



# **AGENDA OF THE OLDE MAIN BUSINESS IMPROVEMENT DISTRICT BOARD**

**TUESDAY, SEPTEMBER 23, 2025, 5:15 PM**  
**Hyatt Regency, 333 Main Street Room 6AB**

**A. Roll Call.**

1. Members: Tiona Petrouske, Patrick Stoa, Ryan Kuehn, Joan Johnson, Jim Wochinske, Paul Kosmoski

**B. Approval of the Agenda.**

1. Approval of the agenda for the Tuesday, September 23, 2025, meeting of the Olde Main Business Improvement District Board.

**C. Approval of Minutes.**

1. Approval of the minutes from the February 25, 2025 meeting.

**D. Regular Business.**

1. Consideration with possible action on the Olde Main Business Improvement District 2025 Operating Plan year-end projections.
2. Consideration with possible action on the proposed Olde Main Business Improvement District 2026 Operating Plan.
3. Consideration with possible action on the Olde Main Business Improvement District 2026 Board terms.

**E. Informational.**

1. For the Good of the Order.

**F. Adjournment.**

1. Adjournment of the Tuesday, September 23, 2025, meeting of the Olde Main Business Improvement District Board.

- 1) **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.
- 2) **QUORUM:** Please take notice that a majority or quorum of the Common Council will attend this Olde Main Business Improvement District Board meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 3) **REPRESENTATION:** The party requesting the communication, or their representative, should be present at this meeting.



Report to the  
**Olde Main Business Improvement District Board  
of the City of Green Bay**

**MEETING DATE**

September 23, 2025

**PREPARED BY**

**AGENDA ITEM # C.1**

Approval of the minutes from the February 25, 2025 meeting.

**BACKGROUND**

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

- I. 2.25.25 OMSI BID Board Meeting Minutes



**Olde Main Street  
Business Improvement District Board**

**Tuesday, February 25, 2025**

**5:15 p.m.**

**Hyatt Regency 333 Main Street, Green Bay, WI**

**Meeting Minutes**

Attendance: Pat Stoa, Ryan Kuehn, Paul Kosmoski, Jim Wochske, Tiona Petroske, John Johnson

1. Call to order – Tiona called the meeting to order at 5:19pm
2. Approval of BID Board composition for 2025 – Ryan made a motion to approve BID Board composition, Paul seconded the motion, the motion carried.

**Slate of Officers and Members-3-year terms**

President, Tiona Petroske (Term expires 12/1/2026)

Patrick Stoa, Vice President (Term expires 12/1/26)

Ryan Kuehn, Treasurer (Term expires 12/1/26)

Joan Johnson, Secretary (Term expires 1/1/26)

Jim Wochinske (Term expires 1/1/28)

Paul Kosmoski (Term expires 1/1/26)

3. Approval of minutes from 9.25.24 – Joan made a motion to approve minutes from 9.25.24, Pat seconded the motion, the motion carried.
4. Review, approve and place on file: Ryan motioned to put the 2024 financials on file, Pat seconded the motioned, the motion carried.
  - a. 2024 Financials
5. Old Main Street District Insights
  - a. District Initiative Input – Jeff began with the BID Board having to meet two times a year per the state statute, however, he added that we can meet more frequently if the BID Board chooses. Jen added that the BID Board meetings are a time when the BID Board members can voice concerns or ask questions and we encourage an open dialogue with them. Paul asked about the pillars and wrought iron fencing along Pomp's and if that was going to be a design standard

utilized to unify the district. Jen shared that the fencing isn't in the design standards but we would want to continue that unification with any work that takes place. Jen also shared there is a Main Street DOT study to re-evaluate traffic flow on Main Street scheduled for 2027 to look for traffic calming options. Jeff shared that our storage space has now moved to Olde Main Street in the back of Dual. Joan asked about the Farmers and Mercantile Bank Building occupancy and availability. Jeff shared it was very full of old computer stations.

6. For the Good of the Order/Announcements – Paul asked about any new events in the district in 2025. Jen shared the slate of events for 2025.
7. Adjourn – Paul motioned to adjourn the meeting at 6:07, Tiona seconded, the motioned carried.

*Please call Alissa Cotter at (920) 437-3425 or email [alissa@downtowngreenbay.com](mailto:alissa@downtowngreenbay.com) if you are unable to attend.*



Report to the  
**Olde Main Business Improvement District Board  
of the City of Green Bay**

**MEETING DATE**

September 23, 2025

**PREPARED BY**

**AGENDA ITEM # D.I**

Consideration with possible action on the Olde Main Business Improvement District 2025 Operating Plan year-end projections.

