



# **AGENDA OF THE DOWNTOWN BUSINESS IMPROVEMENT DISTRICT BOARD**

**TUESDAY, SEPTEMBER 23, 2025, 3:15 PM  
Hyatt Regency, 333 Main Street Room 6AB**

**A. Roll Call.**

1. Members: Jim DuBois, Tracey Hillesheim, Sue Lagerman, Greg Babcock, Ian Griffiths

**B. Approval of the Agenda.**

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

**C. Approval of Minutes.**

1. Approval of the minutes from the April 15, 2025 meeting of the Downtown Business Improvement District Board of Directors.

**D. Regular Business.**

1. Consideration with possible action on the Downtown Business Improvement District 2025 Operating Plan year-end projections.
2. Consideration with possible action on the proposed Downtown Business Improvement District 2026 Operating Plan.
3. Consideration with possible action on the Downtown 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 Downtown 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 Downtown 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  
**Downtown 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 April 15, 2025 meeting of the Downtown Business Improvement District Board of Directors.

**BACKGROUND**

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

- I. 4.15.25 DGBI BID Board Minutes



**Downtown Green Bay, Inc.  
Business Improvement District Board Meeting**

**Tuesday, April 15, 2025 3:15 p.m.  
Hyatt Regency**

**Meeting Minutes**

In attendance: Sue Lagerman, Jim Dubois, Greg Babcock, Tracy Hillesheim, Jen Metcalf, Jeff Mirkes, Rebecca Finco, Alissa Cotter

1. Call to Order – Meeting was called to order at 3:19pm
2. Review and Approve 2025 BID Board Officers: Jim acknowledged that his term expires in December and would like to remain on the BID Board. He pointed out that he is also on the BOD Board for On Broadway, Inc. He asked if there was any conflict of interest in being on both BID Boards, no conflict was identified. Sue made a motion to accept the slate of officers for 2025, Greg seconded the motion, the motion passed.

DGBI BID Board Officers and Members-

Jim DuBois, President (Board term expires 12/01/25)

Tracy Hillesheim, Vice President (Board term expires 8/01/27)

Sue Lagerman, Treasurer (Board term expires 12/01/27)

Greg Babcock, Member at Large (Board term expires 12/01/26)

Ian Griffiths, Member at Large (Board term expires 12/01/27)

3. Accept and Place on File Minutes of September 24, 2024 – Jim motioned to accept the minutes, Tracy seconded the motion, the motion passed.
4. Review, Approve and Place on File:
  - a. 2024 Financials After brief discussion on the 2024 financials, Sue motioned to approve them, Tracy seconded the motion, the motion passed.
5. Downtown District Insights – Brief discussion on the BID operations and how the BID funding is being spent in correlation of the broader budgetary figures. Jeff posed to the group any insights or areas that the BID Board would like to see DGBI spent more time, energy and/or funding on. The group was pleased with the direction the BID is taking with the assorted district wide projects and did not recommend any deviation from the long-term plans.

6. For the Good of the Order- Nothing to report.
7. Adjourn-Tracy made a motion to adjourn the meeting, Greg seconded the motion, the motion passed at 3:50pm.

*If you have any questions or are unable to attend, please contact Alissa Cotter at 920.437.3425 or e-mail [alissa@downtowngreenbay.com](mailto:alissa@downtowngreenbay.com).*



Report to the  
Downtown 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 Downtown Business Improvement District 2025 Operating Plan year-end projections.

**BACKGROUND**

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

None



Report to the  
**Downtown 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 Downtown Business Improvement District 2026 Operating Plan.

**BACKGROUND**

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

- I. 2026 DGBI Proposed Operating Plan

**2026**  
**Downtown Green Bay, Inc.**  
BUSINESS IMPROVEMENT DISTRICT

**OPERATING PLAN**



**Downtown  
District**  
The Heart and Soul of Green Bay

Downtown Green Bay, Inc.

130 E. Walnut St. Suite 501

Green Bay, WI 54301

Phone: (920) 437-5972

[downtowngreenbay.com](http://downtowngreenbay.com)

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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 Downtown District 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 Downtown District.

