,471.66	0.0	\$0.00	1.0	\$3,471.66
4043	16KSC4-JOIST -1.5HR FIREPROOFING	-123.00	LF	\$27.18	-\$3,343.14	0.0	\$0.00	-123.0	-\$3,343.14
4044	PRECAST-PANEL	-4.00	EA	\$2,618.00	-\$2,618.00	0.0	\$0.00	-1.0	-\$2,618.00
1022	Sparry Fireproofing Patching	234.00	SF	\$6.63	\$1,551.42	0.0	\$0.00	234.0	\$1,551.42
1023	Demolition of Gypsum Sheathing	1.00	LS	\$344.00	\$344.00	0.0	\$0.00	1.0	\$344.00
<b>Bid Package 2</b>									
2001	SPRAY FOAM INSULATION	750.00	SF	\$30.80	\$23,100.00	0.0	\$0.00	750.0	\$23,100.00
2002	NEW SHAFT WALLS	350.00	SF	\$51.70	\$18,095.00	0.0	\$0.00	350.0	\$18,095.00
2003	SHAFT WALL MISC.	1.00	LS	\$0.00	\$0.00	0.0	\$0.00	1.0	\$0.00
2004	NEW SHAFT CEILING	150.00	SF	\$42.55	\$6,382.20	0.0	\$0.00	150.0	\$6,382.20
2005	MEP IN E103	1.00	LS	\$10,890.00	\$10,890.00	0.0	\$0.00	1.1	\$10,890.00
2006	ROOF EXPANSION JOINT	40.00	LF	\$44.96	\$1,798.28	0.0	\$0.00	40.0	\$1,798.28
2007	ROTUNDA REPAIRS	1.00	LS	\$36,162.50	\$36,162.50	0.0	\$0.00	1.0	\$36,162.50
2008	CLOSURE PANELS	1.00	LS	\$2,750.00	\$2,750.00	0.0	\$0.00	1.0	\$2,750.00
2009	RE-CAULKING	100.00	LF	\$41.46	\$4,145.90	0.0	\$0.00	100.0	\$4,145.90
<b>BID PACKAGE 2 SUBTOTAL</b>									
CO.1.2	Heat Trace	1.00	LS	\$26,178.90	\$26,178.90	0.0	\$0.00	1.0	\$26,178.90
2010	TV Outlet Relocation	1.00	LS	\$357.50	\$357.50	0.0	\$0.00	1.0	\$357.50
2012	Deduct to Rotunda Repairs	1.00	LS	-\$1,525.70	-\$1,525.70	0.0	\$0.00	1.0	-\$1,525.70
CO.1.3	Smoke/Heat Detector Relocate	1.00	LS	\$269.50	\$269.50	0.0	\$0.00	1.0	\$269.50
CO.2.1	Door Hold Opens	1.00	LS	\$748.00	\$748.00	1.0	\$748.00	1.0	\$748.00
<b>Bid Package 3</b>									
3001	CRACK REPAIR	1.00	LS	\$14,286.91	\$14,286.91	0.0	\$0.00	1.0	\$14,286.91
3002	CONTAINMENT	1.00	LS	\$498.30	\$498.30	0.0	\$0.00	1.0	\$498.30
<b>BID PACKAGE 3 SUBTOTAL</b>									





Report to the  
Redevelopment Authority  
of the City of Green Bay

## MEETING DATE

August 12, 2025

## PREPARED BY

Cheryl Renier-Wigg, Staff

## AGENDA ITEM # F.5

Consideration with possible action on a Delegation of Signature Authority (limited) by the Chairperson to the Executive Director.

## BACKGROUND

There have been numerous occasions where the RDA has been asked for temporary use of RDA land for a variety of reasons, including events, parking during construction projects, etc. The RDA is also required to sign for satisfactions of mortgages via our home improvement loan program. Historically, these have been executed by the Executive Director on behalf of the RDA.

It was determined that it would be better practice for the Chair of the RDA to officially delegate this authority to the Executive Director by way of the RDA approving this document.

Approvals would be delegated to the Executive Director for only the following documents and instruments:

1. Temporary use agreements.
2. Service agreements.
3. Satisfactions related to real estate transactions.

This delegation of authority shall remain in effect until terminated or further modified by the Chair.

## RECOMMENDATION

To approve action on a Delegation of Signature Authority (limited) by the Chairperson to the Executive Director.