**BACKGROUND**

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

None



Report to the  
**Olde Main Business Improvement District Board  
of the City of Green Bay**

**MEETING DATE**

September 23, 2025

**PREPARED BY**

**AGENDA ITEM # D.2**

Consideration with possible action on the proposed Olde Main Business Improvement District 2026 Operating Plan.

**BACKGROUND**

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

- I. 2026 OMS Proposed Operating Plan wo Manufacturing

**2026**  
**OLDE MAIN STREET**  
**BUSINESS IMPROVEMENT DISTRICT**

**OPERATING PLAN**

Without Manufacturing Data from the state of WI



Olde Main Street District

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## TABLE OF CONTENTS

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<b>Item</b>	<b>Page</b>
Introduction	3
District Boundaries	3
Proposed Operating Plan	3-5
Method of Assessment	7
Relationship to Comprehensive Plan	8
Plan Approval Process	9
Future Year Operating Plans	9
Appendices	9-10

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## I. INTRODUCTION

### A. Background

In 1984, the Wisconsin legislature created 66.1109 (formerly S. 66.608) of the Statutes (see Appendix A) enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is “to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities.” (1983 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Green Bay received a petition from property owners that requested creation of a Business Improvement District for the purpose of revitalizing and improving the Olde Main Street business area on Green Bay’s east side. (see Appendix B). The BID law requires that every district have an annual Operating Plan. This document is the 2026 Operating Plan for the Olde Main Street district.

### B. Physical Setting

The physical boundaries of the district include the Main Street corridor bounded on the west by the alleyway immediately east of Monroe Avenue, on the east by Grove Street, the East River shoreline to the north and varying commercial boundaries on the south.

## II. DISTRICT BOUNDARIES

Please see the map of the district in Appendix C of this plan. A listing of the properties included in the district is provided in Appendix C.

## III. PROPOSED OPERATING PLAN

### A. Plan Objectives

The objective of the BID is to provide leadership and management for revitalizing Main Street. By emphasizing community-based planning, planning that appreciates the advantages of low-cost, modest initiatives over the blockbuster resuscitation efforts of large-scale stand-alone projects the District performs the classic function of the urban neighborhood. Such districts give growth to new businesses, add substance to the local economy and export their people and innovations to the rest of the City.

### B. Proposed Activities

Principle activities to be engaged in by the district during 2026 include:

**BUSINESS DEVELOPMENT** - Olde Main Street will implement strategies to drive corporate, residential, and retail growth through business recruitment and retention efforts in partnership with regional and local organizations, such as the Chamber of Commerce, City of Green Bay, and Discover Green Bay. Efforts will include promoting available properties and fostering real estate connections. Olde Main Street will also host networking events, presentations and business tours, and actively engage district property and business owners through email, social media and face-to-face conversations.

#### **2026 Initiatives:**

- Host “Network with Your Neighborhood” an event designed to inform and connect with district businesses.
- Coordinate a ‘Benefits of a BID’ Information Campaign.
- Begin using BOOMS Tracker, a tool for gathering, storing, and showcasing information about buildings and lots in the district.

**MARKETING AND PROMOTION OF DOWNTOWN-** Olde Main Street will highlight the BID as a vital community asset and a unique destination for events, shopping, dining, and business by utilizing both digital and traditional marketing methods, including the website, newsletter, social media, print, broadcast, and billboard advertising. The goal is to promote the Olde Main Street district as a historic, inclusive, and cultural hub. In collaboration with the Events team, specific marketing plans will be developed to attract visitors and increase foot traffic. Additionally, Olde Main Street will work with DGBI and the City Economic Development team to create innovative marketing strategies aimed at recruiting new businesses and supporting existing ones.

**2026 Initiatives:**

- Redesign and re-evaluate the website and yearly Visitor Guide.
- Develop district-specific marketing strategies to highlight Olde Main Street businesses.

**EVENTS** – While BID funding is not used for event expenses, Olde Main Street will continue to organize events that bring the district to life, support local businesses, and showcase the historic, artistic, and inclusive charm of the area to both visitors and residents.

**2026 Initiatives:**

- Continue to host “Experience Olde Main,” an event highlighting the unique businesses.
- Continue to host and grow Theatre in The Park with community partners.
- Host a new event/initiative called “Olde Main Street Then and Now,” a collaborate event with the Brown County Historical Society, sharing stories of the business history of the district.

**PHYSICAL IMPROVEMENTS AND FIRST IMPRESSIONS-** Olde Main Street will continue to enhance the district with features such as planters, plants in the medians, banners, public art, and holiday décor. Cleanliness and weeds will be maintained through the efforts of paid staff and volunteers participating in the Adopt-A-Block program, along with semi-annual district clean-up events. DGBI will also foster relationships with the Green Bay Police and business partners to address vandalism and enhance public safety in the district.