### B. Physical Setting

The physical boundaries of the district include Mason Street to the south, Monroe to the east and the Fox and East Rivers bounding the west and north respectively.

## 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 the Downtown District. 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 innovations to the rest of the City.

### B. Proposed Activities - Principal activities to be engaged in by the district during 2026 include:

**BUSINESS DEVELOPMENT** - DGBI 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 in-person conversations.

#### **2026 Initiatives:**

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

**WELCOMING ENVIRONMENT-** DGBI will create an inviting and distinctive environment for residents and visitors by providing amenities such as summer and winter planters, banners, public art, lighting and holiday décor. Cleanliness efforts will be supported by the Clean Team (paid staff) and the Adopt-A-Block program (volunteers), alongside district-wide 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 Initiatives:**

- Organize placemaking initiatives such as lighting and public art in the Washington Street Alley and Doty Street Farmers Market seating.
- Continue to work with the local Urban Design Firm, ISG and the City of Green Bay on streetscape plans and improvements for the district.

**MARKETING AND PROMOTION OF DOWNTOWN -** DGBI will promote the BID as a valuable community asset and a unique destination for events, shopping, dining, and business through a mix of digital and traditional marketing channels, including the website, newsletter, social media, print, broadcast, and billboard advertising, to strengthen the Downtown District’s brand. Collaborating with the DGBI Events team, specific marketing plans will be developed to attract visitors and boost foot traffic. Additionally, DGBI will partner with the City’s Economic Development team to create innovative marketing strategies aimed at recruiting new businesses, supporting existing ones, and attracting residents to the district.

**2026 Initiatives:**

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

**EVENTS –** Although BID funding is not used for event expenses, DGBI will continue to activate the downtown district through a year-round calendar of engaging events and activities designed to support downtown businesses and attract both residents and visitors. These events will serve as a platform to showcase the unique offerings of the district, driving foot traffic and creating vibrant experiences that benefit the local economy and strengthen community connections.

**2026 Initiatives:**

- Continue to host proven, successful events, while introducing several new events.
- Partner with local organizations to support additional Downtown events.

**COMMUNITY OUTREACH AND ENGAGEMENT-** DGBI will work with community partners to better understand and respond to social issues and their impact on district businesses. We will celebrate diversity, equity, and inclusion through events and initiatives aimed at fostering a more inclusive environment. Additionally, DGBI will explore the development of an ambassador program in collaboration with city and community partners to ensure a safe and welcoming downtown experience for all.

**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 DGBI Business Improvement District Operating Plan Budget			
REVENUE		Proposed 2026 Budget	Approved 2025 Budget
	BID Assessment - DGBI	\$260,124.00	\$266,308.00
	<b>Total Revenue</b>	<b>\$260,124.00</b>	<b>\$266,308.00</b>
EXPENSES			
Administrative			
	<b>Allocation toward DGBI Staffing</b>	<b>\$136,679.00</b>	<b>\$156,908.00</b>
Operating Expenses			
	Office Supplies & Equipment	\$2,000.00	\$2,000.00
	Phone/Internet	\$2,000.00	\$2,550.00
	Dues, Fees and Subscriptions	\$3,350.00	\$3,350.00
	Conferences/Professional Devel.	\$3,000.00	\$4,000.00
	Insurance	\$11,000.00	\$11,000.00
	Lease/Rental Fees	\$29,600.00	\$25,000.00
	<b>Total Operating Expenses</b>	<b>\$ 50,950.00</b>	<b>\$ 47,900.00</b>
Audit/Accounting Services			
	<b>Annual Audit</b>	<b>\$14,750.00</b>	<b>\$14,000.00</b>
Marketing/Printing			
	Includes graphic design software, printed and digital promotional materials, website, social media, and promotional giveaways		
	<b>Total Marketing allocations</b>	<b>\$15,000.00</b>	<b>\$15,000.00</b>
Economic Development			
	<b>Business recruitment and retention, networking</b>	<b>\$7,000.00</b>	<b>\$7,000.00</b>
Physical Improvements			
	Holiday Wreath Lighting & Décor	\$2,000.00	\$10,000.00
	Cleanliness - Litter, Weeds *Note Labor is in staffing for '26	\$3,200.00	\$9,000.00
	Banner and Bracket Replacements	\$1,000.00	\$3,500.00
	Public Art	\$3,000.00	\$3,000.00
	Planters	\$14,200.00	
	Washington & Adams St. Tree Lights-Grow and Glow through June '25	\$12,345.00	
	<b>Total Physical Improvements</b>	<b>\$35,745.00</b>	<b>\$25,500.00</b>
	<b>Total Expenses</b>	<b>\$ 260,124.00</b>	<b>\$ 266,308.00</b>