## FISCAL IMPACT

## ATTACHMENTS

1. Delegation of Signature Authority RDA

Delegation of Signature Authority

WHEREAS, Gary Delveaux is the Chairperson (the “Chair”) for the Redevelopment Authority for the City of Green Bay; and

WHEREAS, the Chair desires to delegate certain signature authority to the Executive Director for the Redevelopment Authority for the City of Green Bay, Cheryl Renier-Wigg as follows:

The Chair hereby authorizes and empowers the Executive Director to execute, on behalf of the Redevelopment Authority for the City of Green Bay, the following documents and instruments:

1. Temporary use agreements.
2. Service agreements.
3. Satisfactions related to real estate transactions.

WHEREAS, the delegation of authority shall remain in effect until terminated or further modified by the Chair.

IN WITNESS WHEREOF, the Chair for the Redevelopment Authority for the City of Green Bay has executed this Delegation of Signature Authority as of the date set forth below.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_  
Gary Delveaux, Chairperson

Acknowledged and Accepted:

Date: \_\_\_\_\_

Signature: \_\_\_\_\_  
Cheryl Renier-Wigg, Executive Director



Report to the  
Redevelopment Authority  
of the City of Green Bay

**MEETING DATE**

August 12, 2025

**PREPARED BY**

**AGENDA ITEM # G.I**

Financial report and check register.

**BACKGROUND**

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

1. Check Report
2. RDA Financial Report 2025

City of Green Bay RDA

Check Register

31-Jul

<b>CHECK #</b>	<b>CHECK DATE</b>	<b>VENDOR NAME</b>	<b>AMOUNT</b>
21884	07/11/2025	BIG BROTHERS BIG SISTERS OF NE WISCONSIN	3,495.37
21885	07/11/2025	BOYS & GIRLS CLUB	4,943.41
21886	07/11/2025	BROWN COUNTY TREASURER	6,250.00
21887	07/11/2025	CITY OF GREEN BAY	27,430.69
21889	07/11/2025	ENCOMPASS EARLY EDUCATION & CARE INC	3,597.91
21890	07/11/2025	HANAWAY ROSS LAW FIRM	655.23
21891	07/11/2025	NEIGHBORWORKS GREEN BAY	218,956.52
21892	07/30/2025	BROWN COUNTY TREASURER	6,250.00
21893	07/30/2025	COMMUNITY SERVICES AGENCY INC.	20,500.45
21894	07/30/2025	MULTI MEDIA CHANNELS LLC	109.25
21895	07/30/2025	NEIGHBORWORKS GREEN BAY	31,222.50
			<u>323,411.33</u>

Redevelopment Authority  
Financial Report  
CDBG  
7/29/2025

<b>CDBG Entitlement Funds</b>	<b>2025 Budget</b>	<b>2024 Carry Over</b>	<b>Program Income</b>	<b>Expenses</b>	<b>Obligated</b>	<b>Remaining Balance</b>
Fair Housing	-	30,335.00	-	6,662.00	-	23,673.00
Public Services	-	347,590.16	-	159,198.94	188,391.22	-
CDBG Eligible Areas HILP Program	-	141,246.14	34,012.80	24,647.50	116,598.64	34,012.80
CDBG Eligible Areas Public Facilities and Infrastructure	-	252,383.35	-	40,820.00	19,366.16	192,197.19
CDBG Eligible Areas-Beautificatio/Art	-	87,559.87	-	-	-	87,559.87
Economic Development Façade	-	90,000.00	-	-	-	90,000.00
Economic Development - RLF	-	40,607.57	287,818.08	-	35,000.00	293,425.65
Administration	-	174,851.18	8,503.20	78,424.37	-	104,930.01
	<b>\$ -</b>	<b>\$ 1,164,573.27</b>	<b>\$ 330,334.08</b>	<b>\$ 309,752.81</b>	<b>\$ 359,356.02</b>	<b>\$ 825,798.52</b>

<b>CARES CDBG-CV Funds</b>	<b>2025 Budget</b>	<b>2024 Carry Over</b>	<b>Program Income</b>	<b>Expenses</b>	<b>Obligated</b>	<b>Remaining Balance</b>
Rental/Mortgage Assistance Program LMI	-	36,414.78	-	16,504.99	19,909.79	-
	<b>\$ -</b>	<b>\$ 36,414.78</b>	<b>\$ -</b>	<b>\$ 16,504.99</b>	<b>\$ 19,909.79</b>	<b>\$ -</b>

Redevelopment Authority  
 Financial Report  
 CDBG  
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	2025 Budget	2024 Carry Over	Program Income	Expenses	Obligated	Remaining Balance
Single Family Rehab Loan Program	-	272,016.68	-	137,016.00	132,391.00	2,609.68
Downpayment Closing Cost Assistance	-	50,000.00	-	17,500.00	31,000.00	1,500.00
CHDO Projects	-	434,784.00	-	206,789.02	227,994.98	-
Housing Development Projects	-	1,518,941.30	85,790.00	-	1,049,698.00	555,033.30
Administration	-	165,660.33	21,447.50	49,372.95		137,734.88
HOME-ARP Admin	-	1,881,229.91	-	79,223.32	802,006.59	1,000,000.00
	<b>\$ -</b>	<b>\$ 4,322,632.22</b>	<b>\$ 107,237.50</b>	<b>\$ 489,901.29</b>	<b>\$ 2,243,090.57</b>	<b>\$ 1,696,877.86</b>



Report to the  
Redevelopment Authority  
of the City of Green Bay

**MEETING DATE**

August 12, 2025

**PREPARED BY**

**AGENDA ITEM # G.2**

Director's report and project updates.