**2026 Initiative:**

- Bring the history of Olde Main Street to life by telling the stories of current buildings through murals and other public art.

**COMMUNITY OUTREACH AND ENGAGEMENT-** Olde Main Street will work with community partners to better understand and respond to social issues and their impact on district businesses. We will celebrate our diverse neighborhoods through events and initiatives aimed at fostering a more inclusive environment.

**2026 Initiatives:**

- Host an annual Safety Summit in collaboration with Public Safety and local community leaders.
- Actively work with City Departments, City Government, Public Safety, Community Agencies, Neighborhood Associations, etc. on issues related to safety.

C. Proposed Expenditures – 2026

Proposed 2026 Olde Main Street Business Improvement District Operating Plan Budget			
REVENUE		Proposed 2026 Budget	Approved 2025 Budget
	BID Assessment - Olde Main Street	\$71,455.00	\$66,983.00
	<b>Total Revenue</b>	<b>\$71,455.00</b>	<b>\$66,983.00</b>
EXPENSES			
Administrative			
	<b>Allocation toward DGBI Staffing</b>	<b>\$40,355.00</b>	<b>\$34,233.00</b>
Operating Expenses			
	Office Supplies & Equipment	\$500.00	\$500.00
	Phone/Internet	\$900.00	\$900.00
	Conferences/Professional Devel.	\$1,500.00	\$1,500.00
	Office Rent/Lease	\$9,000.00	\$9,000.00
	Dues and Subscriptions	\$2,200.00	\$1,050.00
	<b>Total Operating Expenses</b>	<b>\$14,100.00</b>	<b>\$12,950.00</b>
Marketing/Printing			
	Includes graphic design software, printed and digital promotional materials, website, social media, and promotional giveaways		
	<b>Total Marketing allocations</b>	<b>\$4,500.00</b>	<b>\$4,300.00</b>
Economic Development			
	<b>Business recruitment and retention, networking</b>	<b>\$2,000.00</b>	<b>\$2,000.00</b>
Physical Improvements			
	Streetscape-Planters & Medians including new mulch (majority of the cost is paid by sponsorships)	\$4,500.00	\$6,000.00
	Cleanliness	\$1,000.00	\$2,500.00
	Banners & Holiday Décor	\$2,000.00	\$2,000.00
	Public Art	\$2,000.00	\$2,000.00
	Three Corners Flags	\$ 1,000.00	\$1,000.00
	<b>Total Physical Improvements</b>	<b>\$10,500.00</b>	<b>\$13,500.00</b>
	<b>Total Expenses</b>	<b>\$71,455.00</b>	<b>\$66,983.00</b>

#### D. Financing Method

The proposed expenditures contained in Section C, above, will be financed through the BID assessment. It is estimated that approximately **\$71,455** will be raised through assessments. Additionally, we anticipate collecting **\$8750** in sponsorships to pay for planters that are located around the district. This amount is a portion of the overall organizational budget of Downtown Green Bay, Inc. Sponsorships and event revenues are expected to cover the additional operating costs. The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds available.

#### E. Organization of BID Board

Upon creation of the BID, the Mayor appointed members to the district board ("board"). The board's primary responsibility is the implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be composed of at least five members and that a majority of the board members be owners or occupants of property within the district.

It is recommended that the BID board be structured and operate as follows:

1. Board Size – at least Five
2. Composition - At least three fifths' members shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Green Bay. The board shall elect its Chairperson from among its members.
3. Term - Appointments to the board shall be for a period of three years except that initially two members shall be appointed for a period of three years, two members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.
4. Compensation – None
5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law.
6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.
7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.
8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order ("by laws") to govern the conduct of its meetings.

#### F. Relationship to Olde Main Street, Inc. and Downtown Green Bay, Inc.

The Olde Main Street BID shall be a separate entity from Downtown Green Bay, Inc., notwithstanding the fact that members, officers and directors of each may be shared. Downtown Green Bay, Inc. shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in

connection with the BID board. The Olde Main Street BID shall contract with Downtown Green Bay, Inc. to provide services, in accordance with this Plan. All income and expenses for each BID (Downtown Green Bay BID and Olde Main Street BID) will be maintained and accounted for independently and separately, despite one entity managing both BIDS. The accounting of the BID assessment funds will be tracked in our accounting software. Each BID's income and expenses will be separated by Class and can be reported to each of the BID Boards at any time.