#### D. Financing Method

The proposed expenditures contained in Section C, above, will be financed through the BID assessment. It is estimated that approximately **\$260,124** will be raised through assessments. This amount is a portion of the overall organizational budget of Downtown Green Bay, Inc. Sponsorships and event revenues are anticipated to cover the additional staffing, operating, and event 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 will appoint 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 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 Downtown Green Bay, Inc.

The 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 non-profit 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 BID shall contract with Downtown Green Bay, Inc. to provide services, in accordance with this Plan. The Downtown Green Bay, Inc. 501C3 Organization will also manage the Olde Main Street BID. 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 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 September 2024 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 2024 assessment shown on Appendix D was calculated as \$2.28 for each \$1,000 of assessed value for properties whose use is identified as retail, hospitality or entertainment-related and \$.76 for each \$1,000 of assessed value for properties whose use is identified as office/commercial. Appendix C, attached hereto, contains a list of SIC codes identifying these properties.

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.

##### 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

Creation of a business improvement district to facilitate District redevelopment is consistent with the City of Green Bay's Comprehensive Plan, Downtown Design Plan and Waterfront Plan and would promote the orderly development of the City in general.

### 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 is 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 districts. 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.

## 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 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 2026 activities, and information on specific assessed values, budget amounts and assessment amounts are based on 2025 conditions. Greater details 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. 2026 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



This is a compilation of records and data located in various Brown County and City of Green Bay offices and is to be used for reference purposes only. The map is controlled by the field measurements between the corners of the Public Land Survey System and the parcels are mapped from available records which may not precisely fit field conditions. Brown County/ City of Green Bay are not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.

Map provided by City of Green Bay Planning Department, Scale: 1:10,000, 2008.



District Boundary

City of Green Bay  
Downtown Green Bay, Inc  
Business Improvement District

APPENDIX D- 2025 PROJECTED ASSESSMENTS

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

Assessment Rate

- .00228 Retail, Hospitality or Entertainment (BID 3)
- .00076 All other commercial properties being assessed (BID 4)