**BACKGROUND**

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

- I. Development Tracking 20250807

**City of Green Bay Development Tracker (Large Scale) - August 2025**

	Project Name	Developer	Project Location	Project Description	Status Update	Housing Units		Est. Prop Value
<b>Multi-family</b>								
1	US Bank Redevelopment	Living Downtown LLC	425 Pine Street	Market multi-family rental, commercial	Development agreement amended in April	Total #	Under 80%	\$9,600,000.00
						66	0	
2	1116 Hobart Drive	Moski Corp	1116 Hobart Drive	Market multifamily	Development agreement approved in April	Total #	Under 80%	\$3,000,000.00
						30	0	
3	Merge @ Shipyard	Merge LLC	239 Arndt Street	Market multi-family rental, retail	2025 construction start anticipated	Total #	Under 80%	\$21,000,000.00
						225	0	
4	200 N. Monroe	Three Sixty LLC	200 N. Monroe	Mixed Income rental 148 rental units, 27 townhomes	Design and due diligence underway	Total #	Under 80%	tbd
						tbd	tbd	
5	Gorman @ JBS	Gorman & Co.	0 Lime Kiln Rd	Workforce multi-family	DA approved. Construction planned this year.	Total #	Under 80%	\$11,000,000.00
						95	0	
6	Former Badger Sheet Metal	General Capital	420 S. Broadway/419 S. Maple	Multi-family rental, retail, Fire Station/Admin, greenway	DA terms under negotiation.	Total #	Under 80%	\$19,000,000.00
						85	85	
7	New Land 221 Cherry	New Land Enterprises	221 Cherry	Market rate multi-family rental, retail	Construction underway	Total #	Under 80%	\$38,000,000.00
						268	0	
8	222 Cherry St LLC	Peter Nugent	216-222 Cherry St	Market rate apts with retail 1st floor	DA amendment terms under negotiation	Total #	Under 80%	\$10,500,000.00
						71	0	
9	One Astor	Spark Development	100 E. Mason	Market rate multi-family rental	DA approved in April. 2025 construction start anticipated	Total #	Under 80%	\$15,500,000.00
						125	0	
<b>Single-family</b>								
10	Habitat Homestead	Habitat for Humanity	0 Richmond St	Affordable single-family owner occupied detached and townhomes	Construction underway	Total #	Under 80%	\$2,925,000.00
						14	14	

11	Southwest Woods	Garritt Bader	Hinkle S. of Mason	Single family housing with new roads	DA approved. Construction planned this year.	Total # 29	Under 80% 0	\$8,000,000.00
12	The Pines	Broadway Realty	0 Deuchert Street	Single family housing with new roads	DA approved in May. 2025 construction start anticipated.	Total # 41	Under 80% 0	\$10,000,000.00
<b>Commercial</b>								
13	S&S Buildings	Investment Creations	227 E Walnut, 101 & 109 N Adams	Mixed use law office, retail, market rate apartment	Construction underway	Total # 1	Under 80% 0	\$1,500,000.00
14	Fire Station One	MOWGS LLC	501 S. Washington	Fire station rehab conversion to commercial uses	DA approved in May. 2025 construction start anticipated.	Total # 0	Under 80% 0	\$1,000,000.00
15	C. Reiss Relocation	Port of Green Bay / Brown County	420 S. Broadway/419 S. Maple	Port development / C. Reiss relocation	County approved agreement in June 2025.	Total # 0	Under 80% 0	TBD
<b>Industrial</b>								
16	WE Hoban Co.	Hoban Real Estate	Finger Rd at Northview Rd	Industrial	DA approved in March. Construction underway.	Total # 0	Under 80% 0	\$10,500,000.00
<b>Park</b>								
17	Shipyards Phase 2	City/RDA	100 W. Mason	Event lawn, dog park, urban beach, splash pad, playground, restrooms	Construction planned to start in early 2026.	Total # 0	Under 80% 0	\$0.00

<b>COLOR KEY</b>
Multi-family
Single-family
Commercial
Industrial
Park/Public

	Units	Under 80%	Value
<b>TOTALS</b>	<b>1,050</b>	<b>108</b>	<b>\$161,525,000.00</b>