#### IV. METHOD OF ASSESMENT

##### A. Assessment Rate and Method

###### Parcels Assessed

All tax parcels within the District are required to pay real estate taxes, including those taxed by the State as manufacturing, and all parcels used exclusively for manufacturing, will be assessed. Real property used exclusively for residential purposes may not be assessed, as required by the BID law. Residential property will be defined as 100% residential property or owner-occupied properties. Property exempt from paying real estate taxes will not be assessed. Property owned by government agencies will not be assessed.

###### Levy of Assessment

Special assessments under this 2026 Operating Plan are hereby levied against each tax parcel of property within the District which has a separate tax key number, in the amount shown on the assessment schedule which is attached hereto as Appendix D. The assessment was based on the assessed value of that parcel (land and improvements) as shown in the records of the City Assessor's office in January 2026 except as otherwise identified below.

The principle behind the assessment methodology is that each non-exempt parcel's owners should pay for District development in proportion to the benefits derived. Obviously, not every parcel within the District will benefit equally, thus it has been assumed that hospitality and entertainment uses will derive the most benefit and therefore will contribute to the BID at a higher assessment rate and warehouse uses will benefit the least and therefore contribute at a lower rate.

The 2026 assessment shown on Appendix D was calculated as \$3.00 for each \$1,000 of assessed value for properties whose use is identified as hospitality or entertainment-related and \$1.00 for each \$1,000 of assessed value for properties whose use is identified as warehouse. Appendix C, attached hereto, contains a list of SIC codes identifying these properties. The 2024 assessment for remaining non-exempt tax parcels in the District, not identified as used for hospitality or entertainment-related uses or for warehousing, was calculated as \$2.50 for each \$1,000 of assessed value.

For properties whose use comprises mixed SIC codes, the property has been identified by the ground level use(s) of any buildings constructed on the property. The ground level use is presumed to be the dominant use of the property. If a ground level has more than two uses, then the property has been identified by the use that makes up more than one half of the ground level square footage. The burden is on the owner to change a property classification from that designated in Appendix D. It must be proven annually by the owner of the property in question to the BID board. The maximum assessment for any individual or business shall be \$3,000.

## B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1)(f)lm: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.1109(5)(a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1)(b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax-exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

## V. RELATIONSHIP TO GREEN BAY COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

### A. City Plans

The mission of Olde Main Street- to facilitate District redevelopment, is consistent with the City of Green Bay's Comprehensive Plan and Downtown Master Plan; the organization promotes the orderly development of the City in general. Olde Main Street's Design Plan was adopted in 2001 and recognized by the City of Green Bay as an integral element of the city's vision and plan.

### B. City Role in District Operation

The City of Green Bay has committed to helping private property owners in the district promote its development. To this end, the City expected to play a significant role in the creation of the Business Improvement district and in the implementation of the Operating Plan. In particular, the City will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.
5. Provide the board, through the Tax Commissioner's Office on or before June 30<sup>th</sup> of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1<sup>st</sup> of each Plan year, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Brown County and other units of government to support the activities of the district.

## VI. PLAN APPROVAL PROCESS

### A. Public Review Process

The Wisconsin Business Improvement district law establishes a specific process for reviewing and approving proposed operating plans. Pursuant to the statutory requirements, the following process will be followed:

1. The City of Green Bay Plan Commission will review the BID audits and approve the proposed Operating Plan. They will provide a recommendation to Council.
2. Common Council will act on the proposed Operating Plans
3. The Common Council will act on the proposed BID Plan.

### B. Petition against Creation of the BID

## VII. FUTURE YEAR OPERATING PLANS

### A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this initial Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon 2024 activities, and information on specific assessed values, budget amounts and assessment amounts are based on 2024 conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Green Bay.

### B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Green Bay as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109 (3)(b)

## APPENDICES

- A. STATUTE
- B. PETITION

- C. PROPOSED DISTRICT BOUNDARIES
- D. 2023 PROJECTED ASSESSMENTS
- E. CITY ATTORNEY'S OPINION

## APPENDIX A & B:

### Wisconsin State Statute "BID Law"

66.1109 Business improvement districts.

(1) In this section:

(a) "Board" means a business improvement district board appointed under [sub. \(3\) \(a\)](#).

(b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.

(c) "Chief executive officer" means a mayor, city manager, village president or town chairperson.

(d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.

(e) "Municipality" means a city, village or town.

(f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:

1. The special assessment method applicable to the business improvement district.

1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.

2. The kind, number and location of all proposed expenditures within the business improvement district.

3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.

4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.

5. A legal opinion that [subds. 1. to 4.](#) have been complied with.

(g) "Planning commission" means a plan commission under [s. 62.23](#), or if none a board of public land commissioners, or if none a planning committee of the local legislative body.