Parcel	Property Address	Owner Name	Total Value	Assessment	District
12-366	301 N Washington St Unit 2	FE Watermark, LLC	410500	\$ 936.00	BID 3
12-365	301 N Washington St Unit 1	FE Watermark, LLC	334200	\$ 762.00	BID 3
12-367	301 N Washington St Unit 3	325 North Washington, LLC	1646900	\$ 3,755.00	BID 3
11-203	119 N Monroe Ave	Cowles Limited Partnership Etal	788400	\$ 1,798.00	BID 3
11-241	103 S Monroe Ave	Tkd Petroleum, LLC	491500	\$ 1,121.00	BID 3
11-92	416 N Monroe Ave	Green Bay City of	0	\$ -	BID 3
12-115	119 N Adams St	Vice Enterprises, LLC, A Wisconsin Limited Liability Co	535500	\$ 1,221.00	BID 3
12-116	117 N Adams St	RBN Properties,, LLC	222300	\$ 507.00	BID 3
12-13	227 N Washington St	Widmer Properties, LLC	850400	\$ 1,939.00	BID 3
12-138	312 Cherry St	Frankenthal Building, LLC	125800	\$ 287.00	BID 3
12-164	201 Main St	Phvif Green Bay, LLC	8262800	\$ 18,839.00	BID 3
12-165	501 N Adams St	Green Bay Redevelopm Authority	0	\$ -	BID 3
12-18	217 N Washington St	Heights Land Group, LLC	385400	\$ 879.00	BID 3
12-191	129 S Washington St	Karman Development, LLP	469400	\$ 1,070.00	BID 3
12-196	301 N Adams St Unit 120	The Gateway Collective, Inc	934500	\$ 2,131.00	BID 3
12-23	201 N Washington St	Goelz Jeffrey J Living Trust	331100	\$ 755.00	BID 3
12-354	102 N Washington St Unit 4	J Lorraine, LLC	881800	\$ 2,011.00	BID 3
12-356	Cherry St	Nicolet National Bank	5100	\$ 12.00	BID 3
12-38-1	130 E Walnut St	Bellin Building, LLC	555200	\$ 1,266.00	BID 3
12-38-2	130 E Walnut St Unit B	Bellin Building, LLC	638900	\$ 1,457.00	BID 3
12-47	119 S Washington St	Secora Family Trust	247500	\$ 564.00	BID 3
13-10	348 S Washington St	Freimann Hotel Building, LLC	499600	\$ 1,139.00	BID 3
13-2	234 S Washington St	Harp & Eagle Ltd	2203500	\$ 5,024.00	BID 3
13-75	345 S Adams St	Mcvey Properties, LLC	374100	\$ 853.00	BID 3
11-105	529 N Monroe Ave	529 N Monroe Ave Building LLC Etal	1431500	\$ 3,264.00	BID 3
11-115	333 Main St	333 Main, LLC	12115200	\$ 27,623.00	BID 3
11-116	335 Main St	333 Main, LLC	522500	\$ 1,191.00	BID 3
11-149	310 N Monroe Ave	Main Oriental Market, LLC	286700	\$ 654.00	BID 3
11-45	314 N Monroe Ave	Edward M & Renee J Wineck Revocable Trust	205600	\$ 469.00	BID 3
11-46	610 Bodart St	Wagner Robert E & Melida Revocable Living Trust	373800	\$ 852.00	BID 3
12-117	115 N Adams St	Green Genes Real Estate, LLC	356100	\$ 812.00	BID 3
12-120	225 E Walnut St	Liza Rae, LLC	232100	\$ 529.00	BID 3
12-121	217 E Walnut St	Vic Theatre Green Bay, LLC	346100	\$ 789.00	BID 3