(2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:

(a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under [par. \(b\)](#) has petitioned the municipality for creation of a business improvement district.

(b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.

(c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under [ch. 985](#). Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.

(d) Within 30 days after the hearing under [par. \(c\)](#), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.

(e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.

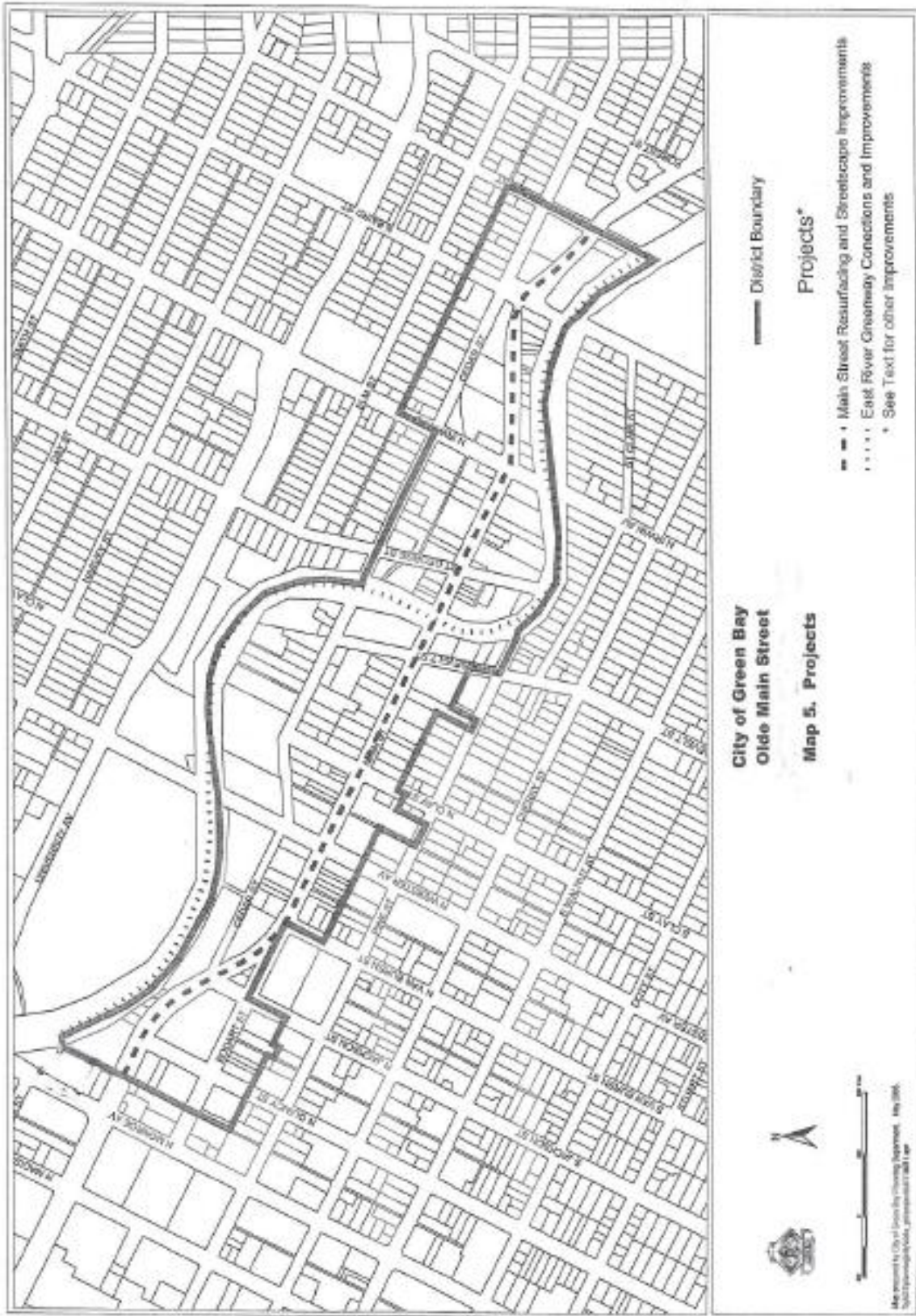
(3)

(a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.

(b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.