12-145	218 N Adams St	Vice Enterprises, LLC	1130000	\$	2,576.00	BID 3
12-147	306 Pine St	A & E Investment Corp	828200	\$	1,888.00	BID 3
12-148	304 N Adams St	304 North Adams Green Bay, LLC	10352700	\$	23,604.00	BID 3
12-17	219 N Washington St	Ronald L. Smits	584800	\$	1,333.00	BID 3
12-190-A	131 S Washington St	131 South Washington, LLC	128300	\$	293.00	BID 3
12-20	213 N Washington St	Cowles Limited Partnership	250000	\$	570.00	BID 3
12-21	209 N Washington St	Aj Todey, LLC	519700	\$	1,185.00	BID 3
12-22	207 N Washington St	Donna K. Muenster	265300	\$	605.00	BID 3
12-353	211 E Walnut St	A&M Futures, LLC	430700	\$	982.00	BID 3
12-355	126 N Washington St	Nicolet National Bank	155500	\$	355.00	BID 3
12-44	123 S Washington St	Amh, LLC	430300	\$	981.00	BID 3
12-46	121 S Washington St	121 South Washington Investments, LLC	184400	\$	420.00	BID 3
13-39	321 S Washington St	Sainaam, LLC	3870000	\$	8,824.00	BID 3
13-49	234 S Adams St	Rummele S Jewelers Inc of Green Bay	636000	\$	1,450.00	BID 3
13-76	339 S Adams St	William M. Atkinson	134400	\$	306.00	BID 3
15-122	510 S Monroe Ave	BEHLS REAL ESTATE HOLDING, INC, A Wisconsin Corporatio	629500	\$	1,435.00	BID 3
12-364	115 E Walnut St	GB Metreau, LLC	12681400	\$	9,638.00	BID 4
12-368	301 N Washington St Unit 4	FE Watermark, LLC	1778000	\$	1,351.00	BID 4
12-370	301 N Washington St Unit 6	FE Watermark, LLC	23200	\$	18.00	BID 4
12-371	301 N Washington St Unit 7	FE Watermark, LLC	2832400	\$	2,153.00	BID 4
12-372	301 N Washington St Unit 8	FE Watermark, LLC	313100	\$	238.00	BID 4
12-373	115 Pine St Unit 300	FE Watermark, LLC	1082500	\$	823.00	BID 4
12-374	301 N Washington St Unit 10	FE Watermark, LLC	464400	\$	353.00	BID 4
12-375	301 N Washington St Unit 11	FE Watermark, LLC	474800	\$	361.00	BID 4
12-363	E Walnut St	Nicolet Joint Ventures, LLC	503000	\$	382.00	BID 4
12-369	301 N Washington St Unit 5	FE Watermark, LLC	802900	\$	610.00	BID 4
11-1	430 Main St	Manos Holdings Green Bay, LLC	2713000	\$	2,062.00	BID 4
11-102	500 N Monroe Ave	Green Bay Radiator, LLC	298900	\$	227.00	BID 4
11-109	514 N Madison St	Fae Holdings 453826r, LLC	66500	\$	51.00	BID 4
11-125	510 Elm St	Fae Holdings 453826r, LLC	98800	\$	75.00	BID 4
11-124	516 N Madison St	Fae Holdings 453826r, LLC	49200	\$	37.00	BID 4
11-13	201 N Jefferson St	Associated Kellogg Bank	298800	\$	227.00	BID 4
11-138-A	417 Pine St	Pine Street Cat Company, LLC	718100	\$	546.00	BID 4
11-139	425 Pine St	Living Downtown, LLC	2861500	\$	2,175.00	BID 4
11-160	616 Pine St	City of Green Bay	0	\$	-	BID 4
11-174	225 N Madison St	Associated Kellogg Bank	728500	\$	554.00	BID 4
11-2	330 N Adams St	304 North Adams Green Bay, LLC	297300	\$	226.00	BID 4
11-202	118 N Monroe Ave	Starblazer One4 Investment Trust	291300	\$	221.00	BID 4
11-222	503 E Walnut St	The City of Green Bay	0	\$	-	BID 4
11-243	113 S Monroe Ave	Ruesch Properties, LLC	273400	\$	208.00	BID 4
11-264-1	130 S Madison St	Gray Television Group, Inc	272800	\$	207.00	BID 4

11-269	125 S Jefferson St	Uirc-Gsa Green Bay WI, LLC	2640600	\$	2,007.00	BID 4
11-55	406 N Monroe Ave	Rico S Parking Lot, LLC	263800	\$	200.00	BID 4
11-95-A	Main St	Green Bay Redevelopment Authority	0	\$	-	BID 4
12-1-2	335 N Washington St	WHPC-Flats on Fox, LLC	0	\$	-	BID 4
12-114	216 Cherry St	222 Cherry Street, LLC	719500	\$	547.00	BID 4
12-119	227 E Walnut St	Green Bay Redevelopment Authority	0	\$	-	BID 4
12-122	101 N Adams St	Green Bay Redevelopment Authority	0	\$	-	BID 4
12-130	118 S Adams St	L & T Investments, LLC	1436300	\$	1,092.00	BID 4
12-137	130 N Adams St	Frankenthal Building, LLC	1265200	\$	962.00	BID 4
12-139	314 Cherry St	Frankenthal Building, LLC	30900	\$	23.00	BID 4
12-140	202 N Adams St	Associated Kellogg Bank	4051100	\$	3,079.00	BID 4
12-185	Washington St	205 Doty, LLC	550100	\$	418.00	BID 4
12-19	215 N Washington St	Timothy J. Jelinski	142100	\$	108.00	BID 4
12-190	201 Doty St	205 Doty, LLC	1714800	\$	1,303.00	BID 4
12-197	301 N Adams St Unit 130	301 N Adams Street, LLC	936800	\$	712.00	BID 4
12-198	301 N Adams St Unit 140	301 N Adams Street, LLC	321100	\$	244.00	BID 4
12-202	216 Northland Ave Unit 220	Hcw, LLC	0	\$	-	BID 4
12-203	216 Northland Ave Unit 230	Hcw, LLC	0	\$	-	BID 4
12-204	216 Northland Ave Unit 240	Hcw, LLC	0	\$	-	BID 4
12-205	216 Northland Ave Unit 250	Hcw, LLC	0	\$	-	BID 4
12-38-10	130 E Walnut St Unit 405	Bellin Building Assoc	364300	\$	277.00	BID 4
12-38-7	130 E Walnut St Unit G-2	Bellin Building, LLC	294300	\$	224.00	BID 4
12-38-7-1	130 E Walnut St Unit G-1	Bellin Building, LLC	289700	\$	220.00	BID 4
12-38-8	130 E Walnut St Unit H	Bellin Building, LLC	60600	\$	46.00	BID 4
12-86	330 N Washington St	Schreiber Foods, Inc	557700	\$	424.00	BID 4
13-1	200 S Washington St	Nicolet Real Estate and Investments Corp	3571700	\$	2,714.00	BID 4
13-101	417 S Adams St	Sw Leasing, LLP	301200	\$	229.00	BID 4
13-107-A	403 S Jefferson St	U Save America, LLC	355800	\$	270.00	BID 4
13-11	400 S Adams St	Second Wind Auto Gallery, LLC	1405300	\$	1,068.00	BID 4
13-117	421 Crooks St	Jefferson Street Partnership, LLP	117100	\$	89.00	BID 4
13-118	345 S Jefferson St	Jefferson Street Partnership, LLP	518500	\$	394.00	BID 4
13-119	333 S Jefferson St	Kathleen A. Kitslaar	90400	\$	69.00	BID 4
13-120	325 S Jefferson St	Alex Blaney	230700	\$	175.00	BID 4
13-122	315 S Jefferson St	Newcap, Inc	0	\$	-	BID 4
13-123	311 S Jefferson St	Eric R. Wimberger	134500	\$	102.00	BID 4
13-125	303 S Jefferson St	Vande Castle Properties, LLP	112400	\$	85.00	BID 4
13-132	225 S Jefferson St	Brown County	0	\$	-	BID 4
13-133	221 S Jefferson St	Brown County	0	\$	-	BID 4
13-164	416 S Monroe Ave	Lawrence G. Vesely	260200	\$	198.00	BID 4
13-183	420 S Washington St	Washington Street River Properties, LLC	3890400	\$	2,957.00	BID 4