- (c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit upon termination of the business improvement district.
- (d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.
- (4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under [sub. \(3\) \(c\)](#) or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.
- (4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:
- (a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.
- (b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under [par. \(c\)](#) and unless the business improvement district is not terminated under [par. \(e\)](#).
- (c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under [ch. 985](#). Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.
- (d) Within 30 days after the date of hearing under [par. \(c\)](#), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.
- (e) If after the expiration of 30 days after the date of hearing under [par. \(c\)](#), by petition under this subsection or subsequent notification under [par. \(d\)](#), and after subtracting any retractions under [par. \(d\)](#), the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.
- (5)
- (a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under [s. 70.11](#) may not be specially assessed for purposes of this section.
- (b) A municipality may terminate a business improvement district at any time.
- (c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.
- History: 1983 a. 184; 1989 a. 56 s. 258; 1999 a. 150 s. 539; Stats. 1999 s. 66.1109; 2001 a. 85.

APPENDIX C - PROPOSED DISTRICT BOUNDARIES



APPENDIX D- 2026 PROJECTED ASSESSMENTS

Assessment options are based on the type of business occupying most of a parcel. Properties that are assessed are coded as follows:

Assessment Rate

- .003 hospitality or entertainment related (BID 12)
- .001 warehouse (BID 10)
- .0025 all other properties being assessed (BID 11)

Parcel	Property Address	Owner Name	Total Value	Assessment	District
10-25	801 Cedar St	Rfs Green Bay, LLC	1058200	\$ 1,058.00	BID 10
11-100	417 N Quincy St	Kevin C. Kuehn	48800	\$ 49.00	BID 10
14-10	Main St	Green Bay Area Public School District Minoka-Hil	0	\$ -	BID 10
14-30	300 N Roosevelt St	318 N Roosevelt, LLC	18500	\$ 19.00	BID 10
8-279	313 St George St	Green Bay City of	0	\$ -	BID 10
8-286	1278 Main St	Moski Corp	429700	\$ 200.00	BID 10
8-324-A	432 N Irwin Ave	Patrick J. Liebman	172300	\$ 172.00	BID 10
9-33-1	413 N Clay St	Main Street Green Bay Properties, LLC	60000	\$ 60.00	BID 10
9-34	1023 Main St	Main Street Green Bay Properties, LLC	277300	\$ 277.00	BID 10
9-52	423 N Clay St	Main Street Green Bay Properties, LLC	161200	\$ 161.00	BID 10
9-56	1108 Cedar St	Pomp S Tire Service, Inc	93100	\$ 93.00	BID 10
9-58	1118 Cedar St	F R W Realty, LLC	482100	\$ 482.00	BID 10
9-62	409 N Roosevelt St	F R W Realty, LLC	506500	\$ 507.00	BID 10
9-64	435 N Roosevelt St	F R W Realty, LLC	120700	\$ 121.00	BID 10
9-72	1207 Cedar St	Maricque S, Inc	79100	\$ 79.00	BID 10
9-74	1141 Cedar St	Pomp S Tire Service, Inc	59800	\$ 60.00	BID 10
9-80	1111 Cedar St	Miller Scrap Iron & Steel	421200	\$ 421.00	BID 10
9-81	1101 Cedar St	Cedar Street Partnership	1313900	\$ 1,314.00	BID 10
10-14	700 Main St	U Haul Real Estate Co	742800	\$ 1,857.00	BID 11
10-27	Cedar St	The City of Green Bay	0	\$ -	BID 11
10-28	Cedar St	Green Bay City of - East River Trail	0	\$ -	BID 11
10-29	500 N Quincy St	The City of Green Bay	0	\$ -	BID 11
10-6	722 Bodart St	Neighborhood Housing Services of Green Bay, Inc	599900	\$ 1,500.00	BID 11
10-8	800 Cedar St	Hus Properties, LLC	428100	\$ 1,070.00	BID 11
11-104	635 Main St	Jnt Venture, LLC	902400	\$ 2,256.00	BID 11
11-47	618 Bodart St	Ruesch Properties, LLC	128100	\$ 320.00	BID 11
11-50	619 Bodart St	Kevin C. Kuehn	181500	\$ 454.00	BID 11
11-99	620 Main St	Kuehn, LLC	153900	\$ 385.00	BID 11
14-27	312 N Roosevelt St	318 N Roosevelt, LLC	45900	\$ 115.00	BID 11