13-185	400 S Washington St	Greater Green Bay Community Foundation, Inc	0	\$	-	BID 4
13-43	200 S Adams St	Peoples Marine Bank	2131400	\$	1,620.00	BID 4
13-50	201 Stuart St	Peoples Marine Bank	153300	\$	117.00	BID 4
13-53	211 S Washington St	Peoples Marine Bank	46000	\$	35.00	BID 4
13-54	205 S Washington St	Peoples Marine Bank	90800	\$	69.00	BID 4
13-55	201 S Washington St	Peoples Marine Bank	96800	\$	74.00	BID 4
13-56	201 S Adams St	Premonstratensian Fathers the	213400	\$	162.00	BID 4
13-57	219 S Adams St	Premonstratensian Fathers	1037500	\$	789.00	BID 4
13-71	336 S Jefferson St	Duke Otis, LLC	257500	\$	196.00	BID 4
13-74	315 Crooks St	William M. Atkinson	57600	\$	44.00	BID 4
13-8	318 S Washington St	River East 318, LLC	5185700	\$	3,941.00	BID 4
13-97-A	445 S Adams St	301 N Broadway, LLC	428900	\$	326.00	BID 4
13-99	425 S Adams St	Van Ess Family Limited Partnership	571400	\$	434.00	BID 4
14-387	503 S Monroe Ave	Family Services of Northeast Wisconsin, Inc	0	\$	-	BID 4
14-419	331 S Monroe Ave	Bta Gb, LLC	1031900	\$	784.00	BID 4
14-422	327 S Monroe Ave	Journey to Adult Success, Inc	0	\$	-	BID 4
14-439	225 S Monroe Ave	Monroe Central, LLC	623900	\$	474.00	BID 4
14-444	203 S Monroe Ave	Skinny Buddha Tattoo, LLC	163900	\$	125.00	BID 4
15-105	426 Martin St	Marilyn R. Gardner	59000	\$	45.00	BID 4
15-107	526 S Madison St	Marilyn R. Gardner	75600	\$	57.00	BID 4
15-117	533 S Jefferson St	Marilyn R. Gardner	84400	\$	64.00	BID 4
15-108	530 S Madison St	Marilyn R. Gardner	119700	\$	91.00	BID 4
15-118	529 S Jefferson St	Jadeite, Inc	779100	\$	592.00	BID 4
11-103-A	600 N Monroe Ave	Rico S Parking Lot, LLC	73800	\$	56.00	BID 4
11-107	503 Main St	Gb Future 503, LLC	921400	\$	700.00	BID 4
11-117	433 Main St	Associated Bank, Inc	12152000	\$	9,236.00	BID 4
11-123	528 N Madison St	Fae Holdings 453826r, LLC	48800	\$	37.00	BID 4
11-185	501 Cherry St	Brown County	347000	\$	264.00	BID 4
11-188	201 N Monroe Ave	Brown County	0	\$	-	BID 4
11-191	605 Cherry St	City of Green Bay	0	\$	-	BID 4
11-206	512 Cherry St	The City of Green Bay	0	\$	-	BID 4
11-209	126 N Madison St	Brian F. Michaud	421500	\$	320.00	BID 4
11-210	435 E Walnut St	The City of Green Bay	0	\$	-	BID 4
11-224	521 E Walnut St	New Investing, LLC	73800	\$	56.00	BID 4
11-224-A	519 E Walnut St	New Investing, LLC	100900	\$	77.00	BID 4
11-225	533 E Walnut St	George M. Lepak	855300	\$	650.00	BID 4
11-228	102 N Monroe Ave	Starblazer One4 Investment Trust	94800	\$	72.00	BID 4
11-230	619 E Walnut St	Marmes Insurance Agency, LLC	175100	\$	133.00	BID 4
11-253	500 E Walnut St	Walnut and Madison, LLC	625500	\$	475.00	BID 4
11-254	117 S Madison St	Sas Real Estate, LLC	150300	\$	114.00	BID 4
11-257	414 E Walnut St	Columbus Office Building, LLC	1245500	\$	947.00	BID 4
11-258	115 S Jefferson St	Gray Television Group, Inc	1959300	\$	1,489.00	BID 4
11-259	434 E Walnut St	Sas Real Estate, LLC	182200	\$	138.00	BID 4

11-44	Bodart St Unit BLK	Edward M & Renee J Wineck Revocable Trust	63400	\$	48.00	BID 4
11-53	607 Bodart St	May Marie, Inc	345800	\$	263.00	BID 4
11-56	300 N Madison St	Imperial Supplies, LLC	5319100	\$	4,043.00	BID 4
11-91	420 N Monroe Ave	GB Real Estate Investments, LLC	1300	\$	1.00	BID 4
12-118	109 N Adams St	Green Bay Redevelopment Authority	0	\$	-	BID 4
12-130-1	110 S Adams St	Tmj, LLC	1133600	\$	862.00	BID 4
12-134	112 N Adams St	Neighborhood Housing Services of Green Bay, Inc	0	\$	-	BID 4
12-135	116 N Adams St	Frankenthal Building, LLC	142800	\$	109.00	BID 4
12-144	214 N Adams St	Associated Kellogg Bank	465700	\$	354.00	BID 4
12-175	400 N Washington St	Schreiber Foods, Inc	36631400	\$	27,840.00	BID 4
12-184-A	401 N Washington St	Vast Properties 801, LLC	9749500	\$	7,410.00	BID 4
12-192	127 S Washington St	Manifit Alterations, LLC	248700	\$	189.00	BID 4
12-200	301 N Adams St Unit 160	301 N Adams Street, LLC	212100	\$	161.00	BID 4
12-201	216 Northland Ave Unit 210	The Gateway Collective, Inc	3771500	\$	2,866.00	BID 4
12-206	216 Northland Ave Unit 260	Hcw, LLC	0	\$	-	BID 4
12-24	111 N Washington St	Nicolet Joint Ventures, LLC	10134200	\$	7,702.00	BID 4
12-281	126 S Washington St Unit A101	Varsity Holdings, LLC	624100	\$	474.00	BID 4
12-282	126 S Washington St Unit A102	Mancoske Kramer Real Estate	137300	\$	104.00	BID 4
12-283	110 S Washington St Unit 1-103	Nicolet National Bank	687600	\$	523.00	BID 4
12-38-3	130 E Walnut St Unit C	Bellin Building, LLC	190200	\$	145.00	BID 4
12-38-4	130 E Walnut St Unit D	Bellin Building, LLC	151700	\$	115.00	BID 4
12-38-5	130 E Walnut St Unit E	Bellin Building, LLC	269700	\$	205.00	BID 4
12-38-6	130 E Walnut St Unit F	Bellin Building, LLC	190300	\$	145.00	BID 4
12-38-9	130 E Walnut St Unit I	Bellin Building, LLC	40800	\$	31.00	BID 4
13-107	416 Crooks St	Jrmc Real Estate Partners, LLC	324100	\$	246.00	BID 4
13-112	318 S Madison St	Jamkat, LLC	93200	\$	71.00	BID 4
13-114	332 S Madison St	Hook and Ladder Properties, LLC	269400	\$	205.00	BID 4
13-121	321 S Jefferson St	Jamkat, LLC	93200	\$	71.00	BID 4
13-124	307 S Jefferson St	Vande Castle Properties, LLP	37100	\$	28.00	BID 4
13-127	420 Doty St	ADL Holdings,, LLC	228200	\$	173.00	BID 4
13-128	212 S Madison St	The City of Green Bay	0	\$	-	BID 4
13-135	200 S Monroe Ave	First United Methodist Church Green Bay	0	\$	-	BID 4
13-153	340 S Monroe Ave	Warren Family Funeral Homes, Inc	884600	\$	672.00	BID 4
13-163	408 S Monroe Ave	Madison Monroe Investments, LLP	653400	\$	497.00	BID 4
13-165	424 S Monroe Ave	Moski Corp	938700	\$	713.00	BID 4
13-171	445 S Madison St	Thoughts Holdings, LLC	853200	\$	648.00	BID 4
13-179	413 S Madison St	Mce Properties, LLC	293800	\$	223.00	BID 4
13-18	444 S Adams St	American Foods Group, LLC	1333800	\$	1,014.00	BID 4
13-20	419 S Washington St	Second Wind Auto Gallery, LLC	444000	\$	337.00	BID 4

13-51	229 Stuart St	Peoples Marine Bank	92100	\$	70.00	BID 4
13-87	414 S Jefferson St	414 S Jefferson St Green Bay, LLC	912300	\$	693.00	BID 4
14-383	535 S Monroe Ave	Ps & Lc Real Estate, LLC	237100	\$	180.00	BID 4
14-403	417 S Monroe Ave	TBTRAN Investments, LLC	917600	\$	697.00	BID 4
14-424	315 S Monroe Ave	Provenance, LLP	539300	\$	410.00	BID 4
14-443	211 S Monroe Ave	Merrick Development, LLC	258800	\$	197.00	BID 4
15-103	432 Martin St	Marilyn R. Gardner	41300	\$	31.00	BID 4
15-104	508 S Madison St	Marilyn R. Gardner	119400	\$	91.00	BID 4
15-106	420 Martin St	Marilyn R. Gardner	103400	\$	79.00	BID 4
15-23	501 S Adams St	Cosmo, LLC	117900	\$	90.00	BID 4
			\$227,076,400	\$	260,124.00	

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



Report to the  
Downtown 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 Downtown Business Improvement District 2026 Board terms.

**BACKGROUND**

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

None



Report to the  
Downtown 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