14-7	1138 Main St	1138 Main, LLC	553300	\$ 1,383.00	BID 11
8-1	1400 Main St	Nulund Group II, LLC	268700	\$ 672.00	BID 11
8-114	1417 Cedar St	Northeast Wisconsin Technical College	0	\$ -	BID 11
8-117	1405 Cedar St	Osvaldo Ordaz	167900	\$ 420.00	BID 11
8-263	433 St George St	Green Bay City of	0	\$ -	BID 11
8-264	1245 Main St	J Darrell Greig Jr	270600	\$ 677.00	BID 11
8-272	1242 Main St	Sarah E. Cooper	126800	\$ 317.00	BID 11
8-273	1244 Main St	Johnson Ventures, LLC	262200	\$ 656.00	BID 11
8-280	1250 Main St	John L. Lerch	82200	\$ 206.00	BID 11
8-282	1260 Main St	Moski Corp	146600	\$ 367.00	BID 11
8-284	1270 Main St	Moski Corp	371600	\$ 600.00	BID 11
8-285	1276 Main St	Moski Corp	306300	\$ 766.00	BID 11
8-287	1296 Main St	Moski Corp	123100	\$ 300.00	BID 11
8-289	1306 Main St	Green Bay City of	0	\$ -	BID 11
8-290	1322 Main St	Green Bay City of	0	\$ -	BID 11
8-295	1344 Main St	Green Bay City of	0	\$ -	BID 11
8-296	1352 Main St	Green Bay City of	0	\$ -	BID 11
8-301	1313 Main St	Gb Area Unitarian Universalist Fellowship, Inc	0	\$ -	BID 11
8-302	1335 Main St	Saneha Real Estate, Inc	925000	\$ 2,054.00	BID 11
8-305	1281 Main St	Kosmoski Investment Corp	212400	\$ 531.00	BID 11
8-306	1285 Main St	Moski Corp	335400	\$ 839.00	BID 11
8-309	1263 Main St	West Ave, LLC	950200	\$ 2,376.00	BID 11
8-311	1255 Main St	Dogfish, LLC	79000	\$ 198.00	BID 11
8-312	1251 Main St	Dogfish, LLC	44200	\$ 111.00	BID 11
8-313	1247 Main St	Dogfish, LLC	86500	\$ 216.00	BID 11
8-314	1242 Cedar St	West Ave, LLC	50100	\$ 125.00	BID 11
8-315	1250 Cedar St	West Ave, LLC	58800	\$ 147.00	BID 11
8-318	1274 Cedar St	Dynamic Ventures, LLC	192000	\$ 480.00	BID 11
8-320	1284 Cedar St	Moski Corp	35800	\$ 90.00	BID 11
8-321	433 N Irwin Ave	Saneha Real Estate, Inc	378200	\$ 946.00	BID 11
8-329	1371 Cedar St	Ana Maria Ortega Morano	321500	\$ 804.00	BID 11
8-335	1333 Cedar St	Ana Rosa Gonzalez	228200	\$ 571.00	BID 11
8-75	1405 Main St	Kompond Enterprises, LLC	536300	\$ 1,341.00	BID 11
8-8	1428 Main St	Melotte Distributing, Inc	148000	\$ 370.00	BID 11
8-839	1228 Main St	Urban Concepts, LLC	50700	\$ 127.00	BID 11
8-840	1230 Main St	Urban Concepts, LLC	45600	\$ 114.00	BID 11
8-841	1232 Main St	Urban Concepts, LLC	26200	\$ 66.00	BID 11
8-842	1232 Main St	Urban Concepts,, LLC	60000	\$ 150.00	BID 11
8-843	1234 Main St	Urban Concepts, LLC	37900	\$ 95.00	BID 11
8-844	1234 Main St	Urban Concepts, LLC	56400	\$ 141.00	BID 11
8-845	1234 Main St	Urban Concepts, LLC	54900	\$ 137.00	BID 11
8-846	1234 Main St	Urban Concepts, LLC	83000	\$ 208.00	BID 11
8-847	1234 Main St	Bridge Recording Studio LLC the	124200	\$ 311.00	BID 11

8-848	1236 Main St	Urban Concepts, LLC	46600	\$	117.00	BID 11
8-849	1236 Main St	Urban Concepts, LLC	56400	\$	141.00	BID 11
8-850	321 St George St	Urban Concepts, LLC	116400	\$	291.00	BID 11
8-851	1238 Main St	Liza Rae, LLC	125800	\$	315.00	BID 11
8-852	1238 Main St	Rey Rey Properties, LLC	70700	\$	177.00	BID 11
8-853	1240 Main St	Rey Rey Properties, LLC	92000	\$	230.00	BID 11
8-854	1240 Main St	Rey Rey Properties, LLC	92000	\$	230.00	BID 11
9-14	1000 Main St	Ronald L. Smits	628600	\$	1,572.00	BID 11
9-17	1028 Main St	Pdq Real Estate Holdings, LLC	592400	\$	1,481.00	BID 11
9-19-1	319 N Clay St	Pdq Real Estate Holdings, LLC	29000	\$	73.00	BID 11
9-20	1201 Main St	Wochinske Realty, LLC	1995200	\$	1,500.00	BID 11
9-26	1131 Main St	Pomp S Tire Service, Inc	541000	\$	1,353.00	BID 11
9-29	1121 Main St	Wochinske Realty, LLC	96300	\$	-	BID 11
9-30	1115 Main St	Pomp S Tire Service, Inc	110900	\$	277.00	BID 11
9-31	1109 Main St	Pomp S Tire Service, Inc	99600	\$	249.00	BID 11
9-32	416 N Clay St	Pomp S Tire Service, Inc	207000	\$	84.00	BID 11
9-33	1033 Main St	Main Street Green Bay Properties, LLC	116700	\$	292.00	BID 11
9-33-2	1031 Main St	Main Street Green Bay Properties, LLC	54200	\$	136.00	BID 11
9-35	1021 Main St	Main Street Green Bay Properties, LLC	111500	\$	279.00	BID 11
9-36	1019 Main St	Main Street Green Bay Properties, LLC	95400	\$	239.00	BID 11
9-37	1013 Main St	Main Street Green Bay Properties, LLC	203100	\$	508.00	BID 11
9-41	931 Main St	McHaHa, LLC	246900	\$	617.00	BID 11
9-45	915 Main St	Simonet Development, LLC	0	\$	-	BID 11
9-48	901 Main St	Rmr Partners, LLC	2359400	\$	3,000.00	BID 11
9-49	900 Cedar St	David Bartikofsky	166500	\$	416.00	BID 11
9-50	1018 Cedar St	Main Street Green Bay Properties, LLC	24600	\$	62.00	BID 11
9-55	1102 Cedar St	Pomp S Tire Service, Inc	40000	\$	85.00	BID 11
9-57	1112 Cedar St	Pomp S Tire Service, Inc	319400	\$	799.00	BID 11
9-60	1124 Cedar St	F R W Realty, LLC	140600	\$	352.00	BID 11
9-77	1123 Cedar St	Wochinske Realty, LLC	1959000	\$	1,500.00	BID 11
9-85	500 N Webster Ave	Denny H. Brotski	273800	\$	685.00	BID 11
9-86	903 Cedar St	929 Cedar, LLC	718600	\$	1,797.00	BID 11
9-9	930 Main St	Scp 2011 C37 044, LLC	2222400	\$	3,000.00	BID 11
10-1	700 Bodart St	Gto Investments, LLC	199600	\$	599.00	BID 12
10-2	708 Bodart St	AV Holdings, LLC	102100	\$	306.00	BID 12
10-4	714 Bodart St	Dan's Kitchen, LLC	184000	\$	552.00	BID 12
10-5	718 Bodart St	720 Bodart, LLC	176300	\$	529.00	BID 12
14-1	1100 Main St	Greater Source, LLC	1054200	\$	3,000.00	BID 12
14-2	1106 Main St	Heiman Partnership, LLC	362700	\$	1,088.00	BID 12
14-338	324 N Roosevelt St	A&J Investment Properties, LLC	249800	\$	749.00	BID 12

8-118	500 N Baird St	Leonel Cortes	162400	\$	487.00	BID 12
8-266	1237 Main St	Dogfish, LLC	528300	\$	1,585.00	BID 12
8-281-A	1258 Main St	Everardo Ortiz	584000	\$	1,752.00	BID 12
8-283	1264 Main St	Ronald L. Smits	98100	\$	294.00	BID 12
8-297-A	1356 Main St	Green Bay City of	0	\$	-	BID 12
8-303	1301 Main St	Tasty Treats Real Estate, LLC	266700	\$	800.00	BID 12
8-307	1277 Main St	Circle B Development, LLC	305600	\$	917.00	BID 12
8-332	1351 Cedar St	Arnold J. Pendergast	195700	\$	587.00	BID 12
9-25	1139 Main St	Cyrus Development Services, LLC	578600	\$	1,736.00	BID 12
9-39	1001 Main St	Main Street Green Bay Properties, LLC	533700	\$	1,008.00	BID 12
9-44	919 Main St	Simonet Development, LLC	555800	\$	1,667.00	BID 12

\$36,374,400      \$71,455.00

APPENDIX E - CITY ATTORNEY'S OPINION – TO BE SUBMITTED



Report to the  
**Olde Main Business Improvement District Board  
of the City of Green Bay**

**MEETING DATE**

September 23, 2025

**PREPARED BY**

**AGENDA ITEM # D.3**

Consideration with possible action on the Olde Main Business Improvement District 2026 Board terms.

**BACKGROUND**

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

None



Report to the  
**Olde Main Business Improvement District Board  
of the City of Green Bay**

**MEETING DATE**

September 23, 2025

**PREPARED BY**

**AGENDA ITEM # E.1**

For the Good of the Order.

**BACKGROUND**

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

None